

REAL ESTATE RECORD AND BUILDERS GUIDE.

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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

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C. W. SWEET, 14-16 Vesey Street, New York

J. T. LINDSEY, Business Manager

Telephone, Cortlandt 3157

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WITH the break in prices that the week has produced, the atmosphere in the stock market is cleared considerably, and yesterday's rally may be taken to indicate that prices have reached the interesting point to the minds of buyers. Today's bank statement will doubtless disclose a heavy demand upon loanable funds, but it ought to be the last of bad statements for a considerable period. Of late years the close of the second week of December has marked the end of the rush for money and other contributing causes to the recent decline are in process of removal or of mitigation. The attack on prices this week had all the characteristics of a final rush, reports exaggerating known troubles and the free handlings of names of people alleged to be in difficulties were common. The event has again proved the soundness of business as carried on in Wall st because, despite the heavy break in quotations, there was no failure of any consequence, nor any real apprehension that there is likely to be one. To all appearance the great moving cause of the decline of prices, the heavy demand for money was seasonal, although materially increased by the exceptional circumstance of our industrial and commercial position. Unless signs and precedents err it has now been met. If this is so and the banks report a substantial reserve above the legal limit, as they undoubtedly ought to do, confidence should be regained and securities a purchase for a further advance of some proportions on that made yesterday from the extreme decline.

SOME of the labor unions of this city connected with the building trades have adopted resolutions favoring the granting of the Pennsylvania R. R. Co. tunnel franchise without the labor clause. In doing this they show they are as alive to their own interests as to the city's welfare, and they are frank enough to point out that they are doing it in their own interests. They show, too, a reliance upon their own strength to procure proper treatment during the course of the work that is highly commendable. The immediate importance of the resolutions is to bring out without any doubt whatever that those who are opposing the franchise are not the true friends of labor, and that in thinking they are they have mistaken the facts. It stands to reason that what the men must want most is the work. Experience already had with tunnel construction in this city proves, as they claim, that they are able to take care of themselves, because in almost every instance where disputes have arisen between contractors on the rapid transit railroad and their men it was the latter who were successful.

OF course the European money centres cannot but be affected more or less by the conditions prevailing here, but it is more because of their effects upon money than on stock prices. As is well known Europe was a seller in our market on the advances, and ought to be in good shape so far as American securities are concerned. At the same time foreign bankers are taking advantage of the high rates prevailing here and placing a good deal of money in New York loans. This, while increasing the indebtedness of the United States to Europe for the time being, also shows the latter's ability to buy stocks as soon as prices have reached an attractive level, and there is no doubt, when that is the case, the temporary investments put into the form of loans will be converted into more enduring ones by purchases of securities. On the whole, home securities are somewhat stronger at nearly all the centres of European finance. This does not apply to government bonds and other very low return, though very safe issues, but to others of a more remunerating character. It looks as if there is some picking up of good things that offer more attractions to capital than the open money market. It need not be that they pay as much as current rates for money, but that they will pay more over a long period than any one can expect to obtain by loaning money on

collateral for the same period. Prices of commodities which dropped in October were stationary in November. A curious accompaniment, if not a result of the coal strike in France, is a decline in coal importations of about 8% for ten months, during part of which the strike has been going on. This possibly represents part of the economy enforced by prevailing conditions, and is interesting because it will probably be paralleled here. Such inflictions as France and the United States are suffering teach care in the use of commodities that has valuable practical results. It will probably be found at the end of this winter that we got through with less coal as much from economy as from necessity. England has managed to create a successful wall-paper trust known as the Well-Paper Manufacturers Ltd., which has investments of \$10,000,000, reports profits of about \$1,000,000 for the year and has paid 5% on preference and 8% on ordinary shares. The conditions under which such results can be obtained ought to interest American wall-paper manufacturers.

Rapid Transit and Surface Transit.

WITH the beginning of cold weather the usual complaints are appearing about the almost intolerable discomfort and delays of the transit service in Manhattan. The service on the elevated roads, it is generally agreed, has never been so bad. It is difficult to obtain a seat at any time in the day. During the rush hours the over-crowding is worse than ever, and frequent delays on different parts of the line, owing to the congestion of traffic, add to the discomfort. The dangers and trials of the situation have not as yet equalled those of Brooklyn travel; but they are fast approaching the condition of things on the Bridge. And conditions are even worse on the surface lines. There can be no doubt that the large gains in traffic, made by the Manhattan Company during the past two years have been due chiefly to the over-crowded condition of the cars of the Metropolitan Company and the over-loaded state of their tracks. It is more difficult to get a seat on these cars than it is on the elevated trains. The delays are more frequent and of longer duration; and it is apparent that at least during the rush hours the running of more cars would increase rather than diminish the delays. The trouble is that at all important points of intersection, such as 23d st or 34th st or 4th av and Broadway or 6th av, there are so many cars going east and west and north and south, that they are continually getting in each other's way. It frequently takes as much as a half an hour to travel a mile or so in the centre of the city during the crowded hours. The aggregate amount of time lost by New Yorkers owing to these delays must represent a huge sum in the course of the year.

It is apparent, also, that all the improvements in transit facilities which have so far been authorized will not do much to ameliorate the situation. The Subway now building will improve conditions for people living on the West Side and in the Bronx; but to the residents of the East Side and the central parts of the city, it will either do nothing or merely give another chance of being over-crowded. There can be no doubt that the Subway will do no more than accommodate the existing surplus, and that within a few years, just in proportion as it develops new traffic, travel upon it will be congested. For this reason it is imperative that preparation for an East Side and a Jerome av extension should be pushed as fast as possible, and that the actual work of construction should be under way within a year. As to the proposed extension along Broadway from 42d to 14th st, that is a more questionable matter. It looks very much as if the real object of that extension would not be reached until permission was obtained to run the tunnel down Broadway to the City Hall. It is incredible that one tunnel from 14th st south will be sufficient to accommodate the traffic of the two tunnels from 14th st to 104th and the three tunnels north of 104th st. The East Side extension to the north will certainly necessitate in the end a West Side extension south of 14th st; and the projected Broadway tunnel to 14th st is probably the entering wedge for a thorough route along this main thoroughfare of the city. It may be that Broadway property-owners are now prepared to assent to such an extension; but if so, they at least should be informed in advance. At any rate, the legal preliminaries to these extensions should be pushed with all possible speed. As the administration with wise foresight has arranged to provide the necessary money, the only source of delay is likely to be the Board of Aldermen—whose particular function it is to hamper all municipal improvements.

It is obvious, however, that the complete development of the Subway system, as planned at present, does not more than half meet the transit problem of Manhattan. It will relieve the traffic on the elevated roads, but it will affect that on the surface

lines only to a very inconsiderable extent. It must be remembered that the street cars carry over 400,000,000 passengers every year, while the elevated roads carry only 220,000,000, so that as long as nothing is done to alleviate the condition of these 400,000,000 passengers, the transit problem of New York has not begun to be solved. Something might be done to alleviate the street car traffic by additional cross-town lines, which transferred to the elevated roads and the Subway; but that would be only a slight palliative rather than a cure. In truth, very much more radical measures must be taken to accommodate this surface traffic than any which have yet been proposed. There are only two possible ways of accomplishing this necessary result. One is by the opening of new avenues, and the other by the practical duplication of the street service through the building of trolley tunnels. Both of these methods present obvious and enormous difficulties and would be extremely expensive. Of the two the first, viz., the opening of new avenues and streets,

is to be preferred on every ground except that of expense, because by the revision of the street system, the city would obtain increased room for every kind of street traffic, and because at the same time very much could be done to improve both the appearance of the city and the general convenience of the street system. What the Municipal Art Society and the other organization, peculiarly interested in this improvement should do, is to identify in the public mind this revision of the street system with the improvement in surface transit, and any commission which is appointed to consider the matter should have the cooperation of, and be asked to work with, the Rapid Transit Commission. It cannot be too frequently urged, or too strongly emphasized, that this problem of providing for a more efficient circulation of surface traffic in Manhattan is one of the great and unavoidable problems of the future of New York—so much so that the city must meet it squarely or else be irremediably hampered in its future growth.

The Real Estate Situation

An active and persistent demand continues to show itself for expensive business properties on and near lower Broadway. These properties are constantly being absorbed by important financial interests, and throughout the whole of this fall the demand for them on the part of such interests has exceeded the demand by speculative realty corporations. Only recently the American Express Co. bought on Broadway, and Farson, Leach & Co. on Cedar st.

The Absorption of Gilt-Edge Real Estate.

The Mutual Life continues its purchase of lots, which, if improved, would in any way threaten the light of its present building. During the past week the Hanover Fire Insurance Co. has bought the lot at No. 36 Pine st, adjoining its present home, and proposes to erect thereon a 13-story office building, while further north the Emigrant Industrial Savings Bank has purchased a corner of Reade st and Broadway, with the intention of erecting a "sky-scraper," partly for its own use, on the site. The time is rapidly approaching when practically all the property within a radius of three blocks from the intersection of Wall and Broad sts will have passed into the hands of permanent holders, and when transfers of gilt-edged business property will be as rare in the financial district of New York as it now is in the heart of the city of London. At the present rate of consumption this state will be reached within a few years, and by the time the next period of prosperity reaches its height, a decade from the present, further expansion will necessarily take the form of enlarging the boundaries of the present financial district. Of course there are some very large parcels of property, whose improvement is still hanging over the market for offices—such as the Boreel and Trinity Buildings, and the old Custom House, and it will doubtless take the growth of business a long time to occupy all this additional space, but the day is distinctly in sight when the district mentioned will be composed of a solid mass of permanently-owned "sky-scrapers," varied only by a few low buildings which are held to protect the light of the bigger buildings, and which are being fast improved with handsome modern structures.

The number of office buildings for which plans have been filed during 1902 is greater than that of the previous year, but their estimated cost is smaller. So far in the present year there have been plans filed for 28 such structures, against 19 in 1901, but the 19 were estimated to cost some \$12,315,000, while the 28 are estimated to cost only \$10,819,000. The consequence is that the average amount of money invested in each office-building has been \$386,300 for the year now closing, against \$648,150 for the year before. The shrinkage in the average cost of each office building has been due (1) to the wider distribution and consequently diminished height of those erected, and (2) to the fact that a number of small office buildings were planned for the heart of the financial district. Of the 28 structures of this kind for which plans have been filed since Jan. 1st, 5 were to be 26 stories high or over, 10 were to be between 12 and 18 stories high inclusive, 3 were to be 9 or 10 stories high, while the remaining 10 will contain 6 stories or less. Of the 20-story buildings, two are situated on William st, one on Battery pl and West st, one on Exchange pl and one on lower Broadway. Of the

four 12 to 18 story buildings, two are situated on Broadway south of Duane st, one on Broad st, one on Cortlandt st, one on Pine st, one on Wall st, one on Greenwich st, one on William st, one on Broadway and 28th st, and one on 34th st. Of the ten 6-story office buildings, five are situated in the financial district and the remainder scattered throughout the city. It will be seen consequently while the area, within which 20-story buildings are erected has been very narrow limits, the area within which 12-story office buildings are planned includes all the important streets and avenues of the city south of 42d st. That is one of the salient facts in respect to the present construction of tall office buildings. They are becoming more and more widely distributed. During the coming year the activity promises to be just as great and just as widely distributed as during the past year. Very definite plans for office buildings have been announced for the corner of Wall and Beaver sts, for the frontage on Battery pl between Greenwich and Washington sts, for several sites on lower Broadway, for one on Pine st, one on 34th st and two on 42d st; and all these announcements have come out before the most active part of the season has begun. Under the circumstances it is natural that this activity should continue, because business expansion is demanding a constantly amount of office space in all parts of the city.

Business continues active in all kinds of property, the great mass of speculative dealings being leavened by a few cases of investment purchase, or purchase for actual use. The wonder is that the prevalent high rates for money and the other disturbing factors have not caused some abatement of the trading; but the impulse is still too strong to be resisted. The revision of the assessment lists, which is now taking place, and which was expected to unsettle business for a whole year, has to all appearances had no influence at all; and high prices, instead of making purchasers hesitate, seems only to encourage the belief that higher prices still are coming. The sustaining fact behind the whole movement, as we have frequently pointed out, is the unfailing demand by people who want to use desirable property in New York City.

Residence Purchases.

The number of people, for instance, who are still buying old brownstone houses east and south of Central Park, in order to convert them into modern residences is still numerous; and the reasonable assurance that the New York Central tracks, south of 56th st will be depressed, is already beginning to have its effect. During the week some six parcels on 53d and 54th sts have changed hands; and it may be expected that within the next few months an active movement will set in toward the renovation of this district. South of 42d st a number of dwellings have been reconstructed between Park and Lexington avs, and there is no reason to suppose that the exclusive residence section will not eventually include all the streets between 5th and Lexington avs and 34th and 90th sts. There are evidences also that property owners on upper Park av are anticipating very beneficial results from the substitution of electricity for steam in the tunnel. In fact the whole East Side will shortly come in for increasing attention—as soon as the East Side Subway is something more than a project. Worthy of note, also, during the past week is the reported sale of a new dwelling at 32 East 81st st, and of the 10-story apartment-house

at No. 105 East 15th st. The auction market shows no sign, at present, of improvement, although the offering on Wednesday by D. Phoenix Ingraham indicated that lower East Side properties are always in demand. Nos. 345-347 Grand st sold to Lowenfeld & Prager for \$75,000, which, in the opinion of those able to judge, is full value.

THE conditions prescribed by property owners as proper to accompany any grant of privileges to the New York Central & Hudson River R. R. Co. seem to be fair and reasonable and should be duly weighed by the authorities having disposition of the matter. They are in brief: That the right to go under the streets and avenues of the city should be paid for in this case, as it is now a settled principle that they should be paid for in every other case; that no compromise should be made with the company in order to save them expense which will leave even in a modified form the present division of the properties on either side of Central's tracks—the grade should be made so that adjoining property should not be injured at all; that provision should be made in the proposed plan for the construction of the necessary power house on the water front and not on the block between 49th and 50th sts as contemplated; that the cuts between the streets below 56th st should be the same in their park effects as those above them; that the grant as an entirety should be conditioned upon the railroad company obtaining from the Legislature the right to employ electricity as a motive power and the entire abolition of combustion in the city within a period of three years. It will easily be seen that these conditions are simply intended to bulwark values of contiguous property which may be very seriously injured if the grant to the railroad company does not contain these or equally protective provisions.

New Paris Street Regulations.

The architectural surveyors of the City of Paris have just posted up in all public places, in the frames specially reserved for official documents, a decree "regulating the height and projections of Parisian buildings."

As a general rule, these documents are not much read. The Parisian does not waste much time in perusing a huge placard which only interests a special class of readers. Yet the poster is big enough to catch the eye, and the subject of which it treats interesting. We regret that we cannot reproduce it, but it fills a double crown poster, and we must therefore be content to analyze it.

Everybody knows that, for a good many years back, considerable changes have been made in the architecture of the streets of Paris, and that new streets differ greatly from those which are only half a century or so old.

But regulations existed then, and, up to the issuing of the present decree, the ordinance of 22d July, 1882, defining the limits of the projection of houses was in force, and a decree of 23d July, 1884, fixed the height. Though comparatively recent, these laws did not suffice for modern needs in regard to hygiene, comfort, or luxury, either inside or outside the house. Sometimes, too, the wording of the regulations was so vague that an architect might venture on bold steps which the surveyor would be afraid to prevent.

A new scheme was therefore prepared, and embodied in a very complete report by M. Adolphe Cherioux, acting in the name of the third committee of the Municipal Council. This was referred to the Committee on Dwelling Houses, and to the Council of State, and after being altered to a large extent, resulted in the decree which is now posted on the walls.

We learn from this document that in streets which are less than 12 meters (39 feet) wide, the height of any building erected must not exceed the width of the street by more than 19½ feet.

In streets which are 39 feet, or more, wide, the height must not exceed 18 metres (58½ feet), plus the fourth part of the extra breadth of the street beyond 12 metres, but in no case must the total height of the building to the eaves exceed 20 metres (66 feet).

In all dwellings, whether situated on a public or private road, or in a courtyard, the height of the ground floor, and also that of the floor above it—that is to say, the entresol—shall never be less than 9 feet 2 inches. So there will be no more low ceilings in modern Parisian houses.

With regard to projections, the general regulations need to be supplemental by special ones, which vary according to place, plan of construction, etc., and which define the limits of bases of columns, balconies, corbels, and the bow windows which are now so fashionable. For instance, on a street 52 feet wide, the balconies may be, under certain conditions, one-fourth more than the regulation breadth.

A new and useful clause in the decree provides that any shutter, blind or shade, placed less than 10 feet above the pavement

must not open outwards, or, if so, must not project beyond the front of the house.

There are numerous regulations concerning verandas, awnings, sunblinds, outside lamps, cornices and signs. Concerning the last it may be interesting to note that the general dimension of a sign may not exceed one-tenth of the width of the road, or, in any case, exceed 6 feet 8 inches.

We are indebted for this information to Mr. Geo. S. Lespinasse, formerly so well known as a real estate broker in this city, but now resident in Paris.

Park Avenue.

CONSIDERED AS A SCENE FOR A NEW BUILDING MOVEMENT.

Another purchase on Park av and the announcement that plans are being prepared for the improvement of Lewis Nixon's recent acquisition on the northwest corner of 61st st with an expensive private dwelling for his own occupation, serve to again draw attention to the portion of the avenue north of the New York Central's intended improvement as a possible field for a new building movement.

All the indications point to the certainty of Park av, from say 56th to 86th st, being regenerated in the course of time, but the facts suggest that the process is likely to be a slow one. Not only does the condition of the money market as good as prohibit speculative operations now, but as values of land have discounted the prospective changes in the character of the avenue to a more or less extent, it is likely to be a field exploited almost wholly by people who, like Mr. Nixon, have not to consider the pecuniary results of their operations. There is no doubt that when the Central improvement is carried out and electricity has substituted steam as the motive power for moving the traffic, Park av between the points indicated will offer great attractions as sites for city residences. It is high, wide, light and sunny, and when not polluted by coal smoke the air is salubrious and bracing. On the west side it has the very great advantage of being backed by an aristocratic section, so that if palatial residences are built there they will by no means be anomalous. In this respect Park av will offer greater attractions to the wealthy builders than the upper reaches of 5th av whose background is so uncompromisingly tenementy. Below 86th st it will also have the further advantage of being nearer the centres of high social life and amusements. The latter advantage may not count for a great deal, considering the means at the disposal of the rich for transit, but it counts for something. The differences in the character of surrounding improvements counts for a great deal more, especially as they embrace in themselves to a considerable extent the secondary advantage of social contiguity. On the east side of the avenue the backing within the limits stated is in the main highly respectable, one that would not detract, but indeed would be capable of promptly responding to any superior improvements that might be placed upon the avenue front.

Altogether it seems as if on this stretch of Park av and on contiguous land there will be, in anticipation of its being made more suitable for residences by the improvement of the railroad and especially by the change in the motive power employed thereon, an opportunity for considerably increasing the area of the ultra-fashionable residence section above 59th st that now has its limits between Park av itself and Central Park. That such an extension is more desired than one above the present improved limits of 5th av is to be presumed from the known tendencies of such movements in this city. For a long time society seemed to draw its dead-line at 59th st, and the magnificent residence on 5th av fronting the Park lay neglected for years, until necessity absolutely compelled their use. Of late years they have not wanted appreciation, but there is shown a lack of desire to go above a certain distance. This lack of desire is, of course, based upon the practical considerations of social ties and convenience. It will last until a new necessity for dwelling sites under independent leadership, as was the case with the section immediately north of 59th st, rises superior to prejudice or convenience. Meantime it is highly probable that Park av above 56th st will be appreciated as an agreeable expedient to avoid the region of the Park above the '90s.

The case for improvement on Park av is, however, not a simple one. The avenue contains very little vacant land in the stretch now under review, and some of the improvements are quite pretentious; some of a public or semi-public character and some capable of adaptation to better demands than those they now supply. It is not a simple case of building up a thoroughfare lined by vacant land as was practically that of upper 5th av or Central Park West. The improvements in many instances count for considerable, and if they have to be removed will have considerable effect in determining the price of the land upon which they stand. In instances, too, they may influence in point of time and location, the course of the new development. For these reasons, as well as for the material one created out of the action of values of investment securities and the appreciation of money, this movement is likely to be a slow one, even if the prospective changes on the Central railroad, upon which it altogether depends, were not a matter of years, as they are. There

would be no reason for delaying building if the railroad company's plan was finally adopted, but if that does not create delays the financial outlook upon which all such movements depend more or less will.

To supplement these remarks and to show the nature of the property under treatment a brief description of the present state of each block on Park av from 56th to 86th st (both inclusive) is subjoined:

Park av, west side:
 56th to 57th st, corner 5th av; 6-sty dwelling, 2 4-sty dwellings adjoining; 57th st corner, dwelling fronting street with yard on avenue.
 57th to 58th st; avenue front covered with old dwellings.
 58th to 59th st; occupied by new apartments and building of Board of Education.
 59th to 60th st; avenue front covered with old dwellings.
 60th to 61st st; two dwellings fronting on streets; yards on avenue.
 61st to 62d st; dwelling on 61st st fronting on street; 62d street corner occupied by a 7-sty flat.
 62d to 63d st; 8 5-sty flats fronting on avenue.
 63d to 64th st; 10 4-sty dwellings fronting avenue.
 64th to 65th st; each corner has a dwelling fronting on street, and there are 2 more fronting avenue.
 65th to 66th st; 7-sty flat on 65th street corner, and 3 new dwellings on 66th street corner, all fronting avenue.
 66th to 67th st; dwelling on each corner fronting on streets; two also fronting avenue.
 67th to 68th st; 67th street corner, new dwelling; 68th street corner altered dwelling.
 68th to 69th st; dwelling corner 68th st, fronting on street; 3 adjoining and 1 on 69th street corner, fronting on street.
 69th to 70th st; Union T. S.
 70th to 71st st; Presbyterian Hospital.
 71st to 72d st; 71st street corner, vacant, owned by Presbyterian Hospital.
 72d street; covered with modern dwellings.
 72d to 73d st; dwelling on 72d street corner, fronting on street; 7-sty flat on 73d street corner.
 73d to 74th st; 5-sty flat on 73d street corner; 7-sty flat on 74th street corner.
 74th to 75th st; 7-sty flat on 74th street corner, 3-sty dwelling adjoining; 75th street corner, dwelling fronting on street.
 75th to 76th st; dwelling on 75th street corner, fronting on street; livery stable on 76th street half.
 76th to 77th st; 150 ft. vacant; 77th street corner, dwellings fronting on street.
 77th to 78th st; 5-sty flat on 77th street corner; stable on 78th st. half.
 78th to 79th st; 8 dwellings on 78th street corner, and 1 on 79th st corner, fronting on street.
 79th to 80th st; 4 dwellings on corners fronting on streets.
 80th to 81st st; 3 dwellings on corners, fronting on streets.
 81st to 82d st; 3 7-sty and 3 5-sty flats.
 82d to 83d st; 5-sty flat on 82d st half, 2 dwellings adjoining; 2 5-sty flats and a 4-sty dwelling on the 83d street corner.
 83d to 84th st; Roman Catholic Church.
 84th to 85th st; 2 5-sty flats on 85th st corner; shanties on remainder.
 85th to 86th st; 10 4-sty dwellings fronting on avenue.

Park av, east side:
 56th to 57th st; 6-sty flat on corner; 7 4-sty dwellings occupy rest block.
 57th to 58th st; dwelling on corner 57th st, fronting on street; two dwellings adjoining and altered 5-sty bldg covering 58th st corner.
 58th to 59th st; stable on corner 58th st, 2-sty bldg adjoining Arion Club, corner 59th street.
 59th to 60th st; stable on corner 59th street; dwelling on corner 60th street, fronting on street.
 60th to 61st st; dwelling on corner 60th street, fronting on street; 5-sty flat covering 61st street corner.
 61st to 62d st; dwelling corner 61st street, fronting on street; dwelling adjoining on avenue, and one on corner 62d street, fronting on street.
 62d to 63d st; dwelling corner 62d street; balance block covered 5 and 6-sty flats.
 63d to 64th st; old buildings on 63d street half; 64th street corner, dwellings fronting on street; 1 on avenue adjoining.
 64th to 65th st; dwellings on each corner, fronting on streets.
 65th to 66th st; dwellings on 65th street corner, fronting on street; two adjoining, and 6-sty flat on corner 66th street.
 66th to 67th st; 7th Regiment Armory.
 67th to 68th st; Hahnemann Hospital.
 68th to 69th st; Normal College.
 69th to 70th st; 10 4-sty dwellings, fronting on avenue.
 70th to 71st st; 5 dwellings on the 70th street half, and on the 71st street, a dwelling fronting on street.
 71st to 72d st; on 71st street corner, dwelling fronting on street; on 72d street corner Freundschaft Club.
 72d to 73d st; dwelling on 72d street corner; flat on 73d street corner.
 73d to 74th st; 7-sty flat on 73d street corner, 4 5-sty flats adjoining; dwelling on 74th street corner, fronting on street.
 74th to 75th st; flat on 74th street; 4 5-sty flats on 75th street half.
 75th to 76th st; 7 5-sty flats.
 76th to 77th st; 76th st corner vacant; rest occupied by German Hospital.
 77th to 78th st; 8 old dwellings; 2 5-sty flats.
 78th to 79th st; 3 5-sty flats on 78th street corner; 3 dwellings adjoining on 79th street, dwelling fronting on street.
 79th to 80th st; 79th street dwelling fronting on street; 80th st half, 3 7-sty flats.
 80th to 81st st; 4-sty flat on corner 80th street; 7 5-sty flats on balance of block.
 81st to 82d st; 2 5-sty flats on 81st street corner; dwelling adjoining; 4 5-sty flats on 82d street half.
 82d to 83d st; 3 5-sty flats on 83d street half; 5 old flats on 83d st half.
 83d to 84th st; old dwellings.
 84th to 85th st; on 84th street half, old buildings; on 85th street half, 5-sty flats.
 85th to 86th st; 5 3-sty dwellings on 85th st half; church on 86th st cor.

The December Number of the Architectural Record.

The December number of the Architectural Record, which is now ready, will be found exceptionally readable. Mr. Frederic Lees describes the architecture of the Paris suburb of Passy at the time when Benjamin Franklin lived there, and shows some very charming old French buildings which are still standing in that prosperous neighborhood. Mr. Russell Sturgis discourses upon the difference between English and American aesthetic ideals, with particular reference to the art of Walter Crane. In a different vein is the paper of Mr. Jean Schopfer upon the way to lay out a city, profusely illustrated by Paris examples. New Yorkers will find of particular interest an account of some of the characteristics of the expensive contemporary New York residence, while people who like aesthetic novelties will and should turn to the second part of the description by M. Melani of the recent exhibition of decorative art at Turin. But perhaps the most striking article in the number is an authentic account of the causes which led to the fall of the Campanile at Venice by Commendatore Pietro Saccardo, who was architect in charge of the building at the time of its collapse. Copies of this number may be had at the offices of publication, Nos. 14 and 16 Vesey st, N. Y. City.

The Building Department's Experience.

AN UP-TO-DATE OFFICIAL VIEW OF FIREPROOF WOODS.

There has been during the past two or three years a somewhat confused discussion as to the relative merits of the several processes of rendering wood non-flamable for interior finish of ships of war and buildings. For the information of the readers of the "U. S. Government Advertiser," who are builders of ships of war, buildings for navy yards, ammunition depots, powder magazines, etc., an interview with the building department of the Borough of Manhattan, New York City, was had on the 19th ult. Mr. Perez M. Stewart, the superintendent of buildings, referred us to the chief inspector of the bureau of buildings, Mr. Thomas McGill, whose first question was whether or not any of the competing companies, who fireproofed wood for the American market, were advertisers in the "U. S. Government Advertiser," and having been assured that they were not, referred us to Mr. J. Jordan, assistant superintendent of buildings, in charge of fireproof tests. Mr. Jordan stated that there were three processes which had come under his notice, and their value was regarded by the department in the following order: First, the Electric Fireproofing Company, of New York City; second, American Wood Fireproofing Company, of Newark, N. J.; and third, the Fireproofing Company, of New York City. The process invented by a Mr. Belenio they do not consider of any value for the purpose named. Speaking more particularly of the three processes first named above, Mr. Jordan said that they regarded the Electric Fireproofing Company as the standard, the process of the American Wood Fireproofing Company as of some value, and that of the Fireproofing Company of less value than that of the American Wood Fireproofing Company.

In the experiences of the bureau none of the wood fireproofed by the electric process had ever been rejected, that they had recently felt compelled to reject 14,000 feet of wood delivered for use in a New York City building by the American Wood Fireproofing Company, and 70,000 feet of wood prepared by the Fireproofing Company. Their experience led them to believe that the fireproof wood produced by the Electric Company satisfied the conditions of the building laws in all particulars.

In response to the direct question, "Did not Mr. Jordan regard the wood prepared by the electric process as the ne-plus-ultra of non-flamable wood," Mr. Jordan said that he did. Mr. Jordan also said that Mr. Max Bachert, the vice-president of the Electric Fireproofing Company, was persona non grata to the building department for the reason that he had taken the department into court on several occasions, made reflections upon their conduct and motives and in other ways conducted himself in a manner disagreeable to the department, but for all that the department felt obliged to say that they had no fault to find with the product of the Electric Fireproofing Company. Mr. Jordan also said that he had recently remarked to a great building corporation in New York City, which the department had been obliged to prohibit using 70,000 feet of alleged fireproof wood in one of the most notable buildings erected in New York this year, they would save time, trouble and money by using the wood which the department knows to be fireproof and which would pass inspection, instead of flirting with alleged wood fireproofing companies, whose product has been so repeatedly rejected by his bureau. Mr. Jordan was asked how it was that builders in face of repeated rejection of alleged fireproofed materials continue to make an effort to use such inferior processes. He replied because it is somewhat cheaper, but if the builder would take into consideration the loss from delay on the construction of the building, the cost of hauling the lumber in and out, etc., he would find it cheaper to call in the Electric Company.

After the close of the interview with Mr. Jordan, assistant superintendent of buildings, Mr. McGill, the chief inspector, said that he was very glad that the "U. S. Government Advertiser" had secured the information they desired, and that all he wished to avoid was booming any of the wood fireproofing companies, and that Mr. Stewart, superintendent of the department, would "stand" for whatever Mr. Jordan said. We have no interest in booming any of these wood fireproofing companies, and have avoided doing so as far as possible, and yet fairly reproduce the remarks of the assistant superintendent, Mr. Jordan.—From the U. S. Government Advertiser, Nov. 27, 1902.—Adv.

Record and Guide Quarterly.

The Record and Guide Quarterly, covering the period from July 1st to September 30th, is now on sale. Price, \$3. This number contains all the legal records concerning real estate for the period named—Conveyances, Mortgages, Projected Buildings, Alterations, Leases and Auction Sales, arranged alphabetically and numerically. It is the only publication of its kind, and is an indispensable realty reference. The annual subscription price is \$10, for which the subscriber receives three quarterly numbers and an annual omnibus number covering all the transactions for the year. It is published at the office of the Record and Guide, Nos. 14 and 16 Vesey St., N. Y. City.

Illegal Tenements.

AN IMPORTANT DECISION.—FURTHER PROCEEDINGS CONTEMPLATED.

Tuesday, Justice Scott, of the Supreme Court, handed down a decision in the case of Rocco M. Marasco vs. Robert W. De Forest, as Tenement House Commissioner, which is of great interest to builders and of great importance to the officials who are charged with the enforcement of the new Tenement House Act.

Mr. Marasco is the owner of a building at No. 164 Mott st, which building was a factory with no interior partitions on any of the floors, from 1877 up to at least July 31, 1901. About April 10, 1902, he filed plans with the Building Department to alter the factory to a tenement house. These plans were disapproved for the reason not only that they violated in many particulars the new Tenement House Act, but that they also violated a number of provisions of the Charter which were in force up to April 12, 1901. For instance, the building covered 82% of the lot instead of 70%, the amount allowed by the new act, or 75%, the largest percentage which could have been covered under the old charter. These plans were disapproved and Mr. Marasco was notified of the disapproval.

However, on July 31, 1901, Marasco filed plans in the Building Department, and in answer to questions in the specifications stated in writing that the building was a factory and was to be occupied for "stores and light factory purposes." On October 9, 1901, he made exactly the same statements when he filed his plumbing plans. These plans were approved, and in the month of November, 1901, he finished altering his building in accordance with said plans. However, some time after this he put interior partitions on all the floors of the building, making 13 rooms on each floor, and put 22 Italian families into the building, thus converting the building into a tenement house of the old dumb-bell type. The Tenement House Act provides that plans for altering a building into a tenement house must be filed in the Tenement House Department, and further provides that no building converted or altered into a tenement house shall be used for human habitation without a certificate from the Tenement House Department that it conforms in all respects to the Tenement House Act. The law further provides that in case a building is so occupied it shall be deemed unfit for human habitation, and shall be vacated by the Tenement House Commissioner.

When the above facts were brought to Mr. De Forest's attention, he immediately began proceedings similar to those taken by the Board of Health to vacate the property, giving the owner notice of a reasonable length of time to vacate the property on November 22d.

Mr. Marasco immediately began a suit for an injunction to restrain Mr. De Forest from enforcing this order, alleging in his moving papers that he had converted this building to a tenement house prior to the 1st day of April, 1901; that it was in accordance with the law at the time he altered it; and that he had had twenty-two Italian families in this building for eighteen months past. The motion for an injunction was argued by A. S. Gilbert, in behalf of Mr. Marasco, and by Matthew C. Fleming, Assistant Corporation Counsel, in behalf of Mr. De Forest.

After considering the case, Judge Scott handed down a decision in which he stated:

The evidence is convincing that they (the plans filed April 10, 1901) never were approved, and could not have been approved under the law as it stood then unless the commissioner of buildings had deliberately violated his duty. In fact, they were disapproved. The architect's statement that they were approved, except as to some small details which he professes to have forgotten, is in effect an admission that they were never approved as filed. That the plaintiff perfectly well understood that these plans were not and could not be approved is evidenced by the fraud he afterwards attempted to perpetrate by filing plans for the alteration of the building for factory purposes and then departing from those plans and turning the building into a tenement house. A bolder attempt to use this court and its process in support of a flagrant violation of law has seldom been made. Temporary injunction vacated and motion to continue it pendente lite denied with \$10 costs.

This decision is of great practical importance to the Tenement House Department for the reason that in a number of cases, particularly, it is alleged in the borough of Brooklyn, plans have been filed during this year in the Bureau of Buildings for 2-family houses. These plans have been approved and the houses have been finished in accordance with the plans. Later the owners have placed three families in these houses, thus converting them into tenement houses. A vigorous prosecution will be made of the offenders.

Regulations for Construction of Elevators.

The Bureau of Buildings has posted the following which speaks for itself, and the Superintendent with commendable regard for the convenience of the building trade has forwarded a copy to the Record and Guide for publication in the well founded belief that it will interest many of its readers:

NOTICE TO ARCHITECTS, BUILDERS, ETC.

To avoid any misunderstanding, attention is called to the requirement that where freight elevators are placed within the same shaft

enclosure as passenger elevators, such elevators must conform in all particulars to the regulations for the construction, inspection and operation of passenger elevators.

All other freight elevators must comply with Sections 6, 7, 12, 13, 14, 15, 16, 17, 21, 22 and 23 of the regulations for passenger elevators.

PEREZ M. STEWART,

Superintendent of Buildings, Borough of Manhattan.

Dec 9, 1902.

Mechanic's Lien.

EXECUTORY CONTRACT OF SALE—CONSENT OF VENDOR TO IMPROVEMENTS NOT ESTABLISHED, BY GIVING VENDEE RIGHT OF IMMEDIATE POSSESSION FOR THE PURPOSE OF ERECTING BUILDINGS.

The Court of Appeals recently handed down an opinion in an important mechanic's lien case, reversing, by an unanimous decision, the decision of the Appellate Division in the First Department, which is reported in 62 App. Div., p. 599, Beck vs. Catholic University of America.

The facts in the case are as follows: In June, 1897, Augustus C. Dexter made a contract with the University by which the University agreed to sell six lots of land on Riverside Drive and Claremont pl for the sum of \$100,000. There was a mortgage on the lots for \$50,000. Dexter agreed to pay \$500 in cash on June 5, 1897, \$1,000 in cash with interest on September 1, 1897, \$2,000 in cash with interest on December 1, 1897, and upon that last payment being made, the University was to convey to Dexter, who was to give back a mortgage for \$46,500, to be paid in annual installments of \$5,000. It was further provided in the contract that if Dexter defaulted in the payment of any of the sums due on or before December 1, 1897, the contract was to be null and void, if the vendor gave ten days' notice to the vendee that they had become due. In December Dexter defaulted in payment and his right to the property under the contract ceased, and the University took possession. In the contract between the University and Dexter was contained the following provision: "It is further understood and agreed that the vendee shall have the right of immediate possession to the property hereinbefore mentioned and described for the purpose of erecting buildings thereon." A few days before the execution of this contract of sale Dexter had made an arrangement with Louis Beck to construct a restaurant building on the premises in question, but no work was begun until after the contract of sale had been executed and delivered by the University to Dexter. Beck, while Dexter was in possession, constructed on the premises a building at a cost of over \$14,000 on account of which Dexter paid \$4,500. The building was fully completed, with the result that the University received \$1,800 in cash from Dexter and a building of the value of about \$15,000. John A. Hamilton, the architect, Mackey & Smith, carpenters, John Duffy, Florence A. McConnell and Louis Beck filed mechanics' liens. The action was brought to foreclose the lien of Beck. The Special Term rendered judgment in favor of the lienors, which judgment, as above stated, the Appellate Division affirmed by a divided Court, Justice Patterson writing the opinion, Justices O'Brien and Laughlin concurring, and Justices Van Brunt and Ingraham dissenting. The University then appealed to the Court of Appeals.

Justice Patterson, writing the opinion for the Appellate Division, said in part: "There are many cases upon the subject of the consent of the owner to improving his land, which binds that land to liens filed by those making the improvements. Here there is not mere acquiescence, but an implication of consent by standing by and seeing improvements made without objection, but there is an express authorization to make improvements contained in the contract, the conditions of which were such as to make those improvements become by necessary consequence the absolute property of the University in the event of Dexter failing to make any one of his payments before the time at which the deed was to be delivered to him. The University gets the whole benefit of the completed work of the plaintiff and the other lienors."

The opinion of the Court of Appeals says in part: "The only ground upon which the Appellate Division held that the University consented to the erection of the building on its land is that the contract of sale effected such consent. (The provision given above is here quoted.) Obviously the only effect of that provision was to give the vendee the right of possession which he would not otherwise have had, and it cannot be regarded as a consent under the provisions of the Lien Law to the erection of the building constructed by Dexter. It is to be observed that, while there was consent by the vendor that the vendee should have the right of possession for the purpose of erecting buildings thereon, there was no consent whatever to the construction of the particular building erected. It is quite evident that the University had knowledge of the fact that the defendant Dexter intended to improve the property by the erection of a building thereon. There was, however, no proof of any knowledge on its part as to the character of the building to be erected, of the erection of the building constructed, or that the University acquiesced therein. Proof of the existence of that knowledge was insufficient to establish a consent under the Lien Law to the erection of any building which the vendee concluded to or did erect.

THE REAL ESTATE WORLD

Gossip, News and Personals

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

CONVEYANCES.

1902		1901	
Dec. 5 to 11, inc.		Dec. 6 to 12, inc.	
Total No. for Manhattan	232	Total No. for Manhattan	182
Amount involved	\$1,520,478	Amount involved	\$794,722
Number nominal	175	Number nominal	121
1902.		1901.	
Total No., Manhattan, Jan. 1 to date.	12,270	Total No., Manhattan, Jan. 1 to date.	11,009
Total Amt., Manhattan, Jan. 1 to date.	\$124,964,849	Total Amt., Manhattan, Jan. 1 to date.	\$136,825,472
1902.		1901.	
Dec. 5 to 11, inc.		Dec. 6 to 12, inc.	
Total No. for The Bronx	67	Total No. for The Bronx	75
Amount involved	\$153,940	Amount involved	\$165,464
Number nominal	40	Number nominal	38
1902.		1901.	
Total No., The Bronx, Jan. 1 to date.	4,233	Total No., The Bronx, Jan. 1 to date.	4,068
Total Amt., The Bronx, Jan. 1 to date.	\$9,256,385	Total Amt., The Bronx, Jan. 1 to date.	\$10,529,185
1902.		1901.	
Total No., Manhattan and The Bronx, Jan. 1 to date.	16,503	Total No., Manhattan and The Bronx, Jan. 1 to date.	15,077
Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$134,221,234	Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$147,354,657

MORTGAGES.

1902		1901	
Dec. 5 to 11, inc.		Dec. 6 to 12, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	182	Total number	35
Amount involved	\$3,805,272	Amount involved	\$82,027
Number over 5%	72	Number over 5%	13
Amount involved	\$703,032	Amount involved	\$16,277
Number at 5%	43	Number at 5%	18
Amount involved	\$1,150,390	Amount involved	\$49,450
Number at less than 5%	64	Number at less than 5%	4
Amount involved	\$1,951,850	Amount involved	\$16,300
No. above to Bank, Trust and Insurance Co.'s	42	No. above to Bank, Trust and Insurance Co.'s	5
Amount involved	\$1,290,600	Amount involved	\$27,000
1902.		1901.	
Total No., Manhattan, Jan. 1 to date.	10,394	Total No., Manhattan, Jan. 1 to date.	10,573
Total Amt., Manhattan, Jan. 1 to date.	\$267,741,449	Total Amt., Manhattan, Jan. 1 to date.	\$256,928,168
Total No., The Bronx, Jan. 1 to date.	3,241	Total No., The Bronx, Jan. 1 to date.	3,620
Total Amt., The Bronx, Jan. 1 to date.	\$16,536,580	Total Amt., The Bronx, Jan. 1 to date.	\$19,027,214
1902.		1901.	
Total No., Manhattan and The Bronx, Jan. 1 to date.	13,635	Total No., Manhattan and The Bronx, Jan. 1 to date.	14,193
Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$284,178,029	Total Amt., Manhattan and The Bronx, Jan. 1 to date.	\$275,955,382

PROJECTED BUILDINGS.

1902		1901	
Dec. 6 to 12, inc.		Dec. 7 to 13, inc.	
Manhattan.	The Bronx.	Manhattan.	The Bronx.
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	14	Manhattan	15
The Bronx	9	The Bronx	13
Grand total	23	Grand total	28
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$1,270,700	Manhattan	\$3,421,000
The Bronx	18,100	The Bronx	123,450
Grand total	\$1,288,800	Grand total	\$3,544,450
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$32,625	Manhattan	\$116,450
The Bronx	8,825	The Bronx	1,925
Grand total	\$41,450	Grand total	\$118,375
Total No. New Buildings:		Total No. New Buildings:	
Manhattan, Jan. 1 to date	799	Manhattan, Jan. 1 to date	1,435
The Bronx, Jan. 1 to date	828	The Bronx, Jan. 1 to date	1,635
Manhattan-Bronx, Jan. 1 to date	1,627	Manhattan-Bronx, Jan. 1 to date	2,473
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$79,764,675	Manhattan, Jan. 1 to date	\$106,504,720
The Bronx, Jan. 1 to date	6,289,100	The Bronx, Jan. 1 to date	8,723,980
Manhattan-Bronx, Jan. 1 to date	\$86,053,775	Manhattan-Bronx, Jan. 1 to date	\$115,228,700
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan-Bronx, Jan. 1 to date	\$11,070,580	Manhattan-Bronx, Jan. 1 to date	\$8,302,810

L. J. Phillips & Co. announce for Thursday next the auction sale of the dwelling No. 318 West 14th st. Their address is No. 158 Broadway, where maps and particulars may be obtained.

Gossip of the Week.

SOUTH OF 59TH STREET.

50TH ST.—Mrs. George Hoadley has sold No. 33 East 50th st, a 5-sty dwelling, on lot 45x64.8, in the rear of the Henry Villard mansions on Madison av.

55TH ST.—Richard P. Wainwright has sold to Park E. Bell No. 133 East 55th st, a 4-sty and basement dwelling, on lot 17x100.5. Herbert A. Sherman was the broker.

MOTT ST.—Mortz Bauer has sold Nos. 103 and 105 Mott st, a 7-sty loft building, on plot 50x100.

31ST ST.—Randolph Guggenheimer has sold No. 17 East 31st st, a 4-sty dwelling, on lot 21.10x98.9.

34TH ST.—J. Romaine Brown & Co. report that Alexander P. W. Kinnan has purchased the property, No. 306 East 34th st, of Yetta Kahn. Mr. Kinnan now owns 64 feet front, being Nos. 304, 306 and 308 East 34th st, which makes a desirable plot for improvement.

58TH ST.—E. de Forest Simmons has sold for George E. Weed No. 7 West 58th st, a 4-sty and basement dwelling, on lot 20x100.5; Louis C. Raegenar is the buyer.

AVENUE B.—Herman Cohen has sold the northwest corner of Avenue B and 3d st, a 3-sty building, on lot 24x80.

LEXINGTON AV.—Walter A. Hawes has sold to Dr. Samuel O. Abel No. 745 Lexington av, a 3-sty dwelling, on lot 20x60.

9TH AV.—Mandelbaum & Lewine have sold to the Cushman estate, No. 182 9th av, a 4-sty flat, on lot 25x60. The buyers own the corner adjoining. P. J. Canavan was the broker.

27TH ST.—L. H. G. Dethloff has sold to Nathan Glassheim No. 219 West 27th st, a 4-sty tenement, on lot 19x98.9. Charles Galewski was the broker.

53D ST.—John N. Golding has sold for S. H. Bevinos Nos. 127 and 129 East 53d st, a 3-sty stable, on plot 30x125.5x irregular.

54TH ST.—John N. Golding has sold for Amelia I. Ludlow, Clara B. C. H. Lowery and Clara Minzesheimer Nos. 118, 125 and 131 East 54th st, 3 and 4-sty dwellings, 16 and 16.8x100.5.

55TH ST.—Rebecca B. Johnson has sold to William H. Jacques No. 51 West 55th st, a 4-sty and basement dwelling, on lot 16.8x100.5. The buyer has resold to Thomas C. Dunham, who owns Nos. 53 and 55, adjoining.

13TH ST.—Meyer S. Auerbach has bought from Robert Somerville Nos. 8 and 10 West 13th st, two dwellings, on plot 40x103.3. Folsom Bros. were the brokers.

UNIVERSITY PL.—Ames & Co. have sold for the Loomis estate to Abraham M. Eisenberg No. 62 University pl, a 5-sty dwelling on lot 28x102, adjoining the northwest corner of 10th st. The same buyer has also purchased No. 45 University pl.

53D ST.—John P. Kirwan has sold for Mrs. Mary Moore No. 252 West 53d st, a 3-sty and basement dwelling, 18.9x50x100.3.

44TH ST.—Isabella Cattanaich has sold Nos. 32½ and 36 West 44th st, two old buildings, on a plot which surrounds No. 34. The Cattanaich parcel, if No. 34 were included, would be 44.6x100.5. The size of No. 34 is 18x65. At No. 32½ is an eight-foot alley leading to the rear of the entire property. The frontage of No. 36 is 18.6. The plot is almost impossible to describe without referring to the map. Otto Strack is the buyer. He gave in part payment No. 247 West 55th st, a dwelling, on lot 20x100.5.

WAVERLY PL.—J. C. Grassmuk has sold to Malbin & Kammerman for \$28,500 Nos. 196 to 200 Waverly pl, a plot 59.6x75, between 10th and Charles sts, upon which he will erect a flat. The same buyers have also acquired the southeast corner of Charles st and Waverly pl, a plot 75.4x40. Both plots will be improved with tenements.

41ST ST.—The City Real Property Investing Co. have sold No. 122 East 41st st, a 4-sty and basement dwelling, on lot 20x9.89, adjoining the southwest corner of Lexington av.

3D AV.—Joseph L. Bottenweiser has bought Nos. 442 and 444 3d av, old buildings, on plot 49.4x100.

ELIZABETH ST.—Ellen C. Dineen has sold to Peter Acritelli No. 238 Elizabeth st, a 5-sty tenement, on lot 19.11x92.10.

MARKET ST.—Lowenfeld & Prager have bought No. 54 Market st, 3-sty building, on lot 25.4x87.6.

56TH ST.—Gardiner K. Clark has sold No. 20 East 56th st, a 4-sty and basement dwelling, on lot 20x100.5. S. Osgood Pell & Co. were the brokers.

55TH ST.—Ira M. Caskel has sold through H. J. Sacks, Nos. 156 to 160 East 55th st, three 5-sty flats, on plot 50x100.5.

54TH ST.—Annie L. Gibson has sold No. 122 East 54th st, a 3-sty and basement dwelling, on lot 16.8x100.5.

25TH ST.—The John Auchincloss estate have sold Nos. 425 and 427 West 25th st, a 3-sty stable on lot 50x98.9, which sold at foreclosure in April for \$40,000.

15TH ST.—Paul B. Pugh & Co. have sold to Amelia Phyfe through the Frank L. Fisher Co. the Swannanon, at No. 105 East 15th st, a 10-sty apartment house, 50x93.3x103.3, between Irving pl and 4th av.

25TH ST.—P. J. Canavan has sold for Frank Siegal Nos. 412 and 414 West 25th st, two 4-sty tenements, on plot 58x98.9.

32D ST.—The estate of Edward Kelly have sold No. 17 East 32d st, a 4-sty and basement dwelling, on lot 25x98.9.

PINE ST.—The Hanover Fire Insurance Co. have purchased, subject to a confirmation of the sale by the court, No. 36 Pine st, a 5-sty building, on lot 23.7x59.9x23.9x61.3. The property adjoins the building of the buyer; the price is said to be about \$215,000.

52D ST.—F. Mott has sold to Otto Strack Nos. 351 to 355 West 52d st, a plot 60x100 on the north side of 52d st, between 8th and 9th avs.

DEY ST.—William W. Starr and Mary G. Folsom have sold through Lovejoy & Noyes Nos. 82 and 84 Dey st, 5-sty buildings, on plot 40x68. No. 84 recently sold at foreclosure for \$20,100. S. D. Woodruff and S. E. Hunter are the buyers.

46TH ST.—Margaret McGrath has sold to Amedee Castaing Nos. 633 to 639 West 46th st, a plot 50x100.5 for \$11,175.

GOVERNEUR ST.—Morris Weinstein and H. E. Distelhurst have purchased No. 58 Gouverneur st, a 5-sty front and 4-sty rear tenements, on lot 25x100.

53D ST.—George F. Betz has bought No. 243 West 53d st, a 4-sty building, on lot 20x50.5, from Eugenia K. Campbell.

HENRY ST.—Sarah Klinger has sold to a Mr. Cohen No. 132 Henry st, a 4-sty building, on lot 23.10x100.

49TH ST.—Miss L. V. Hedden has sold No. 39 West 49th st, a 4-sty and basement dwelling, on lot 23.1x105, Columbia College leasehold.

43D ST.—Thomas P. Fitzsimon has sold for Andrew J. Kiernan No. 331 West 43d st, a 5-sty flat, 25x85x100.

2D AV.—S. Steingut & Co. have sold for Dr. S. Cohn No. 219 2d av, a 4-sty flat, on lot 25.9x112.6.

HOUSTON ST.—Lalor & Beringer have sold for Abraham Kornbluth No. 26 West Houston st, a 5-sty building, on lot 25x105, just west of Mercer st.

DIVISION ST.—The Patchen estate has sold to Jacob Weinstein No. 252 Division st, a 5-sty tenement, on lot 27x84x irregular.

BROADWAY.—The Emigrant Industrial Savings Bank have purchased from the Hemenway estate, of Boston, the northwest corner of Reade st and Broadway. The plot has a frontage on Broadway of 66.3 feet, one on Reade st of 99 feet, a west line of 56.9 feet, and a north line of 102.4. There are now a 7 and 5-sty building on the plot, which will be torn down to make way for a new building which the bank will erect. It is said \$700,000 is the price paid. The plot adjoins the holding of the Barclay Realty Co., at the southwest corner of Duane st, which is about to be improved with an 18-sty building.

49TH ST.—Lucie Howlett has sold through William P. Jones & Son No. 320 West 49th st, a 5-sty tenement, 25x88x100.5. The seller recently bought Nos. 318 and 320 for \$47,200.

27TH ST.—P. A. Geoghegan has purchased No. 37 West 37th st, a 4-sty dwelling, on lot 25x100. John J. Kavanagh was the broker.

8TH ST.—John Katzman has sold Nos. 312 and 314 East 8th st, old buildings, on plot 49.4x97.6.

CANNON ST.—John Katzman has bought Nos. 93 to 95½ Cannon st, a plot 50x100.

HENRY ST.—The Young estate has sold to Jacob Sheenki Nos. 312 and 314 Henry st, two 6-sty tenements, on plot 60x100.

29TH ST.—McElroy & Cullen have sold for Mary A. McNally the 5-sty brick building, on lot 25x100, at 229 East 29th st.

19TH ST.—The McKenna estate has sold through Folsom Bros. No. 216 East 19th st, a 3-sty dwelling, on lot 20.6x94.

54TH ST.—William J. Roome has sold for Mrs. S. A. Brush Nos. 438 and 440 West 54th st, a 4-sty front and rear building, with a frontage of 50 feet.

18TH ST.—James A. Campbell has sold No. 16 East 18th st, a 9-sty loft building, on lot 23.10x94.

37TH ST.—Mary A. Gerstner has sold No. 232 West 37th st, a 3-sty dwelling, 18.9x50x100.

AVENUE B.—William Lemberg & Co. have sold for A. Lazinski Nos. 78 and 80 Av B, a plot 48.6x100, with old buildings.

SULLIVAN ST.—The Halstead estate has sold to Mandelbaum & Lewine Nos. 45 and 47 Sullivan st, two 3-sty buildings, on plot 33x100, at the northeast corner of Watts st.

9TH ST.—August Ruff has sold to Isidore Leipzig No. 312 East 9th st, a 6-sty tenement, on lot 25x90.

ST. MARK'S PLACE.—Lowenfeld & Prager have bought from Charles E. Lutz and Q. E. Baerline, Nos. 110 and 112 St. Mark's pl, 4-sty dwellings, on plot 38.8x107.

AVENUE B.—Lowenfeld & Prager have purchased from the executors of Charles Piper No. 198 Av B, 4-sty tenement, on lot 18.4x60.

7TH ST.—Samuel Bombaum has sold to Charles Steinhausen for \$37,000 No. 259 7th st, a 6-sty tenement, on lot 24.9x97.

SUFFOLK ST.—Charles Galewski has purchased from the Polish National Cosciuszko Benevolent Society the 3-sty brick building, on lot 23x100, No. 82 Suffolk st.

LEWIS ST.—Herman Wilber has sold No. 128 Lewis st, southeast corner of Houston st, a 5-sty brick building, on lot 25x70.

STANTON ST.—Aaron Isaacs has sold No. 328 Stanton st, a 3-sty brick building, on lot 19.11x70.

CHARLES ST.—Mary Hitzel has sold to Polstein Brothers No. 33 Charles st, a 3-sty dwelling, on plot 50x94.8.

11TH ST.—Lowenfeld & Prager have bought from Katie Jaecher Nos. 520 and 522 East 11th st, old buildings, on plot 50x94.8.

49TH ST.—William E. Callender has sold for the State Mortgage & Realty Co. (Judson S. Todd) Nos. 70 and 72 West 49th st, 4-sty dwellings on plot 41x100.5. The Collins Building & Construction Co. are the buyers and will erect a 9½-sty apartment hotel.

12TH ST.—Goodman & Simon have sold the premises Nos. 259 and 261 West 12th st, 50x71, to Jacob Margowitz for John Katzman. The buyer will build.

39TH ST.—Kneeland, Ireland & Co. have sold for Benjamin B. Davenport to James and Philip G. Barkhead No. 53 West 39th st.

BARCLAY ST.—The estate of William M. Ryan has sold to George W. Loft the triangular lot at the southeast corner of West Broadway and Barclay st. Mr. Loft owns No. 54 Barclay st, which adjoins, and it is understood will erect a new building upon the combined site. The parcel just sold has a frontage of 106.7 on West Broadway, one inch on Barclay st; the other dimensions being 103.9 and 22.10.

3D AV.—William J. Roome has sold the southwest corner of 3d av and 56th st. The property is known as Nos. 926 and 928 3d av, and No. 164 East 56th st. Size is 50.5x95. There are two 5-sty brk stores and apartments fronting on 3d av and a 4-sty brick apartment on 56th st. The property was sold for Mrs. Susan Burkle, who acquired it in July, 1880 for \$82,500. It was, for a number of years, occupied by Bloomingdale Bros., who moved to their present location after vacating it.

56TH ST.—The Empire City Realty Co. has purchased Nos. 231 to 237 East 56th st, four 5-sty tenements, on plot 100x100.5.

ROOSEVELT ST.—Charles Buermann & Co. have sold for Gordon, Levy & Co., Nos. 90-92 Roosevelt st, a 7-sty building, on plot 40x65, to Frederick Lausser.

NORTH OF 59TH STREET.

AMSTERDAM AV.—Thomas P. Graham has sold for the New York Cement Co. to a client the 5-sty brick store and flat on the northeast corner of 73d st and Amsterdam av.

MADISON AV.—The Madison Building Co. have sold through Henry D. Winans & May Nos. 706 and 708 Madison av, southwest corner of 63d st, two 4-sty and basement dwellings, on plot 40.5x70, to M. L. Sire, who reports the price as \$140,000. An inside house on the avenue, only two doors away, was offered this week at \$85,000.

131ST ST.—George Chrystie has sold to Isaac Breakstone, through D. Kempner & Son, No. 227 West 131st st, a 3-sty dwelling, on lot 16x99.11.

POST AV.—Solomon Moses has sold the plot, 75x100 on the south side of Post av, 100 feet east of Academy st.

159TH ST.—S. Moses has sold to Charles Benz Nos. 534 and 536 West 159th st, two 5-sty flats, on plot 50x99.11. Charles Griffith Moses & Brother were the brokers.

121ST ST.—E. J. Welling, Jr., has sold for Augusta Fuhr to Catherine Lienau No. 309 East 121st st, a 5-sty tenement, on lot 26x100.

68TH ST.—Frederick Zittel has sold for a client No. 25 West 68th st, a 4-sty dwelling on lot 19x100.

78TH ST.—Myer S. Auerbach has bought No. 122 West 78th st, a 4-sty dwelling, 16x78x102.2.

95TH ST.—Benjamin A. Jackson has bought No. 334 West 95th st, a 7-sty apartment house on plot 75x100.8.

PARK AV.—Boehm & Boehm have purchased from the estate of John R. Ford the southeast corner of Park av and 96th st, a plot 100x90. George Ranger was the broker. This property last changed hands in 1865.

AMSTERDAM AV.—The Corporation Liquidating Co. have sold through George A. Hampton & Bro. the northwest corner of Amsterdam av and 103d st, a 6-sty apartment house, on plot 75x100.

115TH ST.—Abraham Ruth has sold to Judson S. Todd a plot 75x100 on the north side of 115th st, 420 feet west of 5th av.

112TH ST.—Herman Cohen has sold to Abraham Ruth the plot 100x100.11 on the south side of 112th st, 100 feet east of 8th av. Hall J. How & Co. were the brokers. The seller bought the plot at auction in April last for \$35,400.

PARK AV.—Max C. Baum has sold the northwest corner of Park av and 102d st, a 5-sty flat, on lot 27x100.

ST. NICHOLAS AV.—J. Romaine Brown & Co. have sold for Mead & Taft to Max Marx the northwest corner of St. Nicholas av and 134th st, a 5-sty flat, on plot 101.3x35x99.11x21.1.

PARK AV.—John E. Prizze has sold No. 921 Park av, northeast corner of 80th st, a 4-sty flat with stores, on lot 25x100.

63D ST.—Montgomery & Seitz have sold for A. Lyons, No. 155 East 63d st, a 3-sty and basement dwelling, on lot 16x100.5.

LENOX AV.—Max Bargebuhr has sold for Louis Keplinger to Henry Marks No. 543 Lenox av, a 5-sty flat with store, on lot 25x75, adjoining the northwest corner of 137th st.

73D ST.—Nathan Wolf has sold Nos. 105 and 107 East 73d st, two 4-sty flats, on plot 42x102.2.

98TH ST.—Thomas Farley has sold No. 154 West 98th st, a dwelling, on lot 18.9x100.

62D ST.—Charles A. Moran has sold No. 121 E. 62d st, a 3-sty and basement dwelling on lot 16x70.

60TH ST.—F. A. Snow has sold to Dr. Matthias Nicoll, Jr., No. 124 East 60th st, a 4-sty dwelling, on lot 20x100.5.

118TH ST.—A. L. Mordecai & Son have sold for the estate of Francis Crawford to James C. Picken a plot, 100x100, on the north side of 118th st, 125 feet west of Lenox av. The buyer will erect five 3-sty dwellings.

10TH AV.—Duff & Brown have sold for Andrew Smith a lot, 25x100, on the east side of 10th av, 50 feet south of 207th st.

128TH ST.—Stephen McCormick has sold for Michael McFarland to Mary Robinson No. 117 East 128th st, a 3-sty and basement dwelling, on lot 16x99.11.

122D ST.—J. P. & E. J. Murray have sold for Mrs. J. Muhlker to Evans & Buscall No. 337 East 122d st, a 2-sty and basement dwelling, on lot 25x100.

68TH ST.—William Lowe, who recently purchased a plot, 74.6x55.4, on the south side of 68th st, 250 feet west of Av A, has now bought a lot adjoining from Walter L. Suydam, and will erect a 5-sty stable on the whole plot.

RIVERSIDE DRIVE.—S. R. Jacobs has bought from the Metropolitan Improvement Co. No. 89 Riverside Drive, a 5-sty American basement dwelling, 20x95. In exchange the buyer

WANTS AND OFFERS

CLOSING DIFFERING INTERESTS.

13 East 30th St.

7-story Modern Business Building,
Electric Elevator, Steam Heat.
Price, \$100,000. Rents, \$9,000.
MORRIS B. BRONNER, on premises.

REAL ESTATE MAN WANTED.

A man of middle age, executive ability and sound judgment of New York city real estate, and able to negotiate large deals, can command a position of importance with a leading downtown brokerage firm transacting an extensive and highly profitable business; propositions entertained only from one having a clear and successful past record or a substantial business of his own capable of improvement by combining with a larger business; please state briefly age, past experience and conditions on which this opening would be considered; replies strictly confidential; no capital wanted. "EXECUTIVE, BOX 132," care Record and Guide.

OWNERS, I will make your apartments well paying. Made others pay. Address "LEASE-TAKER," care Record & Guide.

TO CLOSE AN ESTATE, Will be sold at sacrifice.

ONLY SMALL AMOUNT OF CASH REQUIRED ON EACH PROPERTY.
PRIVATE HOUSE, 16x75 FT., 401 WEST 147TH ST.
APARTMENT HOUSE, 33x100 FT., 130 WEST 116TH ST.
TRIPLE FLATS, EACH 25x100 FT., NOS. 142 AND 144 WEST 109TH ST.
All rented and coal enough in cellar to run two months or more.

F. BRONSON MONELL,

Telephone, 1255—Broad. 31 Broadway.

AMSTERDAM AV.—Three family Flat, with store, rented the last five years as a family wine store; lease expires May 1; will renew at increased rent; rents, \$4,560; price, \$44,000; mortgage, \$19,000. Particulars of JOHN COWEN, 2295 Broadway.

WANTED.—Position as Building Superintendent by practical man; thoroughly understands modern construction in all its details, with ability to direct the various mechanics so as to obtain best results. INSPECTOR, 314 Herald.

CLOSING Estate.—Three-story English basement, 58 E. 123th st.; modern improvements; open plumbing. Your agent or owner, box 37, Glen Ridge, N. J.

gives No. 454 Lenox av, a 5-sty flat, on lot 25x85. The McVickar Realty Trust Co. were the brokers.

127TH ST.—The Ford estate have sold the plot, 100x100, on the north side of 127th st, 150 feet east of 7th av.

134TH ST.—The Baptist Home Mission Society has sold No. 232 West 134th st, a 5-sty flat, on lot 25x99.11.

LENOX AV.—William A. Martin has sold No. 320 Lenox av, a 4-sty and basement dwelling, on lot 16.6x75, which he bought at auction on Tuesday for \$15,100.

70TH ST.—Lalor & Beringer have sold Nos. 158 to 164 East 70th st, four 5-sty flats, on a plot 79x100.5. The sellers are Charles H. C. Beakes, Henry Schneider, Rose A. Foley and a Mr. Walseman; the Realty Finance Co. are the buyers.

THE BRONX.

HUGHES AV.—F. W. Bower has sold for Louis Elckwort No. 2076 Hughes av, a frame dwelling.

JEROME AV.—Leo Hutter has sold a plot 50x100, on the east side of Jerome av, 37 feet north of Tremont av.

DALY AV.—Charles H. Baechler has sold for W. Bloodgood a plot, 65x110, at the northwest corner of Daly av and 179th st, to John A. Steinmetz.

LINCOLN ST.—P. J. Heaney & Co. have sold for Fanni Eisen and John Kommermayer to M. J. Burke, the private dwelling with two lots, on the east side of Lincoln st, 150 ft. north of Morris Park av.

139TH ST.—Nicholas C. Kern has sold No. 728 East 139th st, a 5-sty flat, on lot 25x100.

LEASES.

P. T. Canavan has leased the two 5-sty tenements Nos. 22 and 24 Renwick st to a client for a term of years, and the store, No. 130 9th av, to E. Kaufman.

J. Arthur Fischer and Matt. J. Ward & Co. have leased the Belmont apartment hotel, Nos. 116 and 118 West 45th st, for the owner, to Mr. Fred. Weber, for a term of twenty-one years, at an aggregate rental of \$450,000.

Folsom Bros. have leased for the Weeks estate to Farrell & Howley No. 124 University pl, for ten years. It is a 5-sty building, and the lessee will make extensive alterations.

ATTENTION. OPERATORS, INVESTORS.

Want party who will invest \$50,000 (active or silent), if fully convinced, after most thorough investigation that opportunity is of the best. Address "SUCCESSFULLY ESTABLISHED," Record & Guide.

TWO WELL-RENTED Double Flats, occupied by high-class colored tenants; rental, \$3,000 each, offered for \$24,500 each. CONdit & CO., 18 East 42d st.

TO CLOSE AN ESTATE, will sell cheap. Plot 73x195 on south side of 165th st., between Brook and Washington av.

JOHN G. BORGSTEDTE, 3273 3d av.

WANTED.

An Interest in an Established Real Estate Office

BY A GENTLEMAN OF

Means, Connections and Energy.

Address, Box 99, Record and Guide.

BUILDERS AND OWNERS!

Write me before placing your insurance; can without doubt save you money and annoyance. Best companies. Lowest rates.

JACOB A. KING, 744 Broadway.

Rare chance; owner leaving city; two handsome 3-story six-family Houses, Jefferson av, Brooklyn; price for both, only \$29,000; actual rent, \$3,204. H. B. ELKINS, 132 Nassau st, New York.

WANTED an active and experienced man to take charge of the rental department of a downtown real estate office on a salary and commission basis. To the right party a good opening is offered. Address by letter, A. H. MATHEWS, 82 Nassau St.

Avenue flat, 27 feet front. Mortgage, \$28,000 at 5 per cent.; rent, \$3,430. Price, \$32,000. Want an offer. WARREN & SKILLIN, 96 Broadway.

RECORD AND GUIDE, BOUND VOLUMES, 1884-1901 INCLUSIVE, FOR SALE. 35 NASSAU ST., ROOM 802.

HEADQUARTERS FOR
WATER-FRONT PROPERTIES.
FLOYD S. CORBIN, 96 Broadway.

REAL ESTATE FURNITURE.

For sale, quartered oak counter 9 feet long, on two pedestals; cabinet with bookcase over; made especially for real estate office; holds atlases, records, letter files, stationery, etc.; cost \$150; cheap. "RENTSAVER," Record & Guide Office.

Magnificent Private Residence

21 East 60th Street.

Adjacent Metropolitan Club; four story and basement; 26 ft. front; bay windows all the way up; good condition; will sell reasonable; caretaker on premises; FULL COMMISSION TO BROKERS.

MUNICIPAL REALTY CORPORATION,
115 Broadway.

ATTENTION!—\$1,000,000 loanable lowest interest; liberal valuations; reasonable charges; builders' mortgages negotiated. S. H. STONE, 135 Broadway.

WE OFFER AT GREAT BARGAIN three new five-story Apartments, with stores, in the 9th Ward. Full brokerage paid. Apply to BOEHM & COON, 31 Nassau st.

BOOKKEEPER AND CASHIER.

An iron manufacturer in the building trade wishes a bookkeeper and cashier. Applicant must understand Accounting and Cost keeping and be accurate and industrious, with character and antecedents enabling him to give bond in a Guarantee Company. Applications will be treated as confidential and must state qualifications, experience, references and salary expected. Address "FERRO," P. O. Box 1149, New York City

BARGAINS.

	Rent.	Price.
FIVE-STORY FIFTEEN-FAMILY FLAT; BURLAP HALLS; ATTRACTIVE	\$3,726	\$31,750
SIMILAR FLAT, 15 families	\$3,912	\$34,000
SIMILAR FLAT, 10 families	\$4,734	\$40,750
HIGH CLASS ELEVATOR APARTMENT; TELEPHONE for each apartment, &c.	\$10,080	\$95,000

\$4,000 cash and upward will buy any of the above very attractive and desirable properties; the balance on mortgage; particulars on application. LOUIS R. BERG, 35 Nassau st.

REAL ESTATE AUCTIONEER

Experienced and thoroughly competent, desires to engage with responsible firm and take charge of auction department. Address "AUCTIONEER AND SALESMAN," Record & Guide.

\$25,000 in cash and two Apartments in exchange for one Apartment worth between \$300,000 and \$400,000, or downtown Business Property; only principals apply.

JAMES L. LIBBY,
Tel., 1,297 Cort. 7 Pine st.

FOR SALE.

Portland Cement.—One of the most desirable sites on the Hudson River (1,600 feet river front) for the manufacture of Portland Cement or any manufacturing. Abundant material and electric power. Apply at 66 Broadway, Room 11.

OUT OF TOWN.

Davis & Robinson have sold to a client for Mrs. Henry O. Du Bois her country residence known as "Netley," on the Post road, Rye, New York.

Real Estate Notes.

Wm. Carr, Jr., is now connected with A. M. Johnson & Co.'s office.

William J. Roome was the broker in the sale of No. 50 Macdougal st, reported in our last issue.

The United States Realty and Construction Co. have declared its first quarterly dividend of 1½ per cent. on the preferred stock.

Isaac K. Cohn & Co. were the brokers in the sale of No. 40 East 57th st, recently sold by William S. Wyckoff to Louis W. Morrison. Grosvenor W. Barry was associated with them as broker.

Levy Bros., of No. 253 Grand st, negotiated the sale of No. 53 Allen st, a 6-sty high stoop brick tenement with stores, 25x87.6, for Simon Cohen to Banned Friend.

A large delegation of property-owners attended before the State Railroad Commission this week to protest against the abandonment of the N. Y. Central station at 110th st. The chief speakers were Joseph L. O'Brien, President Harlem Property-Owners' Association, and Edward J. Murray. An adjournment until Jan. 30th was granted.

James Ethan Allen Gibbs, the inventor and member of the firm of Willcox & Gibbs, who died recently, leaves Charles H. Willcox and Edwin Barry Willcox the oldest surviving sewing machine inventors and manufacturers. Mr. Edwin B. Willcox is now in business—promoting and incorporating—at the St. James Building, 1135 Broadway.

Resolutions approving the granting of the Pennsylvania tunnel franchise have been passed by the United Real Estate Owners' Association, and a copy forwarded to each Alderman. Further, a committee consisting of Jacob Appell, A. Wiggers, Dr. G. Scholer, Chas. Brenneman and L. O'Brien have been appointed to confer

personally with the opposing minority of the Board of Aldermen in order to induce them to change their position.

Goodman & Simon, well-known real estate operators, have opened easily accessible offices at No. 119 Nassau st, Temple Court Building, room 621. They recently purchased Nos. 625 and

627 East 8th st, a plot 42.10x97.6, and sold Nos. 259 and 261 West 12th st; Nos. 376 and 378 East 5th st, Nos. 66, 68 and 70 Av D, Nos. 89 to 95 Av C, and Nos. 99 to 103 Av C. Aaron Goodman and Solomon Simon comprise the firm. Their telephone call is 4514 Cortlandt.

The World of Building

Material Market.

THE INCREASED COST OF BUILDING—A COMPARISON.

A subject that is receiving serious consideration in real estate and building circles is the higher cost of materials and labor, and the effect that this already has had or soon will have on the business of mechanical construction and real estate transactions at large. Incidentally, complaint is mingled with the observations, because of the alleged retarding of individual home-building in the suburbs, and of certain kinds of constructive operations in the city. It is charged that the incomes of the provident have not been enlarged in proportion to the higher cost of shelter, and as a consequence of this and the higher cost of other necessities the public is being squeezed somewhat painfully. It is impossible to indicate in all respects what the increase in cost of construction has been during the five years now ending, but the statistics that follow will convey an approximate idea. The period of five years has been selected not only because it is a division of time commonly made, but also because prices began to ascend about five years ago, and not from the panic level quite, but from a level that may be termed normal. The month of November has been selected as more typical than December, the present month. And, for various reasons, perhaps no better

dates could be chosen for the purpose of contrasting prices such as are here dealt with, and for showing the advance that has actually been made in a remarkable era, than November, 1897, and November, 1902.

In Schedule A is first set forth without special selection, except in the nature of condensation, the prices of labor and material in the fall of '97, as published for the most part in the regular market reports of the Record and Guide. In a parallel column are the prices for November, 1902. So far as space permitted, no generalizing was indulged in, for to generalize is usually to err. Rather than permit that, typical items were chosen. Thus, instead of consolidating all grades and kinds of brick into one item and averaging all the prices, which would clearly be improper, the prices of several grades are given separately. In trying to present the matter in a concrete form, we have at the same time endeavored not to confound it.

Almost every item in the list shows an increase in price. As regards labor, the plasterers have secured a promise for the future that is not here taken into account. Of materials, only the wholesale prices are quoted, and consequently the increased cost to contractors and builders may be, and probably is, even greater than the computed percentage, depending upon whether the margin of profit for the retailer has increased or not.

The greatest advance has been in iron and steel. The value of pig iron is 109 per cent. greater than in 1897, and all the manufactures of iron have been affected by the rise, in the proportion that the raw material bears to labor in the composition of those products. Structural steel is 94 per cent. higher than it was; cut nails, 64.2 per cent, and refined iron bars 52.1 per cent. For the builders' hardware list 40 per cent. has been set down as a fair representation of the change in values. To lumber is chargeable no small part of the increased cost of construction, seeing that it enters so largely into buildings and has advanced, in the case of white pine, 75 per cent.; of hemlock, 57.2; of spruce, 46, and of lath 51.6.

It cannot be said that common brick has added much to the investment devolving upon owners, since the finest of Hudson rivers have advanced only about 3 per cent. and the common sort only about 8. Nor can anything be said against cement, seeing that domestic Portland has not, officially, gone up at all. But, in reality, it has cost the average consumer considerable more, owing, for one reason, to the larger profit demanded by middlemen at urgent moments. Then, taking one kind of window glass with another, the article has advanced only from 5 to 7 per cent., and lime, another important constituent, has moved upward but 5 per cent.

It follows that some kinds of building have been more concerned with the upward tendency of prices than others, inasmuch as they have required in their composition more of those things that have risen in value, and less of the things that have not risen in value. The modern office building represents the utmost limit of increased cost of construction in 1902 over 1897. Next in order is the suburban frame dwelling. A structure composed chiefly of brick and mortar, with the proportion of lumber and hardware reduced to the lowest minimum, is the type least affected by the higher cost of materials.

However complex the undertaking, still an attempt will be made to reduce all the figures and terms heretofore given to a single expression, one that, while it may or may not be true of any particular construction, will yet for the aggregate be fairly indicative of what has occurred. For this will be taken a table that has been compiled in the office of Ernest Flagg and W. B. Chambers, architects, from data furnished by reliable contrac-

SCHEDULE A. SHOWING RISE IN THE PRICES OF MATERIALS.

	November, 1897.	November, 1902.	Percent. Increase.
LABOR: Ordinary, per hour	\$0.28	\$0.35	20.5
Masons, per hour	.50	.65	30.0
Plasterers, per day	4.00	5.00	25.0
Carpenters, per day	3.50	\$4.00 to \$4.50	21.4
Plumbers and steam fitters	\$3.50 to \$4.00	4.25	13.3
Painters, per day	2.50 " 3.50	3.00 to 4.50	25.0
Stonecutters, per day	4.50	5.00	11.0
Tinsmiths, steam and gasfitters	....	....	13.0
MATERIAL.			
BRICK: Hudson River Special	5.50	5.75 to 6.00	3.1
Hudson River Common	5.00 to 5.12	5.25 " 5.75	8.4
Philadelphia	20.00 " 22.00	25.00 " 27.00	23.8
FIRE-BRICK: American No. 1	26.00 " 30.00	20.00 " 23.00	....
American No. 2	18.00 " 25.00	17.00 " 18.00	....
CEMENT: Rosendale	.70 " .75	.85 " .95	24.1
Portland, Domestic	2.00 " 2.30	2.00 " 2.25	....
Portland, German	2.00 " 2.65	2.20 " 2.75	....
COPPER: Sheet	.14	.21	50.0
Wire	.137	.18	31.5
DOORS: Pine	.92	1.89	105.0
Hardware	....	....	40.0
Heating and ventilating	....	....	56.0
LATH: Eastern spruce slab	2.25	3.30 to 3.50	51.6
LEAD	3.90	4.10	5.1
Pipe, per lb.	.045	.05	9.0
LIME: Maine common	.75	.75 to .77	....
Maine finishing	.75	.95 " .97	....
State jointa	1.00	.90	....
State common	.70	.75	....
Linseed oil	.36 to .37	.47 to .48	29.7
GLASS—Window (box of 50 ft.):	—Single—	—Single—	
Size, 6x8 to 10x15	\$6.50 \$6.00 \$5.75	\$32.00 \$26.75 \$25.50	
" 11x14 " 16x24	7.50 6.75 6.50	33.50 28.00 26.75	
" 18x22 " 20x30	10.50 9.50 9.00	36.00 30.00 28.00	
" 15x26 " 24x30	11.50 10.00 9.25	37.50 34.75 29.00	
	—Double—	—Double—	
Size, 6x8 " 10x15	9.00 8.00 7.75	42.75 37.50 35.50	
" 18x22 " 20x30	14.00 12.75 12.00	56.00 49.50 46.00	
" 15x36 " 24x30	15.25 13.75 12.25	57.50 50.75 46.75	
Discounts	60, 10 and 5%.	88 and 5%	
Average advance: Sheet	....	....	5.0
Plate, 3 to 5 sq. ft.	....	....	7.0
LUMBER: Spruce, East'n special*	15.00 to 17.50	20.00 to 23.00	32.3
Random cargoes, narrow	13.00 " 14.25	19.00 " 21.00	46.9
Random cargoes, wide	14.50 " 16.00	21.50 " 23.00	....
Hemlock—Pennsylvania joists	11.00 " 11.25	16.50 " 18.00	57.2
Pennsylvania boards	12.00 " 12.50	18.00 " 24.00	....
Pennsylvania b'nds surfaced	12.50 " 12.75	18.50 " 19.00	....
Timber, 20 ft. and under	10.00 " 12.50	17.00 " 18.00	....
" 22 to 24 ft.	12.50 " 13.00	18.25 " 20.00	....
" 38 " 40 "	15.00 " 16.00	23.00 " 24.00	....
Oak: Quartered	....	....	40.0
White Pine:			
Good uppers, 1—2 wide, M ft.	45.00 " 50.00	80.00 " 83.00	73.6
Good uppers, 2 1/4 to 4 wide	55.00 " 60.00	85.00 " 88.00	....
Dooring boards	23.00 " 30.00	34.00 " 38.00	....
Shelving	27.00 " 30.00	36.00 " 47.00	....
Cutting up	28.00 " 35.00	41.50 " 69.00	75.7
Yellow Pine: Flooring No. 1	15.00 " 18.00	22.00 " 22.50	34.8
IRON AND STEEL:			
American pig No. 1	11.50 " 12.00	24.65	109.0
Structural—Beams and channels			
15 ft. and under	1.20 " 1.25	2.25 to 2.50	94.6
Angles	1.15 " 1.20	2.25 " 2.50	....
Tees	1.35 " 1.40	2.25 " 2.50	....
Refined bars	1.15 " 1.20	1.75	52.1
Sheets, No. 27, Pittsburg	2.05	2.65	....
NAILS: Wire	1.65	2.00	21.2
Cut	1.40	2.30	64.2
PLASTER PARIS: Ordinary	1.30 to 1.45	1.30 to 1.50	....
SLATE: No. 1 Bangor	6.50 " 7.50	5.00 " 6.50	....
STONE: Limestone	.90 " 1.00	.85 " 1.00	....
Ohio freestone	.85 " .90	.85 " .90	....
Tin Plate, 100 lbs.	3.10	3.79	22.2
White lead in oil	.055 to .06	.06 to .065	....

*Cargoes delivered in New York.

SCHEDULE B. SHOWING INCREASE IN COST OF BUILDING CONSTRUCTION IN VARIOUS TRADES; 1898-1902.

Trades.	Increase, per cent.		
	Material.	Labor.	Average.
Excavating	..	35	35
Masonry work	26	40	33
Cut stone work (granite)	..	..	30
Fireproof construction (steel and concrete)	40	23	31 1/2
Waterproofing	25	40	32 1/2
Concrete paving	20	70	45
Steel and iron	35	39	37
Sheet metal and roofing	15	17	16
Plastering	13	20	16 1/2
Carpentry and joinery	20	30	25
Painting	..	..	15
Glazing	..	..	20
Hardware	..	..	40
Plumbing	42	20	31
Heating and ventilation	66	15	40 1/2
Heating and ventilating	66	15	40 1/2
Total average increase	30.2	31.7	29.86

tors. [See Schedule B.] Here the basis of calculation is four years instead of five, as in Schedule A; and elements and factors not considered in Schedule A have been taken into account, as, for instance, hours of labor and unit price estimates.

The final expression deduced is 29.86 per cent., which stands for the total increased cost of construction in the period named, so far as figures can show it. But in addition there should also be taken into consideration the greater length of time (twice in some trades) required for executing and completing contracts, owing to slow deliveries.

Here, then, is where we stand. The suburban dwelling that cost \$3,000 to erect in 1897 could not be duplicated to-day for much under \$4,000, and the proportion holds good in the city residence building of any kind costing ten or one hundred times as much. In New York as well as in many smaller towns the consequence has been a marked diminution of speculative building.

BRICK.

The week is signalized by the close of navigation. The noble stream that bears to this market the products of a wide territory is sealed up with ice above Rondout, while in the coves and inlets south of there ice is forming rapidly. The up-river steamboats stopped running last Sunday, but the Newburgh line is still operating. The Cornell Steamboat Company refuse to take any tows above Newburgh Bay.

The demand for brick is now about equal to the arrivals. Ten or fifteen boats only represent the surplus. The yards, of course, have laid in their supply for the winter requirement. With the snow flying and the temperature breaking records for frigidly, the first half of the week was entirely inactive, and Thursday was no better because of the rain. Nothing much was doing in bricks and mortar.

In the last few years it has been noticed that building operations continue right through the winter, with a regularity depending on temperature. There is no longer the general cessation that once characterized the winter season. It is a rarely cold day that will prevent outside work in New York any more.

Prices for brick have not changed recently. The present values are not satisfactory to manufacturers, but they have been much worse this season.

CEMENT.

The close of navigation on the Hudson necessitates an advance in the price of Rosendale of 5 cents a barrel, to accord with the larger freight charges by rail. At the same time, domestic Portland in large lots can be quoted lower for some grades. The lessened demand for immediate use has eased matters all around. Special brands of high repute command their price, but both domestic and German, in wholesale lots, from some source, will come at your call for \$1.90. Prices are varied, depending on what you want the cement for, and when.

Some inquiries received in regard to concrete building blocks evince the wide interest in the laudable efforts to improve cement construction. That hollow blocks of concrete are of sufficient strength for all structural purposes is a claim that is strenuously urged, but not yet everywhere conceded. That it would be a great advantage to have hollow walls so constructed, and that such construction would also be cheaper than accepted methods is, however, admitted. By a process patented last year hollow blocks containing two superficial feet each are being made at a cost of from 18 to 22 cents, and the wall will be ten inches thick when laid with these blocks. The manufacturers assert that a wall of this thickness is equal to a brick wall of three bricks or thirteen inches in thickness, because of the great strength of Portland cement. They presuppose that the cement is all right. For foundations concrete is universally accepted as of the greatest value. But in walls above ground there is less familiarity with its use, and custom excites timidity.

BLUESTONE.

Samuel D. Cokhendall of Rondout, already a large contributor of building material to this market, contemplates engaging in the bluestone business in a more commanding manner. Already a quarryman and shipper of prominence, he evidently means to be a bluestone king. For over a year he has had experts prospecting for the best stone to be had in Ulster county, and he has secured options on immense tracts of quarry land, mostly along the line of the Ulster & Delaware Railroad, of which he is the principal owner. It is his intention to conduct the business on the most advanced plan, substituting steam shovels for the pick and shovel in uncovering the stone, and using compressed air drills instead of hand drills. He has erected at Rondout the largest bluestone mill in the country, and when he gets everything going several hundred men will find employment.

Mr. Cokhendall is the most important business man on the Hudson River. The son-in-law and successor of the late Thomas Cornell, he is the president of the Cornell Steamboat Co., which controls the towing business on the Hudson. When the river freezes up he cuts ice. When it opens he makes cement and quarries bluestone. He owns the D. & H. canal and pretty much everything around Rondout but the river, and that he dominates as the principal navigator. Under his patronage Kingston (which includes Rondout) is growing into a large city. A typical American business man, he is a generous and kindly

employer and a real captain of industry, not a mere manipulator of securities.

WINDOW GLASS.

The harmony between jobbers and manufacturers that was hoped for was not secured at the annual meeting of the National Association of Jobbers this week. The members were not in favor of accepting the proposal recently made by the manufacturers, that the association buy the entire six months' product of the combined factories, or 2,400,000 boxes. It was considered that the quantity was far too large to contract for under present conditions. A special committee was appointed to arrange terms with the manufacturers.

The essence of the whole trouble with glass is that far more is made than there is need for. How to curtail production and win a better price are the problems that the manufacturers have thus far been unable to solve. If they could export the surplus all would be well, but foreign countries make glass themselves, and in abundance. Prices have fallen back to the old level, to await a better understanding between manufacturers and jobbers.

IRON AND STEEL.

More pig iron for sale than for a long time past, and prices are easier. Buyers are waiting for even better opportunities, and it is the impression that these cannot long be deferred. The changing circumstances are due in no small measure to foreign receipts.

Mail advices from Berlin say that at a meeting of rolling mill companies from all parts of the Empire, at Cologne, it was decided to appoint a committee to organize a syndicate of rolling mills in Western Germany. The existing organization has been found too loose; and, moreover, it extends only to domestic business, while rolled goods are sold abroad by the various works in full competition with one another. It is now proposed to create for the Rhine-Westphalian district a common selling agency for handling the entire output of the mills in that part of the country; and the foreign business will also be sold by this agency. This would mean uniform prices on export goods, and those prices would undoubtedly be higher than at present, and the sharp competition of German iron and steel in foreign markets would be accordingly lessened. It is further proposed that the new organization shall later arrange a Kartell, or price contract, with the firm organization already existing in Silesia, so that the entire business of the German rolling mills at home and abroad may be managed harmoniously in the matter of prices. The Germans are close imitators of worthy examples, and American organization methods evidently have their approval.

Building News.

MERCANTILE.

PARK AV.—Ernest Flagg, No. 35 Wall st, is preparing plans for a 4-sty basement, limestone house to be built on a plot 58x100 on the northwest corner of Park av and 61st st for Lewis Nixon, No. 43 Cedar st.

PINE ST.—The Hanover Fire Insurance Co., 34 Pine st, will improve the plot, 23.7x59.9, now occupied by an old building, No. 36 Pine st, with a 13-sty office building. Title to the property has not yet been taken, and details of the proposed improvement cannot be learned.

BROADWAY.—The Emigrant Industrial Savings Bank, No. 51 Chambers st, which has purchased Nos. 291-295 Broadway, the northwest corner of Reade st and Broadway, a plot 66.3x100, will improve the site with a new banking house in the future. The plot adjoins that of the Barclay Realty Co., at the southwest corner of Duane st, which is about to be improved with an 18-sty office building. William H. Hume was the architect for the present building of the bank, which was erected in 1885.

41ST ST.—Ward & Gottlieb, No. 156 5th av, are preparing plans for a 10-sty fireproof building to be erected for C. C. Shayne at Nos. 127-129 West 41st st, on a plot 40x100. Five stories will be devoted to the storage of furs, and the plans provide also for a refrigerating plant and all modern devices for the preservation and manufacture of fur garments. C. C. Shayne, furrier, will occupy the entire building.

WASHINGTON PL.—Sonn Bros., No. 440 Washington st, will erect an 11-sty, fireproof store and loft building, 49.4x100, on the southeast corner of Washington pl and Mercer st, the site of the old St. Nicholas Hotel. No architect has yet been chosen.

APARTMENTS, FLATS AND TENEMENTS.

49TH ST.—The Collins Building & Construction Co. will erect a 9½-sty apartment hotel at Nos. 70 and 72 West 49th st, a plot 41x100.5.

AVENUE D.—Jacob Margowitz is building a 6-sty flat with stores at Nos. 66, 68 and 70 Avenue D, plot 57x72, from plans by Horenburger & Straub, No. 122 Bowery.

8TH ST.—Bernstein & Bernstein, No. 111 Broadway, have the plans for a 6-sty flat to be built at Nos. 376 and 378 East 8th st by Jacob Margowitz.

12TH ST.—Jacob Margowitz will build a 6-sty flat at Nos. 259 and 261 West 12th st on a plot 50x71 from plans by Horenburger & Straub, No. 122 Bowery.

AVENUE C.—Max Wachsman and Sophie Hoffberg will build a

For plans filed see page 912 and X.

6-sty flat at Nos. 99 to 103 Avenue C, on a plot 60x83. Horenburger & Straub, No. 122 Bowery, are the architects.

CHARLES ST.—Geo. F. Pelham, No. 503 5th av, is making plans for a 6-sty apartment house, 40x75.5, to be built on the southeast corner of Charles st and Waverly pl for Malbin & Kammerman, No. 922 3d av.

WAVERLY PL.—Malbin & Kammerman, No. 922 3d av, will build a 6-sty apartment house, 56.6x75, at Nos. 196 to 200 Waverly pl. The plans are being drawn by Geo. F. Pelham, No. 503 5th av.

DWELLINGS.

118TH ST.—James C. Picken, who has just purchased the plot, 100x100, on the north side of 118th st, 125 feet west of Lenox av, will erect five 20-foot 3-sty dwellings, from plans by John Hauser, corner of 7th av and 18th st.

ALTERATIONS.

UNIVERSITY PL.—Abraham M. Eisenberg, furrier, No. 45 University pl, will make extensive alterations to the 4-sty building No. 62 University pl, on a plot 28x102, which he recently purchased.

32D ST.—C. D. Bertine & Co., decorators, No. 359 5th av, will make extensive alterations after Jan. 1st to the 25-foot residence No. 8 West 32d st, which they have leased for a long term of years for their own use.

55TH ST.—S. Edson Gage, No. 1 Union square, is making plans for altering the house No. 133 East 55th st to an American basement residence for Park E. Bell, No. 215 Pearl st.

5TH AV.—Marcotte & Co., No. 298 5th av, will make extensive alterations to the premises No. 415 5th av, which they have recently leased for a term of years. As yet no architect has been chosen.

DEY ST.—S. D. Woodruff and S. E. Hunter, 78 Dey st, produce and seed merchants, will make extensive alterations to the 5-sty building Nos. 82-84 Dey st, on a plot 40x68, which they recently purchased.

ESTIMATES RECEIVABLE.

Sealed bids will be received by the Superintendent of School Buildings at the office of the Department of Education, Park av and 59th st, until 12 o'clock noon on Monday, Dec. 22d, for:

Borough of Brooklyn.—Installing, heating and ventilating apparatus, new public school No. 130, southerly side of Fort Hamilton av between Ocean Parkway and East 5th st. Also for the general construction of new public school No. 144 on the westerly side of Howard av, between Prospect pl and St. Mark's av.

Borough of Manhattan.—Installing heating and ventilating apparatus, new public school No. 188, East Houston, Lewis, Manhattan and East 3d sts. Also for the general construction of new public school No. 24, south side of No. 126th st, 155 feet west of 2d av. Also until 12 o'clock noon, Wednesday, Dec. 24th, for erecting partitions in the 4th story assembly room of public school No. 14, No. 225 East 27th st.

Borough of Queens.—Repairs, etc., public school No. 44, Boulevard and Academy av, Rockaway Beach. Also repairs, etc., public school No. 47, Hillside, between Union and Hardenbrook avs, Jamaica.

For particulars see page 899.

47TH ST.—John Hauser, No. 1961 7th av, will receive estimates after Dec. 20th, for the general construction of a 9-sty fireproof apartment hotel, 40x100, to be built at Nos. 157-159 West 47th st, at a cost of \$180,000. J. A. Picken, No. 548 West 165th st, is the owner.

UNIVERSITY PL.—Farrell & Howley, 54th st and 3d av, will receive estimates for extensive alterations to the 5-sty brick building, No. 124 University pl. Mr. Farrell may be found on the premises.

BROAD ST.—F. Freeman, 132 Nassau st, has filed plans for extensive alterations to the 5-sty brick office building at Nos. 78-80 Broad st. The contract has not yet been let. The cost of the alterations is estimated at \$80,000.

125TH ST.—McKim, Mead & White, No. 160 5th av, are receiving estimates for the 3-sty and basement, limestone front, Carnegie Library, 50x75, to be built at Nos. 224-226 East 125th st.

CONTRACTS AWARDED.

80TH ST.—Evans & Buscall, No. 1838 Madison av, are the contractors for the 3-sty brick stable, 20.6x99.2, to be built at No. 69 East 80th st, at a cost of \$35,000, for their own use. Their architect is R. L. Falconer, No. 32 Broadway.

MANHATTAN BRIDGE.—Bridge Commissioner Lindenthal has awarded to John C. Rogers the contract for constructing the tower foundation in this borough of Manhattan Bridge (No. 3). His bid was \$482,756.56.

BERNARDSVILLE, N. J.—Reeve & Burr, Morristown, N. J., have the general contract for the 1-sty stone house, 40x200, and stable, to be built at Bernardsville, N. J., for Wm. Scott Pyle. C. P. H. Gilbert, No. 1123 Broadway, N. Y. City, is the architect.

BROOKLYN.—P. J. Carlin, No. 26 Court st, has the contract for the 1-sty brick power house, 60x88, to be built on the south side of the Parkway, 520 feet west of Washington av, plans for which were recently filed by McKim, Mead & White, No. 160 5th av.

5TH AV.—Herts Bros, 507 5th av, have the contract for the alterations to be made to No. 208 5th av and No. 1128 Broadway, a 5-sty brick office building. Charles A. Rich, 35 Nassau st, is the architect.

160TH ST.—Jeans & Taylor, 453 West Broadway, have the contract for a 1-sty brick church, 50x98.8, to be built on the south side of 160th st, 99 feet west of Melrose av, for the Archdeaconry of New York, 18 Broadway. Henry M. Congdon & Son, 18 Broadway, architects.

LIBERTY ST.—Richard Deeves & Son, Nos. 305 to 309 Broadway, have the general contract for the 6-sty brick office building, 30.1x70.4, to be built at No. 2 Liberty st, at a cost of \$30,000. Clinton & Russell, No. 32 Nassau st, are the architects.

89TH ST.—Felix Krupp will erect a 5-sty flat on the south side of 89th st, 100 feet east of Amsterdam av, on a plot 50x100.8. The City Mortgage Co. makes him a building loan of \$42,500.

MISCELLANEOUS.

7TH AV.—J. B. McElpatrick & Son, No. 1402 Broadway, are drawing plans for a theatre to be erected at the southeast corner of 7th av and 49th st, on a plot 100x100.5, for M. L. Sire, No. 15 Cortlandt st.

Product and Appliance and Other Matters.

Information regarding building product, appliances, or new inventions in any department of building construction will be appreciated when addressed to Editor Product and Appliance Department.

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It is gratifying to learn that Superintendent Stewart's inspectors are keeping a sharp lookout for "fireproofed" wood—which is not fireproof. "My inspectors again turned down a large quantity a few days ago of wood which had been treated by a process accepted conditionally by the department." Replying to a question as to what would become of the wood which the inspectors had refused to pass we were told that it would be retreated. What a farce! It would be interesting to know the final destiny of the condemned wood.

* * *

After a very careful investigation of the effect of treating wood with a fireproofing process a second time the writer can say positively that wood which has undergone the process a second time not only becomes brittle, discolored and altogether unfit for use, but would not be fireproofed after all. If the inspector will brand a few planks which he has condemned and which have been put aside for retreatment, he may be able to discover for himself that the second steaming and boiling will not send the chemicals to the heart of the wood, but, on the other hand, the fibres will have become disintegrated and feeble.

* * *

That most architects are unacquainted with the chemistry of building materials is deplorable, as it is more important than appears on the surface. Take cement for instance. Do they know generally that it is a chemical composition, or that it ought not to be coated with paint until the moisture is all dried out? In humid weather the chemicals in cement will ooze through the paint with the moisture and saponify! Hydrochlorine or sulphuric acid will absorb moisture. Oxide of lead makes an effective first coating. There are some excellent special paints which could be used afterwards.

* * *

Building contractors are awakening to the fact that the preservation of the materials by proper paint and painting is a serious matter. One can glance at the rear of almost any tall building painted a few months ago and note how the paint has peeled off through the combined action of the atmosphere and the moisture in the brick or cement. The Thompson Starrett Co. and the Remington Construction Co., we find, are dealing with this matter thoroughly and scientifically.

* * *

In one of Arthur Brisbane's famous editorials in the "Evening Journal," a few days ago, we noted a paragraph which declared that the advertising pages of a publication told a truthful story of its popularity. This is undoubtedly true and the advertising pages of the Record and Guide speak well for its popularity with men who only invest their money in advertising when it brings certain results.

* * *

Fireproof bricks made of sea sand and cement are coming in vogue. We are told that they are superior to any others in the market and cheaper. Bricks of Kaolin are also on the tapis, and the same is said of them. The proof of the brick is in the hand of time!

* * *

The Bureau of Buildings has ordered the owners of the Textile Building to place fire escapes in front of the building. The tenants all object to having their light obstructed by a burglar inviting fire escape. Mr. Thomas Morch, the indefatigable agent of the building, has given the contract for the escapes to the Harris Safety Co. and will endeavor to persuade the super-

intendent of the Building Bureau to consent to their being fixed on the rear of the handsome building.

* * *

The removal of the Pabst building from Broadway and 42d st will be a matter of great interest to the building fraternity. The depth of the oxydation of the steel columns when they are uncovered will be worthy of observation, since the building was only erected two years ago.

We will give ten cents each for the following numbers of the Record and Guide, delivered at this office in good condition: Nos. 1791, 1795.

Of Interest to the Building Trades.

It is important that hard or rock maple should be air-dried before it is put into the kiln. All of the stock used in the manufacture of "Wolverine" maple flooring is cross-piled at the mill and thoroughly seasoned before it is shipped to the factory. Flooring made of wood so treated stays where it is put, and is not liable to warp and swell.

The Commissioners of the Sinking Fund will hold a public hearing on Dec. 17th at 2:30 p. m., on a petition asking the city to revoke all leases in the Fulton fish market when they expire in 1905, and instead make new leases in a new market to be erected on the site of the present one to be built and operated solely by the city authorities.

The Builders' League expect to have with them at their annual dinner next Saturday evening: Assemblyman Costello, Senator Trainor, President Cantor, Superintendent of Buildings Perez M. Stewart, Alderman Doull, Wm. J. Fryer, John W. Keller, Rollin M. Morgan and Francis E. Ward, President of the Real Estate Board of Brokers. It is safe to say that they will have a pleasant evening, and that the topics discussed will be of the greatest interest to the building and real estate fraternity.

The trouble among the mechanics at the City Hall, it is authoritatively stated, followed from the discharge of unsatisfactory workmen by the contractor. It was not, he asserts, a matter of employing cheaper labor or of antagonizing unionism, as the best wages are paid. The men who struck, plasterers, subsequently returned and asked to be reinstated, but others were engaged, and the work is now proceeding expeditiously. Some overtime has been put in because of the anxiety of the contractor, who is under heavy bonds, to finish within contract time.

May's Improved stoves and Salmadors for heating and drying out new buildings, and used extensively by masons, plasterers, and builders, are having an immense sale. These stoves have been on the market for many years and have given entire satisfaction wherever used. They are constructed in a most substantial manner and have turn-over grates, ash-pits, covers, etc., and will burn either coke or hard coal and can be connected with chimney. Prices will be furnished on application at the office of Jacob May, No. 850 De Kalb av, Brooklyn. Telephone, 539 Bedford.

STEEL IN CEMENT.

As a result of extended experiments with steel imbedded in concrete briquettes, the "Engineering Record" forms the following conclusions: First—Neat Portland cement, even in thin layers, is an effective preventive of rusting. Second—Concretes, to be effective in preventing rust, must be dense and without voids or cracks. They should be mixed quite wet where applied to the metal. Third—The corrosion found in cinder concrete is mainly due to the iron oxide, or rust, in the cinders, and not to the sulphur. Fourth—Cinder concrete, if free from voids and well-rammed when wet, is about as effective as stone concrete in protecting steel. Fifth—It is of the utmost importance that the steel be clean when bedded in concrete. Scraping, pickling, a sand blast and lime should be used, if necessary, to have the metal clean when built into a wall.

A CHICAGO TUNNEL SCHEME.

It appears that an interesting work has been going on in Chicago for several years, without the knowledge of the public, in the excavation of a tunnel, fourteen miles long, under the business district of the city. This tunnel is a business undertaking simply, and is to contain a railway for the transportation of freight among the great mercantile houses, and between them and the freight stations of the forty-two railways which enter Chicago, besides furnishing accommodation for telephone wires, and, possibly, wires of other kinds. It is almost incredible that a tunnel of this length, varying in width from six to thirteen feet, and in height from eight to fourteen feet, could have been constructed under the most crowded part of a great city without the knowledge even of the newspaper reporters; but the tunnel is far below the surface, the depth varying from twenty-seven to sixty-five feet, so that it was unnecessary to make temporary roadways over it, and the excavated material has been taken out at night, through shafts opening in private ground, and taken away to the lake front. The ground under Chicago is a soft clay, which was easily excavated, but it has been necessary to line it everywhere with concrete. A considerable portion of the tunnel is already in use, and many business houses have shafts opening into it, equipped with elevators, by means of which freight packages, brought by cars

running on the tracks laid in the tunnel, are hoisted to the warerooms. Although an underground freight railway of this kind seems an expensive substitute for trucks and horses, it is quite possible that it may promote economy, as well as convenience, in handling and transferring merchandise.—American Architect.

Questions and Answers.

We must remind our correspondents that we cannot answer anonymous communications. Readers must also remember that communications to us cannot invariably be answered the week they are received.

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

B, as broker, has written authority to sell A's house for \$12,000. B gets an offer of \$11,000 for house and informs A of the offer. A refuses, but says he will take \$11,500. B again calls on party who offered \$11,000, and succeeds in securing an offer of \$11,500. B informs A, who now refuses to sell. Can B compel A to sell or pay the commission? B did not have written authority to sell, or offer house for \$11,500; the agreement to take this amount was verbal, not written, but had written authority to sell?

Answer.—The written authority to sell need not contain a statement of the figure at which the owner will part with his property. B has a right to his commission if within a reasonable time after the property was placed in his hands for sale, he produced a purchaser ready, able and willing to comply with the terms which it verbally gave B.—Law Editor.

COMMISSION ON SALE OF LEASEHOLD.

To the Editor of THE RECORD AND GUIDE:

Kindly tell us what the regular legal commission is for effecting a sale of Columbia leasehold property, whether it is 2 or 2½%?

Answer.—Two per cent.—Editor Record and Guide.

DUMPING GROUND A NUISANCE.

To the Editor of THE RECORD AND GUIDE:

Kindly quote city ordinance or let me know where I can consult same relating to dumping of ashes and rubbish by Street Cleaning Department of the city. (1) Is it permissible for the city officials or contractors to dump waste paper and other light rubbish which is easily carried by the wind on ash dumps? My residence is about 500 feet from a dumping ground, and every light wind causes my lawn and walks to become littered with waste paper, etc., blown from dumping ground. (2) What remedy have I?

Answer.—(1) Such an act is an infringement upon your rights, and is a nuisance. (2) Your remedy is to complain to the head of the department, and if the nuisance is not abated, you can bring legal proceedings.—Law Editor.

WATER TAXES.

To the Editor of THE RECORD AND GUIDE:

Can you kindly give me any information on this item. I own a piece of property in Brooklyn, 75x95, being three lots; will call them 1, 2 and 3. No. 1 is a 2-sty rear house. I use the lower floor as storage room, and top floor are four rooms used as dwelling rooms. No. 2 is a 1-sty house used as a summer kitchen and dining-room. No. 3 is a vacant lot. In May the city laid the water main, and I did not connect to this day. The city charges me on No. 1, \$15.53; on No. 2, \$12.61; in all, \$28.18. Has the city a right to tax me for what I have never had? If not, what steps will I have to take?

Answer.—You are liable for the water tax, even though you have not connected the water with your buildings.—Law Editor.

SHARING COMMISSION.

To the Editor of THE RECORD AND GUIDE:

Have I grounds for suit against a broker with the following as facts in connection with the matter at issue? A certain broker A states to another broker B, in course of conversation, that he is in the market for an elevator apartment house, the other broker B telling him (A) that he would try to find something for him. B informs his associate in business, C, that A is in the market, upon which C mails to A a description of a certain house, but which A returns with the observation that it won't suit. After a few days C, in B's name, sends a letter in which he states to A that he regrets that he could not use the property offered, and begs to submit another property, giving full details as to price, and enumerating its advantages, etc., by the property being received by B for sale by letter from D, the owner, the day previous. A acknowledges this letter simply by stating that for one month to come he could not take the matter up unless it were to be given away for a song. B and C do nothing further regarding the matter until one day about two months after, they received information confidentially, that A was inquiring from an agent located in the same office with B and C, about the exact rental of the property in question. Upon which C, in B's name,

wrote him the very same day, again calling his attention to the property in question and hoping that he was not now too busy to take the matter up, to which no reply was received. Not hearing from A after a few days, C, who does all his business in B's name, went to the owner D, and upon pretext of making a deal for the property in question, learned from D that the property was sold, and D, when questioned, said that A had made a trade for the property, which had been brought about in this way. A had mailed a postal card to D upon which was the description of a row of houses, and D wrote to A and asked him if a deal could not be made for his house (the property in question), which commenced the negotiations, which were successfully consummated. D has written B that he can do nothing toward helping B to obtain part of the commission (which will not be paid until the closing of title), and that B "will have to look to A for any redress that B may think is due him," although D states that if B could have proved that the party who signed a contract with D was a dummy, he would have probably found a way to have let B in. This letter to D from B was written simultaneously with a written demand by registered letter to A for a share or all of commission (if he acted as principal), but have not received answer to date. If there is ground for suit, with chances favoring recovery, can I stop the payment of commission? Please let me know as fully as space will permit, as to my standing in this matter, and confer a great favor.

Answer.—You have no suit for commission against A whether he was principal in the transaction or simply a broker. If he was acting as a broker and gets a commission from D, you can get no part of it, unless there was an agreement that you and he should divide the commission. If he was principal, you cannot recover anything from him, as he did not employ you to sell or exchange his property, but in that case, I think you might recover commission from D.—Law Editor.

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. Dec. 5 to 11, inc.	1901. Dec. 6 to 12, inc.
Total number.....	274	276
Amount involved.....	\$283,517	\$333,731
Number nominal.....	200	173
Total number of Conveyances, Jan. 1 to date.....	17,615	15,679
Total amount of Conveyances, Jan. 1 to date.....	\$25,509,308	\$23,183,478

MORTGAGES.

Total number.....	232	207
Amount involved.....	\$1,066,795	\$809,936
Number over 5%.....	95	69
Amount involved.....	\$460,807	\$202,313
Number at 5% or less.....	137	138
Amount involved.....	\$605,988	\$607,623
Total number of Mortgages, Jan. 1 to date.....	12,442	11,913
Total amount of Mortgages, Jan. 1 to date.....	\$57,079,047	\$66,143,742

PROJECTED BUILDINGS.

No. of New Buildings.....	57	59
Estimated cost.....	\$389,020	\$271,830
Total No. of New Buildings, Jan. 1 to date.....	2,955	3,180
Total Amt. of New Buildings, Jan. 1 to date.....	\$16,802,130	\$17,573,350
Total amount of Alterations, Jan. 1 to date.....	\$2,528,172	\$2,251,113

Oscar W. Hamilton has exchanged the apartment house known as The Byron, northwest corner of Bedford av and Park pl, for a plot of lots on Washington av and 185th st, Bronx.

Supreme Court Justice Maddox has appointed ex-Judge Andrew Lemon, ex-Sheriff William J. Buttling and Assemblyman John McKeown commissioners to appraise the value of the land to be taken for the Fourth Ward Park.

Supreme Court Justice Marean appointed David F. Manning, George F. Billings and ex-Judge William B. Hurd, Jr., Commissioners of Estimate and Appraisal in condemning property adjacent to the new East River bridge in the Eastern District.

Joseph Straus & Son have sold No. 92 South 2d st, a 3-sty and basement brick house, for E. Rossiter to Herman Berman, No. 46 South 2d st, 3-sty and basement brick dwelling, for Mrs. M. Anhold to George Schraeder; and No. 126 Roebling st, 4-sty brick tenement, for J. Etraus to George Alfieri.

House Numbering.

The Board of Aldermen have scheduled for discussion at their meeting of Tuesday next, immediately after the consideration of the Pennsylvania tunnel franchise, the question of numbering houses in this city. The matter was brought up at the last meeting upon a report of the Building Committee recommending the adoption of the following amended ordinance, which they stated had been carefully prepared to meet the objections to an earlier suggested ordinance, on the part of property owners:

Section 1. The owner, agent, lessee or other person in charge of each and every building in the City of New York shall cause to be placed or affixed thereon the proper street number or numbers of said building, and shall have said number or numbers kept and retained or renewed thereon; and such number or numbers shall be of

such design and shall be affixed to the building in such manner as shall be determined by the President of the Borough in which the building is situated; provided the design and general location of such design have first been approved by the Art Commission.

Sec. 2. If the owner, lessee, agent or other person in charge of any building in the City of New York shall desire to use a different design, or affix a design in a different place from that designated by the President of the Borough, he may submit such design or proposed location to the Art Commission, and if it be approved by such Commission, he may affix the same in lieu of the one designated by the President of the Borough.

Sec. 3. The number or numbers affixed to any building under the provisions of this ordinance, shall be of such size and dimension and of such material as will make it or them, as far as practicable, readily discernible day and night; and, furthermore, the President of the Borough and the Art Commission, respectively, shall take into consideration the advisability of uniformity, as far as possible, in locating the number or numbers on the houses in the several boroughs of the city.

Sec. 4. The Art Commission is hereby requested and authorized to act in approving such designs and the general location thereof.

Sec. 5. If the owner lessee, agent or other person in charge of any building in the City of New York shall fail to provide, place and keep such number or numbers upon such building, the President of the Borough shall send by mail to such person a copy of this ordinance, and if the same is not complied with within thirty days after said notice has been mailed to such owner, lessee, agent or other person in charge of the building, the said President of the Borough shall cause the proper number or numbers of said building to be provided, affixed or placed upon said building in the manner prescribed by this ordinance.

Sec. 6. Every owner, lessee, agent or other person in charge of any building in the City of New York who shall fail to or neglect to comply with the provisions of this ordinance within thirty days after the notice above provided for has been mailed to such person, shall be fined twenty-five dollars (\$25), which shall be duly sued for and collected.

Sec. 7. The President of the Borough is authorized to determine the proper number or numbers of each building.

Building Elsewhere.

The signs point to a lessening of building operations in some of the cities of the Union, but as a whole the industry holds up very well in spite of high prices for materials and labor and exasperating delays in deliveries. Superintendent of Buildings Krause of Los Angeles endorses his November figures with the remark, "Beats all records," and he is evidently in a cheerful frame of mind. Allegheny, Atlanta, Kansas City, Milwaukee, St. Louis, Buffalo and Milwaukee all report increased filings, from which it may be gathered that the satisfactory condition of building is as widespread. The comparative figures for November of 16 cities follow:

	1902		1901	
	No. bldgs.	Estimated cost.	No. bldgs.	Estimated cost.
Allegheny, Pa.	58	\$249,175	41	\$104,750
Atlanta, Ga.	220	190,490	237	113,950
Buffalo, N. Y.	136	342,828	79	562,029
Chicago, Ill.	454	3,083,550	478	3,428,775
Cincinnati, O.	47	163,800	302	531,700
Denver, Colo.	121	277,950	159	408,570
Detroit, Mich.	204	487,000	211	431,600
Indianapolis, Ind.	169	145,137	197	290,004
Kansas City, Mo.	288	721,410	371	390,890
Los Angeles, Cal.	496	1,129,954	362	538,004
Milwaukee, Wis.	148	478,870	119	288,568
Minneapolis, Minn.	170	269,310	..	.....
Seattle, Wash.	288	226,020	..	.....
St. Louis, Mo.	319	959,824	338	759,301
St. Paul, Minn.	73	193,002	113	539,560
Washington, D. C.	117	411,650	213	233,531

Commissioners' Fees

The Corporation Counsel is regularly criticising the accounts of commissioners in condemnation in accordance with the directions of the charter. Sometimes he is supported by the courts and sometimes not. This week Justice Scott rendered a decision which shows that commissioners must hold "business" meetings if they are to collect fees for attendance. This was in the case of Crotona Park East. The Justice's remarks explain themselves and they are:

It is not questioned that the commissioners actually attended at the number of meetings for which they charge. The corporation counsel, however, objects that they adjourned without doing anything, on an unreasonable number of times, and that they held more executive sessions than were reasonably necessary for the determination of the questions presented for their decision. His objections do not seem to be satisfactorily met by the commissioners. The record does not show that any considerable number of the adjournments were taken at the request of the assistant representing the corporation counsel; and no explanation whatever is offered why it was necessary to hold so many executive sessions. I have concluded to tax the bills as presented except that each commissioner will be allowed for sixteen days less than the number included in his bill, at \$6 per day, making a reduction of \$96 in the charge of each commissioner for attendance at meetings.

MISCELLANEOUS.

SLAWSON & HOBBS

Real Estate Brokers, Agents, Appraisers Extensive Bureau of Information, covering entire city; tabulated records of sale, mortgages, and other items of interest. 284 COLUMBUS AVENUE, near 73d Street

F. R. Wood W. F. McClelland

F. R. WOOD & CO.

West Side Real Estate 412 Columbus Ave. (Orleans Hotel), Cor. 80th St. Telephone, 178 Riverside NEW YORK

W. P. MANGAM,

Real Estate and Loans 108 and 110 EAST 125th STREET Telephone, 222 Harlem New York City NOTARY PUBLIC

MISCELLANEOUS.

CHARLES H. EASTON & CO.,

Real Estate Agents and Brokers, Tel., 6420 38th St. Estates Managed. 116 West 42d Street, NEW YORK. Cable Address, "Cheaston, N. Y."

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Real Estate Agents and Brokers. Members of the Real Estate Board of Brokers. 906 COLUMBUS AVE., at 104th St. The economical management of real estate our specialty. Established in 1887. Highest references. A trial solicited.

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Real Estate, 640 BROADWAY, (Cor. Bleecker St.) Telephone Spring 5012. NEW YORK.

MISCELLANEOUS.

THOMAS DIMOND

Iron Work for Buildings 128 WEST 33d ST., NEW YORK Works (128 West 33d St. Established 1852 (137 West 32d St. Tel. 1780 Mad. Sq

ARTHUR S. COX, 17 years with Geo. R. Read. JOHN J. BUEB.

ARTHUR S. COX & CO.,

Real Estate, 31 PINE STREET, NEW YORK, Telephone, 3280 John.

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Real Estate, Wm. Tod Wilcox, 542 Fifth Avenue, S. W. Cor. 45th St., New York

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The Trust Company of America

149 BROADWAY, N. W. Cor. Liberty St.

Deposits June 30, 1902, \$19,472,995.05.

Appointed by the State Bank Superintendent a Depository of Lawful Money Reserve for the Banks of the State of New York. Named as a Depository of the Moneys of the City of New York, Designated as a Depository of the Cotton, Coffee and Produce Exchanges of New York on contracts.

ASHBEL P. FITCH WILLIAM BARBOUR H. S. MANNING FRANK JAY GOULD

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WM BARBOUR, Vice-President H. S. MANNING, Vice-President

R. J. CHATRY, Secretary A. L. BANISTER, Treasurer

Interest allowed on Deposits Subject to Cheque.

CENTURY REALTY COMPANY

135 BROADWAY

Authorized Capital, \$3,000,000

Subscribed Capital, 2,000,000

H. B. HOLLINS, OAKLEIGH THORNE, ERNST THALMANN, W. F. HAVEMEYER.

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CHAS. F. HOFFMAN, JAMES JOURDAN, CHARLTON T. LEWIS, WARNER VAN NORDEN, JOHN C. TOMLINSON, E. C. POTTER, W. H. CHESEBROUGH.

THE TITLE INSURANCE COMPANY, OF NEW YORK,

149 Broadway, Manhattan, and 203 Montague St., Brooklyn.

CAPITAL AND SURPLUS, \$1,500,000.

Examines and Insures Titles to Real Estate on Sales and Loans, and deals in Mortgages.

EDGAR J. LEVEY, President. JOHN D. CRIMMINS, CHARLES T. BARNEY, CYRIL H. BURDETT, HENRY R. STEELE, Hon. ABRAHAM R. LAWRENCE, Counselors.

GILLIES & CLEARY, Real Estate, 115 Broadway, Tel., 803 Cortlandt. UPTOWN OFFICE, 500 Madison Avenue, Tel., 6541-38th St.

GROSVENOR W. BARRY, Real Estate Broker, 542 Fifth Avenue, corner 45th Street, New York.

L. H. & J. W. SLAWSON, Real Estate, in the Fifth Avenue Section, 536 Fifth Avenue, near 44th Street. Telephone, 6546-38th St.

HOPTON & WEEKS (Formerly with Hall J. How & Co.) Real Estate No. 150 BROADWAY Telephone, 1603 Cortlandt Cor. Liberty St.

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 Feb. 2d will be exempt from interest; after that date interest at the rate of 7% per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles and Assessments.

Opening. 144th st, from Hamilton Terrace to Convent av. Andrews av, from Burnside av to 180th st. Bills of cost will be presented to the Supreme Court for confirmation on Dec. 19th for bulkheads and on Dec. 23d for all others. Riverside Drive and Parkway, from 135th st to the Boulevard Lafayette. Cannon pl, from Giles pl to 238th st. Bulkheads, between 18th and 20th sts, East River. Acquiring Title for Street Opening. Exterior st, from the n s of Cromwell's Creek to 150th st. Fourth Separate report completed. Objections must be filed on or before Dec. 26th. Report will be presented to the Supreme Court for confirmation on Feb. 12th.

W. D. MORGAN & CO. Washington Heights Property 1685 AMSTERDAM AVE., near 144th St.

BUSINESS PROPERTY A SPECIALTY. HEIL & STERN, Tel., 4978 Spring. 647 Broadway, New York.

WOOD & GILES, Real Estate and Insurance, 10 East 42d Street. Branch, 234 West 116th St. Estates Managed, Renting and Collecting. Telephone Connection.

LEONARD MOODY R. E. CO., REAL ESTATE IN ALL ITS BRANCHES. 20 Court St. 309 Flatbush Ave. Established 1865.

JOSEPH P. DAY, Agent, Broker and Appraiser, Economical Management of Property a Specialty. 932 EIGHTH AVE. Near 55th St. Telephone, 10 Col. DOWNTOWN OFFICE, 258 BROADWAY.

Commissioners Appointed. The following were appointed Commissioners of Estimate and Appraisal: Acquiring Title for Fire Department. Briggs av, between 190th st and 200th st: E. Daniel Miner, Edward R. Watson, and Isaac N. Roth.

MUNICIPAL ASSEMBLY.

Below is a summary of the business directly affecting the interests of real estate owners in the Boroughs of Manhattan, The Bronx and Brooklyn, which came before the Municipal Assembly at the meeting of the two bodies composing it on Tuesday last: BOROUGH OF MANHATTAN. Laying Out. 99th st, 100th st and 101st st, across tracks of N. Y. & H. R. R. Co and N. Y. & H. R. R. R. Co. 148th st, from St Nicholas av to Edgecombe av, which was referred to Committee on Streets, Highways and Sewers. Change of Grade. Jacobus pl, between Terrace View av and Van Corlear pl. Referred to Committee on Streets, Highways and Sewers.

Allen L. Mordecai, Benjamin Mordecai A. L. MORDECAI & SON, Real Estate and Mortgages,

135 BROADWAY, CORNER CEDAR STREET North American Trust Co. Building.

BUILDING LOANS A SPECIALTY. The City Mortgage Company, (Incorporated under the Laws of the State of N. Y.) FREDERICK A. SNOW, President, 15 Wall St., New York. Telephone, 5688 Cortlandt.

THE HACKETT-HANKINSON BUILDING CONSTRUCTION CO., Operators in Real Estate and General Contractors, Tel., 3766 Spring. Office, 93 Watts Street.

GEO. W. DOUGHERTY, Formerly with Hall J. How & Co. Negotiates the sale of Vacant and Improved Investment Properties. Places Mortgage Loans and makes Appraisements. 211 WEST 116th ST., Tel. 977 Morningside.

JOHN ARMSTRONG & CO. Real Estate and Investment Securities Washington Life Building, 141 Broadway, New York. MONEY TO LOAN ON BOND AND MORTGAGE.

83d st, from East End av to a point 250 e therefrom. Referred to Committee on Streets, Highways and Sewers.

BOROUGH OF BRONX. Change of Grade. Hoe st, bet Home st and Freeman st. Referred to Committee on Streets, Highways and Sewers. 234th st, from Webster av to the Bronx River, and from the Bronx River to E 2d st. Referred to Committee on Streets, Highways and Sewers. Closing and Discontinuing. Unnamed streets lying between Decatur and Marion avs, extending from 193d st to 194th st. Referred to Committee on Streets, Highways and Sewers. Widening. 177th st, from Boston road to the Bronx River,

Real Estate Surveys

FOR ARCHITECTS, BUILDERS, AND OWNERS.

Borings for Foundations to and into Rock.

DEPARTMENT OF SURVEYS.

THE LAWYERS' TITLE INSURANCE CO.,

37 LIBERTY STREET, NEW YORK.

PETER ELBERT NOSTRAND, M. Am. Soc. C. E., Civil Engineer and City Surveyor, Manager.

Official Legal Notices.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 23d to December 6th, 1902, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:
 12TH WARD, SECTION 8: 209TH STREET SEWER, between Harlem River and 10th Avenue; 210TH STREET SEWER, between 9th and 10th Avenues; 9TH AVENUE SEWER, between 208th and 210th Streets; also, 10TH AVENUE SEWER, between 207th and 209th Streets.
 EDWARD M. GROUT, Comptroller.
 City of New York, November 21, 1902.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 23d to December 6th, 1902, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:
 1ST WARD: BROOKE STREET SEWER, from Jersey Street to Richmond Turnpike.
 EDWARD M. GROUT, Comptroller.
 City of New York, November 21, 1902.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 27th to December 11th, 1902, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:
 24TH WARD, SECTION 11: ANDREWS AVENUE OPENING, from East 150th Street to the south line of the New York University property. Confirmed, November 18th, 1902; entered November 26, 1902.
 EDWARD M. GROUT, Comptroller.
 City of New York, November 26, 1902.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 5 to 18, 1902, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:
 24TH WARD, SECTION 11: ANDREWS AVENUE OPENING, from Burnside Avenue to East 180th Street. Confirmed October 20th, 1902; entered December 3d, 1902.
 EDWARD M. GROUT, Comptroller.
 City of New York, December 3, 1902.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 5th to 18th, 1902, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF MANHATTAN:
 12TH WARD, SECTION 7: WEST 144TH STREET OPENING, from Hamilton Terrace to Convent Avenue. Confirmed October 20, 1902; entered December 3, 1902.
 EDWARD M. GROUT, Comptroller.
 City of New York, December 3, 1902.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 12 to 26, 1902, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:
 12TH WARD, SECTION 8: 163D STREET PAVING, from Amsterdam Avenue to Edgecombe Avenue.
 9TH AND 15TH WARDS, SECTION 2: WEST STREET SEWER, between West 11th Street and Horatio Street; also, WASHINGTON STREET SEWER, between Jane Street and West 12th Street; also, A TREATMENT AND IMPROVEMENT TO CONNECTING SEWERS IN BANK, BETHUNE, WEST 12TH, JANE, HORATIO, WASHINGTON AND GANSEVOORT STREETS AND 13TH AVENUE.
 EDWARD M. GROUT, Comptroller.
 City of New York, December 10, 1902.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 12 to 26, 1902, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of Assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:
 24TH WARD, SECTION 11: GARDEN STREET SEWER, between Crotona Avenue and Southern Boulevard. EAST 176TH STREET SEWER, from Southern Boulevard to the street summit situated west of Marmion Avenue. EAST 183D STREET SEWER, between Southern Boulevard and Adams Place. ALSO PROSPECT AVENUE SEWER, from East 183d Street to Grote Street.
 EDWARD M. GROUT, Comptroller.
 City of New York, December 10, 1902.

SEALED BIDS will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 11 o'clock a. m., on Tuesday, December 23, 1902.
 For furnishing all the labor and material required for an extension to outlet sewer at the foot of West Seventy-Second Street.
 For furnishing all the labor and material required for sewers in Broadway, east and west sides, between Twenty-Eighth and Twenty-Ninth Streets.
 For full particulars see "City Record."
 JACOB A. CANTOR,
 Borough President.

Official Legal Notices.

NOTICE TO TAXPAYERS.

Department of Finance, Bureau for the Collection of Taxes, No. 57 Chambers Street, Stewart Building, New York, December 1, 1902.

NOTICE is hereby given to all persons who have omitted to pay their taxes for the year 1902, to pay the same to the Receiver of Taxes at his office in the Borough in which the property is located, as follows:

- Borough of Manhattan, No. 57 Chambers street, Manhattan, New York.
 - Borough of The Bronx, corner Third and Tremont avenues, The Bronx, New York.
 - Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, New York.
 - Borough of Queens, corner Jackson avenue and Fifth street, Long Island City, New York.
 - Borough of Richmond, corner Bay and Sand streets, Stapleton, Staten Island, New York; before the first day of January, 1903, as provided by Section 919 of the Greater New York Charter (Chapter 318, Laws of 1897).
- Upon any such tax not paid before the first day of December, 1902, one per centum will be charged, received and collected in addition to the amount thereof. Upon such tax remaining unpaid on the first day of January, 1903, interest will be charged, received and collected upon the amount thereof at the rate of seven per centum per annum, as provided in Section 516 of the Greater New York Charter, to be calculated from the sixth day of October, 1902, on which day the tax became due and payable and became a lien as provided in Sec. 914 of the said Charter.

DAVID E. AUSTEN,
Receiver of Taxes.

SEALED BIDS will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 11 o'clock a. m. on

TUESDAY, DECEMBER 16, 1902.

REGULATING, REGRADING, REFLAGGING AND RECURRING EDGECOMBE AVENUE, FROM ONE HUNDRED AND FORTY-SEVENTH STREET TO ONE HUNDRED AND FIFTY-FOURTH STREET.
 REGULATING, GRADING, CURBING AND FLAGGING ONE HUNDRED AND SEVENTY-FIRST STREET, FROM AMSTERDAM AVENUE TO BROADWAY; also
 ONE HUNDRED AND SEVENTY-SECOND STREET, FROM AMSTERDAM AVENUE TO AUDUBON AVENUE.

JACOB A. CANTOR,
Borough President.

For full particulars, see City Record.

SEALED BIDS will be received by the Superintendent of School Buildings at the office of the Department of Education until 12 o'clock noon on

MONDAY, DECEMBER 15, 1902.

Borough of Brooklyn

FURNITURE, NEW PUBLIC SCHOOL 139, NORTHERLY SIDE OF AVENUE C, BETWEEN THIRTEENTH STREET AND FOURTEENTH STREET, BOROUGH OF BROOKLYN.

Borough of The Bronx.

INSTALLING ELECTRIC ELEVATORS IN THE MORRIS HIGH SCHOOL, ONE HUNDRED AND SIXTY-SIXTH STREET BOSTON ROAD AND JACKSON AVENUE, BOROUGH OF THE BRONX.

Borough of Manhattan.

GENERAL CONSTRUCTION OF NEW PUBLIC SCHOOL 183, NORTH SIDE OF SIXTY-SIXTH STREET, 183 FEET EAST OF FIRST AVENUE, BOROUGH OF MANHATTAN.

Borough of Queens.

GENERAL CONSTRUCTION OF NEW PUBLIC SCHOOL 81, EASTERLY SIDE OF CYPRESS AVENUE, BETWEEN RALPH STREET AND BLECKER STREET, BOROUGH OF QUEENS.

For full particulars see "City Record."

C. B. J. SNYDER,
Superintendent of School Buildings.

Department of Education, Corner of Park Avenue and Fifty-ninth Street, Borough of Manhattan, City of New York.

SEALED BIDS will be received by the Superintendent of School Buildings at the office of the Department of Education, until 12 o'clock noon, on

MONDAY, DECEMBER 23, 1902,

Borough of Brooklyn.

FOR INSTALLING HEATING AND VENTILATING APPARATUS, NEW P. S. 130, SOUTHERLY SIDE OF FORT HAMILTON AVENUE, BETWEEN OCEAN PARKWAY AND EAST FIFTH STREET, BOROUGH OF BROOKLYN.

Borough of Manhattan.

FOR INSTALLING HEATING AND VENTILATING APPARATUS, NEW P. S. 188, EAST HOUSTON, LEWIS, MANHATTAN AND EAST THIRD STREETS, BOROUGH OF MANHATTAN.

Borough of Queens.

REPAIRS, ETC., P. S. 44, BOULEVARD AND ACADEMY AVENUE, ROCKAWAY BEACH, BOROUGH OF QUEENS.

ALTERATIONS, ETC., P. S. 47, HILLSIDE, BETWEEN UNION AND HARDENBROOK AVENUES, JAMAICA, BOROUGH OF QUEENS.

For full particulars, see "City Record."

C. B. J. SNYDER,
Superintendent of School Buildings.

Official Legal Notices.

SEALED BIDS will be received by the Superintendent of School Buildings at the office of the Department of Education, until 12 o'clock noon, on

MONDAY, DECEMBER 15, 1902.

Borough of Manhattan.

FOR PLACING CAST IRON TREADS AND PLATFORMS ON THE FIRE ESCAPE IN EAST YARD OF ANNEX OF COMMERCIAL HIGH SCHOOL, SITUATED AT 244-246 EAST FIFTY-SECOND STREET, BOROUGH OF MANHATTAN.

FOR INSTALLING ELECTRIC LIGHT WIRING AND FIXTURES IN GIRLS' TECHNICAL HIGH SCHOOL, 38 EAST TWELFTH STREET, AND PUBLIC SCHOOL 72, ONE HUNDRED AND SIXTH STREET AND LEXINGTON AVENUE, BOROUGH OF MANHATTAN.

For full particulars see City Record.

C. B. J. SNYDER,
Superintendent of School Buildings.

Department of Education, Corner of Park Avenue and Fifty-ninth Street, Borough of Manhattan, City of New York.

SEALED BIDS will be received by the Superintendent of School Buildings at the office of the Department of Education until 12 o'clock noon, on

MONDAY, DECEMBER 22, 1902.

Borough of Manhattan.

FOR THE GENERAL CONSTRUCTION OF NEW PUBLIC SCHOOL 24, ON THE SOUTH SIDE OF ONE HUNDRED AND TWENTY-SIXTH STREET 155 FEET WEST OF SECOND AVENUE, BOROUGH OF MANHATTAN.

For full particulars see "City Record."

C. B. J. SNYDER,
Superintendent of School Buildings.

SEALED BIDS OR ESTIMATES for removing the two existing piers and building a new wooden pier at the foot of East 56th Street, East River, will be received by the Commissioner of Docks, at Pier "A," Battery Place, until 12 o'clock noon, on Tuesday, December 23, 1902.

For full particulars see City Record.

Department of Education, Corner Park Avenue and Fifty-ninth Street, Borough of Manhattan, City of New York.

SEALED BIDS will be received by the Superintendent of School Buildings at the above office of the Department of Education, until 12 o'clock noon, on

WEDNESDAY, DECEMBER 24, 1902.

Borough of Brooklyn.

FOR GENERAL CONSTRUCTION OF NEW PUBLIC SCHOOL 144, ON WESTERLY SIDE OF HOWARD AVENUE, BETWEEN PROSPECT PLACE AND ST. MARK'S AVENUE, BOROUGH OF BROOKLYN.

Borough of Manhattan.

FOR ERECTING PARTITIONS IN THE FOURTH STORY ASSEMBLY ROOM OF PUBLIC SCHOOL 14 NO. 225 EAST TWENTY-SEVENTH STREET, BOROUGH OF MANHATTAN.

For full particulars see "City Record."

C. B. J. SNYDER,
Superintendent of School Buildings.

Department of Public Charities, Foot of East Twenty-Sixth Street, Borough of Manhattan, The City of New York.

SEALED BIDS will be received by the Commissioner of Public Charities at the above office until 12 o'clock, m., on

MONDAY, DECEMBER 22, 1902.

FOR FURNISHING ALL THE LABOR AND MATERIAL REQUIRED FOR ENCLOSING EIGHT BALCONIES AND EXTENDING THE ROOFS ON MALE AND FEMALE BARRACKS, ALMSHOUSE, BLACKWELL'S ISLAND.

For full particulars see "City Record."

HOMER FOLKS,
Commissioner.

SEALED BIDS will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 11 o'clock a. m., on Tuesday, December 23, 1902.

For furnishing all the labor, materials, tools, etc., necessary to clean all the glass in all the windows and doors of various public buildings, courts and offices under the care of the President of the Borough of Manhattan.

For full particulars, see "City Record."

JACOB A. CANTOR,
Borough President.

SEALED BIDS will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 11 o'clock a. m., on Tuesday, December 23, 1902.

For regulating and repaving with asphalt pavement on present pavement relaid as foundation the roadway of Houston Street, from Crosby Street to Broadway.

For regulating and repaving with asphalt pavement on present pavement relaid as foundation the roadway of Varick Street, from Laight Street to Beach Street.

For regulating and repaving with asphalt pavement on present pavement relaid as foundation the roadway of Twenty-Third Street, from Sixth Avenue to Tenth Avenue.

For regulating and repaving with asphalt pavement on a concrete foundation the roadway of Lexington Avenue, from N. twenty-Fifth Street to Ninety-Sixth Street.

For full particulars see "City Record."

JACOB A. CANTOR,
Borough President.

changing the lines of Tremont av, from the Bronx River to the first street easterly therefrom. Referred to Committee on Streets, Highways and Sewers.

Wales av, from Kelly st to 149th st;
Robbins av, from Westchester av to 149th st;
Beck st, from Robbins av to Beach av;
Fox st, from Robbins av to Beach av. Referred to Committee on Streets, Highways and Sewers.

Locating and Laying Out.

Palisade pl, from Popham av to Sedgwick av. Referred to Committee on Streets, Highways and Sewers.

BOROUGH OF BROOKLYN.

Reducing the Width.

E 12th st, from the south side of Ave U to Emmons av. Work ordered.

Change of Grade.

Shepherd av, between Blake av and Belmont av. Referred to Committee on Streets, Highways and Sewers.

Adams agt John Adams indivd and as exr et al; partition; Michl J Sullivan, att'y. 137th st, n s, 350 e Lenox av, 50x99.11. The U S Life Ins Co agt Leopold Weiss et al; 2 actions; Donald B Toucey, att'y.

Av D, n e cor 3d st, 48x75. Mayer Malbin and ano agt Nathan Feldman et al; action to foreclose a mechanic's lien; David W Rockmore, att'y.

Southern Boulevard, n e cor Brown pl, 50x100. 1/2 part. Beach av, e s, 150 s Dater st, —x—. 1/2 part. Agnes V Walter agt Louis Langfield et al; partition; Halbustadt & Culver, att'ys.

7th av, No 562. John F Niebuhr agt Marcus Krizer et al; action to foreclose a mechanic's lien, &c; Hawes & J, att'ys.

8th st, No 337 East. Dora Steckler agt Nannie Stein et al; action to establish; Louis Steckler, att'y.

27th st, Nos 145 and 147 West. Empire City Woodworking Co agt Maria Wimpie et al; action to foreclose a mechanic's lien; Otis & P, att'ys.

124th st, Nos 157 and 159 West. Wm M Fliess, Jr, agt Ten Associates et al; Kelly & H, att'ys.

165th st, s s, 60 w Cauldwell av, 25x120. Peter Schultheiss agt Rosina Schultheiss et al; partition; Aug P Wagener, att'y.

51st st, No 129 West. James Morrison agt Seth B French et al; action to foreclose A mechanic's lien, &c; John J Gleason, att'y.

117th st, Nos 17 and 19 East. Patrick Kennedy agt Wm T Hookey et al; action to set aside deed; Cornelius O'Connor, att'y.

152d st, s s, 154 e Robbins av, 50x70.9. Geo J Lyons and ano as trustees agt Margaret Clarke; Michl J Sullivan, att'y.

207th st, s s, 405.11 w Perry av, 100x100. Same agt John V McEnily et al; amended; Merrill & R, att'ys.

101st st, n s, 125 e Columbus av, 25x100.11. Henry A Bogert agt Wm M Walsh et al; Henry L Bogert, att'y.

149th st, s s, 125 w 8th av, 50x99.11. Minerva store, &c, 5-sty brk building on rear. C Cecelia wife of and Henry Barclay to Harris Mandelbaum and Fisher Lewine. Dec 10. Dec 11, 1902. 2:421.

FORECLOSURE SUITS.

Dec. 6.

Boston road, s w cor 168th st, 51.3x97. Henry J Garner agt Alice H Blaney et al; Adolphus T Sieker, att'y.

Dec. 8.

Livingston pl, s e cor 17th st, 53x120. Chelsea Realty Co agt Isaac Polstein et al. Cauldwell av, w s, 136.9 n 156th st, 50x117.6. Isaac L Dunn agt Mary Benson et al; amended; John J Brady, att'y.

Dec. 9.

154th st, n s, 154 e Robbins av, 50x70.9. Geo J Lyons and ano as trustees agt Margaret Clarke; Michl J Sullivan, att'y.

Dec. 10.

134th st, No 236 West. Morris Katz agt Samuel Engelsberg et al; Wm A Gans, att'y.

Dec. 11.

149th st, s s, 125 w 8th av, 50x99.11. Minerva

Burwell agt Ernest E Califano et al; S P Sturges, att'y. 1st av, e s, 75.8 n 91st st, 75x94. Hiram Rinaldo agt Frederick H Dressel et al; Eisman & L, att'ys.

Dec. 11.

West Broadway, n w cor Spring st, 75.4x45x irreg. Mary B Schwab agt Stuart W Cowan et al; Schenck & P, att'ys. 106th st, No 215 West. Vincent F Maguire and ano agt Peter Wagner; Lippman & R, att'ys.

Dec. 12.

10th av, s e cor 31st st, 24.8x100. Maria Jones agt Nathan Wellburg et al; amended; Crane & L, att'ys. Elliott av, w s, 236.4 s Union st 50x83. Mary Crawford agt Jane Fisher Lemon and ano; Clocker & C, att'ys.

CONVEYANCES.

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

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.

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

3d.—B. & S. is an abbreviation for Bargain and Sale deeds, wherein although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. The street and avenue numbers given in these lists are, in all cases, taken from the Insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

4th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

5th.—The figures in each conveyance, thus, 2:482, denote that the property is in section 2 block 482.

6th.—It should also be noted in section and block numbers, the instrument as filed is strictly followed.

December 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Academy st, s e cor Vermilyea av, 200x100, vacant. Louise S Studt et al to Wm J McClelland of Mt Vernon. Nov 20. Dec 5, 1902. 8:2225.

Same property. Power of attorney. Marie S Grandier to Ferdinand G Studt, Flushing, L. I. June 16, 1902. Dec 5, 1902.

Allen st, No 53, w s, abt 172 n Hester st, 25x87.6, 5-sty brk tenement with stores. Simon Cohen to Banned Friend. Mort \$18,000 and part of \$3,000. Dec 5, 1902. 1:307.

Same property. Release mort. Isaac Blumberg to Simon Cohen. Dec 4. Dec 5, 1902.

Allen st, No 116. n e cor Delancey st, 25x73.8, 4-sty brk Delancey st, Nos 72 and 74. store and tenem't, two 1-sty frame extensions and brk stores on Delancey st. Pincus Lowenfeld and William Prager to Hyman Adelstein and Abram Avrutine. Mort \$33,000. Dec 2. Dec 6, 1902. 2:415.

Allen st, No 205. Release from all claims or liens. Fred or Frederick Halpern to Hirsh or Harris Sharkowitz. Dec 8, 1902. 2:417

Baxter st, No 12 1/2, w s, 208 n Park row, 12.6x45x13.8x44.6, 2-sty frame (brk front) store, &c. Caroline R Foulke to Wm D Foulke, Richmond, Ind. Nov 28. Dec 11, 1902. 1:160.

Bedford st, No 51, w s, 50 n Leroy st, 25x100, 5-sty brk tenement. FORECLOS. Algernon S Norton to Farmers Loan and Trust Co trustee will Charles Wood. Dec 5. Dec 6, 1902. 2:583.

Bridge st, No 25, n s, abt 168 e Whitehall st, 24x64.7x26x65, 5-sty brk loft building. George Ranger to Wm S Kane. Mort \$19,000. Dec 4. Dec 9, 1902. 1:16.

Broome st, No 32. n e cor Goerck st, 25x75, 3-sty brk front Goerck st, Nos 22 and 24. store and tenement, 1-sty extension. Max Gold and Max Lipman to Wolf Sigel. Mort \$16,000. Dec —, 1902. Dec 5, 1902. 2:322.

Canal st, No 515, n e s, abt 60 s e Greenwich st, —x—. Norfolk st, No 55, w s, abt 125 n Grand st, —x—; also Property in Brooklyn.

John Tyson decd (by will) to Chas H and James M Tyson. Mar 7, 1872. 2:594. Dec 5, 1902.

Cooper st, s e s, 100 n e Hawthorne st, 100x100, vacant. Annie E wife of J Romaine Brown and Duane S Everson to Max Marx. Dec 3. Dec 8, 1902. 8:2241. See 154th st.

Division st, No 240, n s, 28 e Attorney st, 28x56.4x25x69.2. Division st, No 238. n e cor Attorney st, 28x69.2x25x82, two Attorney st, Nos 2 and 4. 2-sty brk tenements with stores with 3-sty brk tenement on Attorney st.

Attorney st, e s, 82 n Division st, 2x50. Cath B Burrell et al to Pincus Lowenfeld and William Prager. Dec 1. Dec 11, 1902. 1:315.

Forsyth st, No 172, e s, 100 n Rivington st, 29.2x100, 3-sty brk

store, &c, 5-sty brk building on rear. C Cecelia wife of and Henry Barclay to Harris Mandelbaum and Fisher Lewine. Dec 10. Dec 11, 1902. 2:421.

Same property. Harris Mandelbaum and Fisher Lewine to Harris Friedman and Barnet Feinberg. Mort \$20,000. Dec 10. Dec 11, 1902. other consid and 100

Front st, Nos 354 and 356, n s, 325.2 w Jackson st, 40.10x70; No 354, 3-sty frame store and tenement; No 356, 2-sty brk dwelling. Harris Mandelbaum and Fisher Lewine to Meyer and Philip Jaroslowsky. Dec 10, 1902. 1:243.

Front st, n s, 325.2 w Jackson st, 24.10x70x25x70. Release mort. The Corn Exchange Bank to Harris Mandelbaum and Fisher Lewine. Dec 10, 1902. 1:243.

Goerck st, No 32, e s, 150 n Broome st, 25x100, 6-sty brk tenement with stores. Rosa Wirth et al HEIRS Charles Berg and Fanny his wife to Jonas Weil and Bernhard Mayer. Mort \$23,000. Nov 21. Dec 5, 1902. 2:322.

Grand st, Nos 203 and 203 1/2. begins Grand st, s w cor Mott st, Mott st, Nos 145 to 149. 50.1x80x50x80, 7-sty brk store, &c. Alexander Van Rensselaer indivd and as TRUSTEE Eliz V R Grubb et al HEIRS, &c, Alice C and Cortlandt V R Hodge to Barnett Levy. Mort \$30,000. Nov 21. Dec 5, 1902. 1:237.

Grand st, No 157, s s, 34.11 e Elm st, 17.6x55.1x17.2x55.2, portion 2-sty frame (brk front) dwelling. David E Lurch to Wm E and Fredk D Lurch. Q C. Dec 20, 1899. Dec 8, 1902. 1:234.

Grand st, Nos 377 and 377 1/2, s s, 25 e Norfolk st, 25x70, two 2-sty frame and brk stores and dwellings. Gertrude A Fincke to Morris Kosven. Morts \$20,000. Dec 1. Dec 8, 1902. 1:312.

Grove st, Nos 84 and 86. s s, 67.8 e West Washington pl, runs e West Washington pl, No 137. 39.10 x s 100 x w 40 x s 2.8 to n e s West Washington pl x n w 15 x e 8.6 x n 90 to beginning, 5-sty stone front flat. Wilson Marshall to Alfred Marshall. Q C and C a G. Dec 10. Dec 11, 1902. 2:592.

Henry st, No 200, s s, 271 e Jefferson st, 23.10x100, 4-sty brk dwelling. Rosa Jackson to Max Cohen. Mort \$14,000. Nov 28. Dec 8, 1902. 1:270.

Hester st, No 107, n w cor Eldridge st, 24.4x50, 5-sty brk tenement. Morris Silberstein to Isaac Kleinfeld, Isaac Rothfeld and Sarah Hamburger. Mort \$10,000. Dec 1. Dec 9, 1902. 1:306.

Hester st, No 109, n s, 24.4 w Eldridge st, 18.3x50, 4-sty frame (brk front) tenement and store, and 4-sty brk extension. Fanny L wife of and Isaac Cohen to Isaac Kleinfeld, Isaac Rothfeld and Sarah Hamburger. Mort \$10,000. Dec 1. Dec 9, 1902. 1:306.

Hudson st, No 496, e s, 39.5 s Christopher st, 21.6x84.3x21.9x81.6, 3-sty brk tenement with stores, 2-sty extension.

Hudson st, No 492, e s, 82.5 s Christopher st, 21.6x99.1x24.10x87, 3-sty brk tenement with stores.

Fredk A Pell EXR Benjamin Ayrigg to Juliet M Hotchkiss. All liens. Dec 3. Dec 8, 1902. 2:585.

Same property. Juliet M Hotchkiss to Emanuel Alexander. Mort \$26,000. Dec 6. Dec 8, 1902. other consid and 100

Ludlow st, No 117, w s, 174.8 s Rivington st, 25x87.6x24.11x87.6, 2-sty frame brk front stone and dwelling, 6-sty building to be erected. Joseph Polstein to Harris J Packman and Harry Levin. Mort \$16,000. Nov 29. Dec 5, 1902. 2:410.

Ludlow st, No 181, n w s, 100 s w Houston st, 24x87.10, 7-sty brk store, &c. Bernard Drachman to Joseph Goldfarb. Mort \$22,500. Dec 10. Dec 11, 1902. 2:412.

Madison st, No 241, n s, 170 w Clinton st, 25x100, 5-sty stone front tenement. Emanuel Glauber to Max Cohen. 1/2 part and all title. Mort \$16,000. Nov 11. Dec 6, 1902. 1:270.

Maiden lane, No 40, s s, abt 110 e Nassau st, 21.3x58.7 e s, x 18.11x62.3 w s, 5-sty brk store.

Maiden lane, No 44, s s, 156 e Nassau st, 21x68, 4-sty brk store. Chas D Ingersoll to Frank D Allen. C a G. Mort \$50,000. Dec 9, Dec 10, 1902. 1:66.

Mott st, No 220, e s, 159 n Spring st, 25x94, 6-sty brk tenement with stores. Elizabeth Lynch to Geo J and Wm J Kenny. Q C. Nov 6. Dec 11, 1902. 3:493.

Orchard st, Nos 158 and 160, e s, 125 s Stanton st, 50x87.6, two 5-sty brk tenements with stores and two 5-sty brk tenements on rear.

Irving Bachrach to Abraham M Levy. Morts \$64,000, probable error. Dec 4. Dec 9, 1902. 2:411.

- Rivington st, No 235, s s, 25 e Willett st, 20x70, 3-sty brk store and tenement. David Rothschild to Henry Kalchheim and Julius Miller. Mort \$7,000. Nov 28. Dec 8, 1902. 2:338. nom
- Rivington st, Nos 269 and 271, s e cor Columbia st, 45.8x55.10x45.8 Columbia st, Nos 74 and 76, x55.8, two 6-sty brk tenements with stores. Simme Tobish widow to Rosie Kirschenbluth. Morts \$48,000. May 27. Dec 8, 1902. 2:333. nom
- Rivington st, No 153, s s, 56 e Suffolk st, 19x52x18.9x52, 3-sty brk tenement and store. Bertha Swartz to Morris Kempe. Morts \$10,500. Sept 10. Dec 9, 1902. 2:348. 15,000
- Stanton st, Nos 282 and 284, n w cor, 45.1x75x irreg, x95.9. Satisfaction of mort. Hyman Adelstein and Abram Avrutine to Walter J Cohn and Maurice Myers. Dec 9, 1902. 2:335. nom
- Thompson st, Nos 40 and 42, e s, 100 s Broome st, 41 to 5-ft alley, x94, 7-sty brk tenement with stores, with use of said alley. Leopold Kaufmann to Jonas Weil and Bernhard Mayer. Mort \$45,000. Dec 10, 1902. 2:476. nom
- Washington st, No 629, e s, 25 s Barrow st, 25.2x90, 4-sty brk tenement, 2-sty brk building on rear. Ida M Ryerson to The Rector, &c, of Trinity Church. B & S and C a G. Mort \$10,000. Dec 5. 2:603. 13,500
- Waverly pl, Nos 196 to 200, w s, abt 39 s Charles st, 3 lots, each 19.10x75, two 3-sty frame and brk and one 3-sty brk dwellings. CONTRACT. John C and Annie E Grassmuck with Mayer Malbin and Israel Kammerman, firm Malbin & Kammerman. Mort \$25,500. Dec 3. Dec 5, 1902. 28,500
- West st, e s, 44.11 n 12th st, 0.1x80. Everett P Wheeler et al individ and EXRS David E Wheeler to Margaret Fay, Mary, Fannie and Nellie Malone. Correction deed. Dec 6. Dec 8, 1902. 2:641. nom
- Wooster st, Nos 35 and 37, w s, 100 n Grand st, runs n 50 x w 100 x e 100, error, course omitted, 5-sty stone front loft building. Benj A Jackson to Charles Goeben, Jr. Dec 9, 1902. 2:475. nom
- Same property. Charles Goeben, Jr, to Lorenz Weiher. Mort \$60,000. Dec 9, 1902. See 95th st. nom
- Wooster st, Nos 207, 209 and 209½, w s, abt 220 n Bleeker st, deed reads at centre line former Amity road or lane, runs s 50.4 x w 100 x n 75.4 to said centre line x e 104 to beginning, No 207, 2 and 3-sty frame building; No 209, 3-sty brk store and tenement with 3-sty brk building on rear Nos 207 and 209; No 209½, 3-sty frame building with 3-sty brk tenement on rear. Pelham R Ogle HEIR, &c, Julia Ogle to Conrad F Kruse and Clarence C Mulford. Q C. Nov 28. Dec 11, 1902. 2:536. nom
- 2d st, Nos 264 and 266, n s, 75 e Av C, runs n 40 x e 5 x n 60 x e 12.10 x n 6 x e 30 x s 106 to st, x w 47.10; No 264, 4-sty frame and brk tenement; No 266, 3-sty frame (brk front) store and tenement with 3-sty brk tenement on rear. Max Klein to Ignatz Roth. ½ part. All liens. Dec 9. Dec 10, 1902. 2:372. nom
- 2d st, No 264, n s, 102.10 e Av C, runs n 106 x w 10 x s 6 x w 12.10 x s 60 x w 5 x s 40 to st, x e 27.10. The Church of St Mary to Max J Klein. C a G. Dec 8. Dec 10, 1902. 2:372. 20,000
- 4th st, No 230, s s, 175 w Av B, 24x96.2, 4-sty brk tenement with stores, 4-sty brk tenement on rear. Abraham Goodman and Rudolph Wallach to Jacob Fish. Mort \$14,500. Dec 1. Dec 8, 1902. 2:399. other consid and 100
- 4th st, No 166, w s, 76 n Cornelia st, 20.3x47.11x20x51.10, 5-sty brk tenement. Max Marx to Eliz M Rogan. Mort \$10,000. Dec 9. Dec 10, 1902. 2:590. See 5th av. other consid and 100
- 5th st, No 710, s s, abt 160 e Av C, ——. Articles of co-partnership and agreement as to ownership of premises. Aaron, Benjamin and Max Schenkein, each with the other. Aug 15, 1902. Dec 5, 1902. 2:374. —
- 6th st, No 216, s s, 230 e 3d av, 25x97, 5-sty brk tenement with stores. Eliz N Whiteside to John Reinhardt. Mort \$20,000. Nov 29. Dec 10, 1902. 2:461. other consid and 100
- Same property. John Reinhardt to Louis M Rosenthal. Mort \$20,000. Dec 10, 1902. 2:461. other consid and 100
- 7th st, No 259, n s, abt 325 e Av C, 24.9x97, 6-sty brk tenement with stores. CONTRACT. Samuel Birnbaum with Charles Steinhäusen. Nov 20. Dec 5, 1902. 37,000
- 8th st, Nos 376 and 378, s s, 293 10 e Av C, 39.7x97.6, two 4-sty brk stores and tenements, 6-sty brk building to be erected. Aaron Goodman and Solomon Simon to John R Simpson. Morts \$25,000. Dec 9. Dec 10, 1902. 2:377. 32,000
- 8th st, No 330, s s, 455.9 e Av B, 21.9x97.6, 4-sty brk tenement with stores, 1-sty extension. George Widder to Conrad H Plate. All liens. Dec 10, 1902. 2:390. nom
- 8th st, No 53, n s, 177.7 e 6th av, 25x94.10, 5-sty brk flat. Francis Hessels to Marie A Kessler. Mort \$21,000, taxes, &c. Dec 9. Dec 10, 1902. 2:572. nom
- 11th st, No 709, n s, 158 e Av C, as widened, 25x103.3, 4-sty brk building, 2-sty extension. John Kircher to John Horn, N Y and Louis and Margaret Horn, Brooklyn. All liens. Aug 15. Dec 5, 1902. 2:381. nom
- 12th st, No 415, n s, 197.4 e 1st av, 24.4x92.3, w s, x26.9x103.3 e s, 4-sty brk tenement with stores. Daniel S McElroy to Pincus Lowenfeld and William Prager. Mort \$10,000. Dec 3. Dec 5, 1902. 2:440. nom
- 12th st, No 259, n s, 210.2 e 4th st, 25.2x70.4x25.2x71.2, 3-sty brk flat. Cath A Deane to Irving I Kempner. Dec 8. Dec 9, 1902. 2:615. nom
- Same property. Irving I Kempner to Aaron Goodman and Solomon Simon. Q C. Mort \$17,000. Dec 9, 1902. 2:615. nom
- Same property. Same to same. Mort \$17,000. Dec 9, 1902. nom
- 13th st, Nos 8 and 10, s s, 195 w 5th av, runs w 40 x s 100 x e 10 x n 9.6 x n e 10.6 x n 4 x n e — x n 77.9 to beginning, two 3-sty brk buildings. Assignment of CONTRACT. Wesley Thorn to Moses Bachman. Dec 9. Dec 11, 1902. 2:376. nom
- 13th st, No 511, n s, 146 e Av A, 25x103.3, 4-sty brk tenement with stores. Sarah Maier to Lawrence Lippi. Dec 1. Dec 6, 1902. 2:407. 16,300
- 16th st, No 334, s s, 400 w 8th av, 25x53.1x23.10x50.10, 5-sty brk tenement. Chas W Dierkes to Anna T Dierkes. 1-8 part. Mort 1-8 of \$5,000. Dec 5. Dec 6, 1902. 3:739. 1,700.28
- Same property. John M Dierkes to Mary C Dierkes. 1-8 part. Mort 1-8 of \$5,000. Dec 5. Dec 6, 1902. 1,700.28
- Same property. Joseph H Dierkes to Mary C and Anna T Dierkes. 1-8 part. Mort 1-8 part of \$5,000. Dec 5. Dec 6, 1902. 1,700.28
- 16th st, No 334, s s, 400 w 8th av, 25x53.1x23.10x50.10. Release dower. Catharine Dierkes widow to Mary C, Anna T, John M, Joseph H, Hannah E, Chas W and Gertrude J Dierkes. Dec 3. Dec 5, 1902. 3:739. 2,450
- 21st st, Nos 338 and 340, s s, 160 w 1st av, 40x92, No 338, 3-sty brk dwelling; No 340, 4-sty brk store and tenement. George Pfister to Max Lipman and Max Gold. Mort \$15,000. Dec 10. Dec 11, 1902. 3:926. 100
- 21st st, No 209, n e s, 125 n w 7th av, 25x98.9, 5-sty brk tenement. Chas K Robinson to Robt W Beck, Rye, N Y. Mort \$30,000. Dec 1. Dec 8, 1902. 3:771. nom
- 22d st, No 28, s s, 310 w 4th av, 25x98.9, 4-sty stone front dwelling. Greenwich Realty Co to Pacific Realty Co. B & S. Nov 25. Dec 9, 1902. 3:850. nom
- 23d st, Nos 244 and 246, s s, 462.6 w 7th av, 37.6x98.9, 7-sty brk store. Hitchcock Publishing Co to Joseph E Higgons. All liens. Oct 29. Dec 11, 1902. 3:772. omitted
- Same property. Joseph E Higgons to Frederick Beltz. B & S. ½ part in equity arising from sale to extent of \$15,000. Nov 1. Dec 11, 1902. 3:772. nom
- 30th st, No 106, s s, 100 e 4th av, 20x98.9, 4-sty stone front dwelling. James B Townsend to Catharine C Hall. Mort \$21,000. Dec 4. Dec 5, 1902. 3:885. 32,825
- 30th st, No 362, s s, 116 e 9th av, 20x98.9, 3-sty brk dwelling. Richard and Eugenia F Butler to Maria S Simpson. Dec 10, 1902. 3:753. nom
- 31st st, No 105, n s, 80 e 4th av, 20x69.6x20x70.6, 2-sty brk dwelling, 2-sty brk building on rear. Patrick J Byrnes to Rachel Stich. Mort \$7,000. Dec 5. Dec 8, 1902. 3:887. 15,000
- 32d st, No 122, s s, 260 e 4th av, 20x98.9, 4, 1 and 2-sty brk store, &c. Helen M Kelly widow et al to Wm G Loew. B & S. Mort \$10,000. Dec 8, 1902. 3:887. 22,275
- 33d st, No 500, s w cor 10th av, 54.7x19.7x54.9x19.7, 4-sty brk tenement and store. James A Keating to Catherine Meagher. Morts \$14,000. May 10. Dec 9, 1902. 3:704. nom
- 34th st, No 323, n s, 300 w 8th av, 21x98.9, 4-sty stone front dwelling. Equitable Life Assur Soc of U S to Paul Westphal. C a G. Dec 10, 1902. 3:758. other consid and 100
- 35th st, No 214, s s, 166.8 e 3d av, 16.8x98.9, 3-sty stone front dwelling. FORECLOS. Edw S Fowler to Louis C Tiffany, Alfred Mitchell, Chas T Cook and Chas E Miller EXRS Chas L Tiffany. Nov 6. Dec 9, 1902. 3:915. 10,000
- 37th st, No 543, n s, 525 w 10th av, 25x98.9, 4-sty brk tenement. Samuel Warwick to Edw T Thomson. ½ part. B & S. Dec 5, 1902. 3:709. nom
- 37th st, No 134, s s, 194.8 w Broadway, 21x98.9, 4-sty stone front dwelling. James W Henning to Leopold Feist. Dec 9. Dec 10, 1902. 3:812. other consid and 100
- 38th st, No 114, s s, 195.6 e Park av, 14x98.9, 3-sty stone front dwelling. Annie B Walters to Cedar B Wilkin. Mort \$25,000. Dec 4. Dec 11, 1902. 3:893. nom
- 38th st, No 39, n s, 352 e 6th av, 21x98.9, 4-sty stone front dwelling, 1-sty extension. Chas E Whitehead to Lucy P Whitehead his wife. C a G. Oct 21. Dec 10, 1902. 3:840. nom
- 38th st, No 7, n s, 185 w 5th av, 25x98.9, 4-sty stone front dwelling. Aaron Wolff, Jr, to Jefferson M Levy. Mort \$——. Dec 5, 1902. 3:840. See 5th av. 81,000
- 40th st, No 336, s s, 150 w 1st av, 25x98.9, 5-sty brk tenement. Minnie Garrison to Rex Realty Co. Morts \$15,350. Dec 5. Dec 6, 1902. 3:945. nom
- 40th st, No 357, n s, 100 e 9th av, 20x98.9, 5-sty brk store. Thomas Charlton to Winfield S Gilmore. Mort \$13,000. Nov 29. Dec 8, 1902. 4:1031. 19,000
- Same property. Winfield S Gilmore to Crouch & Fitzgerald, a corporation. C a G. Mort \$13,000. Dec 6. Dec 8, 1902. 19,000
- 43d st, No 346, s s, 433.4 e 2d av, 16.8x100.5, 4-sty stone front dwelling. Adolph Pawel to Julius Schlag. Q C. Dec 3. Dec 9, 1902. 5:1335. nom
- 43d st, No 346, s s, 433.4 e 2d av, 16.8x100.5. Julius Schlag to Louis J Vorhaus. Mort \$6,000. Dec 8. Dec 9, 1902. 5:1535. nom
- 44th st, No 152, s s, 199.7 e Broadway 20.4x100.4, 5-sty stone front dwelling. Ludin Realty Co to John A Johnson, Brooklyn. Morts \$25,000. Dec 8. Dec 9, 1902. 4:996. other consid and 100
- 44th st, Nos 26 and 28, s s, 400 w 5th av, 50x100.5, two 3-sty brk stores, &c, 1 and 2-sty brk extensions. Richard H Williams to the Racquet and Tennis Club. C a G. Mort \$70,000. Dec 4. Dec 5, 1902. 5:1259. other consid and 69,281.92
- 44th st, No 518, s s, 275 w 10th av, 25x100.5, 1-sty brk building, 3-sty brk tenement on rear. George Brown to Mary J wife of Robert Johnston. Dec 9. Dec 10, 1902. 4:1072. gift
- 46th st, Nos 633 and 635, n s, abt 320 w 12th av, 50x100.5, 2 and 1-sty frame buildings, store, &c, with two 4-sty brk tenements on rear. CONTRACT. Margaret McGrath or Margaret McG Sherlock with Amadee Castaing. Nov 21. Dec 6, 1902. 11,175
- Same property. Assign CONTRACT. Amadee Castaing to Eva M Castaing. Date omitted and not acknowledged. nom
- 49th st, Nos 635 to 641, n s, 150 e 12th av, runs n 100 x w 50 x n 17 x e 150 x s 117 to st x w 100, two 6-sty brk stores and lofts. Frank D Creamer to Chas R Baird. Mort \$10,000. Nov 14. Dec 11, 1902. 4:1097. 120,000
- 53d st, No 21, n s, 437 w 5th av, 23x100.5, 4-sty stone front dwelling, 2-sty extension. Mattie J Griffin to Florence C E Graves. Mort \$75,000. Dec 11, 1902. 5:1269. nom
- 54th st, No 3, n s, 125 e 5th av, 25x100.5, 4-sty stone front dwelling. CONTRACT. Sarah E Fox and ano EXTRXS Lydia Fox with Robt F Weir. Dec 4. Dec 11, 1902. 5:1290. 160,000
- Same property. Assignment of CONTRACT dated Dec 4, 1902. R F Weir to William Rockefeller. Dec 4. Dec 11, 1902. nom
- 54th st, Nos 252 and 254, s s, 150 e 8th av, 50x100.5, No 252, 3-sty brk dwelling, 1-sty extension; No 254, brk building with 1 and 2-sty extension. Margaret O'Connor to Geo D Sherman, of Port Henry, N Y. Morts \$36,000. Dec 5. Dec 8, 1902. 4:1025. other consid and 100
- 54th st, s s, 150 e 8th av, 25x100.5, with all title strip adj on west, ——. Van Publishing Co to Margaret O'Connor. Mort \$16,000. Nov 22. Dec 8, 1902. 4:1025. other consid and 100
- 55th st, Nos 10 and 12, s s, 200 e 5th av, 50x100.5. 55th st, No 14, s s, 250 e 5th av, 22.6x100.5. 55th st, No 16, s s, 272.6 e 5th av, 22.6x100.5. 55th st, No 18, s s, 295 e 5th av, 22x100.5. 54th st, No 9, n s, 200 e 5th av, 25x100.5. 54th st, No 11, n s, 225 e 5th av, 20.10x100.5. 54th st, Nos 13 and 15, n s, 245.10 e 5th av, 41.8x100.5. 55th st, No 11 E, n s. 55th st, No 13 E, n s. 55th st, No 15 E, n s. Agreement as to restriction of buildings. Wm W and Thos M Hall with Alexander Maitland et al. Dec 1. Dec 8, 1902. 5:1290. 17,500
- 56th st, No 63, n s, abt 80 e 6th av, ——. Release agreement to build party wall, &c, from mortgage. Sara L Wheeler to Martha C Davidson. Nov 28. Dec 11, 1902. 5:1272. nom
- 56th st, No 63 West, and adj premises on west. Party wall agreement. Martha C Davidson with Sarah A Baker, John Cochrane and Edw H Schell TRUSTEES will Addam W Spies. Sept 8. Dec 11, 1902. 5:1272. 404.05
- Same property. Consent to above agreement. Chas F Ballard to whom it may concern. Dec 8. Dec 11, 1902. —
- 56th st, No 417, n s, 250 w 9th av, 25x100.5, 5-sty brk tenement.

- Helena Rexer to Daniel J Cummings. Mort \$12,500. Dec 6. Dec 8, 1902. 4:1066. nom
- 56th st, No 152, s s, 200 e 7th av, 25x100.5, 3-sty brk store. Chas T Barney to Sarah M Flower and Emma F wife of John B Taylor. B & S. Dec 8. Dec 10, 1902. 4:1008. other consid and 100
- 58th st, No 419, n s, 86.5 w Av A, 20x100.5, 4-sty brk tenement. Ada wife Simon Blumauer and Hannah wife Albert Stern to Carrie B Kupfer. Mort \$7,000. Dec 27, 1899. Dec 11, 1902. 5:1370. nom
- 60th st, No 163, n s, 175 w 3d av, 20x100.5, 4-sty stone front dwelling. Aguero Ignacio M de Varona to Jeanette Wertheim. Mort \$11,000. Dec 4. Dec 11, 1902. 5:1395. nom
- 61st st, No 131, n s, 100 w Lexington av, 19x100.5, 4-sty stone front dwelling. CONTRACT. Frances C Cohn with Carolyn B Prentice. Mort \$13,500. Nov 7. Dec 6, 1902. 5:1396. 28,000
- 61st st, No 211, n s, 155 e 3d av, 18x100.5, 3-sty stone front dwelling. Ellery P and Sophia P Vernon to Leon Pizer. C a G. Oct 22. Dec 10, 1902. 5:1416. nom
- 63d st, No 131, n s, 275 w 9th av, 16.9x100.5, 3-sty brk dwelling. Martin J or Matt J Ward to Francis D Gallatin. Mort \$8,000. Nov 19. Dec 11, 1902. 4:1135. other consid and 100
- 66th st, No 440, s s, 75 w Av A, 26.11x100.5, 5-sty brk tenement. Rachel Hattenbach and Joseph Mark to Samuel C Baum. Rerecorded from Nov 15, 1900. Morts \$15,500. Dec 7, 1900. Dec 11, 1902. R S \$3.50. 5:1460. nom
- 67th st, No 39, n s, 200 w Park av, 25x100.5, 4-sty stone front dwelling. Mary H Hazelton to Arthur H Scribner. Dec 5. Dec 8, 1902. 5:1382. nom
- 69th st, Nos 143 and 145, n s, 42.6 e Broadway, 50x100.5, two 5-sty brk flats. Amelia Naselli to James Butler. Morts \$100,000. Dec 10, 1902. 4:1141. other consid and 100
- 72d st, Nos 104 and 106, s s, 50 w Columbus av, 50x102.2, 12-sty brk Hotel "Hargrave."
- 71st st, No 109, n s, 68 w Columbus av, 16x102.2, 3-sty stone front building, 1-sty extension. Geo L Felt to Asa R Davison, Ridgefield Park, N J. All liens. July 26. Dec 10, 1902. 4:1143. nom
- 73d st, No 430, s s, 150 w Av A, 25x102.2, 5-sty brk tenement. Joseph Kalisher to Rosie Tauber. Mort \$15,000. Dec 8. Dec 10, 1902. 5:1467. nom
- 74th st, No 441, n s, 100 w Av A, 25x102.2, 3 and 5-sty brk store, &c. Joseph Kalisher to Rosie Tauber. Mort \$11,000. Dec 8. Dec 10, 1902. 5:1469. nom
- 75th st, No 30, s s, 380 e Columbus av, 20x102.2, 4-sty stone front dwelling. Lewis Wallace to Mary H Hazelton. Dec 9, 1902. 4:1127. 28,500
- 79th st, No 169, n s, 241 w 3d av, 15.6x102.2, 3-sty stone front dwelling. Anna Feiner to Harry M Michaelis. Dec 2. Dec 9, 1902. 5:1508. other consid and 100
- Same property. Harry M Michaelis to Moses Michaelis for life. Mort \$10,000. Dec 8. Dec 9, 1902. nom
- 79th st, No 160, s s, 217 e Amsterdam av, 16x100, 3-sty brk dwelling, with all title to strip on rear 16x2.2. Alice B Colcord to Joseph M Lichtenauer. Mort \$10,000. Dec 10, 1902. 4:1150. other consid and 100
- 79th st, No 162, s s, 200 e Amsterdam av, 17x102.2, 3-sty brk dwelling. Samuel G Stewart to Joseph M Lichtenauer. Mort \$15,000. Nov 25. Dec 10, 1902. 4:1150. other consid and 100
- 80th st, Nos 213 and 215, n s, 175 e 3d av, 50x102.2, two 5-sty stone front tenements. Wilson Marshall to Alfred Marshall, Mamaroneck, N Y. Q C. C a G. Dec 11, 1902. 5:1526. nom
- 82d st, Nos 536 and 538, s s, 204.8 w East End av, 26.8x102.2, two 2-sty brk dwellings. Michael Angermann and Caroline Wall to David Angermann. 5-8 parts. All title. Dec 10. Dec 11, 1902. 5:1578. nom
- 82d st, No 528, s s, 271.4 w East End av, 13.4x102.2, 2-sty brk dwelling. Michael and David Angermann to Caroline Wall. 5-8 parts and all title. Dec 10. Dec 11, 1902. 5:1578. nom
- 82d st, Nos 209 and 211, n s, 139.5 e 3d av, 2 lots, each 17.10x102.2, two 3-sty brk dwell'gs. Cerepta D Norton to Ellsworth H Noble, of Elmira, N Y. Nov 28. Dec 10, 1902. 5:1528. nom
- 82d st, No 528, s s, 271.4 w East End av, 13.4x102.2.
- 82d st, Nos 536 and 538, s s, 204.8 w East End av, 26.8x102.2. Three 2-sty brk dwellings. Arthur and Bertha Wall by Charles Wall GUARDIAN to Caroline Wall and David Angermann. All title. Dec 10, 1902. 5:1578. 2,750
- Same property. Charles Wall to same. Q C. Dec 10, 1902. 5:1578. nom
- 83d st, s s, 155 e 5th av, 28x—. Receipt of \$10,000 on account of CONTRACT, making a total of \$90,000; also \$2,000 on account of extra work on contract dated Feb 27, 1902, but not recorded. James A Frame to Wm R Coe. Dec 9. Dec 10, 1902. 5:1494. —
- 83d st, No 136, s s, 387 e Amsterdam av, 16x102.2, 3-sty stone front dwelling. Nora E White to Michael Giammancheri, Fort Lee, N J. Mort \$10,000. Dec 10, 1902. 4:1213. 100
- 83d st, No 534, s s, 148 w East End av, 25x102.2, 5-sty brk tenement. Release dower, &c. Louise Jaeger wife of Adolph Jaeger decd to Anna wife of Adolph Jaeger. 2-3 parts. Q C. Dec 4. Dec 5, 1902. 5:1579. nom
- Same property. Louise Jaeger EXTRX and TRUSTEE Adolph Jaeger to same. 2-3 parts. All title. Dec 4. Dec 5, 1902. 5:1579. 17,000
- 83d st, No 126, s s, 301 e Park av, 28.11x102.2, 5-sty brk flat. Libbie Fleig to Reuben Fleig. Mort \$32,500. Dec 4. Dec 5, 1902. 5:1511. nom
- 83d st, No 121, n s, 235.6 e Park av, 25.6x102.2, 3-sty brk dwelling. Claus Bade to William Evans and John H Buscall. Mort \$9,000. Dec 6. Dec 9, 1902. 5:1512. nom
- 85th st, No 419, n s, 219 e 1st av, 25x102.2, 4-sty stone front tenement. Sarah Michaelis to Charles Kling. Q C. Dec 5, 1902. 5:1565. nom
- 85th st, No 117, n s, 215.6 e 4th av, 20x100.5, portion brk synagogue. Moses Davis to Congregation Kehilath Jeshurun. Mort \$10,000. Oct 25, 1901. R S \$1.50. Re-recorded from Oct 29, 1901. 5:1514. 15,000
- 86th st, No 68, s s, 139.8 w Park av, 31.11x102.2, 5-sty stone front flat. Alfred Marshall to Wilson Marshall, Bridgeport, Conn. Q C. C a G. Dec 10. Dec 11, 1902. 5:1497. nom
- 86th st, No 351, n s, 100 e Riverside Drive, 25x100.8, 5-sty brk dwelling, 4 and 2-sty extension. Bernard M Baruch to Annie G Baruch his wife, B & S. Dec 5. Dec 6, 1902. 4:1248. nom
- 87th st, No 543, n s, 96 w East End av, 25x100.8, 5-sty stone front tenement. Dorothea Kohl formerly Heiter to Ernst Finkbeiner. Mort \$14,000. Dec 8. 1902. 5:1584. 22,000
- 88th st, No 9, n s, 155.2 e 5th av, — and subordination of mortgages on Nos 5 to 9 East 88th st. Agreement as to easement for light and air. Joseph Hamerslag with George Edgar. Nov 26. Dec 8, 1902. 5:1500. nom
- Same property. Agreement subordinating mortg to above restriction. Title Guarantee and Trust Co with same. Nov 26. Dec 8, 1902. nom
- 89th st, s s, 100 e Amsterdam av, 100x100.8, vacant, 5-sty apartment house to be erected. Wm P Dillingham and Arthur D Farwell EXRS John E Hubbard to Nelson D Stilwell. All liens. Nov 29. Dec 8, 1902. 4:1219. other consid and 1,000
- 89th st, s s, 100 e Amsterdam av, 50x100.8. Nelson D Stilwell to Felix Krupp. C a G. Mort \$17,500. Dec 9. Dec 10, 1902. 4:1219. other consid and 100
- 89th st, No 338, s s, 161.3 e Riverside Drive, 20x100.8, 4-sty brk dwelling, 2-sty extension. John L Cutler, Jr, to Helen V Cutler his wife. Mort \$26,000. Dec 8, 1902. 4:1250. nom
- 89th st, No 274, s s, 82 e West End av, 18x100.8, 4-sty brk dwelling, 3-sty extension. Harry B Phinny to Jane F Kenny. Morts \$17,000. Dec 10, 1902. 4:1236. See West End av. nom
- 90th st, No 119, n s, 225 e 4th av, 25x100.8, 5-sty stone front flat. James J Jones to Cath D Lantry. Mort \$17,000. Dec 5. Dec 8, 1902. 5:1519. 24,250
- 95th st, No 20, s s, 117.9 w Madison av, 16x100.8, 5-sty stone front dwelling, 3-sty extension. Walter M Friedenberg to Jacob Wolf, Isidore H Kramer and Jonas B Weil. Morts \$27,000. Jan 2. Dec 8, 1902. 5:1506. nom
- 95th st, No 314, s s, 425 w West End av, 75x100.8, 7-sty brk flat. Lorenz Weiher to Benj A Jackson. Morts \$132,000. Dec 9, 1902. 4:1253. See Wooster st. nom
- 97th st, No 39, n s, 402 w Central Park West, 18x100.11, 3-sty brk dwelling, 1-sty extension. Herman C Von Post EXR Susan S Metcalfe to Silas H Furman. Nov 19. Dec 10, 1902. 1:1833. nom
- 99th st, No 6, s s, 125 w Central Park West, 25x100.11, 5-sty stone front flat. Bradley & Currier Co to John S Carlson, Montclair, N J. Mort \$25,000. Dec 8, 1902. 7:1834. nom
- 100th st, No 162, s s, 150 e Amsterdam av, 25x100.11, 2-sty frame dwelling with stores, 1-sty extension, 2-sty brk building on rear. N Y Building Loan Banking Co to Frank E and Wm F Gilles. Mort \$7,000. Dec 4. Dec 5, 1902. 7:1854. nom
- 100th st, n s, 39.4 w Park av, 0.8x20.8. Release mort. J Henry Yockel to Albert J Schwarzler. Dec 4. Dec 9, 1902. 6:1606. nom
- 101st st, No 131, n s, 75 w Lexington av, 25x100.11, 5-sty brk flat. Frieda Benjamin to Morris Benjamin. Morts \$13,000. Dec 4. Dec 5, 1902. 6:1629. nom
- 102d st, No 310, s s, 200 e 2d av, 25x100.11, 5-sty brk tenement. FORECLOS. Eugene H Pomeroy to Hiram V V Braman and Annie G de Peyster trustees Wm E Ross. Aug 20. Dec 8, 1902. 6:1673. 14,000
- 104th st, No 112, s s, 100 e Park av, 20x100.11, 2-sty brk dwelling. Geo W Steele to Harriet S Steele. Mort \$7,000. Dec —, 1902. Dec 6, 1902. 6:1631. other consid and 100
- 104th st, No 172, s s, 200 w 3d av, 25x100.11, 4-sty stone front flat. Hannah Frankel to George Moore. Mort \$12,500. Dec 10, 1902. 6:1631. 16,500
- 105th st, No 175, n s, 100 w 3d av, 25x100.11, 5-sty brk flat. FORECLOS. Benjamin Oppenheimer to United States Trust Co of N Y as TRUSTEE for Florence Baldwin formerly Deacon and remaindermen. Dec 8. Dec 9, 1902. 6:1633. 22,500
- 106th st, No 107, n s, 100 w 9th av, 25x100.11, 5-sty brk flat. Samuel Greason to Robt R Greason. Mort \$12,000. Nov 21. Dec 11, 1902. 7:1861. 100
- 108th st, No 120, s s, 229.6 e Park av, 25.5x100.11, 4-sty brk flat. Release mort. The Bank for Savings in City N Y to Elias Kempner. Nov 24. 6:1635. Dec 5, 1902. 6,000
- Same property. Elias Kempner to Wm T Keogh Amusement Co, a corporation. Dec 2. Dec 5, 1902. nom
- 108th st, No 75, n s, 102 w 4th av, 17x100.11, 4-sty stone front flat. Lena C Niedermann to Celia Blumenthal. Mort \$7,000. Sept 3. Dec 8, 1902. 6:1614. nom
- 109th st, No 123, n s, 211.3 e Park av, 18.9x100.11, 4-sty brk flat. Isaac Schreiber to Isaac and Thomas Gingold. Mort \$6,500. Dec 4. Dec 10, 1902. 6:1637. 7,750
- 109th st, Nos 117 and 119, n s, 155 e Park av, 2 lots, each 18.9x100.11, two 4-sty brk flats. Isaac Schreiber to Isaac and Thomas Gingold. Morts \$13,000. Dec 4. Dec 10, 1902. 6:1637. 15,500
- 111th st, Nos 122 and 124, s s, 205 e 4th av, 2 lots, each 16.8x100.10, morts, \$9,500, two 2-sty frame dwellings.
- 121st st, No 66, s s, 175 w 4th av, 25.6x100.11, mort \$15,000, 5-sty stone front flat. Emanuel Glauber to Max Cohen. ½ part and all title. Nov 13. Dec 6, 1902. 6:1638 and 1747. no n
- 113th st, No 625, n s, 361 w Boulevard, 19x100.11, 5-sty brk dwelling, 3-sty extension. Daniel R Kendall to Hosanna M Dadirrian. Mort \$15,000. Dec 8, 1902. 7:1895. nom
- 113th st, No 66, s s, 120 e Madison av, 25x100.10, 5-sty stone front flat. Joseph Morris to Morris Collender. Morts \$16,000. Dec 5, 1902. 6:1618. nom
- Same property. Morris Collender to Annie Lemen. Mort \$16,000. Dec 5, 1902. nom
- 117th st, Nos 17 and 19, n s, 110 w Madison av, 50x100.11, two 5-sty brk flats. Geo W Steele to Wm T Hookey. Morts \$50,000. Nov 3. Dec 11, 1902. 6:1623. 100
- Same property. Wm T Hookey to Harlan J Woodward. Mort \$50,000. Dec 1. Dec 11, 1902. 100
- 118th st, Nos 68 and 70, s s, 140 w Park av, 50x100.11, vacant. Louis Cohen to Myer Cohen. Mort \$18,000. Dec 6. Dec 8, 1902. 6:1623. other consid and 100
- 119th st, No 26, s s, 137.8 w Madison av, 15.8x100.11, 3-sty stone front dwelling. Geo R Read to Henrietta M Lowenstein. Mort \$8,000. Dec 11, 1902. 6:1745. nom
- 120th st, No 427, n s, 287.6 w Pleasant av, 18.9x100.10, 3-sty brk dwelling. Fredk E Kirby to Wm D, Fredk B and Susan Kirby. All title. Nov 10. Dec 11, 1902. 6:1808. nom
- Same property. Release judgment. Ella Henry formerly Milleson to Fredk E Kirby. Dec 1. Dec 11, 1902. nom
- 120th st, No 414, s s, 175 e 1st av, 25x100.10, 6-sty brk tenement with stores. Geo W Steele to Bertha L Hookey. Mort \$26,000. Dec 8. Dec 11, 1902. 6:1807. 100
- 121st st, No 320, s s, 200 e 2d av, 25x100.11, 6-sty brk tenement. Harlin J Woodard to Jacob A Rauth. Mort \$22,000. Dec 5, 1902. 6:1797. other consid and 100
- 121st st, No 213, n s, 175 w 7th av, 25x100.11, 5-sty stone front flat. Chas A James to Elias Gussaroff and Marie Steindler. Mt \$22,000. Dec 1. Dec 6, 1902. 7:1927. other consid and 100
- 121st st, No 130, s s, 325 e 4th av, 20x100.11, 2-sty frame dwelling. Annie F Evans and Katie Buscall to New York Edison Co. Dec 9, 1902. 6:1769. nom
- 123d st, No 17, n s, 158.1 e Lenox av, 16.6x100.11, 3-sty stone front dwelling. Isabelle M Ripley to Lawrence E Halpin. Morts \$13,000. Nov 3. Dec 8, 1902. 6:1721. nom
- Same property. Lawrence E Halpin to Henry D Mirlick. Morts \$13,000. Dec 8, 1902. 6:1721. nom
- 125th st, Nos 306 and 308, s s, 118.9 e 2d av, 56.3x100.11, two 5-

sty stone front tenements and stores. Jacob and Louis J Vorhaus to Julius Schlag. Mort \$32,000. Dec 8. Dec 9, 1902. 6:1801. 44,000

126th st, Nos 10 to 14, s s, 135 w 5th av, 50x100.11, three 4-sty brk flats, store in No 14. Adelaide L Butler to James M Horton. Mort \$31,000. Dec 5, 1902. 6:1722. nom

126th st, No 34, s s, 372.6 w 5th av, 18.9x99.11, 3-sty stone front dwelling. Geo B Mersereau to Eliz J Presley. Mort \$8,000. Dec 11, 1902. 6:1723. 100

126th st, No 556, s s, 125 e Broadway, 25x99.11, 5-sty brk flat. Jethro W Clute to Fredk S Justice. Mort \$18,000. Dec 1. Dec 5, 1902. 7:1980. 26,000

126th st, s s, 125 e Broadway, 50x99.11. Power of attorney. Jethro W Clute to Andrew M Clute. Jan 15, 1894. Dec 5, 1902.

126th st, No 148, s s, 245 e 7th av, 20x99.11, 4-sty stone front flat. Louise wife of Henry J Barrett to Michael Gavin. Q C. Mort \$16,500. Nov 29. Dec 10, 1902. 7:1910. 250

127th st, No 125, n s, 340 e 4th av, 16.10x100, 3-sty brk dwelling. John H Baxter to Sarah O Fuller. C a G. April 18, 1899. Dec 10, 1902. 6:1776. nom

128th st, No 10, s s, 150 e 5th av, 20x99.11, 3-sty stone front dwelling. Frederick Kreuzler, Jr, to Charles Lee. Mort \$11,000. Dec 9, 1902. 6:1752. nom

129th st, Nos 34 and 36, s s, 460 w 5th av, 50x99.11, two 2-sty frame dwellings. PARTITION. Wm G Choate to Aaron M Janpole and Louis Werner. Dec 11, 1902. 6:1726. 20,300

132d st, No 29, n s, 277.6 w 5th av, 17x99.11, 3-sty brk dwelling. Harold C Titus to Thomas O'Connor. B & S. Mort \$6,000. Nov 29. Dec 9, 1902. 6:1730. nom

133d st, s s, 50 w 8th av, 50x24.11x16.9x— to beginning, vacant. Wm W Sharpe to James E Graybill. Dec 1. Dec 11, 1902. 7:1958. nom

138th st, No 322, s s, 68 e Edgecombe av, 16x92.

137th st, No 325, n s, 68 e Edgecombe av, 16x92. Two 4-sty brk dwellings, 1-sty extension. Thomas Berkeley to Wm H Scott. Mort \$20,000. Aug 14, 1900. Dec 5, 1902. 7:2041. nom

154th st, No 421, n s, 212.10 w St Nicholas av, 21x99.11, 3-sty brk dwelling. Max Marx to Duane S Everson. Mort \$11,000. Dec 8, 1902. 7:2068. See Cooper st. other consid and 100

158th st, No 622, s s, 550 w Broadway, 50x99.11, 3-sty frame dwelling. Mary E wife of and Lemuel J Arthur to Oscar Wilder, Meriden, Conn. Mort \$16,000 and all liens. April 17. Dec 9, 1902. 8:2134. exch

Same property. Oscar Wilder to Curt Illing. Q C and C a G. Dec 9, 1902. nom

161st st, No 572, s s, 172 e Broadway, 16.6x99.11, 3-sty stone front dwelling, 2-sty extension. Max Marx to Maria A Donnegan. Mort \$9,000. Dec 10. Dec 11, 1902. 8:2119. See Trinity av, Bronx. nom

162d st, No 527, on map No 525, n s, 422 e Broadway, 18x99.11, 3-sty stone front dwelling. Albert J Wise to Eliz J Dwyer. Mort \$10,000. May 31. Dec 9, 1902. 8:2122. nom

Amsterdam av, Nos 113 and 115, s e cor 65th st, 50.5x100, two 5-sty brk stores and tenements. Wilson Marshall to Alfred Marshall, Mamaroneck, N Y. Q C. C a G. Dec 10. Dec 11, 1902. 4:1136. nom

Amsterdam av, Nos 589 to 595 | s e cor 89th st, 100.8x200, four 5-89th st | sty brk stores and flats on av and vacant lots on st.

96th st, Nos 119 to 131, n s, 275 e Amsterdam av, 200x100.11, seven 5-sty brk flats.

Boulevard, Nos 2560 to 2574 | n e cor 96th st, 201.10 to s s 97th st, 96th st, No 231 | x112.8x— to 96th st, x86.8, with all 97th st, No 230 | title to c l of old line Broadway or of the Old Bloomingdale road, two 7-sty brk stores and flats. Barclay st, No 42, this parcel leasehold; also Out of town property.

Ellen L Fifield et al to Wm P Dillingham, of Waterbury, Vt, and Arthur D Farwell, Montpelier, Vt, EXRS John E Hubbard. All title. Q C. Dec 24, 1900. Dec 8, 1902. Re-recorded from Jan 14, 1901, in Sec 1:86, 7:1851 and 1868 and 4:1219. nom

Amsterdam av, No 960, n w cor 107th st, 50.7x100, 4-sty brk flat with 1-sty brk extension. Commercial Real Estate Corporation to Thomas Janney, Jr. Mort \$35,000. Nov 10. Dec 9, 1902. 7:1879. 100

Audubon av | w s, 770 n 190th st, runs in curved line n, w and s Fort George av | along w s of Audubon av and the e s of Fort George 11th av | av and e s of 11th av as said avs wind and turn to intersection of line drawn from point of beginning, w and parallel with n s 190th st x e 329.6 to beginning, several 1-sty frame buildings and vacant. City Real Estate Co, a corpn, to Sadie M Began, Brooklyn. B & S. Mort \$23,700. Dec 9, 1902. 8:2161. other consid and 100

Same property. Sadie M Began to City Real Estate Co. B & S and C a G. Mort \$45,700. Dec 9, 1902. 8:2161.

Audubon av, n w cor 173d st, 100x100, vacant. John Renehan to Max Danziger. Dec 1. Dec 8, 1902. 8:2130. nom

Av A, No 34, e s, 44.6 s 3d st, 22x76, 3-sty frame brk front store and tenement, 5-sty brk tenement on rear. George Gruenewald to Betty Gluck. Mort \$10,000. Nov 28. Dec 8, 1902. 2:398. nom

Same property. Betty Gluck to Herman Popper. Mort \$14,500. Dec 8, 1902. nom

Av A, No 1551, w s, 26 n 82d st, 25.5x80.5. Release dower. Anna wife of Adolph Jaeger, Sr, to Louise Jaeger EXTRX and TRUSTEE Adolph Jaeger. Q C. Dec 4. Dec 5, 1902. 5:1562. nom

Av A, No 1577, w s, 27.2 s 84th st, 25x79, 5-sty stone front tenement with stores. Louise Jaeger EXTRX and TRUSTEE Adolph Jaeger to Anna Jaeger widow of Adolph Jaeger. Mort \$15,000. Dec 4. Dec 5, 1902. 5:1563. 21,000

Same property. Release dower. Louise Jaeger wife of Adolph Jaeger decd to Anna wife of Adolph Jaeger. Q C. Dec 4. Dec 5, 1902. nom

Av A, No 1393 | n w cor 74th st, runs w 100 x n 32.3 x e 74th st, Nos 443 to 447 | — x s 16.6 to beginning, two 4-sty brk stores and tenements and 3-sty brk store and tenement. Joseph Kalisher to Rosie Tauber. Mort \$18,500. Dec 8. Dec 10, 1902. 5:1469. nom

Broadway, No 722. General release. George Ro Bee to Louis Stolber and Lydia Keller EXRS John Keller. Nov 20. Dec 8, 1902. 2:545. nom

Same property. Receipt of legacy and release. Annie K Grim to same exrs of John Keller. Dec 8, 1902. 5,000

East End av, No 48, w s, 76.8 s 82d st, 25.6x98, 5-sty stone front tenement with stores. Pauline Eppler et al HEIRS Ann and Frederick Eppler to Park Mortgage Co. Mort \$16,000. Dec 5. Dec 6, 1902. 5:1578. nom

Lenox av, No 26 | s e cor 112th st, 100.11x100, two 7-sty brk flats. 112th st, No 56 | FORECLOS. Eugene H Pomeroy to Frederick Ayer. Mort \$192,500. Dec 4. Dec 5, 1902. 6:1595. 10,000

Lenox av, No 484, e s, 66.10 s 132d st, 16.7x85, 3-sty stone front dwelling. J Newton Osorio to Hattie Y Rosenthal. Dec 10. Dec 11, 1902. 6:1729. 15,000

Madison av, 1788, w s, 50.11 n 117th st, 25x85, 5-sty brk flat with stores. Solomon G Proops to Isaac Jacobs. 1/2 part. All liens. Dec 5. Dec 6, 1902. 6:1623. nom

Madison av, No 313, e s, 25.9 s 42d st, 17.6x95, 4-sty stone front dwelling, 1-sty extension. PARTITION. Emil Goldmark to William Rosenzweig and Bernhard Kligenstein. Dec 8, 1902. 5:1276. 101,000

Madison av, No 644, w s, 75.5 s 60th st, 25x108.

Madison av, No 646. Agreement to remove encroaching stoop, etc. Robert W Tailer with Frances M Wilcox, Anita Clark and Anglesa Weeks. Dec 8, 1902. Oct 30. 5:1374. nom

Madison av, No 2096 | s w cor 132d st, 24.11x93, 5-sty brk flat with 132d st, Nos 20 to 24 | stores. FORECLOS. Morris J Hirsch to Harry Mayer. Dec 11, 1902. 6:1758. 38,200

Madison av, No 1000, w s, 76.8 s 78th st, 25.6x95, 4-sty stone front store and flat. Henry Dale to Martin A Dewey, of Westfield, N J. Mort \$42,500. Dec 6. Dec 8, 1902. 5:1392. nom

Same property. Martin A Dewey to Henry Dale, of Poughkeepsie. Mort \$60,000. Dec 8, 1902. nom

Morningside av, No 18, e s, 26.4 s 116th st, 30x93.3x28x104.3, 5-sty brk flat. New York Investment and Improvement Co to James F Taylor. C a G. Dec 3. Dec 5, 1902. 7:1849. 100

Same property. James F Taylor to Leonard Bronner. C a G. Mort \$30,000. Dec 4. Dec 5, 1902. 100

Morningside av East, Nos 95 to 98, s e cor 123d st, 100.11x100, 4-sty brk flat. Geo L Felt to Henry E Stevens, Jr. All liens. Nov 1. Dec 5, 1902. 7:1949. other consid and 100

Park terrace North, n e s, lot 60 map of 240 lots in 12th Ward. FORECLOS. Wm J O'Sullivan to Emanuel Alexander. Dec 10, 1902. 8:2243. 1,310

Park terrace North, n e s, lot 62 same map. FORECLOS. Same to Rose M Tobin. Dec 10, 1902. 8:2243. 950

Park terrace North, n e s, lot 61 same map. FORECLOS. Same to same. Dec 10, 1902. 8:2243. 1,075

Riverside av | s e cor 127th st, runs e 186 to w s Claremont av, 127th st | x s 150.2 x w 100 x n 50 x w 86 to Riverside av, Claremont av | x n 100.2 to beginning, vacant. Trinity Realty Co to Metropolitan Improvement Co. B & S and C a G. Mort \$70,000. Dec 4. Dec 5, 1902. 7:1994. 100

Riverside Drive, No 109 | s e cor 83d st, runs s 42.10 x e 36.4 x n 7.4 83d st, No 334 | x w 12.1 x n 31.8 to st x w 41.11, 5-sty brk dwelling. Henry V Brandenburg to Belle B Bates. Mort \$61,000. Dec 9. Dec 10, 1902. 4:1245. nom

St Nicholas av, e s, 149.11 s 133d st, runs e 117 x n 50 x w — to av, x s — to beginning. Sub to encroachments if any, vacant. Leo S Bing to The Realty Co of N Y, a corporation. Dec 4. Dec 5, 1902. 7:1958. nom

St Nicholas av, No 943, e s, abt 50 n 157th st, 31.1x82.7x30x 90.10, 5-sty brk flat. Walter A Dick to Pauline Frank. Mort \$29,500, and taxes, &c, \$343.82. Dec 8, 1902. 8:2108. other consid and 100

St Nicholas av, e s, 66.4 s 162d st, 31.8x112.3x25x131.9, vacant. Maria T Duer EXTRX John Duer to Seth M Milliken. Dec 1. Dec 8, 1902. 8:2109. 9,750

West End av, No 661 | n w cor 92d st, runs n 38.1 x w 25 x n 11.2 x w 92d st, No 301 | 8 x s 49.3 to st x e 33 to beginning, 5-sty brk dwelling. Jane F Kenny to Harry B Phinny. Mort \$30,000. Dec 10, 1902. 4:1252. See 89th st. other consid and 100

1st av, No 1758, e s, 25.8 n 91st st, 25x94, 5-sty brk tenement with stores. Anna Wachter to Hannah Frankel. B & S. All liens. Nov 29. Dec 10, 1902. 5:1571. nom

2d av, Nos 304 and 306. John A Kellner decd by will to Sophia C Kellner his wife for life and thereafter to William Kellner his son. Oct 19, 1889. Dec 8, 1902. 3:923. —

3d av, No 536, w s, 49.5 s 36th st, 24.8x95, 4-sty brk store and tenement, 1 and 2-sty extensions. Matilda Cardwell to Samuel Katz. Dec 8. Dec 11, 1902. 3:891. 22,500

3d av, Nos 1297 and 1299, e s, 62.2 n 74th st, 40x110, two 5-sty brk stores and tenements, 1-sty extension to No 1297. Alfred Marshall to Wilson Marshall, of Bridgeport, Conn. Q C. C a G. Dec 10. Dec 11, 1902. 5:1429. nom

3d av, Nos 1698 and 1700, w s, 48 n 95th st, 52.8x81.6, two 5-sty stone front stores and tenements.

95th st, No 183, n s, 81.6 w 3d av, 18.6x100.8, 4-sty stone front flat. Wilson Marshall to Alfred Marshall, of Mamaroneck, N Y. Q C and C a G. Dec 10. Dec 11, 1902. 5:1524. nom

3d av, No 1255, e s, 44 n 72d st, 32.8x71.8, 4-sty stone front tenement with stores. Benjamin Aufses to Samuel Aufses. 1/2 part. Mort \$13,000. Dec 5, 1902. 5:1427. nom

5th av, No 12, w s, 28.6 n 8th st or Clinton pl, 26.3x100, 4-sty stone front dwelling. Max Juster to Walter M Friedenber, of Edgemere, N Y. Mort \$137,500. Dec 4. Dec 6, 1902. 2:572. nom

5th av, No 325, e s, 74.1 s 33d st, 24.7x100, 5-sty stone front store and dwelling, 3 and 2-sty extension. Jefferson M Levy to Aaron Wolff, Jr. Mort \$—. Dec 5, 1902. 3:862. See 38th st. 198,000

5th av, No 2192 | s w cor 134th st, 24.11x85, 5-sty brk store and flat. 154th st, No 2 | Eliz M Rogan formerly Beehan to Max Marx. Mort \$25,000. Dec 10, 1902. 6:1731. See 4th st. other consid and 100

5th av, No 2238, w s, 25 n 136th st, 25x85, 5-sty brk flat with stores. FORECLOS. Frank Hendrick to Alice G Sarles. Dec 8. Dec 10, 1902. 6:1734. 16,000

5th av, Nos 362 and 364, w s, 61.9 n 34th st, 50x100, 12-sty brk office building. Number Sixty-Eight William Street, a corporation, to Mary B wife of Francis B Harrison. Dec 11, 1902. 3:836. other consid and 100

6th av, Nos 1035 to 1041 | n w cor 58th st, 100.5x71.6, 5-sty brk flat 58th st, Nos 101 and 103 | with stores. Geo H Robinson to Leslie R Palmer. Mort \$180,000. Dec 8. Dec 11, 1902. 4:1011. 100

Same property. Leslie R Palmer to Palmer Realty Co, a corpn. B & S. Mort \$217,500. Dec 8. Dec 11, 1902. 100

7th av, No 556, n w s, abt 24.9 s w 40th st, 24.8x100, 2-sty frame dwell'g with stores, 2-sty frame dwell'g on rear. PARTITION. Emil Goldmark to Leo M Klein. Dec 8, 1902. 3:789. 40,000

Same property. Leo M Klein to Cornelius J Ryan, Jr. Mort \$30,000. Subject to encroachment. Dec 8, 1902. nom

8th av, No 2436, e s, 75 n 130th st, 24.11x100, 5-sty brk store and tenement. Theresa Sachs individ and as EXTRX and TRUSTEE Fabian Sachs to Heiman S Isaacs. Mort \$12,000. Dec 10, 1902. 7:1936. 27,000

8th av, Nos 922 to 928 | s e cor 55th st, 66.11x100, two 5-sty brk 55th st, No 258 | flats with stores. Alfred Marshall to Wilson Marshall, Bridgeport, Conn. Q C. C a G. Dec 11, 1902. 4:1026. nom

10th av, No 686 | n e cor 48th st, 20x81.6, 5-sty stone front store and

48th st, No 455| tenement. William Rankin to Thomas McEntegart. Q C. Nov 13. Dec 8, 1902. 4:1058. nom
 12th av, n e cor 134th st, 49.11x100, vacant.
 134th st, n s, 100 e 12th av, 25x99.11, vacant.
 12th av, s e cor 132d st, 100x99.11, 2-sty frame dwelling and vacant. Hamilton Bank of N Y City to Martin D Fink. Subject to encroachment. Dec 8, 1902. 7:1998 and 2001. nom
 Gore lot, begins 102.2 e 5th av, and 50 n 86th st, runs s 9.11 x n w 16.5 x e 13.5 to beginning. Robert C Ferguson to W H Bliss. 1-5 part. Aug 15, 1900. Dec 8, 1902. 5:1498. 25
 Same property. Wm H Scott to same. B & S. Dec 4. nom
 Same property. David Silberstein to same. Q C. Jan 10. Dec 8, 1902. nom
 Same property. Marianna Ferguson widow to same. Q C. All title. Dec 5, 1901. Dec 8, 1902. nom
 Same property. Mary Meissel EXTRX William Meissel to Wm H Scott. Q C. March 22, 1901. Dec 8, 1902. nom
 Same property. Frances K Lipman et al EXRS Julius Lipman to same. Q C. Dec 19, 1901. Dec 8, 1902. 27.50
 Gore or parcel in rear of Nos 67 and 69 Broad st, and Nos 36 and 38 Beaver st, begins at n e cor of land conveyed by Post to Brown, dated Aug 30, 1845, runs n w or n — x n — x e 0.10 x s — Helen L Anthon to City Real Property Investing Co. Q C. May 22. Dec 5, 1902. 1:29. nom
 Same property. Waldron K Post et al to same. Q C. May 15. Dec 5, 1902. nom
 Same property. Alfred S and Alice L Post to same. Q C. Oct 29. Dec 5, 1902. nom
 Same property. Lina B P Webster to same. Q C. June 14. Dec 5, 1902. nom
 Same property. N Y Life Ins and Trust Co as TRUSTEE Waldron B Post for Sarah E Post (now Morris) and Euretta B Post (now de Lasseuse) to same. All title. Nov 20. Dec 5, 1902. 40
 Piers 23 and 24, East River; right of wharfage and bulkheads adjacent to said piers. Samuel Verplanck EXR and TRUSTEE James De L Verplanck to Richard M, James C and Arthur Newlin exrs Louisa V Newlin. 1-3 part. All title. Dec 10, 1902. 1:73. nom
 Same property. Same to James De L Verplanck. 2-3 parts of all title. Dec 10, 1902. 1:73. nom
 Agreement as to will of Charles Garneau. Charles and Joseph Garneau individ and EXRS Charles Garneau et al with John Garneau. March —, 1898. Dec 8, 1902. 3:785 and 786. nom
 All right, title, &c, as heir or devisee of Eliz F Jennings, dec'd, to all real and personal estate devised by above in Borough of Bronx or elsewhere to extent of \$850. Patk J Jennings to Alice J Beran. B & S. Dec 8. Dec 10, 1902. 11:2814. 850

BOROUGH OF BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Barretto st, No 1128, e s, 101.11 n 169th st, 20x100, 3-sty frame flat. Release mort. Edw J Krug, Jr, to Susanna Schaumberg. Dec 10, 1902. 10:2719. 100
 Same property. Susanna Schaumberg to Henry Lindsmann. Mort \$5,000. Dec 10, 1902. nom
 *Catharine st, n w s, abt 102 s De Milt av, 118x96 n e s, x122x102 s w s, Penfield property. Thos D, Wm W and James T Penfield EXRS and TRUSTEES Geo J Penfield et al to Susan A Penfield. May 20. Dec 9, 1902. 500
 Freeman st, n s, 100 w Chisholm st, runs n 126.6 x n w 17.8 x s w 24.2 x s 127.11 to st, x e 24.7, vacant. Nellie A Lavelle to Richard F Junker. Mort \$5,000. Nov 29. Dec 5, 1902. 11:2971. other consid and 100
 Giles pl, w s, 50 s Montgomery pl, runs w 100 x s 50 x w 78.1 x s 125.4 x e 136.6 to pl x n 175, vacant. FORECLOS. Marcus Schnitzer to Chas H Platt. Dec 9, 1902. 12:3258. 5,000
 *Lincoln st, e s, 150 n Columbus av, 50x100. Margt S Powers to Samuel Steinmetz. Nov 28. Dec 9, 1902. nom
 *Matilda st, e s, 100 n Becker av, 200x100, Washingtonville. Chas F Mayer to Emma M Mayer his wife. Dec 9, 1902. nom
 Terrace pl | s cor 161st st, late William st, runs w or s w 56.6 x s or Courtlandtav | s e 139 to Courtlandt av x e 50 to st x n 112.7, except part taken for Courtlandt av and Terrace pl, and for 161st st. Charles Betzig EXR Henry Schmidt et al to Morrisania Realty Co. Dec 2. Dec 5, 1902. 9:2419. 3,000
 *Taylor st, e s, 475 s Columbus av, 50x100. Margaret Armstrong to Thos J Burns. Dec 11, 1902. nom
 *Washington st, w s, 150 s Morris Park av, 50x100. Frank Mezger to Minnie Bonagur. Dec 8. Dec 9, 1902. nom
 *14th st, s s, 102.6 e Av D, 51.3x108, Unionport. Timothy Power and Bernard J Levin EXRS of Mary Feeney to William Beck. Nov 17. Dec 9, 1902. 800
 146th st, No 825, n s, 124.4 w St Anns av, 25x100, 5-sty brk flat. Geo W Steele to Charles Hohl. Morts \$—. Dec 9. Dec 11, 1902. 9:2273. 100
 161st st, No 896, s e cor Jackson av, deed reads s s, 150 w Forest av, 25x100, 2-sty frame dwelling, 2-sty frame building on rear. Philip J Kelly to Mary A Kelly. Dec 11, 1902. 10:2647. 400
 165th st, Nos 686 and 688, s s, 155.11 e Brook av, 2 lots, each 25x116, two 4-sty brk flats. Henry Necarsulmer to Isabelle Rodriguez. B & S and C a G. Morts \$16,000, taxes, &c. Aug 1. Dec 5, 1902. 9:2386. nom
 166th st, No 971, late George st, n s, 100 w Union av, 100x150, 2-sty frame dwelling and vacant. Robt R Booth et al HEIRS, &c, Henry M Booth to Frances C Hotto. B & S. Nov 24. Dec 8, 1902. 10:2671. nom
 170th st, No 709, late 8th st, n s, 70 e Park av, late Railroad av, 30x 86.4, 2-sty frame dwelling, 1-sty frame building on rear. Abigail J Purdy to Franz X Wagner. Nov 29. Dec 8, 1902. 11:2902. 4,100
 175th st, No 1006, s s, 165.2 e Clinton av, 25x138, 3-sty frame dwelling. Conrad G Strubel to Robert M Uehlein. Mort \$5,000. Dec 5. Dec 9, 1902. 11:2948. 100
 176th st, n s, bet Prospect av and Marmion av and being 25 e line bet lots 64 and 65 map Fairmount, 50x145.3x50x144.6, being part lot 64 on said map. Joseph P Smith to Lina Mac Innes. Mort \$3,500. Dec 1. Dec 5, 1902. 11:2954. nom
 176th st, n e s, bet Belmont av and Crotona av, and being lot 80 map Fairmount, 109.2x199, n w s, x108.9x208.4 s e s. Louise W C Stevener et al to Fredk D Storey. Dec 9. Dec 10, 1902. 11:2946. 8,500
 181st st, late John st, s s, 132 e Crotona av, late Grove av, 132x150, vacant. Albert J Lutz to Alice Lutz. Q C. C a G. All liens. July 8. Dec 11, 1902. 11:3096. 1,000
 254th st, late River av | s e cor Independence av, late Pallsade av, Independence av | 412.6x150x385x153, 2-sty frame dwelling and 1-sty frame stable, and vacant. Lizzie T Sackett to Henry W Sackett her husband. Dec 6. Dec 8, 1902. 13:3424. nom
 *Amethyst av, e s, 135 n Morris Park av, 20x100. Henry B and

Helen N Clark to George and Lizzie Lahrmann. Dec 8. Dec 9, 1902. 3,250
 Anthony av, s w cor Minerva pl, 75x100, vacant. Eugenia Bergdorf to Adolph C Hottenroth. Dec 8. Dec 9, 1902. 12:3319. nom
 *Av A, n e cor 4th st, 103x300 to Westchester Creek, Unionport. Florence S Crosby to Michael J Leahy. Dec 4. Dec 9, 1902. nom
 *Barker av, e s, 100 s Elizabeth st, 100x125, Olinville. Margaret Duffy to Richard O'Hara. B & S. C a G. Dec 6. Dec 9, 1902. nom
 *Barker av, e s, 266.8 n Elizabeth st, 33.4x125, Olinville. Jeanette W wife of and Frederick Ryer, Jr, to Abbie E Wille. All liens. Nov 24. Dec 5, 1902. nom
 Bergen av, No 652, s e s, 192.10 s w Grove st, 17.1x131 to Old Mill Brook, x18.10x123.1, 3-sty frame dwelling. Charles Betzig EXTRX Henry Schmidt et al to Walter J Schmidt, Wilhelmina and Emma Betzig Rosalla D Diehl and Mamie A Hottenroth. Dec 2. Dec 5, 1902. 9:2361. 5,000
 Bergen av, No 654, s e s, 175.11 s w Grove st, 16.11x123.1 to Old Mill Brook, x18.7x115.4, 3-sty frame dwelling. Same to Wilhelmina Betzig. Dec 2. Dec 5, 1902. 5,000
 Bergen av, No 656, s e s, 159 s w Grove st, 16.10x115.4 to Old Mill Brook, x18.7x107.8, 3-sty frame dwelling. Same to Rosalla D Diehl. Dec 2. Dec 5, 1902. 5,000
 Bergen av, No 658, s e s, 142.2 s w Grove st, 16.10x107.8 to Old Mill Brook, x17.10x101.11, 3-sty frame dwelling. Same to Emma Betzig. Dec 2. Dec 5, 1902. 5,000
 Bergen av, No 660, s e s, 125.1 s w Grove st, 17x101.11 to Old Mill Brook, x18x96.1, 3-sty frame dwelling. Same to Mamie A Hottenroth. Dec 2. Dec 5, 1902. 9:2361. 5,000
 Bergen av, No 662, s e s, 107.8 s w Grove st, 17.5x96.1 to Old Mill Brook, x17.10x90.2, 3-sty frame dwelling. Same to Walter J Schmidt. Dec 2. Dec 5, 1902. 5,000
 Bergen av, No 664, s e s, 85 s w Grove st, 22.8x90.2 to Old Mill Brook, x24.6x82.6, 3-sty frame dwelling. Same to Chas C Schmidt. Dec 2. Dec 5, 1902. 6,500
 Brook av, No 140, e s, 25 s 135th st, 25x100, 4-sty brk flat and store. George Liginger to Geo F Liginger. 1/2 part. B & S. Dec 1. Dec 5, 1902. 9:2262. nom
 Beach av, Nos 186 to 190, e s, 174.4 s 156th st, runs e 160.6 x s 65 x w 147.7 to av, x n 66.3 to beginning, three 3-sty frame flats. George Widder to Conrad H Plate. All liens. Dec 10, 1902. 10:2665. nom
 Cauldwell av, No 780, on map No 782, e s, 145 s 158th st, 25.2x 102.3x25.5x102.4, 2-sty brk dwelling. Release mort. Arthur Knox to Robert E Lavelle. Dec 5. Dec 8, 1902. 10:2629. nom
 Same property. Robert E Lavelle to John J Bowe. Mort \$5,000. Dec 8, 1902. 10:2629. nom
 Clay av, Nos 1349 and 1351, w s, 580.9 n 169th st, 33.4x79.7x33.4 x79.10, two 2-sty frame dwellings. Chas H and Edw A Thornton to Nicholas Ewen. Mort \$4,000. Dec 8. Dec 9, 1902. 11:2782. nom

*Cleveland av, s w s, at n w s 2d st, 300x100.
 De Milt av, s w s, at s e s Marian st, 133.4x100.
 De Milt av, s w s, at s e s Matilda st, 33.4x100.
 De Milt av, n e s, at n w s Disbrov pl, 50x105x50x100.
 White Plains av or Boulevard, n w s, being lots 180 and 181 map Penfield property, South Mt Vernon, 50x102.
 Wm W Penfield et al individ and EXRS and TRUSTEES Geo J Penfield, dec'd, et al to Susan A Penfield. Sept 16, 1898. Dec 9, 1902. other consid and 500
 *Same property; also
 Catharine st, n w s, being lots 209 to 212 same map, 118x96 n e s, x122x102 s w s.
 Mabel wife Thos D Penfield to same. All title. Q C. May 20. Dec 9, 1902. nom
 Eagle av, No 567, w s, 551.9 s Westchester av, 25x90, 4-sty brk flat. Michael J Donohue et al to Hermann G Eilers. Mort \$6,500. Dec 1. Dec 5, 1902. 10:2616. 12,000
 *Elliott av, e s, 550 s Elizabeth st, 25x100, Olinville. Thos A Campbell to Mary A wife of and Thos A Campbell. Mort \$900. Nov 10. Dec 8, 1902. nom
 Forest av, No 1059, w s, 199 s 166th st, 19.9x87.3x19.11x87.3, 3-sty frame flat. N Y Building Loan Banking Co, a corporation, to E F Bliss, Jr. Mort \$4,500. Dec 1. Dec 8, 1902. 10:2650. nom
 *Green lane or av, e s, 158 s 5th st, 36.2x107.5x36.2x106.5, Westchester. FORECLOS. S Morrill Banner to Sarah E J Squires. Dec 1. Dec 5, 1902. 1,400
 Hughes av, e s, 122.11 s 180th st, 18.1x65, 2-sty frame dwelling. Louis Eickwort to Andrea Saracco. Mort \$2,500. Dec 8. Dec 9, 1902. 11:3080. nom
 Jackson av, No 1065, w s, 119.8 s 166th st, 19.8x72, 3-sty frame flat. James T Barry to Ernest B Wintersmith. B & S. Nov 28. Dec 9, 1902. 10:2640. nom
 Jackson av, n e cor 166th st, 98.3x87.6x97.11x87.6, vacant. William Shillaber, Jr, TRUSTEE will Jason Rogers to Thos J Quinn. C a G. Dec 8, 1902. 10:2651. 13,750
 Lafontaine av, late Lafayette pl, e s, bet 179th st and 180th st and being lot 125 map Upper Morrisania, 50x100. Benj F McQuay to Daniel Brady. Mort \$1,700. Nov 15. Dec 10, 1902. 11:3069. nom
 Mill Brook, w s, at n s land Henry Schmidt, runs s to n s Mill Brook, x e 4 to centre said Brook, x n 134.3 x w 5 to beginning, being w 1/2 of bed of Mill Brook. Henry L Morris and ano TRUSTEES and ADMRS will Gouverneur Morris to John H Schmidt, Chas C and Walter J Schmidt, Wilhelmina and Emma Betzig, Rosalla D Diehl and Mamie A Hottenroth. Q C. Dec 3. Dec 5, 1902. 9:2361. 350
 Old Mali av | a private road, s s, 129.7 to s e cor Kingsbridge Aqueduct av | road and said av, runs s along e s of said av 575 x e 297 to w s Aqueduct av, x n 400 x w 145 x n 175 x w 155.5 to beginning.
 Old Mali av, a private road, e s, 129.7 s Kingsbridge road, runs n 129.7 to s e cor said road and av, x e along Kingsbridge road abt 38.6 x s 104.7 x e 117.1 x s 25 x w 155.5 to beginning. Agreement as to taking strip 13.6 wide along w s of above from Tee Taw av, which av embraces Old Mali av, which strip widens out at Kingsbridge road to 38.6 ft.
 Mary E Arnold et al with Mary McCourt. July 28. Dec 8, 1902. 11:3220. nom
 Perry av, w s, 200 n Holt st, 25x111.4x25.3x115.1, 2-sty frame dwelling. FORECLOS. John H Hull to Solomon B Livingston as TRUSTEE for Herbert J Livingston will of Jacob Livingston. Dec 3. Dec 9, 1902. 12:3343. 4,000
 Prospect av, w s, 107.2 s 180th st, 25x100, vacant. Edw J Nugent to Jennie Reynolds. B & S. Dec 8. Dec 9, 1902. 11:3094. 10,000
 Same property. Jennie Reynolds to Edw J Nugent and Margt M Nugent his wife joint tenants. B & S. Dec 8. Dec 9, 1902. 11:3094. nom
 Prospect av, Nos 587 to 595, w s, 115 n 150th st, 100x100, five 4-sty brk flats. Lena Fuer to Marie A Roos. Morts \$43,500, taxes, &c. Nov 19. Dec 6, 1902. 10:2674. nom

Sedgwick av | e s, 102 s 167th st, 75x120 to Lawrence av.
Lawrence av |
Graham sq, e s, 36 n Lawrence av, 125x100.
Wm M Sporborg to Jules S Ehrich. Morts \$5,750. June 26,
1902. Dec 5, 1902. 9:2527. nom
Sedgwick av | n w s, 98.1 n e Perot st, runs n w 200.5 x s w 24.6 x n
Boston av | w 93 to s e Boston av x n e 122.9 x s e 265.11 to
Sedgwick av x s w 98 to beginning, vacant. John Myers or Meyers
to Wm G and Mary A Ahrens. Dec 1. Dec 11, 1902. 12:3254.
other consid and 100
Same property. John E Thrall to same. Dec 1. Dec 11, 1902.
other consid and 100
Southern Boulevard, s s, abt 175 e St Anns av, 50x120.4x50x112.2,
vacant. FORECLOS. Edmund J Tinsdale to Loretto S Lett. Dec
5, 1902. 10:2546. 4,500
*St Raymond av, w s, lot 120 map property H P Rose, St Raymond
Park, 25x100. John Flood to Eugene J Moriarty. Dec 26, 1901.
Dec 8, 1902. nom
*Same property. Release mort. Hudson P Rose to John Flood. Nov
12, 1902. 400
Tinton av, w s, 192.4 n 163d st, late Strong av, 24.4x125, vacant.
William Kelly to Charles Grafstein. Dec 11, 1902. 10:2659. 100
Trinity av, No 918, e s, 380 n 161st st, 20x100, 2-sty frame dwell-
ing. Maria A Donnegan to Max Marx. Mort \$3,750. Dec 10.
Dec 11, 1902. 10:2638. See 161st st, Manhattan. nom
Vyse av, w s, 191.4 n Home st, 75x100, vacant. Morris Leonard
to Chas H Kienle. Morts \$6,500. B & S. Dec 5, 1902. 11:2986.
nom
Walton av, w s, 100 s 177th st, 25x65, vacant, except part taken for
av. FORECLOS. Sylvester L H Ward to Sylvester Pope, Wm L
Condit and Robert McGill TRUSTEES will Josephine L Peyton.
Dec 6. Dec 8, 1902. 11:2852. 750
Washington av, No 1848, e s, 108 s 176th st, late Mott st, 27x120,
except part taken for av, 2-sty frame dwelling. Emily M Hat-
field to Norman S Morgan. Dec 11, 1902. 11:2917.
other consid and 100
Westchester av, s s, 50.4 w St Anns av, 104x100. Release mort.
Chessie E Zeller to Edward Miehlng. Dec 5, 1902. 9:2276. nom
Same property. Release mort. Same to same. Dec 5, 1902. nom
Same property. Release mort. Same to same. Dec 5, 1902. nom
*1st av, s s, lot 107 map new Village of Jerome, 25x125. FORE-
CLOS. Chas G Banks to Eliz H Sias formerly Heilman. Aug 26,
1898. Dec 11, 1902. 340
3d av, No 2970 | s e cor 153d st, or Grove st, 26.3x
Bergen av, Nos 661 and 663 | 186.8 to w s Bergen av, x48.9x192.5,
3-sty frame flat and store and 2-sty frame building on Bergen
av. Charles Betzig EXR Henry Schmidt deed and John H
Schmidt et al HEIRS, &c, Henry Schmidt to Morrisania Realty
Co. C a G. Dec 2. Dec 5, 1902. 9:2362. 42,500
*Lots 1, 2, 67 and 68 map of 107 lots Hudson Park property of
party 1st part. Hudson P Rose to William Swan and Nellie C
his wife, joint tenants. Nov 26. Dec 5, 1902. nom
*Lots 27 and 28 map 107 lots Hudson Park. Hudson P Rose to
Charles Hicks. Dec 5. Dec 8, 1902. nom
*Lots 27, 28, 69, 70 and 78 map 107 lots Hudson Park. Release
mort. Edwin Downing et al to Hudson P Rose. Dec 6. Dec 8, 1902.
2,100

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.)

December 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Allen st, No 53. Surrender lease. Hyman Green to Simon Cohen.
Nov 5. Dec 5, 1902. 1:307. nom
Canal st, Nos 530 to 536, s s, 80 e West st, 80x60. Deborah Herr-
man to William Kalle and Carl Georgi firm Kalle & Co; 10 years,
from May 1, 1903. Dec 11, 1902. 2:595. 8,500
Columbia st, No 94, all. Barnet Sussman and Max Silver to Nathan
Bonhak; 2 3-4 years, from Aug 1, 1902. Dec 8, 1902. 2:334.
2,400
Elizabeth st, Nos 15 and 17. Assign lease. David Cohen to Louis
Golde. 1/2 part. Nov 26. Dec 11, 1902. 1:201. nom
Goerck st, No 35, s w cor Delancey st, all. Henry S O'Brien to
Isaac and Morris Ginsberg; 5 1-3 years, from Jan 1, 1903. Dec
10, 1902. 2:327. 720
Grand st, No 58, store. Ephraim Drucker to Edward and James Ber-
gonzi; 5 1/4 years, from May 1, 1902. Dec 8, 1902. 2:475. 600
Houston st, No 63 East, all. Johanna Habermann to Bernard Hart-
man; from Nov 1, 1902, to May 1, 1908. Dec 9, 1902. 2:508. 1,350
Monroe st | Assign lease. Joe Block to Max Peshkin. All
Rutgers pl, No 3 | title. Dec 1. Dec 5, 1902. 1:270. 850
Monroe st, Nos 157 and 159. Assign lease. Barnet Berman to
Sam Greenstein. Oct 8, 1900. R S \$1. Dec 6, 1902. 1:269. 300
Norfolk st, No 162, corner store.
Stanton st, No 140, store in rear of above.
Henry C Patterson to Max Goldberg; 5 years, from Nov 1, 1902.
Dec 8, 1902. 2:355. 936
Orchard st, No 32. Assign lease. Congregation Solomon Davis An-
sche Wischkoven also known as Congregation Chevra Thilom An-
schei Wischkoven to Congregation Anshei Zitomer and Volin. Oct
21. Dec 10, 1902. 1:298. nom
Park pl, Nos 79 and 81
Greenwich st, No 244
Assign lease. Henry Hess and Henry Abrahams to John Kress
Brewing Co. Dec 11. Dec 10, 1902. 1:120. nom
Same property. Assign lease. John Kress Brewing Co to Max Op-
penheimer. Dec 3. Dec 10, 1902. 1:129. nom
Spring st, No 256 | all. Ellen O'Grady to Max R Schnabel; 5 years,
Varick st, No 134 | from April 1, 1903. Dec 5, 1902. 2:491. 2,100
Stanton st, No 118, n w cor Essex st, store floor. Gische Fischer
widow et al EXRS, HEIRS, &c, William Fischer to Morris Wes-
lock; 5 years, from May 1, 1903. Dec 5, 1902. 2:412. 900, 960
William st, No 267, store, floor, &c.
William st, No 269, top floor front
Fred and Emma M Geiss to Edward Nauss; 5 years, from May
1, 1902. Dec 5, 1902. 1:119. 888
Waverly pl, No 103, n s, 35.3 w Macdougall st, 27x105, all. Henry
and James Cleland to James Knott; from Jan 1, 1903, to April 30,
1913. Dec 11, 1902. 2:553. 6,333.33 and 9,500
3d st, No 97 East, east store. Jos P Slater to Henry Stern; 3 years,
from Nov 9, 1902. Dec 9, 1902. 2:445. 504
7th st, No 307, all. Malka Marder to Bertha Sichernmann and
Samuel Glick; 5 years, from Dec 1, 1902. Dec 6, 1902. 2:364.
3,840

8th st or St Marks pl, No 58
9th st, No 315 East
10th st, No 221 East
20th st, No 132 West
Surrender leases. Rubin Federman to Louis Haims or Hains.
Dec 8, 1902. 2:449, 451 and 452, 3:795. nom
11th st, No 514 East, store floor. Henry J Wirth to George Grune-
wald; 3 1/2 years, from Nov 1, 1902. Dec 8, 1902. 2:404. 1,200
17th st, No. 5 East | 2d loft. J O Clement TRUSTEE for Geo A
18th st, No 6 East | Heisler to Wolf Hagelberg; 3 years, from Feb
1, 1903. Dec 9, 1902. 3:846. 3,500
17th st, No 25 East. Assign lease. John Bittner to Chas P Faber,
Fredk D Fricke and Herman Reher. Dec 5. Dec 10, 1902. 3:846.
nom
25th st, No 52 West, all. Eliz B Grannis to J Gaspard Lanz; 5
years, from May 1, 1905. Dec 11, 1902. 3:826. 4,000
28th st, No 527 West. Assign lease. The John Stanton Brewing &
Malting Co to Joseph McGovern. Dec 4. Dec 11, 1902. 3:700. nom
Same property. Assign lease. Joseph McGovern to M Grohs Sons.
Dec 10. Dec 11, 1902. 3,000
29th st, Nos 101 and 103, n s, 80 e 4th av, 45x irreg, 7-sty apart-
ment house to be erected. Joseph Fleischmann to John F Har-
rold; from completion of building to Oct 1, 1911. Dec 5, 1902.
3:885. 12,000
31st st, No 142 West, east store floor and basement, &c, also
east and west front floors over stores. John A Weser to Wendel
and S Leonie Maschino; 7 years, from May 1, 1902. Dec 5, 1902.
3:806. 1,380
38th st, No 49 West, all. Henry L Morris TRUSTEE will Georgia
E Morris to Walstein M Tompkins; 5 years, from Oct 1, 1902. Dec
8, 1902. 3:840. 2,800, 3,000
38th st, No 407 West, store. Rudolph Federroll to Julius Kusckie;
2 1-3 years and 25 days, from Dec 6, 1902. Dec 8, 1902. 3:736.
420
44th st, No 152 West, all. Ludin Realty Co to Morris Steinfeld; 3
years, from Sept 1, 1900. Dec 9, 1902. 3:996. 1,800
46th st, No 446 West, store, &c. Magdalena Wittendorfer to James
J Quinn; 5 years, from Oct 1, 1901. Dec 8, 1902. 4:1055. 420
Same property. Assign lease. James J Quinn to Thomas Conville
Brewing Co. Sept 13, 1901. Dec 8, 1902. nom
48th st, No 54, s s, 635.6 w 5th av, 18.9x100.5. Trustees of Col-
umbia College to Chas W Meloney; 21 years, from Nov 1, '87.
Dec 10, 1902. 5:1263. 677
Same property. Consent to assign lease. Same to Lillian M Meloney
extrx Chas W Meloney. Nov 25. Dec 10, 1902. nom
Same property. Assign lease. Lillian M Meloney extrx Chas W Me-
loney to Harry D Lewis. Dec 10, 1902. 21,000
49th st, n s, 483 w 5th av, 23x100.5. Assign lease. Nelson D Stil-
well to Caroline T Burkam. Dec 8, 1902. 5:1265. 1,000
49th st, No 38, s s, 502 w 5th av, 17.4x100.5. Consent to assign lease.
TRUSTEES of Columbia College to Miss L C Hedden individ and
EXTRX Eliz C Hedden. Nov 12. Dec 8, 1902. 5:1264. nom
Same property. Assign lease. Lizzie C Hedden individ and EXTRX
Eliz C Hedden to Walter S Gurnee. Dec 4. Dec 8, 1902. 5:1264.
24,000
49th st, No 40 West. Leasehold
49th st, No 38 West. Leasehold
Party wall agreement. Francis T L Lane with Lizzie C Hedden.
Dec 3. Dec 8, 1902. 5:1264. nom
51st st, No 10 West, s s, 225 w 5th av. Consent to assign lease.
Trustees Columbia College to Sarah H wife of Elias C Benedict.
Oct 14. Dec 6, 1902. 5:1266. nom
Same property. Assign lease. Sarah H Benedict to Elias C Ben-
edict. July 25, 1902. Dec 6, 1902. nom
52d st, No 130 West, store, &c. Chas J Bonner to Patrick Killen;
5 years, from Sept 1, 1901. Dec 8, 1902. 4:1004. 780
Same property. Assign lease. Patrick Killen to Thomas Conville
Brewing Co. Sept 6, 1901. Dec 8, 1902. nom
61st st, No 26 West, all. Alexander List and Thomas Lennon to
Anna L Altson; 5 years, from May 1, 1902. 4:1113. 6,500, 7,000
Same property. Assign lease. Anna L Alston to Wm S Bainbridge.
April 18. Dec 5, 1902. 4,000
63d st, n s, 275 e 2d av, 25x100.5. Assign lease. Diedrich Sander
to Hinrich Brandt. Dec 4. Dec 5, 1902. 5:1438. nom
79th st, No 100 West, two stores, cellar and four upper stories.
Ida Thomas to Jacob C Duhme; 8 years, from Nov 1, 1902. Dec
6, 1902. 4:1150. 2,500 to 3,000
107th st, No 222 East, store. Samuel Golde to Herman Krakov;
2 5-12 years, from Dec 1, 1902. Dec 9, 1902. 6:1656. 324
109th st, No 319 East, east store, &c. Teresa Tuozzo to Francesco
Elia; 3 years, from Sept 1, 1902. Dec 5, 1902. 6:1681. 288
109th st, No 331 East, westerly store. Frank Garofalo to Domen-
ico Ilario; 3 years, from May 1, 1902. Dec 8, 1902. 6:1681. 240
Same property. Assign lease. Domenico Ilario to Thomas Conville
Brewing Co. Aug 14. Dec 8, 1902. nom
115th st, No 416 East. Assign lease. Carlo Tattoro to Thomas Con-
ville Brewing Co. Sept 26. Dec 8, 1902. 6:1708. nom
115th st, No 340 East, all. Francesco Tipaldi to Ferdinando Ce-
fola; 5 years, from May 1, 1902. Dec 5, 1902. 6:1686. 1,284
116th st, No 370 West, 4 rooms on 1st floor, w s. Joseph N Camp-
bell to Anna W Whitbeck; 1 year, from Jan 1, 1903. Dec 11,
1902. 7:1849. 324
Av A, No 1341, store and basement. Leopold Hutter to Louis Fink;
3 years, from July 1, 1902. Dec 11, 1902. 5:1466. 960
Av B, No 28. Assign lease. David Rosenfeld to Stasie Rosenfeld.
All title. Dec 10. Dec 11, 1902. 2:398. nom
Broadway, No 821, n w cor 12th st, No 51 East, runs w 87.2 x n
31.2 x — 13.3 x s 22 x e 61.4 to Broadway, x s 27 to beginning. |
Broadway, No 823 |
Agreement as to erection of building and terms of lease, &c. Hope-
ton D Atterbury and Mary H Smith with Isidor C Istel. Sept 5.
Dec 8, 1902. 2:564. nom
Broadway, No 823, w s, 27 n 12th st, 22.2x59.1x22x61.4. nom
Broadway, No 821
12th st, No 51 East
Agreement as to erection of building and terms of lease, &c. Mary
H Smith to Isidor C Istel. Sept 5, 1902. Dec 8, 1902. 2:564. nom
Columbus av, Nos 1300 and 1302, n w cor 124th st, all, with ma-
chinery, &c. Jacob Wolf to Leon Noel; 5 years, from Dec 1, 1902.
Dec 11, 1902. 7:1965. taxes, &c, and 5,250
Columbus av, n w cor 106th st, store, &c. George Quackenbush to
Frank A Gundlach; 3 5-12 years, from Dec 1, 1902. Dec 10, 1902.
7:1861. 1,500
Greenwich av, No 113. Assign lease. Martha Dixon to Elias A
Cohen. Dec 9, 1902. 2:615. 850
Lenox av, No 606, store, &c. Samuel K Johnson to Patrick J O'Brien;
3 years, from May 1, 1904. Dec 8, 1902. 6:1739. 1,200, 1,500
Lexington av, Nos 1621 and 1623, store. Albert J Adams to John
Connor; 5 years, from Mar 1, 1903. Dec 9, 1902. 6:1630. 1,200

Park row, No 105. Assign lease. Frank A Zimino to Otto Huber Brewery. Dec 11, 1902. 1:121..... nom
 Pleasant av, No 440, store and cellar. Alexander Landero to James Gregg; 7 years, from May 1, 1903. Dec 8, 1902. 6:1819.....600
 1st av, No 2161. Assign lease. Gerarda Costobile to Gennaro Russo. Oct 27, Dec 8, 1902. 6:1683.....nom
 Same property. Assign lease. Gennaro Russo to Thomas Conville Brewing Co. Oct 28, Dec 8, 1902.....nom
 2d av, No 397, s w cor 23d st, store, &c. Jane Jacobs to Patrick F and Michael Reynolds firm Reynolds Bros; 4 years, from May 1, 1903. Dec 9, 1902. 3:903.....2,000
 Same property. Assign lease. Patrick F and Michael Reynolds to James Everards Breweries. Dec 6, Dec 9, 1902.....nom
 2d av, No 1854, s e cor 96th st, all. Mary A Connolly agent to Samuel Epstein; 5 years, from Dec 1, 1902. Dec 10, 1902. 5:1558.....2,700
 3d av, No 1023, store, &c. Jennie Singer to Louis and William Marbe; 1 year, from May 1, 1903. Dec 9, 1902. 5:1415.....1,440
 3d av, No 1290, n w cor 74th st, corner store. Julia L Bruggemann to Michael Morrison; 5 years, from May 1, 1903. Dec 9, 1902. 5:1409.....1,800 and 2,000
 3d av, No 75, all. Sarah A Cooper and ano to George Doelger; 5 years, from Nov 1, 1900. Dec 5, 1902. 2:467....2,200 and 2,400
 Same property. Assign lease. George Doelger and George Siegel to Emil Deckelmeier. All title. Mar 25, 1901. Dec 5, 1902.....nom
 Same property. Assign lease. Emil Deckelmeier to Gustav Hess. Aug 17, 1902. Dec 5, 1902.....nom
 3d av, No 265. Assign lease. Berthold Weinberg to Helen Humpfer. Sept 19, Dec 6, 1902. 3:902.....175
 3d av, No 2285, all. James Everard to Sigmund Wolk; 5 years, from Sept 1, 1902. Dec 6, 1902. 6:1789.....2,400
 3d av, No 2207, all. Chas P Cohn to Steinhardt Brothers & Co; 5 years, from May 1, 1904. Dec 8, 1902. 6:1785.....2,800
 4th av, No 57, all. John W Huchting to Gustav and Henry O Beckmann; 12 5-12 years, from Dec 1, 1902. Dec 8, 1902. 2:555...4,500
 Same property. Assign lease. Gustav A and Henry O Beckmann to Peter Doelger. Dec 5, Dec 8, 1902.....nom
 5th av, No 92. Leasehold. Covenant by assignee. Isabel H Cohen to Henry S, Fredk T and Eliz S Van Beuren, Emily A V B Reynolds, Mary E Mitchell, Louise V B Bond, Henry S F and Michael V B and John W A Davis. Dec 6, Dec 8, 1902. 3:816.....
 5th av, No 1401, n e cor 115th st, store, &c. Annie Maguire to Daniel Linden; 5 years, from Aug 1, 1902. Dec 8, 1902. 6:1621..1,500
 5th av, No 1401, all. Assign lease. Daniel Linden to Chas F Springer. Dec 5, Dec 8, 1902. 6:1621.....nom
 5th av, No 307, e s, bet 31st and 32d sts, all. J Grafton Minot and Grace J Amory to Adolphe H Benoit; 16 years, from Oct 1, 1902. Dec 5, 1902. 3:861.....13,000 and 15,000
 5th av, Nos 225 and 227, all. Frederick A Wahl to John P Flannery. From Dec 8, 1902, to Oct 1, 1919. Dec 10, 1902. 3:856.....17,000, &c.
 5th av, No 325, all. Geo E Farewell to Fredk L Siegel; 1 year, from Oct 15, 1902. Dec 11, 1902. 3:862.....14,400
 5th av, Nos 362 and 364, w s, 61.9 n 34th st, 50x100. Assign lease. Number Sixty-Eight William Street to Mary B Harrison. Dec 11, 1902. 3:836.....nom
 6th av, No 521 n w cor 31st st, store and upper part, with 8 ft of 31st st, No 103, yard. Harris Mandelbaum and Fisher Lewine to Christian J Wahmann; 10 years, from May 1, 1903. Dec 11, 1902. 3:807.....8,000
 Same property. Assign lease. Christian J Wahmann to John Riefe. Dec 11, 1902.....nom
 6th av, No 852. Assign lease. Patrick Killen to Thomas Conville Brewing Co. Aug 8, Dec 8, 1902. 5:1264.....nom
 7th av, n w cor 23d st, 25x80, all. Estelle Dean EXTRX Geo W Dean to Tillman & Dreyson; 3 years, from May 1, 1903. Dec 8, 1902. 3:773.....6,000
 8th av, No 2102, south store. John Friedrich to August Bruns; 4 yrs, from May 1, 1902. Dec 8, 1902. 7:1829.....660, 720
 8th av, No 2102, north store, &c. John Friedrich to Charles Meyer; 4 years, from May 1, 1902. Dec 8, 1902. 7:1829.....660, 720

BOROUGH OF BRONX.

*1st st, s s, 163.7 e 4th av, 33x87.6, Williamsbridge. N Y Building-Lcan Banking Co to Guisepe and Maria Altieri; about 16 years (with covenants for warranty deed), from Aug 28, 1902, at monthly rent \$16.50. Dec 9, 1902..... premium, 220
 Brook av, No 140, store and basement. Geo F Liginger to Lizzie Walter; 3 5-12 years, from Dec 1. Dec 10, 1902. 9:2262.....600
 Washington av, No 1507, store, &c.....
 171st st, No 721 East, stall, &c.....
 Herman Niebuhr and John Stadlander to Adolph Sundmacker; 5 years, from July 1, 1902. Dec 8, 1902. 11:2903.....720
 *White Plains av, w s, abt 175 s Olin av, portion of Flynn building, Williamsbridge. John W Fincke to Henry C Payne, Postmaster-General of U S; 10 years, from Oct 1, 1902. Dec 8, 1902...900
 Willis av, No 206, n e cor 136th st, store and part cellar. Catharine Whitney individ and EXTRX David L M Whitney to James Wilson; 2 years, from May 1, 1902. Dec 10, 1902. 9:2281..1,200

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.

December 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Acme Hall Company to Wm Ulmer Brewery. Certificate of consent of stockholders to chattel mortgage for \$5,000. Dec 4, Dec 5, 1902.
 Addison, John with Max Danziger. Broadway, No 682. Assignment

of building loan. Contract dated Feb 27, 1902, as collateral security for \$55,000. Oct 9, 1902. Dec 10, 1902. 2:530. nom
 Agassiz, Mabel S formerly Simpkins to whom it may concern. Grand st, Nos 203 and 203½, s w cor Mott st, Nos 145 and 147. Certifies that \$15,000 has been paid on account principal. Nov 18, Dec 5, 1902. 1:237.
 Allerton, Henrietta L widow to GERMAN SAVINGS BANK. 136th st, No 145, n s, 306.6 e 7th av, 15.6x99.11. Dec 5, 3 years, 4%. Dec 8, 1902. 7:1921. 8,000
 Aronowitz, Annie to Esther Flaum. Goerck st, No 34, e s, 125 s Delancey st, 25x100. Prior mort \$11,200. Dec 6, due Feb 1, 1903, 6%. Dec 8, 1902. 2:322. 5,000
 Atcheson, Wm B to Fitzgerald Bros Brewing Co. 153d st, No 301, n w cor 8th av. Saloon lease. Dec 10, demand, 6%. Dec 11, 1902. 7:2047. 2,800
 Bacharach, Yette or Henrietta widow to Grand Lodge of the United States of the Independent Order Free Sons of Israel. 80th st, No 172, s s, 159 w 3d av, 19x102.2. Dec 8, 1902, 5 yrs, 4%. 5:1508. 6,000
 Banning, Viola H to Julia Coddington. 128th st, No 17, n s, 238 e 5th av, 22x99.11. Dec 10, 1902, 3 years, 5%. 6:1753. 8,500
 Barnett, Benjamin to Deborah Freed. 17th st, No 118, s s, 80 w Irving pl, 20x81. Dec 8, 5 years, 5%. Dec 9, 1902. 3:872. 5,000
 Bauer, John with Henry Rauch. Broome st, No 316, n s, 85 e Chrystie st, 22.3x100.8x22.9x100.8. Extension mort. Dec 9, 1902. 2:419. nom
 Beck, Robert W and Alice M to Lillian G Johnson. 21st st, No 209, n e s, 125 n w 7th av, 25x98.9. P M. Prior mort \$30,000. Dec 6, 1 year, 6%. Dec 8, 1902. 3:771. gold, 4,000
 Begen, Sadie M, Brooklyn, to Realty Associates, a corpn. Audubon av, w s, 770 n 190th st, runs on curve n, w and s along w s of av to e s Fort George av and e s 11th av as said avs wind and turn x w — x e 329.6 to beginning. P M. Prior mort \$23,700. Dec 9, 1902, due July 27, 1904, 5%. 8:2161. 22,000
 Bermann, Jacob to Julius Wolf. 116th st, No 149, n s, 368 w 3d av, 17x80. Nov 5, due May 1, 1903. Secures note. Dec 10, 1902. 6:1644. 548
 Bohaty, John to John Nadvornik. Av A, No 1356, e s, 25.2 n 72d st, 26x98. Dec 1, 3 years, 5½%. Dec 5, 1902. 5:1484. \$3,000
 Boschen, John H to CITIZENS SAVINGS BANK. Division st, Nos 218 to 222, n e cor Clinton st, Nos 188 and 188½, 64x69.8x30x 90.6. Dec 10, 1902, 3 years, 4½%. 1:314. 20,000
 Braaf, Charles to Beadleston & Woerz. 3d av, Nos 336 and 338, s w cor 25th st, Nos 160 and 162, 42x84. Dec 9, demand, 6%. Dec 10, 1902. 3:880. 5,000
 Braender, Philip, White Plains, N Y, to GERMAN SAVINGS BANK in City of N Y. 10th st, No 36, s s, 248.3 e University pl, runs e 25.6 x s 90.1 x w 7.10 x w 17.11 x n 92.3. Dec 8, 1902, 1 year, 4%. 2:561. 80,000
 Brandt, Hinrich to Diedrich Sander. 63d st, No 325, n s, 275 e 2d av, 25x100.5. Leasehold. Dec 4, 1 year, 4½%. Dec 5, 1902. 5:1438. 500
 Broderick, Wm J to WEST SIDE SAVINGS BANK. Morton st, No 52, s s, 255 e Hudson st, 18.2x100. Dec 8, due May 1, 1904, 4½%. 2:583. 8,000
 Burgemeister, August to Albert A Fenyvessy. 103d st, No 152, s s, 49.6 e Lexington av, 26x100.11. Dec 1, due April 1, 1903. Dec 10, 1902. 6:1630. 275
 Burns, Peter E to Frederick Schuck. 2d av, No 1728, e s, 25.8 s 90th st, 25x75. Dec 11, 1902, due Jan 1, 1906, 5%. 5:1552. 10,000
 Carlson, John S, Montclair, N J, to Bradley & Currier Co. 99th st, No 6, s s, 125 w Central Park West, 25x100.11. P M. Dec 8, 1902, installs, abt 6 years, 5%. 7:1834. 3,000
 Carpenter, Benj F to Kate M Clover. 8th av, No 2688, e s, 25.1 s 143d st, 24.10x75. Dec 5, 1 year, 6%. Dec 5, 1902. 7:2028. 2,800
 Central Brewing Co to NEW YORK MORTGAGE AND SECURITY CO. Av A, Nos 1274 and 1276, n e cor 68th st, 49x100.5. Building loan. Dec 9, 1902, demand, 6%. 5:1480. 40,000
 City Real Property Co to TITLE GUARANTEE AND TRUST CO. 89th st, s s, 100 e 5th av, runs s 95 x e 27.8 x s 5.8 x e 78.5 x n 100.8 to st x w 106.1 to beginning. Dec 10, 1 year, 5%. Dec 11, 1902. 5:1500. 150,000
 Same to same. Same property. Certificate of consent of stockholders to above mort. Dec 9. Dec 11, 1902.
 Cohen, Max to Rosa Jackson. Henry st, No 200, s s, 271 e Jefferson st, 23.10x100. P M. Nov 28, due Dec 1, 1903, 6%. Dec 8, 1902. 1:270. 5,000
 Cohn, Isidor to Peter Moller et al trustees will Peter Moller. 4th av, No 79, e s, 48 n 10th st, runs n 24 x e 83.3 x e 25 x s 17 x w 101.7. Dec 10, 1902, 5 years, 4%. 2:556. 35,000
 Congregation Kehilath Jeshurun to EQUITABLE LIFE ASSURANCE SOCIETY of the U S. 85th st, Nos 117 to 121, n s, 215.6 e Park av, runs n 100.5 x e 20 x n 0.9 x e 51.1 x s 101.2 to st x w 71.1 to beginning. Dec 4, due Jan 1, 1906, 4½%. Dec 8, 1902. 5:1514. gold, 60,000
 Connors, John to John Connor. Lexington av, Nos 1621 and 1623, Leasehold. Dec 1, when due and interest as per bond. Dec 9, 1902. 6:1630. 1,265.58
 Cowl, Geo G to Francis H Robinson. ¼ part and all title to estate both real and personal of which James Cowl died seized. July 16, 1901, installs, 6%. Dec 8, 1902. 2:476. 2,000
 Cromwell, Oliver E to Claire L Taylor. William st, Nos 200 and 202, s e s, at n e s Frankfort st, Nos 18 and 20, 83.9x51.11x57.11x58.4. ½ part. Dec 4, 4 years, 5½%. Dec 8, 1902. 1:120. 26,000
 Cummings, Daniel J to Herbert B Rexer. 56th st, No 417, n s, 250 w 9th av, 25x100.5. P M. Prior mort \$12,500. Dec 6, 1 year, 5%. Dec 8, 1902. 4:1066. 5,000
 Curry, Edmond J to BROADWAY SAVINGS INSTITUTION. 83d st, No 115, n s, 160.6 e Park av, 25x102.2. Dec 11, 1902, 1 year, 4½%. 5:1512. 23,000
 Cusick, James F to Leon S Keller. 49th st, Nos 536 and 538, s s, 250 e 11th av, runs s 100.5 x e 24.11 x n e 104.10 to st x w 55 to beginning. Dec 10, 1 year, 6%. Dec 11, 1902. 4:1077. 2,000
 Cuyas, Lila wife of John, of City of Mexico, Mex, to the Bond, Mortgage and Securities Co. 85th st, No 118, s s, 205.6 w Columbus av, 16.9x102.2. Nov 19, 3 years, 4½%. Dec 11, 1902. 4:1215. 14,000
 Dadirriann, Hosanna M wife of and Markan G to CONTINENTAL TRUST CO of City of N Y. 113th st, No 625, n s, 361 w Boulevard, 19x100.11. P M. Prior mort \$15,000. Dec 8, 1902, 3 years, 5%. 7:1895. 8,500
 Danahar, John J to BOND AND MORTGAGE GUARANTEE CO. 36th st, Nos 343 and 345, n s, 275 e 9th av, 36x98.9. Dec 4, demand, 6%. Dec 5, 1902. 3:760. 30,000
 Dankel, Georgine E with Robert W Cooper. 115th st, No 436, s s, 345 e 1st av, 16.8x100.11. Extension mort. Aug 6, 1900. Dec 8, 1902. 6:1708. nom
 Danziger, Max to John Renhan. Audubon av, n w cor 173d st, 100 x100. P M. Dec 1, 1 year, 5%. Dec 8, 1902. 8:2130. 16,000
 Darling, Herbert T to Phoebe A Schram. 52d st, Nos 458 and 460,

- s s, 75 e 10th av, 50x100.5. Dec 10, 1 year, 6%. Dec 11, 1902. 4:1061. 4,000
- Dewey, Martin A, Westfield, N J, to Letitia S Sands trustee John Campbell for benefit Mary Smith and remaindermen. Madison av, No 1000, w s, 76.8 s 78th st, 25.6x95. Dec 8, 1902, 3 years, 4½%. 5:1392. 60,000
- Dierkes, Hannah E, Mary C, Anna T, John M, Joseph H, Chas W and Gertrude J to Jacob Lamour and Mary Maltes admsrs Joseph Dumpel. 16th st, No 334, s s, 400 w 8th av, 25x53.1x25x50. Dec 3, due Jan 1, 1907, 4½%. Dec 5, 1902. 3:739. 5,000
- Donnegan, Maria A to Max Marx. 161st st, No 572, s s, 172 e Broadway, 16.6x99.11. P. M. Prior mort \$9,000. Dec 10, 2 years, 6%. Dec 11, 1902. 8:2119. 500
- Duplessis, Edgar O to John M Bowers as receiver Bernheimer & Schmid. 5th av, No 1441, n e cor 117th st. Saloon lease. Dec 1, demand, 6%. Dec 5, 1902. 6:1623. 7,000
- Dwyer, Eliz J to Albert J Wise. 162d st, No 527, on map No 523, n s, 422 e Broadway, 18x99.11. P. M. May 31, 1 year, 5%. Dec 9, 1902. 8:2122. 3,400
- Eichhorn, Mary K wife Andrew J to N Y SAVINGS BANK. 127th st, No 307, n s, 134.9 w 8th av, 25.3x99.11. Dec 11, 1902, due Dec 1, 1907, 4½%. 7:1954. 13,000
- Evans, William and John H Buscall to Claus Bade. 83d st, No 121, n s, 235.6 e Park av, 25.6x102.2. P. M. Dec 5, 1 year, 5%. Dec 9, 1902. 5:1512. 5,000
- Faitoute, Jane E to SEAMENS BANK FOR SAVINGS. 29th st, No 9, n s, 224.6 w 5th av, 28x98.9. Dec 11, 1902, 2 years, 4%. 3:831. 60,000
- Feist, Leopold to James W Henning. 37th st, No 134, s s, 194.8 w Broadway, 21x98.9. P. M. Installs, due Dec 10, 1903, 5%. Dec 10, 1902. 3:812. 34,000
- Fink, Martin D to HAMILTON BANK of N Y, a corpn. 12th av, n e cor 134th st, 49.11x100; 134th st, n s, 100 e 12th av, 25x99.11; 12th av, s e cor 132d st, 99.11x100. P. M. Dec 8, 1902, 1 year, 5%. 7:1998 and 2001. 24,000
- Finkbeiner, Ernst to Frederick Schuck. 87th st, No 543, n s, 96 w East End av, 25x100.8. P. M. Dec 8, 1902, due Jan 1, 1906, 4½%. 5:1584. 14,000
- Same to same. Same property. P. M. Dec 8, 1902, due Jan 1, 1905, 5%. 5,000
- Finney, Eleanor G to Josephine B Rich. 43d st, No 242, s s, 380 e 8th av, 20x100.4. Prior mort \$—-. Dec 11, 1902, due Oct 1, 1903, 6%. 4:1014. 2,000
- Fitzpatrick, William to EMIGRANT INDUSTRIAL SAVINGS BANK. Spring st, No 180, s w s, at s e s Thompson st, 19.10x63.1x20.4x 62.7. Dec 4, 1 year, 4%. Dec 8, 1902. 2:488. 9,000
- Friedland, Koppel to Meyer H Friedman. 62d st, No 212, s s, 200 w Amsterdam av, 25x100.5; 62d st, No 212, s s, 200 w Amsterdam av, 25x100.5. Prior mort \$32,250. Nov 15, demand, 6%. Dec 5, 1902. 4:1153. gold, 3,925
- Friedman, Harris and Barnet Feinberg to Chas H Phelps guardian of Marie W Hancox. Montgomery st, No 23, e s, 61.6 s Henry st, 19.7x75. Dec 9, 1902, 3 years, 4½%. 1:268. 9,000
- Friedman, Harris and Barnet Feinberg to Adele A Fabbriotti trustee of O Fabbriotti. Allen st, Nos 16 and 18, e s, 55.6 n Canal st, 45.6x50. Dec 10, due Nov 10, 1905, 4½%. Dec 11, 1902. 1:299. 30,500
- Friedman, Harris and Barnet Feinberg to Harris Mandelbaum and Fisher Lewine. Forsyth st, No 172, e s, 100 n Rivington st, 29.2 x100. Prior mort \$27,000. Dec 10, 1 year, 6%. Dec 11, 1902. 2:421. See Mandelbaum. 10,000
- Same to same. Same property. P. M. Prior mort \$20,000. Dec 10, 1 year, 6%. Dec 11, 1902. 2:421. 7,000
- Fuhs, Carrie wife of Louis to Carrie Gottgetreu. 113th st, No 9, n s, 152 w 5th av, 15.6x100.11. Dec 10, 1902, 3 years, 4½%. 6:1597. 5,500
- Furman, Silas H to Emma Hahne. 97th st, No 39, n s, 402 w Central Park West, 18x100.11. P. M. Nov 19, due Dec 10, 1904, 4%. Dec 10, 1902. 7:1833. 12,500
- Gerken, Frederick to Horace Russell and ano exrs and trustees Henry Hilten. Chambers st, Nos 139 and 141, n w cor Hudson st, Nos 1 and 2, 50.10x76.3x12x85.3. Dec 10, 1902, 3 years, 5%. 1:140. 200,000
- Gilbert, Lilla to TITLE GUARANTEE AND TRUST CO. 5th av, No 826, e s, 30 s 64th st, 22.6x120. Dec 5, due Dec 11, 1904, 5%. Dec 11, 1902. 5:1378. 140,000
- Gillies, Frank E and Wm F to New York Building Loan Banking Co. 100th st, No 162, s s, 150 e Amsterdam av, 25x100.11. P. M. Dec 4, 3 years, installs, 6%. Dec 5, 1902. 7:1854. 2,250
- Goldberg, Annie to Morris Goldberg. 13th st, No 541, n s, 120.4 w Av B, 24.8x103.3x25x irreg. Extension mort. Dec 4. Dec 10, 1902. 2:407. nom
- Gluck, Betty to George Gruenewald. Av A, No 34, e s, 44.6 s 3d st, 22x76. P. M. Prior mort \$10,000. Nov 28, installs, 6%. Dec 8, 1902. 2:398. 4,500
- Gluckauf, Finette, Yonkers, N Y, to Peter Moller, Jr, et al trustees Peter Moller. 91st st, No 169, n s, 125 w 3d av, 25x100.8. Dec 8, 1902, 3 years, 4½%. 5:1520. 13,500
- Goeben, Charles, Jr, Borough of Queens, to Wm J Limerick. Wooster st, Nos 35 and 37, w s, 100 n Grand st, 50x100. P. M. Dec 9, 3 years, 4½%. 2:475. gold, 60,000
- Goldfarb, Joseph to Bernard Drachman. Norfolk st, No 31, w s, 150 s Grand st, 25.2x100x25x100. Prior mort \$30,000. Dec 10, 5 years, 6%. Dec 11, 1902. 1:311. 6,000
- Goldfarb, Joseph to Bernard Drachman. Ludlow st, No 181, n w s, 100 s Houston st, 24x87.10. P. M. Prior mort \$22,500. Dec 10, 5 years, 6%. Dec 11, 1902. 2:412. 6,000
- Same to same. Same property. Prior mort \$—-, given as additional security for mort on No 31 Norfolk st. Sub to prior mort \$30,000. Dec 10, 2 years, 6%. Dec 11, 1902. collateral, 6,000
- Goodman, Aaron and Solomon Simon to Irving I Kempner. 12th st, Nos 259 and 261, n s, 185.4 e 4th st, 50.2x70.4x50.2x71.3. P. M. Prior mort \$17,000. Dec 9, 1902, 1 year, 6%. 2:615. See Kempner. 3,000
- Goodman, Abraham to Hyman Adelstein and Abram Avrutine. Oliver st, No 33, n w cor Madison st, No 51, 23.4x75.10x17x76.1; Oliver st, No 31, w s, runs n 22 x w 77 x s 9.2 x e 1.3 x s 12.10 x e 75.10 to beginning. Nov 1, 1 year, 6%. Dec 9, 1902. 1:279. 20,000
- Graybill, James E to Wm W Sharpe. 133d st, s s, 50 w 8th av, 50x 24.11x16.9x— to beginning. P. M. Dec 1, 1 year, 4%. Dec 11, 1902. 7:1958. 3,750
- Grodginsky, Samuel with PHILADELPHIA TRUST SAFE DEPOSIT AND INS CO as trustee for James B Markoe will Alexander Brown. 2d av, No 2247; 114th st, No 247 East. Extension mort. Dec 1. Dec 5, 1902. 6:1664. nom
- Grunewald, George to Peter Doelger. 11th st, No 514 East. Saloon lease. Oct 29, demand, 6%. Dec 8, 1902. 2:404. 2,293.93
- Haines, Edwin H to Henry Hellman. 116th st, No 66 East. Assignment rents. Dec 3. Dec 5, 1902. 6:1621. 766.71
- Haines, Mary R to MUTUAL LIFE INSURANCE CO of N Y. 78th st, No 52, s s, 154 e Madison av, 21x102.2. Prior mort \$—-. Dec 8, due Jan 1, 1904, 4%. Dec 9, 1902. 5:1392. 1,000
- Harrison, Mary B wife of Francis B to Number Sixty-Eight William Street, a corporation. 5th av, Nos 362 and 364, w s, 61.9 n 34th st, 50x100. P. M. Dec 11, 1902, 3 years, 4%. 3:836. 500,000
- Heltz, Ferdinand to Jacob Ruppert. 3d av, No 1290. Saloon lease. Dec 8, demand, 6%. Dec 9, 1902. 5:1409. 5,000
- Higgons, Joseph E to Rebecca M Brinley. 23d st, Nos 244 and 246, s s, 462.6 w 7th av, 37.6x98.9. Nov 1, 5 years, 5%. Dec 11, 1902. 3:772. 110,000
- Hopkins, Marie L to Louis Silverman. 50th st, No 38, s s, 501 w 5th av, 20x100.5. Leasehold. Nov 29, 1 year, 6%. Dec 8, 1902. 5:1265. 4,000
- Hotchkiss, Juliet M to American Mortgage Co. Hudson st, No 492, e s, 82.5 s Christopher st, 21.6x99.1x24.10x87. P. M. Dec 3, due Dec 8, 1905, 4½%. Dec 8, 1902. 2:585. 13,000
- Hotchkiss, Juliet M to Bond, Mortgage & Securities Co. Hudson st, No 496, e s, 39.5 s Christopher st, 21.6x84.3x21.9x81.6. P. M. Dec 3, 3 years, 4½%. Dec 8, 1902. 2:585. 13,000
- Isaacs, Reuben to Wm H Wheeler. Bleecker st, Nos 124 and 126, s e cor Wooster st, 50x75. Dec 4, 1 year, 5%. Dec 5, 1902. 2:524. 30,000
- Isaacs, Reuben to Bella and Mabel Isaacs. 60th st, No 217, n s, 375 w 2d av, 20x100.5. Dec 1, 1 year, 5%. Dec 8, 1902. 5:1415. 5,000
- Isaacs, Reuben trustee will Israel Isaacs with Wm H Wheeler. Bleecker st, No 122, s e cor Wooster st, Nos 192 and 194, 25x75. Extension mort. Dec 4. Dec 5, 1902. 2:524. nom
- Isaacs, Heiman S to TITLE INS CO of N Y. 8th av, No 2436, e s, 75 n 130th st, 24.11x100. P. M. Dec 10, 1902, 5 years, 5%. 7:1936. 18,000
- Jacobson, Louis E with Siegmund Jacobson. 121st st, No 78, s s, 40 w Park av, 20x100.11. Extension mort. April 8. Dec 10, 1902. 6:1747. nom
- Janpole, Aaron M and Louis Werner to City Mortgage Co. 129th st, Nos 34 and 36, s s, 460 w 5th av, 50x99.11. P. M. Dec 11, 1902, 1 year, 5%. 6:1726. 15,000
- Jaroslawsky, Meyer and Phillip to American Mortgage Co. Front st, Nos 354 and 356, n s, 325.2 w Jackson st, 40.10x70. P. M. Dec 10, 1902, 3 years, 5%. 1:243. 7,000
- Jodrell, Rose wife of Neville P to Wilson M Powell. 39th st, No 5, n s, 225 w 5th av, 20x98.9. Nov 24, 3 years, 4%. Dec 9, 1902. 3:841. 5,000
- Johnson, John A to TITLE GUARANTEE AND TRUST CO. 44th st, No 152, s s, 199.7 e Broadway, 20.4x100.4. P. M. Dec 8, 1 year, 5%. Dec 9, 1902. 4:996. 32,500
- Same to Mabel R Cushing. Same property. P. M. Prior mort \$32,500. Dec 8, 1 year, 6%. Dec 9, 1902. 4:996. 6,000
- Jones, Gilbert E to DRY DOCK SAVINGS INST. Madison av, No 222, w s, 106.8 s 37th st, 25x95. Dec 3, 3 years, 4%. Dec 11, 1902. 3:866. 60,000
- Judis, Irving to Harris Mandelbaum and Fisher Lewine. Madison st, No 195, n s, 84.7 w Rutgers st, 23.10x100. Prior mort \$15,000. Dec 5, due Aug 27, 1903, 6%. Dec 6, 1902. 1:273. 10,000
- Judis, Irving to Harris Mandelbaum and Fisher Lewine. Leroy st, Nos 26 and 28, s s, 243.9 w Bleecker st, 37.6x80. Prior mort \$15,425. Dec 5, due Oct 20, 1903, 6%. Dec 6, 1902. 2:586. 14,000
- Justice, Fredk S to Sarah H Wentworth. 126th st, No 556, s s, 125 e Broadway or Boulevard, 25x99.11. P. M. Dec 5, 1902, 4 years, installs, 6%. 7:1980. 3,000
- Kalchheim, Henry and Julius Miller to Lambert Suydam trustee of trusts under will Catherine Lowerre for Caroline A Suydam. Rivington st, No 235, s s, 25 e Willett st, 20x70. P. M. Dec 1, 5 yrs. 4½%. Dec 8, 1902. 2:338. 10,000
- Same to Lambert Suydam. Same property. Dec 8, 1902, due June 8, 1903, 6%. 2,000
- Katz, Samuel to Matilda Cardwell. 3d av, No 536, w s, 49.5 s 36th st, 24.8x95. P. M. Dec 8, 3 years, 4½%. Dec 11, 1902. 3:891. 17,000
- Kaufmann, Leopold to EMPIRE CITY SAVINGS BANK. Thompson st, Nos 40 and 42, e s, 100 s Broome st, 41 to alley, x94. Subject to encroachment. Dec 10, 1902, 5 years, 4½%. 2:476. 45,000
- Kempner, Irving I to Cath A Deane. 12th st, No 259, n s, 210.2 e West 4th st, 25.2x70.4x25.2x71.2; 12th st, No 261, n s, 185.4 e 4th st, 24.10x71.2x24.11x71.3. P. M. Dec 8, 1 year, 5%. Dec 9, 1902. 2:615. See Goodman. 17,000
- Keogh, Wm T Amusement Co to EXCELSIOR SAVINGS BANK of City N Y. 108th st, No 120, s s, 229.6 e Park av, 25.5x100.11. P. M. Dec 2, 3 years, 4½%. Dec 5, 1902. 6:1635. 8,500
- Same to Elias Kempner. Same property. P. M. Prior mort \$8,500. Dec 2, installs, 5%. Dec 5, 1902. 2,750
- King, Thos L to EAST RIVER SAVINGS INST. 13th st, No 65, n s, 100 e 6th av, 25x103.3. Dec 8, 1902, 1 year, 4%. 2:577. 14,000
- Kirby, Wm D, Fredk B and Susan infants by Wm D Murray guardian to TITLE GUARANTEE AND TRUST CO. 120th st, No 427, n s, 287.6 w Pleasant av, 18.9x100.10. Dec 11, 1902, 3 years, 4½%. 6:1808. 1,600
- Klein, Max J and Ignatz Roth to TITLE GUARANTEE AND TRUST CO. 2d st, Nos 264 and 266, n s, 75 e Av C, runs n 40 x e 5 x n 60 x e 12.10 x n 6 x e 30 x s 106 to st, x w 47.10. Dec 9, 1 year, 5%. Dec 10, 1902. 2:372. 27,000
- Klein, Leo M to TITLE GUARANTEE AND TRUST CO. 7th av. No 556, n w s, abt 24.9 s w 40th st, 24.8x100. P. M. Dec 8, 1902. 1 year, 4½%. 3:789. 30,000
- Kleinfeld, Isaac, Isaac Rothfeld and Sarah Hamburger to American Mortgage Co. Hester st, Nos 107 and 109, n w cor Eldridge st, No 67, 42.7x50. P. M. Dec 8, 1 year, 5%. Dec 9, 1902. 1:306. 40,000
- Same to same. Same property. P. M. Prior mort \$40,000. Dec 8, 1 year, 6%. Dec 9, 1902. 10,000
- Same to Leon Tuchmann. Same property. P. M. Prior mort \$50,000. Dec 1, due June 1, 1903, 6%. Dec 9, 1902. 5,000
- Klingenstein, Bernhard and William Rosenzweig to NEW YORK SAVINGS BANK. Madison av, No 313, e s, 25.9 s 42d st, 17.6x95. P. M. Dec 8, 1902, due Dec 1, 1905, 4½%. 5:1276. 70,000
- Same to Tillie Klingenstein. Same property. P. M. Prior mort \$70,000. Dec 8, 1902, 1 year, 5%. 5:1276. 10,000
- Kosven, Morris to Gertrude A Fincke. Grand st, Nos 377 and 377½, s s, 25 e Norfolk st, 25x70. P. M. Dec 1, 5 years, 6%. Dec 8, 1902. 1:312. 5,000
- Kraus, Carrie to TITLE GUARANTEE AND TRUST CO. 119th st, No 89, n s, 103 e Lenox av, 18x100.11. Nov 15, due Dec 9, 1907, 4%. Dec 9, 1902. 6:1718. 10,000
- Krupp, Felix to Nelson D Stilwell. 89th st, s s, 100 e Amsterdam av, 50x100.8. P. M. Prior mort \$42,500. Dec 9, 1 year, 6%. Dec 10, 1902. 4:1219. 7,500
- Same to City Mortgage Co. Same property. Building loan. Dec 9, 1 year, 6%. Dec 10, 1902. 42,500
- Kuschke, Julius to George Ehret. 38th st, No 407 West. Saloon lease. Dec 8, 1902, demand, 6%. 3:736. 800

No 323, n s, 300 w 8th av, 21x98.9. P M. Dec 10, 1902, 5 years, 4%. 3:758.
 Willets, John T guardian of Josiah M Willets with Morris Goldstein. Lewis st, Nos 88 and 90, e s, 100 s Stanton st, 45x100. Extension mort. Nov 28. Dec 9, 1902. 2:329. nom
 Williamson, Frank R, of Moravia, N J, to Henry M Williamson. Lenox av, Nos 412 to 416, e s, 25 s 131st st, 74.11x85. Sept 6, 1892, due Aug 29, 1893, —%. Dec 6, 1902. 6:1728. 3,200
 Wise, Chas G to RIVERSIDE BANK. Lenox av, No 55, w s, 25.2 s 113th st, 25.2x75. Dec 7, 1901, due June 7, 1902, 6%. Dec 9, 1902. 7:1822. 5,000
 Woodard, Harlin J to Wm T Hookey. 117th st, Nos 17 and 19, n s, 110 w Madison av, 50x100.11. P M. Dec 9, interest and time due as per bond. Dec 11, 1902. 6:1623. 3,000
 Zobel, Christian F with Wm H Wheeler. Bleeker st, No 120, s s, 25 e Wooster st, 25x75. Subordination agreement. Nov 26. Dec 5, 1902. 2:524. nom

BOROUGH OF BRONX.

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

Betzig, Emma to HARLEM SAVINGS BANK. Bergen av, No 658, s e s, 142.2 s w Grove st, 16.10x107.8 to centre line Old Mill Brook, x17.10x101.11. See Cons. Dec 2, 1 year, 5%. Dec 5, 1902. 9:2361. 2,500
 Betzig, Wilhelmina to HARLEM SAVINGS BANK. Bergen av, No 654, s e s, 175.11 s w Grove st, 16.11x123.1 to centre line Old Mill Brook, x18.7x115.4. See Cons. Dec 2, 1 year, 5%. Dec 5, 1902. 9:2361. 2,500
 Buhler, Louis to John and Mathias Haffen, firm J & M Haffen. 183d st, n w cor Beaumont av, 25x80. Nov 29, due May 13, 1904, 5%. Dec 5, 1902. 11:3089. 2,000
 Bolton, Lavinia M wife of Robert B to Thomas Booth. Daly av (no side given), abt 390 s Tremont av, 130x152.3. Dec 6, 3 years, 5%. Dec 8, 1902. 11:2992. 3,000
 *Breslin, Hugh to Hudson P Rose. Lot 182 map Section 2 St Raymond Park. P M. Dec 6, due Jan 1, 1908, 5%. Dec 8, 1902. 300
 Congiglio, Rosalia to Albert B Hardy. 177th st, n s, 95 w Morris av, 100x100. Prior mort \$13,000. Oct 13, 1 year, 6%. Dec 9, 1902. 11:2828. 5,000
 Diehl, Rosalla D to HARLEM SAVINGS BANK. Bergen av, No 656, s e s, 159 s w Grove st, 16.10x115.4 to centre line Old Mill Brook, x18.7x107.8. See Cons. Dec 2, 1 year, 5%. Dec 5, 1902. 9:2361. 2,500
 *Dolan, James to Hudson P Rose. Lots 34 and 35 map 107 lots Hudson Park. P M. Dec 2, 5 years, 5%. Dec 8, 1902. 1,000
 Essig, Dorathea wife Henry R to Edwin S Gifford. Anthony av, w s, 50 n Minerva pl, old line, 25x100. Dec 5, 3 years, 5%. Dec 8, 1902. 12:3319. 2,500
 Ellers, Herman G to Michael J Donohue. Eagle av, No 567, w s, 551.9 s Westchester av, 25x90. P M. Dec 1, 3 years, 5%. Dec 5, 1902. 10:2616. 2,000
 Fuller, Sarah G and Mary E Halley to Margaretha Hein. Pelham av, n w cor Crotona av, 24.11x—x15.8x218; Pelham av, n e cor Crotona av, runs e 45.11 x n 100 x w 25 x n 50 x w abt 16.11 x n 25 x w 7.5 to e s Crotona av x s 175 to beginning. Dec 6, 1 year, 6%. Dec 9, 1902. 12:3273. 3,000
 Grafstein, Charles to William Kelly. Tinton av, w s, 192.4 n 163d st, late Strong av, 24.4x125. P M. Dec 11, 1902, 3 years, 5%. 10:2659. 5,300
 Hottenroth, Adolph C to Mary C Crane. Anthony av, s w cor Minerva pl, 75x100. Dec 8, 1 year, 6%. Dec 9, 1902. 12:3119. 3,000
 *Helbig, Albert to Charles Bartsch. Columbus av, n s, 280.6 w Bronxdale av, 50x100. Nov 14, 2 years, 6%. Dec 8, 1902. 500
 *Hicks, Charles to Hudson P Rose. Lots 27 and 28 map 107 lots Hudson Park. P M. Dec 6, due Jan 1, 1906, 5%. Dec 8, 1902. 700
 Hotto, Frances C to TITLE GUARANTEE AND TRUST CO. 166th st, No 971, late George st, n s, 100 w Union av, 100x150, except part taken for 166th st. Oct 16, due Dec 6, 1902, 5%. Dec 8, 1902. 10:2671. 6,000
 Hottenroth, Mamie A to HARLEM SAVINGS BANK. Bergen av, No 660, s e s, 125.1 s w Grove st, 17x101.11 to Old Mill Brook, x18x96.1. See Cons. Dec 2, 1 year, 5%. Dec 5, 1902. 9:2361. 2,500
 Jungman, Abraham to Rosina Inciardi. 152d st, No 947, n s, 75 w Wales av, 25x86.7x28.9x72.4. Dec 2, demand, 6%. Dec 9, 1902. 10:2644. 558
 Junker, Richard F to Nellie A Lavelle. Freeman st, n s, 100 w Chisholm st, runs n 126.6 x n w 17.7 x s w 24.2 x s 127.11 to st, x e 24.7. P M. Nov 29, 2 years, 5%. Dec 5, 1902. 11:2971. 1,300
 *Lahrmann, George and Lizzie to Henry B Clark. Amethyst av, e s, 135 n Morris Park av, 20x100. P M. Dec 8, 3 years, 5%. Dec 9, 1902. 2,400
 *Leahy, Michael J to Florence S wife James B Crosby. Av A, n e cor 4th st, 103x300 to Westchester Creek, Unionport. P M. Dec 4, due Dec 9, 1904, 5%. Dec 9, 1902. 2,800
 Lavelle, Robt E to Minnie C Coryell. Cauldwell av, Nos 782 to 786, e s, 85 s 158th st, 60x102.4x60x102.6. Prior mort \$18,000. Nov 18, 1 year, 5%. Dec 10, 1902. 10:2629. 1,650
 Lavelle, Cath A to Lucy G Barnard. Jackson av, e s, 250.9 n 166th st, 47.6x87.6. Oct 2, demand, 6%. Dec 5, 1902. 10:2651. 3,000
 Levy, Isaac to HARLEM SAVINGS BANK. Willis av, w s, 33.4 s 143d st, 16.8x100; Willis av, w s, 50 s 143d st, 25x106. Nov 22, 1 year, 4½%. Dec 8, 1902. 9:2305. 12,500
 *Lohse, Arthur H with Maria T Corsa. Rose pl, s s, 100 e Grace av, 20x100. Extension mort. Nov 26. Dec 5, 1902. nom
 Lett, Loretto S wife of Wm F to Charlotte H Heck. Southern Boulevard, s s, 175 e St Anns av, 50x120.4x50x112.2. Dec 5, 1902, 3 years, 5%. 10:2546. 3,500
 Merck, Lena to Peter Meister and Christian Blayer. Faile st, w s, 200 n Lafayette av, 50x100. Dec 9, 3 years, 5%. Dec 10, 1902. 10:2762, 2764. 600
 Murphy, Annie T widow, Margaret Murphy and Annie G Dixon heirs of Patrick Murphy to Cath C Mullaney. North st, east cor West st, 50.6x90x50x82. Nov 14, 3 years, 5%. Dec 8, 1902. 11:3119. gold, 1,000
 Miehling, Edward to UNITED STATES LIFE INS CO, City of N Y. Westchester av, Nos 784 to 790, s s, 50.5 w St Anns av, 103.11x100. Dec 4, 3 years, 4½%. Dec 5, 1902. 9:2276. 25,000
 McManus, Caroline G formerly O'Donnell to Gertrude Maring. East ½ lot 183 on map made by Andrew Findley Mar 14, 1851, with right of way over lot A. Dec 8, 1902, due Jan 1, 1906, 5%. 12:3273. 1,500
 Malkan, Henry to Joseph E Ismay. 184th st, s s, 100 w Southern Boulevard, runs s 82.4 to Kingsbridge road x n w 114.1 to 184th st x e 66.11. Dec 11, 1902, 3 years, 5%. 11:3113. 400
 Morgan, Norman S to Emily M Hatfield. Washington av, No 1848, e s, 108, s 176th st, late Mott st, 27x120, except part taken for av. P M. Dec 11, 1902, 3 years, 5%. 11:2917. 4,800

N Y Building-Loan Banking Co and Dorathea Essig formerly Heuer with Edwin S Gifford. Anthony av, w s, 50 n Minerva pl, old line, 25x100. Subordination agreement. Dec 5. Dec 8, 1902. 12:3319. nom
 Norelius, John E to Charles Bjorkegren. Morris av, w s, 191.9 s Belmont st and 300 s 173d st, old line, 25.1x79.8x24.11x76.8. Dec 5, 1 year, 6%. Dec 9, 1902. 11:2820. 750
 Same to same. Morris av, w s, 216.11 s Belmont st and 325.1 s 173d st, old line, 25.6x84.4x25.1x79.8. Dec 5, 1 year, 6%. Dec 9, 1902. 750
 Quinn, Thos J to William Shillaber, Jr, trustee Jason Rogers. Jackson av, n e cor 166th st, 98.3x87.6x97.11x87.6. P M. Dec 8, 1902, 1 year, 5%. 10:2651. 10,312
 *Rawcliffe, Elizabeth to Tremont Building and Loan Assoc. White Plains road (3d st), n e cor 17th av, 57x105, Wakefield, except part taken for road. Dec 8, 1902, installs, 6%. 2,000
 Rodriguez, Isabelle to Christian C Haug et al exrs John C Haug. 165th st, No 688, s s, 180.11 e Brook av, 25x116. Dec 4, 3 years, 4½%. Dec 5, 1902. 9:2386. 8,500
 Same to Wm R Rose. 165th st, Nos 686 and 688, s s, 155.11 e Brook av, 2 lots, each 25x116. Dec 4, 1 year, 6%. Dec 5, 1902. 2,500
 Saracco, Andrea to Louis Eickwort. Hughes av, e s, 122.11 s 180th st, 18.1x65. P M. Prior mort \$2,500. Dec 8, 4 years, 6%. Dec 9, 1902. 11:3080. 400
 Smith, Louise A to EMIGRANT INDUSTRIAL SAVINGS BANK. 135th st, No 671, n s, 150 e Willis av, 16.8x100. Dec 9, 1902, 1 year, 4%. 9:2280. 4,000
 *Steinmetz, Samuel to Margt S Powers. Lincoln st, e s, 150 n Columbus av, 50x150. P M. Nov 28, 1 year, 5%. Dec 9, 1902. 500
 Storey, Fredk D to August J Papenbaum. 176th st, n e s, bet Belmont av and Crotona av, and being lot 80 map Fairmount, 109.2x199 on n w s, x108.9x208.4 on s e s. P M. Dec 9, 3 years, 5%. Dec 10, 1902. 11:2946. 5,000
 Schaefer, Caroline to Roger Cunningham. Arthur av, w s, 50.1 s 178th st, 25.1x90. Dec 1, 3 yrs, 6%. Dec 8, 1902. 11:3068. 1,500
 *Swan, William to Hudson P Rose. Lots 1, 2, 67 and 68 map 107 lots Hudson Park. P M. Dec 1, 5 years, 5%. Dec 8, 1902. 2,600
 Schmidt, Chas C to Elizabeth Rippel. Bergen av, No 664, s e s, 85 s w Grove st, 22.8x90.2 to centre line Old Mill Brook, x24.6x82.6. See Cons. Dec 2, 1 year, 5%. Dec 5, 1902. 9:2361. 3,500
 Schmidt, Walter J, Emma and Wilhelmina Betzig, Rosalla D Diehl and Mamie A Hottenroth to HARLEM SAVINGS BANK. Bergen av, No 652, s e s, 192.10 s w Grove st, 17.1x131 to Old Mill Brook, x18.10x123.1. See Cons. Dec 2, 1 year, 5%. Dec 5, 1902. 9:2361. 2,500
 Schmidt, Walter J to HARLEM SAVINGS BANK. Bergen av, No 662, s e s, 107.8 s w Grove st, 17.5x96.1 to Old Mill Brook, x17.10x90.2. See Cons. Dec 2, 1 year, 5%. Dec 5, 1902. 9:2361. 2,500
 Schultz, Frederick to Henry W Olp. 177th st, n s, 50.7 s Belmont av, runs n 91.4 x e 27.5 x s 91.4 to st x w 27.2. Dec 11, 1902, 3 yrs, 5%. 11:3079. 6,000
 *Tyrrell, Matthew and Hannah his wife to Thos C Arnow. 9th st, s s, 200 w Av B, 200x216 to 8th st, Unionport. Dec 10, 1902, 3 years, 6%. 4,000
 Thornton, Chas H and Edw A to Lizzie Van Riper. Clay av, No 1347, w s, 564.1 n 169th st, 16.8x79.11x16.8x80. Sept 19, 2 years, 6%. Dec 8, 1902. 11:2782-2887. 1,000
 Timmons, Elizabeth to Harriet I Nixon. Valentine av, w s, 99.5 s 180th st, 25x100.5x25x100.7. Dec 6, due Jan 1, 1908, 5%. Dec 8, 1902. 11:3144. 4,500
 Trowbridge, Charlotte F wife of Miner to Katharine H Auerbach admrx Susan J Hone. 169th st, n e s, at w s Lyman pl, 185.7x21.9 x18.8x142.8. Dec 4, 3 years, 6%. Dec 5, 1902. 11:2970. 6,600
 Whitney, Annie R to MUTUAL LIFE INSURANCE CO of N Y. 3d av, No 2562, e s, 27.3 s 139th st, 27.3x103.10x25x92.11. Dec 9, 1902, due Jan 1, 1903, 4½%. 9:2314. 5,000
 *Ziegler, Ida to Geo L Downing. 11th st, n s, 355 w Av D, 25x108, Unionport. Dec 1, 4 years, 6%. Dec 9, 1902. 500

MORTGAGES—ASSIGNMENTS.

(The dates following the description of the property given in this list indicates when the original mortgage was recorded.)

December 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

American Mortgage Co to Mutual Life Insurance Co of N Y. Cherry st, Nos 297 to 303, and Water st, Nos 542 to 548. Dec 8, 1902. 44,000
 Same to Elizabeth Aymar. 78th st, No 317 East. Dec 8, 1902. 10,008.75
 American Mortgage Co to Mutual Life Insurance Co of N Y. 7th st, Nos 295 and 297. Dec 5, 1902. \$14,000
 Same to same. Carmine st, Nos 54 to 58; Bedford st, No 28. Dec 5, 1902. 23,000
 Addison, John to Max Danziger. Broadway, No 682. Dec 10, 1902. nom
 Blumenthal, Mark and Emanuel M Cline to Louis Lese. 115th st, s s, 170 e Madison av, 50x100.11. Dec 5, 1902. 3,875
 Briggs, Marion R C to Augusta Clock. Lexington av, n w cor 55th st, 20.5x73. Dec 10, 1902. nom
 Burden, Sarah E to Clara S Laimbeer. Broome st, No 82, n e cor Columbia st, 25x37. Dec 6, 1902. nom
 Brennan, Catharine to Isaac B Brennan. Naegle av, centre line, 330 s w from centre line Ellwood st, runs n w 312.7 x s w 130.5 x s e 228.10 to Naegle av x n e 100. Filed and discharged Dec 8, 1902. 2,000
 Brennan, Isaac B to Victoria Duffy. Naegle av, centre line, 330 s w from centre Ellwood st, runs n w 312.7 x s w 130.5 x s e 228.10 to Nagle av x n e 100. Filed and discharged Dec 8, 1902. 2,000
 Bach, Aaron J to Frances S Jaeger. 3d av, w s, 46.10 s 96th st, 26.10x100. Dec 9, 1902. nom
 Baum, Jacob and Elias Lapin to Alice Richard. Hester st, Nos 197 and 199. Dec 9, 1902. omitted
 City Mortgage Co to Continental Trust Co of City of N Y. 89th st, s s, 100 e Amsterdam av, 50x100.8. Dec 11, 1902. nom
 Same to same. 129th st, s s, 460 w 5th av, 50x99.11. Dec 11, 1902. nom
 Cohn, Rebecca to Meyer Vesell. Cannon st, w s, 62 n Stanton st, 33.9x irreg. Dec 9, 1902. 10,000
 Cruikshank, Mary A et al trustees for Mary A Cruikshank will of William Cruikshank to Newbold Le R and Webster A Edgar. 12th st, No 28 West. Dec 10, 1902. 14,000
 Feuchtwanger, Abraham H to Thos S Ollive committee of Edwin O Brinckerhoff. 62d st, No 242 East. Dec 5, 1902. 8,400
 Fischel, Harry to Roman B Zaliels. Assigns 2 mortg. Forsyth st,

w s, 268.8 s Houston st, runs w 66.8 x n 54.8 x w 58.6 x s 85 x e 58.6 x n 2.6 x e 66.10 to st x n 27.11; Forsyth st, w s, 129.3 s Houston st, 28x66.5x irreg. Dec 8, 1902. nom

Fountain, Eliza J and Gideon E trustees will Gideon Fountain for Helen E Fountain to Helen E Fountain. Assigns 2 mortg. 102d st, s s, 125 w West End av, 25x100.11; 2d av, No 935. Dec 8, 1902. nom

Fry, John C et al exrs Wm H Fry to John C Fry, Brooklyn. 3d av, n e cor 126th st, 21x76. Dec 10, 1902. 14,000

Same to same. 126th st, n s, 108.9 e 3d av, 7 lots, each 16x99.11. Assigns 7 mortg, each \$5,100. Dec 10, 1902. 35,700

Same to same. 3d av, e s, 21 n 126th st, 3 lots, each 19.6x76. Assigns 3 mortg, each \$12,500. Dec 10, 1902. 37,500

Same to same. 3d av, e s, 79.6 n 126th st, 20.5x76. Dec 10, 1902. 12,500

Same to same. 3d av, n e cor 126th st, 21x76. Dec 10, 1902. 2,000

Feinberg, William and Isidor Mishkind to the State Bank. 17th st, s s, 59 w 3d av, 41x72.10. Dec 9, 1902. nom

Falk, Selig to Theodore Bitterman. Montgomery st, Nos 26 and 28. Dec 11, 1902. 8,950

Guggenheimer, Randolph to Theodore Sauer. 47th st, Nos 409 and 411 East. Dec 11, 1902. nom

Hershfield, Noah to Kate Aikman. 118th st, s s, 85 w Madison av, 25x100.11. Dec 8, 1902. nom

Hendrickson, Nathaniel C exr Mary A Nostrand to Marion R C Briggs. Lexington av, n w cor 55th st, 20.5x73. Dec 10, 1902. 7,000

Hyams, Albert to Edw J Krug, Jr. 149th st, n s, 283.4 e Grand Boulevard, 16.8x99.11. Dec 9, 1902. nom

Hermann, Henrietta to Equitable Life Assurance Society of the U S. Ludlow st, No 75, w s, 87.6 s Broome st, 25x87.6. Dec 11, 1902. 12,000

Johnson, Lillian G to Jonas V Spero. 21st st, No 209 West. Dec 10, 1902. nom

Kahrs, Herman to Henry Boschen. 3d av, No 1718. Dec 8, 1902. 3,400

Klein, Max J, Albert Herskovitz and Ignatz Roth to Louise Lese. Cannon st, w s, 116.6 n Stanton st, 41.6x100. Dec 5, 1902. 2,500

Kaufman, Adolf et al exrs Louis Stettauer to Joseph L Stettauer. 71st st, No 10 West. Dec 9, 1902. nom

Same to Johanna Hollerbusch. East Broadway, s s, 140 w Market st, 25x75. Dec 9, 1902. nom

Levy, Jefferson M to McVickar Realty Trust Co. 44th st, No 47 W. Dec 9, 1902. 32,000

Levy, Mitchell A C to Julius Silverman. 123d st, s s, 425 e 8th av, 25x100.11. Dec 9, 1902. nom

Laue, William to American Mortgage Co. 2d av, e s, 24.8 n 40th st, 49.4x100. Dec 5, 1902. 8,587.83

Leach, James E to Ralph C Gerlach. 3d st, Nos 54 and 56 West. Dec 10, 1902. 5,000

Lawyers Title Insurance Co of N Y to Bowery Savings Bank. 56th st, No 119 East. Dec 10, 1902. 25,000

Lawyers Title Insurance Co of N Y to James A Trowbridge. 45th st, No 154 West. Dec 8, 1902. 31,000

Lawyers Title Insurance Co of N Y to Dime Savings Bank of Brooklyn. 16th st, Nos 113 to 119 East, and Irving pl, Nos 35 to 43, The Westminster Hotel. Dec 6, 1902. 250,000

Levisohn, Rose T to Mary F Stanley. 12th st, n e s, 375 n w 3d av, 25x103.3. Leasehold. Dec 6, 1902. nom

Livingston, Wm H to Geo B Livingston. All title. 124th st, s s, 200 w Amsterdam av, 100x100.11. Dec 5, 1902. 7,500

Lacy, Minnie L to Philip J Ross. West End av, w s, 83.5 n 90th st, 18x82. Dec 11, 1902. other consid and 100

Louis, Fanny H to Augusta L Ernst. 95th st, No 152 West. Dec 11, 1902. 2,500

Lowenfeld, Pincus and William Prager to Charlotte Hastorf. Henry st, Nos 274 and 276, s e cor Gouverneur st. Dec 11, 1902. 8,500

Menken, S Stanwood to Anna N Lawrence. 19-24 parts. 56th st, No 424 West. Dec 9, 1902. 1,900

Same to Eliz W Lawrence. 5-24 parts. Same property. Dec 9, 1902. 500

Metropolitan Life Ins Co to Mary Curran. 121st st, s s, 180 w Mount Morris av, 20x100.11. Filed and discharged Dec 9, 1902. 22,000

Moorhouse, Charlotte E admrx Mary F Moorhouse to Charlotte E Moorhouse. King st, s s, 213 w Macdougall st, 21x75. Dec 9, 1902. 5,000

Same to same. Assigns 6 mortg. 10th av, w s, 20.1 n 55th st, 20.1x80; 10th av, w s, 80.4 s 56th st, 20.1x80; 10th av, w s, 40.2 n 55th st, 20.1x80; 10th av, w s, 60.3 n 55th st, 20.1x80; 10th av, w s, 80.4 n 55th st, 20.1x80; 10th av, w s, 60.3 s 56th st, 20.1x80. Dec 9, 1902. 7,000

Same to Bertha M Johnson and Charlotte E Moorhouse. 1st av, n w cor 115th st, 20x73. Dec 9, 1902. 12,000

Same to Bertha M Johnson. 28th st, No 214 West. Dec 9, 1902. 8,000

Same to Henry P Moorhouse and Bertha M Johnson. 143d st, n s, 200 e 8th av, 50x99.11. Dec 9, 1902. 10,000

Same to Henry P Moorhouse and Bertha M Johnson. South st, No 36; also water lot in front, extending into East River; also water lot in front of No 29 South st, n w cor Cuylers alley. All title, &c. Dec 9, 1902. 2,000

Mitchell, Edward and Grosvenor S Hubbard exrs of Benj D Silliman to Edward Mitchell and Grosvenor S Hubbard trustees will Benj D Silliman for Laura S Blagden et al. 113th st, s s, 214.6 Riverside Drive, 20x100.11. Dec 10, 1902. nom

Mitchell, Edward and Grosvenor S Hubbard exrs of Benj D Silliman to Edward Mitchell and ano trustees will Benj D Silliman for Laura S Blagden et al. Gramercy Park, No 40, and 21st st, No 148 East. Dec 6, 1902. nom

Marshall, Wilson exr Cornelia L Marshall to Alfred Marshall. 38th st, No 335 East. Dec 11, 1902. 11,000

Same to same. 22d st, No 233 East. Dec 11, 1902. 27,000

Same to same. 48th st, No 311 East. Dec 11, 1902. 14,000

Same to same. 28th st, No 439 West. Dec 11, 1902. 18,000

Same to same. 75th st, No 26 East. Dec 11, 1902. 35,000

Same to same. 47th st, No 428 West. Dec 11, 1902. 22,000

Same to same. 49th st, No 150 East. Dec 11, 1902. 21,000

Same to same. 131st st, No 36 West. Dec 11, 1902. 26,000

Same to same. 49th st, No 152 East. Dec 11, 1902. 20,000

Same to same. 82d st, No 51 East. Dec 11, 1902. 12,000

Same to same. 63d st, No 408 East. Dec 11, 1902. 11,000

Same to same. 52d st, Nos 419 and 421 West. Dec 11, 1902. 18,000

Same to same. 65th st, No 204 East. Dec 11, 1902. 15,000

Same to same. 3d av, No 1107. Dec 11, 1902. 20,000

Same to same. 63d st, No 411 East. Dec 11, 1902. 9,000

Same to same. 3d av, No 1109. Dec 11, 1902. 40,000

Same to same. 63d st, No 406 East. Dec 11, 1902. 11,000

Same to same. 49th st, No 357 East. Dec 11, 1902. 6,000

Marshall, Alfred exr Cornelia L Marshall to Wilson Marshall. Cen-

tral Park West, No 463. Dec 11, 1902. 30,000

Same to same. St Nicholas av, No 47. Dec 11, 1902. 38,000

Same to same. 63d st, No 413 East. Dec 11, 1902. 9,000

Same to same. 3d av, No 1539. Dec 11, 1902. 15,000

Same to same. Park av, No 466. Dec 11, 1902. 25,000

Same to same. 89th st, No 113 East. Dec 11, 1902. 12,000

Same to same. 2d av, No 2198. Dec 11, 1902. 12,000

Same to same. 3d av, No 1541. Dec 11, 1902. 15,000

Same to same. 3d av, No 1535. Dec 11, 1902. 15,000

Same to same. 133d st, No 66 West. Dec 11, 1902. 16,000

Same to same. 131st st, No 32 West. Dec 11, 1902. 26,000

Same to same. 38th st, No 351 West. Dec 11, 1902. 25,000

Same to same. 49th st, No 154 East. Dec 11, 1902. 20,000

Same to same. 77th st, No 121 East. Dec 11, 1902. 15,000

Same to same. 1st av, No 1604. Dec 11, 1902. 20,000

Same to same. 3d av, No 1537. Dec 11, 1902. 15,000

Same to same. 3d av, Nos 976 and 978. Dec 11, 1902. 65,000

Same to same. 133d st, No 68. Dec 11, 1902. 16,000

Same to same. 3d av, No 398. Dec 11, 1902. 25,000

Same to same. Waverly pl, No 202. Dec 11, 1902. 7,000

Number Sixty-Eight William Street, a corporation, to Equitable Life Assurance Society of the U S. 5th av, w s, 61.9 n 34th st, 50x100. Dec 11, 1902. nom

Nevins, Abraham and Harry W Perelman to The State Bank. Cannon st, w s 116.6 n Stanton st, 41.6x100. Dec 6, 1902. nom

Nosser, Charles to Isidore Jackson. 90th st, n s, 225 e 4th av, 25x100.8. Dec 8, 1902. nom

Niedermann, Lena C to Celia Blumenthal. 109th st, No 80 East. Dec 8, 1902. nom

Perry, Alexander to Eliz P Perry. Spring st, s w s, at s e s Thompson st, 19.10x63.1x20.4x62.1. Filed and discharged Dec 8, 1902. 7,000

Popper, Herman to Morris and Henry Kahn. Essex st, e s, 70 s Rivington st, 17.6x50. Dec 8, 1902. 2,500

Peoples Trust Co trustee will Michael W Wall for Marie J C Wall to Wm F Wall. Mt Morris av, n w cor 121st st, 25.11x78. Dec 9, 1902. omitted

Ray, Albert H to Thomas Healy. 103d st, s s, 150 w Columbus av, 42.10x100.11. Dec 9, 1902. 4,000

Rohe, Annie M, Albert and Oswald exrs Florian Rohe to Victoria Duffy. Broadway, or Kingsbridge road, e s, being plot 98 map Fort George property, 50x150. Filed and discharged Dec 8, 1902. 2,000

Schlag, Julius to Louis J Vorhaus. Madison av, n w cor 103d st, 25.10x95. Dec 9, 1902. 7,000

State Bank to Rebecca Cohn. Cannon st, w s, 62 n Stanton st, 33.9x irreg. Dec 9, 1902. nom

Stewart, James M to Susman Weill. 59th st, n s, 260 e Madison av, 60x100.5. Dec 10, 1902. 9,000

Schneider, Anna M to Victoria Duffy. Broadway, or Kingsbridge road, e s, being plot 98 map Fort George property, 50x150. Filed and discharged Dec 8, 1902. 2,000

Schnell, Edward and Theodore to Julia Brandt. Madison av, No 1696. Dec 8, 1902. nom

Schmitt, John J to Joseph C Schaeffler. Central Park West, w s, 50.11 s 98th st, 50x100. Dec 6, 1902. 10,000

Tighe, Patrick G to Wm L Flanagan as managing director. Assigns 2 mortg. Madison st, Nos 202 and 204, s w cor Rutgers st; Hawthorne st, e s, 250 n Walnut st, 50x100. Dec 9, 1902. nom

Title Guarantee and Trust Co to Real Estate Trust Co of N Y. 49th st, No 216 East. Dec 9, 1902. 4,000

Same to Staten Island Savings Bank. 46th st, Nos 66 and 68 East. Dec 9, 1902. 110,000

Title Guarantee and Trust Co to Bowery Savings Bank. 43d st, n s, 320.8 w 5th av, 141.10x100.5. Dec 10, 1902. 270,000

Same to same. Madison av, No 169. Dec 10, 1902. 40,000

Same to same. Same property. Dec 10, 1902. 20,000

Same to George Tiefel. 56th st, No 316 West. Dec 10, 1902. 16,000

Title Guarantee and Trust Co to Jane E Oothout. 90th st, No 23 W. Dec 11, 1902. 10,000

Title Insurance Co of N Y to New York Mortgage and Security Co. Hillside st, s e s, part plot 146 map Fort George property, begins at n e s plot 146, 168x209.9 to n w s 11th or St Nicholas av x152.9x312.6. Dec 11, 1902. 6,000

Same to same. Academy st, s e cor Vermilyea av, 200x100. Dec 11, 1902. 6,000

Same to same. Worth st, No 33, n e cor West Broadway. Dec 11, 1902. 25,000

Title Insurance Co of N Y to Roman Catholic Orphan Asylum in City of N Y. 30th st, s s, 51.4 w 6th av, 25.8x85.3x26.3x79.11. Dec 8, 1902. 30,588.75

Same to same. 56th st, No 423 West. Dec 8, 1902. 10,007.50

Same to same. 56th st, No 419 West. Dec 8, 1902. 10,007.50

Title Ins Co of N Y to Mary E Finlay. 118th st, s s, 110 w 2d av, 25x100.10. Dec 5, 1902. 4,500

Trowbridge, James A to Roman Catholic Orphan Asylum in City of N Y. 45th st, No 154 West. Dec 8, 1902. 31,589

Trustees of the Sustentation Fund of the Reformed Episcopal Church to Lawyers Mortgage Insurance Co of N Y. Monroe st, No 168. Dec 8, 1902. 18,500

Valentine, Geo F to Mary B Dortic. Spring st, No 217. Dec 5, 1902. 9,000

Weinstein, Julius to Emile J Murray. 4th st, s s, 102 e Av C, 44x96.2. Dec 10, 1902. 12,600

Westcott, Clarence L to Wm E D Stokes. 121st st, n s, 75 e 4th av, 15x100.11. Filed and discharged Dec 8, 1902. 6,500

Wolff, Aaron, Jr, to Jefferson M Levy. 44th st, n s, 587.6 w 5th av, 18.9x100.5. Dec 5, 1902. 32,000

BOROUGH OF BRONX.

Chabot, Theo J to Wm F Smith. Brook av, No 923. Dec 9, 1902. 1,592.50

Demorest, Annie L to Osman F Kimloch. Prospect av, Nos 587 to Same to May L Kimloch. Prospect av, No 593. Dec 5, 1902. nom

Same to Geo B Fales. Prospect av, No 595. Dec 5, 1902. nom

591. Dec 5, 1902. nom

Fountain, Eliza J and Gideon E trustees will Gideon Fountain for Helen E Fountain to Helen E Fountain. 149th st, s s, 75 e Brook av, 25x85. Dec 8, 1902. nom

O'Berry, Ann admrx John O'Berry to Ann O'Berry. Crotona Park South, s w cor Franklin av, 122.5x23.3x122.5x23.4. Dec 11, 1902. 3,000

Trask, Gustavus D S, Sadie T Sturges and Maurice S Decker exrs Benj I H Trask to Sarah S S Sturges. 3d av or Boston road, e s, 72.3 n 142d st, runs n 48.2 x e 8.2 to Alexander av, x s 43 x w 29.9. Dec 10, 1902. omitted

Woolf, Eugene T to Egbert Winkler, Sr. Boston Post road, n w s, adj land James Cortelyou, runs s w 38 x n w 107 x n e 3 x n w 3 x n e 35 x s e 110. Dec 5, 1902. 5,000

CORPORATIONS.

Table listing corporations such as Connecticut Trust & Safe Deposit Co, Met St Ry Co, California Water & Mining Co, etc., with associated costs and dates.

Table listing individuals and firms such as Hubbard, Henry A and Emma S-I Sommerfeld, Hart, Frieda-J H Griffin, Isaacs, Bernard-John H Mueller, etc., with associated costs and dates.

Table listing individuals and firms such as Co agt A M Steinhardt & H L Boughton and John Doe, 67-30th st, No 3 West, Semon, Bache & Co, etc., with associated costs and dates.

SATISFIED JUDGMENTS.

Table listing satisfied judgments for individuals and firms such as Adler, Lena-Nathan Stern, Allen, Theodore-The Knickerbocker Ice Co, Barrett, Henry J-Louise Barrett, etc., with associated costs and dates.

CORPORATIONS.

Table listing corporations such as Hegeman & Co-Hamilton M Dawes, N Y & Suburban Realty Co-Henry C Friedman, etc., with associated costs and dates.

Table listing individuals and firms such as 84-Hughes av, e s, 229.4 n Pelham av, 100x87.5, John Bell Co agt Thos F Costello, etc., with associated costs and dates.

CORPORATIONS.

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS.

Table listing mechanics' liens for individuals and firms such as 63-118th st, No 535 E. Otto Freyberg agt Louis Teven, etc., with associated costs and dates.

Table listing mechanics' liens for individuals and firms such as 101-62d st No 218 W. Ralph H Reid agt Townsend & Howard, etc., with associated costs and dates.

ELBERT BRUSSEL, E. E. M. E. 15 West 29th St., New York Telephone, {3060} Madison Sq. {3061}

Table listing various contractors and their addresses, organized by category such as Consumers, Household Furniture, and specific trades like Electricians and Plumbers.

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 Moore, Lottie. 34 E 86th..L Baumann. 416
 Neumann, C J. 54 E 117th..Cowperthwait & Sons. 154
 Nussbaum, A H. 436 E 89th..L Baumann. 380
 Naylor, L. 607 3d av..Cowperthwait & Sons. 130
 Nash, M. 407 E 59th..J Rosenheim. 101
 Orban, M. 1137 Madison av..T Kelly. 135
 Ober, B. 350 E 86th..S Baumann. 241
 Obertubbesing, L..Acme Security Co. 100
 O'Donnell, M. 200 W 70th..L Baumann. 268
 Palmer, E R. 520 W 145th..Cowperthwait & Sons. 155
 Playter, N. 229 W 35th..L Baumann. 121
 Pierce, E K. 35 W 65th..Lindeman & Sons. 450
 Poole, H. 74 8th av..M Mullery. 130
 Pearce, C E. 745 Amsterdam av..Cowperthwait & Sons. 206
 Price, L A. 110 W 34th..Cowperthwait & Sons. 280
 Peterson, A. 29 Frankfort..Cowperthwait & Sons. 130
 Pollack, H L. 309 W 114th..Cowperthwait & Sons. 161
 Price, D. 358 W 36th..Cowperthwait & Sons. 115
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 Rice, M. 178 W 82d..Cowperthwait. 354
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 Ryan, M. 206 E 9th..S Baumann. 188
 Rooney, M. 305 W 12th..Cowperthwait & Sons. 196
 Rick, A C. 300 W 112th..Lindeman & Sons. 300
 Rudolph & Krell. 269 W 23d..M Rubin. 300
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 Robinson, A. 12 Stone..L Baumann. 139
 Ritter, M. 260 W 43d..L Baumann. 125
 Raymond, S. 227 W 43d..L Baumann. 174
 Schulz, F J. 817 Park av..Herschmann T F Co. 117
 Smith, M. 233 E 56th..J R Keane & Co. 126
 Stebbins, E H. 19 6th av..Royal Bank. 150
 Simmons, O. 315 W 79th..L Baumann. 472
 Sparke, N R. 146 W 43d..L Baumann. 156
 Schwarz, M Y. 17 E 36th..L Baumann. 155
 Stage, W S. 762 Monroe, Brooklyn..L Baumann. 261
 Savery, C F. 1833 3d av..S Baumann. 193
 Schwartz, H E..I L Alexander. 100
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 Seligman, L & S. 238 7th av..R Geller. 100
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 Smith, M. 838 West End av..S Baumann. 275
 Soass, W C. 305 Manhattan av..J Lewin. 352
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 Shaw, A J. 203 W 103d..A Cahn. 238
 Shepherd, E. 88 Charles..Cowperthwait & Sons. 116
 Stein, R. 419 W 36th..Cowperthwait & Sons. 125
 Silverston, H. 327 E 80th..J Rosenheim. 119
 Sprague, H C. 246 W 128th..Cowperthwait & Sons. 128
 Salomon, M. 230 Grand..Jordan, M & Co. 198
 Thompson, C. 552 E 85th..J Janes & Son. 230
 Treiling, I. 682 E 145th..Cowperthwait & Sons. 470
 Tremper, C H & C. 145 W 111th..A Cahn. 177
 Thornton, G. 336 Water..Cowperthwait & Sons. 127
 Thompson, J. 150 Elm..Cowperthwait & Sons. 151
 Torrence, W. 412 Amsterdam av..Jordan, M & Co. 106
 Tarkington, L B. 129 W 133d..L Baumann. 239
 Taylor, H B. 301 W 112th..L Baumann. & Sons. 146
 Tortahoff, M. 63 E Broadway..Cowperthwait & Sons. 200
 Thompson, J M & S G. 304 E 99th..St Bartholomew L A. 140
 Tucker, A. 374 10th av..F Donnatin. 133
 Tresenhausen, S. 843 E 170th..L Baumann. 146
 Villman, F. 1957 2d av..Cowperthwait & Sons. 330
 Vickers, K. J V Kennedy. 100
 Van Den Burgh, H J. 127 w 117th..H Dale. 196
 Vingipsova, A. 775 E 150th..T Kelly. 176
 Vingiprova & Fabbri. 157 W 13th..F Webmann. 231
 Whitehurst, M. 19 Oliver..T Kelly. 139
 Whelen, M. 134 E 28th..T Kelly. 186
 Weber, D D. 490 6th av..Jordan, M & Co. 132
 Weidman, J. 118 1st..S Levy. 180
 Wilson, M. 238 and 240 W 129th..L Baumann. (Corrects error in Nov 22 as to F Donnatin.) 155
 Weissmann, H. 123 W 128th..L Baumann. 143
 Winterstein, F. 500 Manhattan av..L Baumann. 101
 Wimmelmann, C. 652 3d av..A Baumann. 137
 Wren, T. 512 2d av..Cowperthwait & Sons. 174
 Woods, F B. 221 E 127th..Cowperthwait & Sons. 261
 Wall, L. 118 W 116th..Cowperthwait & Sons. 200
 Walsh, J F. 282 Sterling pl, Brooklyn..L Baumann. 114
 Webster, G. Newark, N J..L Baumann. 133
 Weldrick, E. 518 14th st, Brooklyn, N Y..L Baumann. 400
 Witmer, R. Newark, N J..L Baumann. & Sons. Piano. 250
 Willey, M P. #6 and 8 W 107th..Lindeman & Sons. Piano. 250
 Wells, A J..Nassau, S Co. 250

BILLS OF SALE.

Abrahams, L. 139 Greene..E Moshkowitz. Restaurant. 750
 Anzalone, G. 753 E 8th..F Pallina. Barber Fixtures. 140
 Busching, E. 735 Tremont av..G H Bensen. Saloon. 1
 Clemente, C. 9 Prince..I Amato. Grocery Fixtures. 70
 Califano, John. 8 W 113th..Carmela Califano. Furniture. 1
 Collins, T. 1027 6th av..A T Hicks. Restaurant. 400
 Corazzi, A. 223 Sullivan..F Silvine. Barber Fixtures. 200
 Cukier, F. 1684 Park av..R Beran. Delicatessen Fixtures. 250
 Dinitz, M. 293 3d av..P Levine. Restaurant. 700
 Friedlander, S. 350 E 10th..M Natkeen. Candy Store Fixtures. 160
 Feindt, H. 849 2d av..W Lohmann. Confectionery Fixtures. 1,600
 Golden, Abraham. 359 Front..Annie Golden. Stock, &c. 100
 Guider, J J. 503 5th av..Rocoe & Lose. Fixtures, &c. 1
 Knoll, D E. 28 Elm..W Brownell. Bindery Fixtures. 1
 Longo, M. 2636 8th av..G Di Pace. Barber Fixtures. 450
 Levitt, O. 3 Pike..Goldman, Dambowitz & Norman. Mineral Water Fixtures. 1,000
 Linden, D. 1401 5th av..C F Springer. 1,700
 Liginger, Geo. 140 Brook av..Geo F Liginger. Butcher Fixtures. 1
 Majer, J. 239 Rivington..Y Hecht. Bakery. Fixtures. 215
 Miller, J & R, Jr. 147 to 151 W 35th..W F Bantje. Furniture. 1,600
 Moschio, M. 319 E 109th..F Chia. Candy Store Fixtures. 1
 O'Connor, John. 23 and 25 W 64th..C E & J F O'Connor. Livery Fixtures. 1
 Obler, M. 307 E 3d..C Lehman. Grocery Fixtures. 150
 Passantino, F. 224 W 35th..V Campanella. Barber Fixtures. 150
 Ranofsky, A. 176 Allen..A Breslaw. Soda Fixtures. 1
 Rothschild, R. 152 W 23d..I D Einstein. Machinery, &c. 1
 Rush, M J. 769 10th av..P J Lynch. Saloon. 500
 Russell, T M. 1955 Main..J Espamberger. Blacksmith Fixtures. 150
 St Helens, H. 217 W 46th..J W Abbott. Furniture. 100
 Sander, D. 325 E 65th..H Brandt. Horse, &c. 1
 Samuelson, T. 292 W Broadway..Needelman & Sweetwood. Printing Fixtures. 1
 Schneider, A..H Goldbaum. Soda Fixtures. 600
 Schaffman, S. 250 and 252 Monroe..Merets & Bedersen. Store Fixtures. 975
 Sobel, P. 175 Suffolk..H Lichtenstein. Soda Fixtures. 500
 Sonneborn, H L. Bedford Park..C E Paton. Laundry Fixtures. 1,354
 Wahl, F. 225 and 227 5th av..J P Flannery. Bar Fixtures. —

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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.

December 5, 6, 8, 9, 10 and 11.

Barbey st, w s, 289.11 s Fulton st, 25x95. Catharine Hamm formerly Jacob, Loudenville, Ohio, to Libbie Brown. Mort \$2,200. 3,000

Barbey st, w s, 125 n Dumont av, 25x100. Release mort. Theodore Kiendl to Cord Meyer. consid omitted

Bartlett st, No 55. Frederick Noll to Hyman Gold and Jacob Burkam. Mort \$3,000. nom

Bergen st, s s, 150 e 3d av, 20x100. Chas A Freed to Helena G Freed his wife. Q C. nom

Bergen st, No 2025, n s, 123 e Hopkinson av, 17x107x—x—. Mary A Walker to Peter E Nolan. Mort \$1,700, &c. nom

Berkeley pl, n s, 162.6 e 6th av, 20.10x100. James Byrnes to Albert Bergen. nom

Bridge st, s w cor Marshall st, runs w 120 x s 165 to John st x e 40 x n 24 x e 80 to Bridge st x n 141. O'Donohue Coffee Co to Arbuckle Bros. 65,000

Bridge st, e s, 375 s Willoughby st, 25x100.3. Joseph H Bauland to the Joseph H Bauland Co. Q C. nom

Butler st, n s, 431 w Smith st, 22x100. John Schmidt exr Mary Schmidt to Annie L Hastings. 4,050

Chestnut st, w s, 120 s Glenmore av, 20x100. Ernst A Lieb to Ernst A and Louisa Lieb. Mort \$1,600. nom

Clinton st, e s, 100 s Nelson st, 20x90, h & l. Morris G White to Mary E Wilson. nom

Columbia st, s e s, 80 s w Summit st, 20x80, h & l. Wm J Pape to Joseph H Layden. Mort \$5,425. nom

Cornelia st, n s, 279.10 e Central av, 18x100. John Braunbach, N Y, to Magdalena Becker widow, N Y. 100

Cumberland st, e s, 78 n Lafayette av, 22x80. Hannah Younger widow and William Younger heirs Sarah Lippmann to Gustave Lippmann. B & S. All liens. nom

Dean st, n s, 300 e Albany av, 25x107.2. Release dower. Jennie wife of Mose H Levy to John J and Anna Schweitzer. nom

Dean st, n s, 475 w Franklin av, 75x110, h & l. Ann O'Berry admrx John O'Berry to Ann O'Berry. All liens. 7,000

Degraw st, s s, 93 w 5th av, runs s w 100 x n w 49 x n e 29.2 x n w 0.6 x n e 70.9 to st x s e 49.6. Adolphus Bennett to Ella M Pelletreau. Mort \$8,400.

Degraw st, s s, 170 e Columbia st, 19.6x100, h & l. Margaret Gleason, N Y, to Raffaele S di Inacquaro. Mort \$1,500. nom

Degraw st, s s, 185 w Nostrand av, 20x80, h & l. Charles Tyler, Flushing, L I, to Harry W Buckley. Mort \$3,500. nom

Devoe st, n s, 287.10 e Bushwick av, 25x100. Foreclos. Norman S Dike to Jennie E Titus. 1,350

Dikeman st, n e s, 168 n w Richard st, 21x100. Wm P Wood, Ridgewood, N J, to Lydia A Wood bis wife. Mort \$600. nom

Dupont st, n s, 390 e Franklin av, 17.8x100, h & l. Foreclos. Felix Reifschneider, Jr, to Marion E Wright. 1,000

Dupont st, n s, 295 e Franklin av, 25x100, h & l. Anna McCue to Ferdinand Bock. Mort \$2,600. See Franklin st. nom

Eagle st, s s, 245 e Franklin st, 25x100, h & l. Wm H Waters to Amelia A Witham. Q C. Mort \$2,000. nom

Elton st, w s, 275 s Ridgewood av, 25x100. Susie W Stubbs to Henry A Stone. Mort \$1,500. nom

Fenimore st, n s, 180 e Nostrand av, 40x100. John Cullen to John J Cullen. 1,100

Franklin st, No 244, e s, 50 n Freeman st, 25x90, h & l. Ferdinand Bock to Anna McCue. Mort \$5,000. See Dupont st. nom

Frost st, s s, 250 e Union av, 50x100, h & l. Ernest Kraft to Jacob Simon, Bernhard Landau and Hyman Frank firm Brooklyn Fireproof Sash and Door Co. nom

Fulton st, n s, 403.6 e Sackman st, 54.6x110x54.6x115, h & l. Antonio Tizzano to Joseph H Lewis. B & S. nom

Front st, n s, 310 e Bridge st, 25x100. Elizabeth T Sterling to William Catherwood. nom

Fulton st, n s, 75 w Ralph av, 25.3x100x25.1x100. Albert J Eckert exr and trustee will Katharina Vath to Louise Dose. 5,000

Fulton st, n e cor Macop st, runs e 64.4 x n — x n to Macop st x w 10 x s w 87.6 x s 35 to beginning. Thomas Berkeley to Wm H Scott. Mort \$35,000. nom

Fulton st, s s, 91 w Classon av, 20x105. Curtis H Bowne to Mary J Linton. Mort \$1,900. nom

Garfield pl, n e cor Fiske pl, 63x80. Mary L McCauley, Atlantic City, N J, widow and devisee Thomas McCauley to Peter Larsen. 9,000

Garfield pl, n e s, 63 s e Fiske pl, 42x80. John Lefferts, Jr, et al exrs John Lefferts to Peter Larsen. 6,000

Grant st, n s, 79.3 w land Reformed Dutch Church, Flatbush, runs n 132.5 x w 25 x s 132.7 to st, x e 25. Foreclos. Norman S Dike to Henry D Lott. 900

Hancock st, n w s, 460 n e Bushwick av, 20x100, h & l. Charles Zoller to John F Moser, N Y. 1/2 part. 1/2 part mort \$2,700. nom

Hanover pl, east cor Livingston st, 21x60. Wm N Kenyon to Realty Associates. Mort \$6,000. nom

Harrison st, n s, 234.10 w Hicks st, 21.4x94.10, h & l. Cordelia E wife of Charles Le Gay to Alice Neill. val consid and 100

Hausman st, w s, 260 s Nassau av, 20x100, h & l. Foreclos. Norman S Dike to New York Building-Loan Banking Co. Mort \$2,700. 50

Hemlock st, e s, 288 s Fulton st, 22x100. Joseph P Mulligan to Jane Mulligan. nom

Hendrix st, s w cor Arlington av, 34.6x100, h & l. Herman Schluchter to Louis Druckerman. Mort \$6,500. 7,750

Herkimer st, s s, 192.9 w Rochester av, runs s 43.6 x s 41.1 x w 15.8 x n 86.1 to st, x e 26.2. Chas F Miller, Jr, to Martha A McDonald. Mort \$1,500. nom

Herkimer st, s s, 156.8 w Rochester av, runs s 43.6 x s 40.7 x w 16 x n 40.9 x n 43.6 to st, x e 18, h & l. Chas F Miller, Jr, to Ida Finch. Mort \$1,500. nom

Herkimer st, s s, 138.8 w Rochester av, runs s 43.6 x s 40.6 x w 16 x n 40.9 x n 43.6 to st, x e 18. Same to Wm B Robinson. Mort \$1,500. nom

Herkimer st, s w cor Prescott pl, 55x75. Augustus F and Emma D Gardner to Simon J Harding. nom

Hewes st, s s, 208.4 e Lee av, 20.10x100. John, James and Francis O'Keefe to Margaret O'Keefe. All title. Q C. nom

Same property. Michael O'Keefe to same. Q C. nom

Heyward st, n s, 195.6 e Lee av, 19.6x100, h & l. Jennie M Kelso to Emma J Whittlesey. Q C. nom

Hicks st, w s, 347 n Degraw st, 19.6x97.6, h & l. The Brooklyn Hospital to Saml D Neill. 5,000

Hicks st, s e s, 25 s w Poplar st, 25x69, h & l. Joseph Schwarz to Henry Grasan. Mort \$3,000. nom

Hull st, s s, 360 e Rockaway av, 15x100, h & l. Wm A Hilt to Nellie B Hilt. All liens. gift

Hopkins st, No 184, s s, 275 w Throop av, 25x100. Samuel Schachter, N Y, to Rosie Schachter his wife. 1/2 part. All liens. nom

Imlay st, s s, 150 e Verona st, 25x90, h & l. Ellen Creamer to Giuseppe Bonite. Mort \$2,750. nom

India st, s s, 375 w Manhattan av, 25x100, h & l. Nellie A Brown to Herbert E Williams. nom

Same property. Herbert E Williams to Geo B Brown. nom

Java st, Nos 55 and 57, n s, 100 e West st, 50x100, h & l. Archibald M Bliss et al exrs Mary A Bliss to Andrew Tiemann. 4,500

Jay st, e s, 117 s Nassau st, 21x100, h & l. Harry Marston to Sigmund Gottlieb, N Y. nom

Kouwenhoven pl, e s, abt 223 s Beverly road, 26.7x107.10x20x—. Beverly road, s w cor East 56th st, 40x100.

East 56th st, w s, 180 s Beverly road, 40x100.

East 56th st, w s, 240 s Beverly road, 35x100.

East 56th st, e s, 200 s Beverly road, 120x100.

East 56th st, e s, 160 s Beverly road, 20x100.

Beverly road, s e cor East 56th st, 40x100.

East 57th st, w s, 240 s Av B, 20x100.

Release mort. Chas K Hoerning to Michl L McLaughlin and Milton S Kistler. consid omitted

Leonard st, e s, 174 s Driggs av, 102x100. John Lewis to Louis Meisel, Louis Danowitz and Solomon Frank. nom

Leonard st, e s, 66.8 s Nassau av, 16.8x100, h & l. Henry Gander to Christina M Neher. Mort \$1,800. nom

Macon st, s s, 355 e Sumner av, 20x100. Josephine Meyer wife John F to Eagle Savings and Loan Co. All liens. nom

Madison st, s s, 335 w Marcy av, 20x100. Solomon Rubin to Lizzie Mintz, N Y. Mort \$5,000. nom

McDonough st, s s, 188.4 w Howard av, 18x100. Martin A Nebel to Ida P wife of Ancel J Brower, Hempstead, L I. Mort \$4,000. nom

Meserole st, n s, 100 w Lorimer st, 25x—x—x100. Samuel Salaway to Augusta Eggenschwiler. Mort \$3,000. nom

Meserole st, n s, 150 e Leonard st, 25x100. Jacob H Werbelovsky to Rebecca Goodman. Mort \$4,000. ante nuptial agreement

Monroe st, n s, 85 e Marcy av, 20x100, h & l. Horace Nichols to Peter A Ackerman. Mort \$4,250. nom

Monroe st, s s, 52.2 e Lewis av, 16.8x100, h & l. Carrie A and Clarence Foote to John A Bliss. Mort \$1,000. See 6th st. nom

Noble st, n s, 220 e Franklin st, 25x100, h & l. Nelson Bradley, Kings Ferry, N Y, to Israel Levinson. Mort \$2,700. nom

Same property. Israel Levinson to Brooklyn Congregation of the Relic of Israel. Mort \$2,700. nom

North Henry st, w s, 120 n Norman av, 40x100. David Bachman to Wm H Port. 875

North Henry st, w s, 164.3 s Herbert st, 26x109.7x29.11x95.1, h & l. Matthias Drexler exr Joseph Schatz to Edward Glinnen. Mort \$1,200. 2,000

Osborn st, e s, 175 n Sutter av, 25x70, h & l. Sarah Zuckerman to Rachel Berchadsky. Mort \$4,000. 5,150

Pacific st, s s, 256.6 e Troy av, 18x98.5. Gilbert B Thurston, Windsor Locks, Conn, to Lydia A Wood, Ridgewood, N J. Mort \$2,500. nom

Pacific st, s s, 161.6 w 3d av, 13.6x100, h & l. John J McManus to James W McManus. Mort \$2,000. nom

Pacific st, n e s, 118 n w Henry st, runs n e 46 x n w 0.6 x n e 10 x s e 0.6 x n e 34 x n w 22 x s w 90 to st, x s e 22, h & l. Mary E, Clinton R and John F James, Jr, exrs John F James to Anne Carney. 4,300

Pacific st, n s, 254.11 w 4th av, runs n 65 x e 8.5 x n e 63.2 to Flatbush av, x s e 22.11 x s w 49.5 x w 0.6 x s 66.5 to st, x w 20.1. Emeline E Brown et al exrs James C Brown to Aristides Martinez, N Y. 15,000

Palmetto st, n w s, 381.8 s w Central av, 18.4x100, h & l. Geo W Woods to Helen Miller. Q C. nom

Same property. Emma Hyatt to Helen Miller, Orange, N J. Q C. nom

Park pl, s s, 120 e Vanderbilt av, 20x131, h & l. Fannie B wife Ulysses V Withee to First Construction Co of Brooklyn. Sub to mort. nom

Same property. First Construction Co of Brooklyn to Vandelia H wife Edwd M Freeman, East Orange, N J. nom

Park pl, s s, 283 w Troy av, 18x127.9, h & l. Lucy E Vanderwaag to George Stoffel. Mort \$2,000. 500

Powell st, w s, 193.9 s Belmont av. 18.9x100, h & l. Howard C Conrady to Rachel Berchadsky. 2,450

Powers st, ss, 182 e Leonard st, 18x100, h & l. John Loeffler, West Hoboken, N J, to Barbara Kern. nom

Prescott pl, Nos 11 to 15. General assignment of rents. Wm R Pabst to The Royal Bank. 600

President st, s s, 197.6 w 7th av, 27x100, h & l. Augustus F Gardner to Simon J Harding. Mort \$11,000. nom

Ralph st, n w s, 150 s w St Nicholas av, 25x100, h & l. Juliana Stenglein widow to Carolina Ecker. Mort \$3,000. nom

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Road from Flatbush to Canarsie, s s, 180 n w Av E, runs w 404.1 x s w 863.1 x s e 100 x s w 358.5 x e 364.10 to centre line East 81st st, x n w 37.5 x n e 260 to centre line East 82d st, x n w 20 x n e 979.11. ... Road from Flatbush to Canarsie, s s, 200 s e Av D, runs w 479.11 x s w 350 x s e 140 x s w 446.10 x w 204.8 x s e 463.4 x n e 358.5 x n w 100 x n e 863.1. ...

Hamilton av, n e s, 189.11 n w Hicks st, 50x100. Mary McGowan to The Salvation Army. Mort \$6,000. 12,250
Irving av, s w s, 25 s e Stockholm st, 25x100.
Irving av, s w s, 75 s e Stockholm st, 25x100.
Michael and Christine Matz to Henry Markert. Morts \$10,000. nom
Jamaica av, No 514, s s, 85.8 w Essex st, 21.5x83.11x20x91.7, h & l. Foreclos. Norman S Dike to Geo D Glass. Mort \$1,600. 800
Jefferson av, s e s, 158 n e Central av, 19x100, h & l. Matthew Dignan to Joseph Reichwein. Mort \$2,500. nom
J-hnson av, n e cor Leonard st, 25x100.
Meserle st, s s, 140.6 e Union av, 44x100.
Lorimer st, e s. 50.8 s Staggs st, 20x100.
Jacob Rechnitz to Leon Geisman. 1/2 part. 1/2 part morts \$9,100. nom
Kent av, w s, 140 s Willoughby av, 2 lots, each 25x91.5, 2 deeds. Stephen Burkhard, Henry Schmidt and Ernst Findeisen to Chas C Haferkorn. Morts \$8,000 on each. See Norman av. nom
Lafayette av, No 997A. Contract to exchange for Monroe st, No 291A.
Caroline Lerch with William Meruk. equality of exch and 1375
Lafayette av, s s, 383 e Nostrand av, 18x100. John K Eldridge, Freeport, L I, to Laura wife of James H Holloway, Gloversville, N Y. Q C. nom
Lafayette av, s s, 235 e Sumner av, 20x100, h & l. John F Morrissy, Jr, to Wm H Gaze. Mort \$5,000. nom
Liberty av, s s, 25 w Watkins st, 25x100. Louis Ratner to Louis Manheim. Mort \$3,250. nom
Marcy av, s e cor Lexington av, 16.8x66. Annie Sholtz to Emil Riesenburger. nom
Marcy av, w s, 47.6 s Lexington av, 27.6x80, h & l. James N Norris to Kate L Norris his wife. gift
Martense av, n s, the rear end of lot, being 182 s Linden Boulevard, 75x80x75x80.1. Josephine Claudius to Simon Lindner. nom
Mermaid av, n s, 180 e Sea Gate av, 60x100. Chas F Harms to Matthew P Breen, N Y. nom
Metropolitan av, n s, 25 w Leonard st, 25x86, h & l. Thomas Sheffield to Minnie Bussel. Mort \$4,300. exch
Myrtle av, s s, 63.1 w Navy st, 0.5x30.11x0.5x30.11. Isaac H Cary sole heir Nathaniel H Cary, Susanna E Cary and Eliza C Farnham heirs Isaac H Cary, Isaac H Cary as trustee estate Maria M Hastings, Isaac G Carman trustee will Geo S Cary and Alice B Cary legatee will Maria Cary to Henry W Behman and Emma Clark. 100
Myrtle av, n s, 150 e Throop av, 25x100, h & l. Ann O'Berry admrx John O'Berry to Ann O'Berry. All liens. 2,000
Newkirk av, s e cor land Brooklyn, Flatbush & Coney Island R R, runs e 209 x s 125 x w 265.1 x n 137.
Plot begins on boundary line between land hereby conveyed and land John A Lott, 941.1 w from land Robt R Fox, runs w 159.5 x n 468.4 x e 159.5 x s 468.4.
Foreclos. Eugene A Curran to Mary J Oates. 5,580
New Jersey av, e s, 300.6 n Jamaica av, 28.4x100. Jennie A Schluchner to Jacob Stier. nom
Norman av, s s, 41.8 e Newel st, 33.4x74.6. Chas C Haferkorn to Stephen Burkhard, Henry Schmidt and Ernst Findeisen. Morts \$5,000. See Kent av. nom
Nostrand av, n w cor Beverly road, 20x100, h & l. James Liston to Chas C Limbarth. All liens. nom
Nostrand av, w s, 201.3 n Myrtle av, 19.1x100, h & l. Patrick H Seahill to Tillie B McGonagil. Mort \$4,500. exch
Park av, s s, 20 e Navy st, 18.2x75x16x75. Leopold Michel to Ernest B Wintersmith. B & S. nom
Pitkin av, s e cor Bristol st, 50x100, h & l. Eliz A McDonald to David Schneider. Mort \$1,600. val consid and 100
Putnam av, n w s, 270 n e Central av, 20x100, h & l. Chas H Robertson, Norfolk, Va, to Mary Timble and Jacob Cohen. Mort \$3,900. nom
Putnam av, s s, 290 e Throop av, 20x100. Richd S McNeill to Sarah McNeill. nom
Railroad av, w s, 25 s Weldon st, 50x100. Deed on execution. William Walton late sheriff to Arthur Roth. 50
Ralph av, n e cor St Marks av, 20.1x100.
Howard av, n w cor St Marks av, 20x100.
St Marks av, n s, 100 w Howard av, 20x100.
Joseph Saladino to Kate T Ogden. Q C. nom
Reid av, e s, 146.3 n Hancock st, 28.9x100, h & l. Thomas Berkeley to Wm H Scott. Mort \$7,000. nom
Rockaway av, w s, 84 s Marion st, 16x68.3x19.6x58, h & l. Chas A Friberg, Southfield, N Y, to Chauncey B Graham. Q C. nom
Rockaway av, w s, 50 s Dean st, 19.8x100, h & l. Foreclos. Norman S Dike to Laura L Preston, Bayonne, N J. 2,500
Saratoga av, w s, 50 n Chauncey st, 50x100, h & l. Jacob Rechnitz to Leon Geisman. 1/2 part. 1/2 part morts \$16,000. nom
Schenectady av, e s, 68.10 s Prospect pl, 17x100, h & l. Richard Ingraham, Hempstead, L I, to Elizabeth Smith. 1,950
Sheepshead Bay road, w s, 344.6 s land John B Franz, runs s w 100 x s e 40 x n e 100 x n w 40. Chas S Voorhies to Conrad Labhardt. 200
Shepherd av, e s, 180 s New Lots road, 40x100. Wm H Jackson, N Y, to Geo A Perry. 700
Snedeker av, w s, 170 n Sutter av, 15x100. David Tversky to Joseph Kern. 1/2 part. 1/2 part mort \$1,000. 750
Same property. Julia Le Duc and as guardian Loretta, William, Herbert, Arthur and Phillip Le Duc and Corinne Cote heirs William Le Duc to David Tversky. Mort \$1,000. 1,500
St Marks av, s s, 366.8 e Buffalo av, 16.10x100, h & l. Edward Sinderhauf to John E Murphy. Mort \$2,500. nom
St Marks pl, s s, 301.2 w 5th av, 20x100, h & l. Louise M Pratt to Wm H French. Mort \$5,000. exch
St Marks av, s s, 140 w Classon av, runs w 300 x s 128.6 x e 314 x n 57.2 x n 73.1. Henry G Smith, N Y, to Grazia Bonomolo. All liens. nom
Stone av, w s, 25 s Blake av, 25x100. Esther Abramson N Y, to Israel Neufeld. 1,000
Stone av, e s, 225 s Sutter av, 25x100. Julius Friedman and Meyer Silberman to Samuel Lemberg. Mort \$110. nom
Stone av, w s, 150 s Sutter av, 50x100, h & l. Henry Rockmore to Amy Black. Mort \$2,500. nom
Troy av, w s, 37.6 n Av J, 20x100. Germania Real Estate and Impt Co to James Crotty. nom
Underhill av, n e cor Sterling pl, 31x100. Jane wife of Patrick Quinn to Edwd S Delamater. nom

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MORTGAGES.

Van Sindersen av, e s, 100 s Liberty av, 120x100. Ella M Sutter to Christian Meyer and Carl E Auselin, joint tenants. 2,500
Vernon av, n s, 100 w East 51st st, 26.7x101.11x6.10x100. Arthur Lyman, Waltham, Mass, to Charles and Rebecca S Housman. nom
Vernon av, s s, 236.4 w Marcy av, 18x100, h & l. Alex C Pearsall to Nathan Shapiro. nom
Vesta av, e s, 100 s Liberty av, 120x100. Release mort. Peoples Trust Co to Mary E and Ella M Sutter. nom
Same property. Release mort. Same to same. nom
Same property. Mary E Sutter to Christian Meyer and Carl E Auselin, joint tenants. nom
Voorhies av, s e cor East 21st st, 28.5x129x27.8x129. Maggie A Slote and as extrx Alonzo Slote to Athenaise P Lundy. 1/2 part. 800
Same property. Alanson Tredwell to same. 1/2 part. nom
Washington av, e s, 108.2 n Gates av, 20x120. Frances O Van Riper to Lillian Pratt. Mort \$7,500. nom
2d av, n e cor 75th st, 94x120, h & ls. Chas E Amerman to Phebe M Amerman. Mort \$4,000. nom
3d av, s e s, 74.2 n e 56th st, 26x100. William Lane to Josephine C Lane. Mort \$5,500. nom
3d av, s e s, 48.2 n e 56th st, 26x100. William Lane to Mary E Lane. Mort \$5,500. nom
3d av, east cor 56th st, 48.2x100. Elizabeth Assip to William Lane. Mort \$21,000. nom
3d av, s e s, 22.2 n e 56th st, 26x100. William Lane to Anna T L Maloney. Mort \$5,500. nom
3d av, east cor 66th st, runs n e 50 x s e 100 x n e 20 x s e 120 x s w 70 to st, x n w 220. nom
4th av, north cor 66th st, runs n w 260 x n e 64.1 x s e 262 to av, x s w 33.8. nom
Edwd M Freeman to City Real Estate Co. nom
4th av, e s, 40 s Dean st, 20x80, h & l. Elizabeth Hall to Julia MacDonald. nom
5th av, w s, 85 n Baltic st, runs w 65 x s 60 x w 28.4 x s 25 to st, x w 6.4 x n 70 x w 19.8 x n 30 x e 1 x n 25 x e 118.4 to av, x s 40. Baltic st, No 663, n s, 99.8 w 5th av, 19.8x70. nom
Warren st, s s, 93.4 w 5th av, 25x100. Fanny D Woodhull widow and devisee will Caleb S Woodhull to Julia Mac Donald. nom
5th av, e s, 102.6 n Berkeley pl, 20.6x84.3. Adolphus Bennett to Ella M Pelletreau. Mort \$6,000. nom
7th av, n w cor 44th st, 129x-124x500. Hugh L Willoughby, Philadelphia, Pa, to Clara Bond. nom
7th av, No 354, w s, 40.11 s 10th st, 19.9x77x19.8x77, h & l. Brooklyn Trust Co exr and trustee will Saml T Spear to John F Mumm. nom
7th av, e s, 61.8 s 10th st, 19.11x80. Same to same. nom
7th av, No 357, e s, 81.7 s 10th st, 19.10x80x20.4x80. Same to same. nom
7th av, west cor 6th st, 100x97. Thomas Neary to John H and Wm R Doherty. Mort \$45,000. nom
Same property. John H and Wm R Doherty to Thomas Neary. All liens. nom
7th av, w s, 20.9 s 1st st, 26.7x90.9. Martha E Wersebe to Ida L Lester. nom
8th av, n w cor 6th st, 100x237.10. Michael Kirby, N Y, to William Rankin. Mort \$21,000. nom
8th av, south cor 50th st, 100.2x80. Aaron Osterman to Joseph A Trapp. nom
8th av, s e s, 40.2 n e 52d st, 20x80. Aaron Osterman to Adele Anatola. 165
8th av, west cor 56th st, 100.2x80. Aaron Osterman to Fredk J W Bursch. 100
8th av, north cor 51st st, 100.2x80. Same to same. 100
8th av, north cor 51st st, 100.2x80. nom
60th st, n e s, 160 s e 7th av, 20x100.2. nom
8th av, west cor 56th st, 100.2x80. nom
8th av, east cor 59th st, 100.2x-x-374.11. nom
9th av, west cor 49th st, 100.2x100.5. nom
8th av, south cor 50th st, 100.2x80. nom
51st st, n e s, 320.4 n w 9th av, 20x100.2. nom
8th av, s e s, 40.2 n e 52d st, 20x80. nom
52d st, n e s, 300.3 n w 9th av, 20x100.2. nom
59th st, n e s, 129.7 s e 8th av, runs s e 230.5 x n e 47.7 x s w 231.11. nom
Richard E Dwight, N Y, receiver Ira L Bursley to Aaron Osterman. 1,232
10th av, west cor 16th st, 100x77.10. John Truslow exr Saml W Truslow to Wm M Calder. 2,025
13th av, n w s, 30 n e 37th st, 25x80, h & l. Wm H French to Louise M Pratt. Mort \$2,500. nom
Same property. Walter R Lusher to Wm H French. Mort \$2,500. nom
14th av, s w cor 72d st, 80x100. nom
72d st, s s, 100 w 14th av, 80x100. nom
73d st, n s, 160 w 14th av, 200x100. nom
Release mort. Peoples Trust Co to New York and Long Island Realty Co. 4,500
Same property. Release mort. Same to same. 1,800
18th av, s s, 570.3 e Canarsie lane, 89x114.5x89x114.7. Horace P Linton to Jere Johnson, Jr. Mort \$1,000. nom
19th av, north cor 83d st, 100x160. Patrick H Scahill to Sarah E Schenck. All liens. nom
Same property. Sarah H Schenck to Patk H Scahill. nom
25th av, n w s, 460 s w 86th st, 80x96.8. Jere Johnson, Jr, Co to Horace P Linton. exch
Interior lot, 100 e Leonard st, and 78 n Engert av, runs s 28 to centre Bushwick creek, x n w - x e 40. John Lewis to Louis Meisel, Louis Danowitz and Solomon Frank. nom
Lots 57 and 62 block 81 assessment map, 24th Ward. Nellie G wife Adolf Klenske only child and heir Henry M Lee to Alonzo E De Baum. nom

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.


December 5, 6, 8, 9, 10 and 11.

Ackerman, Peter A to Horace Nichols. Monroe st. P M. Dec 3, installs, 6%. 750
Austin, Cath F to Williamsburgh Savings Bank. Palmetto st, n w 125 n e Central av, 25x100. Dec 10, 1 year, 5%. 3,000
Bailer, Eliza to Lawyers Title Ins Co. N Y. Av C. P M. Dec 11, due Dec 1, 1903, 5%. 1,000
Bailer, Eliza and John to Geo W Dalton. Av C, s s, 27 w East 16th st, 54x97.5x50x104.11; Flatbush av, w s, 133.9 s Av C, 25x95.3x25 x95.1. Sub to mort \$1,000. Nov 26, due Dec 1, 1907, 6%. 3,500
Benzenberg, Fritz and Dora to Geo W Dalton. East 11th st. See Cons. Dec 2, 3 years, 5%. 700
Bachman, Cora A to Long Island Loan and Trust Co trustee for Herbert S Husted will Wm H Husted. Bath av, n e s, 77.4 n w Bay 7th st, 38.8x100. Dec 10, due Dec 1, 1905, 5%. 1,500
Bartel, Philip et al as trustees to Brooklyn Labor Lyceum Association. Certificate that mortgage is reduced to (Dec 10) 5,000
Berschadsky, Rachel to Sarah Zuckerman. Osborn st. P M. Dec 10, 6 months, 6%. 350
Brooklyn Labor Lyceum Association to Joseph, Henry and Charles Liebmann. Willoughby av, n w s, 175 s w Evergreen av, 33.4x 192.2x33.10x186.8; Willoughby av, n s, 225 w Evergreen av, runs n 197 x w 75 x s 210.11 to av, x e 75; Willoughby av, n s, 208 w Evergreen av, 17x194.11x17x192.2. Dec 11, installs, 5%. 25,000
Breen, Matthew P to Chas F Harms. Mermaid av. P M. Dec 10, installs, 5%. 6,000
Berman, Herman and Rosa to Ehrick Parmly and ano trustees will Eleazar Parmly. South 2d st, s s, 100 w Berry st, runs s 72 x w to land Noah Waterbury, x n to South 2d st, x e 23. Dec 10, 3 years, 5%. 1,650
Barnes, David A to Title Guarantee and Trust Co. Underhill av, n e cor Degraw st, 100x100. Dec 10, 3 years, 6%. 6,500
Bergen, Albert to Railroad Co-operative Building and Loan Assoc. Berkeley pl. P M. Dec 10, installs, 6%. 8,500
Berschadsky, Meyer and Rachel to Sophie V Minasian. Powell st, w s, 231.3 s Belmont av, 18.9x100; Powell st, w s, 193.9 s Belmont av, 18.9x100. Dec 8, installs, 6%. 575
Same to Caroline McHench. Stone av, e s, 100 n Sutter av, 25x100. Dec 9, installs, 6%. 800
Bacher, Rudolph C and Title Guarantee and Trust Co both mortgagees. Agreement to subordinate mort made by Caroline Levy. Dec 9. nom
Same to same. Similar instrument. Dec 9. nom
Bove, Domenico to Caroline Dietz. Union st. P M. Dec 8, 5 years, 5%. 3,500
Brower, Ida P, Hempstead, L I, to Martin A Nebel. McDonough st. P M. Sub to mort \$4,000. Dec 4, due Dec 9, 1903, 5%. 1,000
Bacharach, Julia to Welz & Zerweck. South 2d st, s s, 183.3 w Bedford av, 21.5x75. Dec 4, due Jan 4, 1903. Collateral for chattel mort. 1,000
Baur, Christian to Lawyers Title Ins Co, N Y. Flatbush av, s w s, 340 n w Av G, 2 lots, each 20x100. 2 morts, each \$4,500. Dec 5, due Dec 1, 1905, 5%. 9,000
Bell, Emily C widow to Title Guarantee and Trust Co. 81st st, s w s, 60 n w 24th av, 60x100. Dec 5, 2 years, 5%. 1,850
Black, Amy to Henry Rockmore. Stone av. P M. Dec 1, installs, 6%. 1,240
Bellows, Florence N and Edwd P to Cath A Hughes. 14th av, north cor 49th st, runs n e 60.2 x n w 100 x n e 40 x n w 20 x s w 100.2 to st x s e 120. Dec 3, installs, 6%. 550
Same to Title Guarantee and Trust Co. Same property. Dec 2, installs, 5%. 4,500
Berchadsky, Rachel to Howard C Conrady. Powell st. P M. July 19, installs, 5%. 2,250
Bonner, Adelia M and Anthony J to Title Guarantee and Trust Co. 70th st, n s, 270 w 15th av, 40x100. Dec 6, 1 year, 5%. 400
Burtis, Howard to Sanford H Steele. Lots 1 to 4, 17 to 19C, A and B block 59; lots 9 to 12A, 161 and 162 block 40 assessment map 12th Ward, with land under water; Cenover st, n w s, 57.6 s w Elizabeth st, runs n w 115 to high water x n w 595 to pier line x n w 225 x s e 685 to high water x s w 225.6. Dec 5, due Dec 1, 1902, 6%. 1,675
Bond, Clara to Title Guarantee and Trust Co. 7th av, north cor 44th st. P M. Dec 2, demand, 6%. 8,000
Brown, Emily and Robert to Title Guarantee and Trust Co. Carlton av, w s, 79.4 s DeKalb av, runs w 67 x still w 25.4 x s 20.2 x w 37 x s 9 x e 52.4 x still e 48 to av, x n 21.9. Dec 8, 3 years, 5%. 4,500
Corwine, Ella H to Chas H L Smith. Milton st, n s, 587.8 e Frank- lin st, 14x95. Dec 6, 1 year, 5%. 350
Camardella, James V to Nathan F Vought, New Rochelle, N Y. Atlantic av. P M. Dec 1, 2 years, 6%. 1,500
Carpenter, Thos D and Jennie to Brooklyn Trust Co. Hanover pl, w s, 80 n Livingston st, 20x100. Dec 4, 5 years, 5%. 5,500
Cohen, Gertrude to Annie C Raymond. 37th st, n s, 300 e 12th av, 30x85. May 1, installs, 4%. 967
Cohen, Max and Yette to Abraham N Bernstein. Moore st, s s, 339 s Bushwick av, 25x100. Dec 9, 1 year, 6%. 600
Coyle, Albert H to Julia L Habich trustee. Macon st, s s, 95 w Lewis av, 20x100. Dec 6, 3 years, 6%. 1,500
Cullen, John J to John and Mary E Cullen. Fenimore st. P M. Dec 5, 3 years, 5%. 900
Carroll, Mary A to Andrew Ruegamer, Jr. Sterling pl, s s, 446.6 e Rogers av, 78.6x100. Dec 8, installs. 8,100
Same to same. Marcy av, e s, 75 n Pulaski st, 25x100. Dec 8, in- stalls. 1,000

MISCELLANEOUS.

All real and personal property. Report of Harmanns Hubbard as to rights of James W Murphy to 81 3-4%, and Michael McCormack 18 1/4% of the properties of firm Murphy & McCormack. —
All lands of which Emily Keith widow of Minor H Keith died seized situate lying and being in Kings county. Sarah E Keith widow to Minor C Keith, Babylon, L I. nom

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Marx, Samuel to Samuel Simon. St Marks av, n s, 378 e Rockaway av, 36x127.9. Dec 8, demand, 6%. 3,000

Same to same. St Marks av, n s, 414 e Rockaway av, 2 lots, each 18x127.9. 2 morts, each \$1,500. Dec 8, demand, 6%. 3,000

Murphy, John E to Edward Sinderhauf. St Marks av, s s, 366.8 e Buffalo av, 16.10x100. P M. Dec 10, 1 year, 6%. 400

Manor Realty Co to Title Guarantee and Trust Co. Ditmas av, n w cor East 16th st, 81.10x—x75x394.4. Dec 10, 3 years, 6%. 7,500

Martinez, Aristides to Title Guarantee and Trust Co. Pacific st. P M. Dec 9, 3 years, 4 1/2%. 7,000

Macvey, Sarah H to Williamsburgh Savings Bank. Rodney st, n s, 102.8 e Wythe av, 20x100. Dec 11, 1 year, 5%. 3,500

Merowitz, Harry P and Rachel Cohen to Curtis Bros Lumber Co. Glenmore av, n w cor Thatford av, 100.1x100. Dec 10, demand, 6%. 2,500

Miller, Eben mortgagors with Metropolitan Life Ins Co. Extension mort. Dec 3. nom

McDonald, Martha A to Eliz A McNamara. Herkimer st, No 762. P M. Dec 10, 3 years, 5%. 2,600

McCue, Matthew J to Title Guarantee and Trust Co. 72d st. P M. Dec 9, 3 years, 5%. 2,500

McNeill, Sarah and Richd S to John M Chavanne. Putnam av, s s, 290 e Throop av, 20x100. Dec 8, 1 year, 4 1/2%. 3,500

Neill, Alice to South Brooklyn Savings Inst. Harrison st. P M. Dec 8, 3 years, 5%. 3,500

Neary, Thomas to Title Guarantee and Trust Co. 7th av, west cor 6th st, 20x97. Dec 9, 3 years, 5%. 15,000

Same to same. 7th av, n w s, 20 s w 6th st, 5 lots, each 16x97. 5 morts, each \$6,000. Dec 9, 3 years, 5%. 30,000

Nestrand, J Lott to Ida Du Bois. Bay 25th st, n w s, 352.6 n e Cropsey av, runs n e 142.6 to Bath av x n w 96.10 x s w 148.9 x s e 96.8. Dec 1, due Jan 1, 1904, 6%. 3,000

Neptune Consumers Ice Co to Eugene M Hendrickson. Kingsland av, n e cor Lombardy st, runs e 211.10 x n 100 x w 108 x s 40 x w 91.7 to av, x s 61.3. Dec 1. Secures bonds. 75,000

Nixon, Sarah M and Harriet Wilson to Kings Co Savings Inst. South 3d st, n e s, 146 s e Marcy av, 19x100. Dec 9, 1 year, 5%. 1,200

Same to same. South 3d st, n e s, 125 s e Marcy av, 21x100. Dec 9, 1 year, 5%. 1,800

Ogden, Kate T and Alfred to Title Guarantee and Trust Co. St Marks av, n s, 296.6 e Ralph av, 253.6x127.9. Dec 4, demand, 6%. 5,500

Osborn, Samuel A to Frances M Vibbard. 5th av, s e s, 39.7 n e 7th st, runs s e 70 x s w 19 x n w 17.10 x s w 0.2 x n w 18.2. Dec 8, due Dec 1, 1904, 5%. 1,500

Pratt, Lillian to Frances O Van Riper. Washington av. P M. Dec 6, notes. 1,000

Pratt, Louisa D mortgagor with Agnes Miller. Agreement as to priority of mortgages. Dec 25. nom

Pieper, Henry and Mary A to George Pieper. 18th st, n s, 133.4 w 5th av, 16.8x100. April 15, 1896, 5 years, 5%. 1,000

Prince, Geo S, Stamford, Conn, to Geo C Tappen. Bergen st, n s, 280 w Nevins st, 20x100. Dec 11, 3 years, 5%. 3,000

Rankin, William to Wm F Vause. 7th st, n s, 114.6 e 8th av, 16.8x 100; 7th st, n s, 147.10 e 8th av, 16.8x100. Sub to mort \$7,500. Dec 5, 1 year, 6%. 4,000

Same to Wm F Vause trustee. 8th av, n w cor 6th st, 100x237.10. Dec 5, 1 year, 6%. gold, 4,000

Same to Lawyers Title Ins Co. Same property. P M. Dec 6, 1 year, 6%. 25,000

Riesenburger, Emil to Marie Arwe. Marcy av, s e cor Lexington av. P M. Dec 8, 3 years, 5%. 5,000

Radcliffe, Thos H to Theo B Starr exr will Eliz A White. Winthrop st. P M. Nov 10, 1 year, 5%. 8,471

Raichle, Elise and Franz to Title Guarantee and Trust Co. 59th st, n e s, 240 s e 9th av, 40x100.2. Dec 10, 3 years, 5%. 400

Reizenstein, Morris, Samuel Hobach and Benjamin May to Lawyers Title Ins Co, N Y. Throop av, s w cor Lexington av, 100x50. Dec 10, due Dec 1, 1905, 5%. 13,500

Same to same. Throop av, n w cor Quincy st, 100x50. Dec 10, due Dec 1, 1905, 5%. 15,000

Ratner, Louis to Title Guarantee and Trust Co. Liberty av, s s, 25 w Watkins st, 25x100. Nov 29, due Dec 5, 1905, 5%. 2,250

Realty Associates to Title Guarantee and Trust Co. Hanover pl, east cor Livingston st. P M. Dec 4, 1 year, 4%. 5,250

Reineking, Wm J to Lawyers Title Ins Co, N Y. Hawthorne st, s s, abt 1,125.7 e Flatbush av, 4 lots, each 20x106. 4 morts, each \$3,500. Dec 4, due Dec 1, 1905, 5%. 14,000

Reis, Rose with Lawyers Title Insurance Co. Agreement as to priority of mortgages by Wm J Reineking. Dec 4. nom

Richardtz, Frederick to Annie E Richardtz. Gold st, No 433, e s, 288 s Willoughby st, 22x85. Dec 5, 5 years, 5%. 5,000

Same to same. Hudson st, No 321, e s, 250 n Myrtle av, 25x100. Dec 5, 5 years, 5%. 3,500

Same to same. Hudson av, No 426, w s, 110 s Lafayette st, Dec 5, 5 years, 5%. 3,000

Rupple, Amelia to William and Amelia Ellwein. West 3d st, n w cor Roberge pl. P M. Dec 3, 5 years, 6%. 1,000

Richter, Samuel to Franklin Society for Home Building and Savings. West 5th st, w s, 43.4 s land William Thompson, runs n w along land of Coney Island Elevated R R 52.7 to land of Thompson x n e 134.11 to st x s 43.4. Dec 5, installs, 6%. 2,800

Robinson, Wm B to Lawyers Title Ins Co, N Y. Herkimer st. P M. Dec 8, due Dec 1, 1905, 5%. 2,000

Scharf, Rudolph L to Otto G Scharf. East 12th st. P M. Nov 18, 3 years, 6%. 500

Schumacher, Henry to Adelhard Meyerhoff widow. North Henry st, e s, 23.3 s Driggs av, 30x100. Dec 2, due Dec 1, 1907, 5%. 2,000

Segalowitz, Israel to Title Guarantee and Trust Co. Sutter av, n w cor Powell st, 20x80. Dec 6, 3 years, 5%. 2,900

Same to same. Sutter av, n s, 20 w Powell st, 4 lots, each 20x80. 4 morts, each \$2,000. 8,000

Silberstein, Hirsch to Meyer Malbin and Israel Kammerman, firm Malbin & Kammerman. Stone av, w s, 175 s Blake av, 50x100. Sub to mort \$6,000. Dec 4, installs, 6%. 500

Simon, Jacob, Bernhard Landau and Hyman Frank, firm Brooklyn Fire Proof Sash & Door Co, to Van Mater Stillwell. Frost st, s s, 25 0e Union av, 50x100. P M. Dec 2, 5 years, 5%. 3,800

Staack, Conrad and Dora to New York Building Loan Banking Co. Ainslie st, No 277, n s, 40.9 w Humboldt st, 18.9x75. Dec 1, installs, 6%. 3,040

St Peters Evangelical Lutheran Congregation to Title Guarantee and Trust Co. Hale av, w s, 160 s Ridgewood av, 40x100. Dec 4, 3 years, 5%. 4,000

Stier, Jacob and Pauline to Jennie A wife of Chas W Schluchtner. New Jersey av. P M. Nov 26, installs, 5%. 1,500

Stimpson, Marie L to Kath C Mead, London, Eng. 76th st. P M. Dec 5, 3 years, 5%. 1,500

Stone, Henry A and Libbie to Susie W Stubbs. Elton st. See Cons. Dec 4, due Aug 4, 1909, 6%. 1,200

Strong, Anna M and Edward R to Title Guarantee and Trust Co. Flatbush av, n w cor East 28th st, runs n w 143.6 x n e 97.6 to st, x s 173.7. Dec 5, 3 years, 4 1/2%. 23,500

Salamono, Mariadonia to Rose Reis. Broadway (probably Lefferts av), s s, 134.7 e Brooklyn av, 40x100. Dec 4, 2 years, 6%. 150

Sirota, Hyman and Morris Kronenberg to Henry Lieb. Osborn st, e s, 200 s Blake av, 25x100. Sub to mort \$2,500. Dec 3, demand, 6%. 600

Stoothoff, John L to Sophy L McCann. Milford st, w s, 475 n Liberty av, 16.8x100. 2 morts. Nov 29, due Dec 1, 1902, 5%. 1,800

Same to same. Milford st, w s, 491.8 n Liberty av, 16.8x100. Nov 29, due Dec 1, 1902, 5%. 1,800

Stothoff, Anna M W to Title Guarantee and Trust Co. Lafayette av, s s, 78 e South Elliott pl, runs s 50 x e 2 x s 11.3 x s e 20.11 x n 71.9 to av x w 20. Dec 6, 3 years, 5%. 5,000

Strohm, Richd R to Jacob Brenner trustee. Atlantic av, n s, 225 e Smith st, 25x90. Dec 8, due Sept 30, 1905, 5%. 1,000

Saladino, Anthony to Michael F Gleason and Daniel M Moore. Hawthorne st, s w cor Canarsie road, 237.4x106x257.3x—. Dec 6, demand, 6%. 4,711

Same to Minerva Burwell. Same property. Dec 6, demand, 6%. 750

Salvation Army to Mary McGivern. Hamilton av. P M. Nov 1, installs, 6%. 3,000

Sandgren, Anders G to Frederic B, Geo D and Harold I Pratt. 60th st, s s, 120 e 11th av, 19.11x100. Dec 8, installs. 2,000

Schneider, Jacob to Title Guarantee and Trust Co. 73d st, n e s, 160 s e 8th av, 40x100. Dec 8, due Dec 9, 1905, 5%. 2,000

Sturges, Benj J to Lawyers Title Ins Co, N Y. Albany av, s e cor Degraw st, 86x100. Dec 8, due May 1, 1903, 6%. 31,000

Syrewich, Josef to Obermeyer & Liebmann. Sutter av, n w cor Watkins st. Lease. Dec 6, demand, 6%. 1,083

Sneider, John B to Beadleston & Woerz. Broadway, No 1510 and 13 Saratoga av. Lease. Dec 1, demand, 6%. 6,500

Shapiro, Israel and Wolf to Geo A Minasian. Thatford av, w s, 224.4 s Sutter av, 37.6x90. Dec 9, installs, 6%. 1,000

Shapiro, Nathan and Catharine to Alex C Pearsall. Vernon av, s s, 236.4 w Marcy av, 18x100. Sub to mort \$3,300. Dec 10, installs, 6%. 1,200

Same to Lawyers Title Ins Co. Same property. Dec 10, 3 years, 5%. 3,300

Seahill, Patk H to Lawyers Title Ins Co, N Y. 19th av, north cor 83d st. P M. Dec 10, due Dec 1, 1905, 5%. 7,000

Smith, Andrew H, N Y, to Sarah C Wells. Park pl, n w cor Schenectady av, 375x100. Dec 1, 5 years, 5%. 8,000

Smith, Elizabeth to Bedford Co-operative Building and Loan Assoc. Schenectady av, e s, 68.10 s Prospect pl, 17x100. P M. Dec 1, installs. 1,500

Thompson, Jennie mortgagor with Martha A Adams. Extension of morts. Nov 10. nom

Titus, Jennie E to Mary M Brevi. Devoe st. P M. Dec 8, 3 years, 5%. 1,500

Thomson, Chas D, Oakfield, N Y, to George Lewis et al trustees of Anna V Lewis under will Henry Lewis. Garfield pl, s s, 240 w 5th av, 20x100. Dec 1, 3 years, 5%. 650

Tyler, Charles, Flushing, L I, to Fred T Nesbitt. Parkway, n s, 100 w Nostrand av, 100x105. Sub to mort. Dec 1, 1 year. 1,500

Teper, Samuel and Pincus Burger to Bond & Mortgage Guarantee Co. Osborn st, e s, 100 n Glenmore av, 100x100. Dec 8, demand, 6%. 11,250

Tappen, Mathilde A and Geo O to Annie I Aste. East 25th st, e s, 400 n Voorhies av, 60x105. Dec 6, 3 years, 5%. 5,400

Tonkonogy, Nathaniel and Jacob and Max Aronson with Title Guarantee and Trust Co. Agreement as to priority of mortgages by Bertha Lifschitz. Dec 3. 22.50

Thurlow, Horace P to Lawyers Title Insurance Co. Caton av, s e cor Andover pl, 36.6x94.5x69.5 to place x n 100; Caton av, s s, 35.6 e Andover pl, 69.5x100 x w 36.6 x 94.5. 2 morts, each \$7,000. Dec 6, 3 years, 5%. 14,000

Vail, Ira V K to Annie C Raymond. 37th st, n s, 270 e 12th av, 30x85. Dec 1, installs, 6%. 1,050

Wright, Marion E to Peter J Bungart. Dupont st, n s, 390 e Franklin st, 17.8x100. Dec 9, 5 years, 6%. 2,000

Same to Frederick Bonawitz. Same property. Dec 9, 3 years, 5%. 1,000

Wright, Edmund H to Albert W Seaman trustee Eliza Eagle. 45th st, s s, 260 w 6th av, 40x100.2. Dec 3, 3 years, 5%. 2,500

Werbelovsky, Jacob H to Title Guarantee and Trust Co. Meserole st, s e cor Leonard st, 50x75. Nov 29, installs, 5%. 20,000

Wintersmith, Ernest B to Lizzie Tompkins. 60th st, n s, 370 e 12th av, 30x100.2. Dec 10, 3 years, 6%. 900

Same to Leopold and David Michel. Park av, s s, 20 e Navy st, 18.2 x75. P M. Dec 1, 3 years, 5%. 900

Wilson, Mary E to South Brooklyn Savings Inst. Clinton st. P M. Dec 2, 1 year, 4 1/2%. 2,000

Zwerling, Joseph to Alice E Redhead. Sackman st. P M. Dec 10, installs, 6%. 800

MORTGAGES—ASSIGNMENTS.

December 5, 6, 8, 9, 10 and 11.

Aikman, Robt S, Jr, and Wm D exrs Robt S Aikman to Robt S, Jr, and Wm D Aikman trustees will of same. 1,200

Same to same. 3,000

Same to same. 4,200

Bernstein, Abraham N to Solomon R Kraus. 750

Breivik, Gabriel I to Florence Raynor. 800

Bergen, Theodore and ano exrs Jeremiah Bergen to Rose Reis. 1,155

Buehl, Charles, Edward A Koenig and Lawrence E Witzel to Henry Hoch. 2,000

"VULCANITE" PORTLAND CEMENT

Real Estate Trust Building, PHILADELPHIA, PA.
Chamber of Commerce Building, CHICAGO, ILL.
Mohawk Building, 160 Fifth Ave., NEW YORK.

Buehl, Charles and Edward A Koenig to Lawrence E Witzel.	nom	Same to South Brooklyn Savings Inst.	8,000
Buehl, Charles and Lawrence E Witzel to Edwd A Koenig.	nom	Same to Brooklyn Home for Consumptives.	3,500
Same to same.	1,000	Same to same.	3,000
Barneman, Edward, Syracuse, N Y, to Theodore Kiendl.	nom	Same to same.	10,000
Bergen, Teunis S admr will Ann S Bergen to Teunis S Bergen.	nom	Same to M Ada and Henry C West.	1,400
Buermann, Henry to Joseph Kugler.	1,000	Same to John Thornton and ano exrs John Thornton dec'd.	4,750
Beck, Emily F extrx John G Beck to Elise M Beck.	nom	Same to Anita V D Parker.	5,000
Clarke, Audley to Sophie V Minasian.	nom	Same to Frederick Gebhardt.	3,000
Du Bois, Ida to J Lott Nostrand.	1,000	Same to Horace Everett.	5,000
Eichrich, Joseph to Victor Gommenginger.	900	Same to Eliza J Lee.	4,500
Frank, Joseph to Julia Marx.	3,000	Same to Ella A Duy. Assigns 2 morts, each \$3,000.	6,000
First Construction Co, Brooklyn, to James McLaren.	1,000	Same to Maria L Chamberlain. Assigns 2 morts, each \$3,000.	6,000
French, John H to Albro J Newton.	900	Same to Harry Meyer. Assigns 2 morts, each \$3,000.	6,000
Franklin Trust Co to Title Guarantee and Trust Co.	1,500	Same to Anna Lake.	5,000
Gaus, Ignatz and Therese to Title Guarantee and Trust Co.	5,000	Same to Lucy M Noyes.	3,500
Greenpoint Savings Bank to John Connolly.	2,500	Same to Saide C Byers.	1,000
Germania Real Estate and Impt Co to Ahaz Bradley, Riverhead, L I.	475	Same to Josephine G Holton.	2,900
Hageman, Mary I to Elizabeth Brown.	1,500	Same to Isaac C Thorne. Assigns 2 morts, each \$3,250.	6,500
Hathaway, Henry B to Brooklyn Trust Co.	8,000	Same to Norwegian Lutheran Deaconess Hospital.	20,000
Hamilton, Charles to Theodore and John Schneider.	consid omitted	Same to Franklin Trust Co.	5,000
Hassen, Wm S to Albro J Newton.	1,840	Title Ins Co, N Y, to James M Hunt.	2,000
Hutten, Edwin P to Ida Hutten.	nom	Title Insurance Co, N Y, to New York Mortgage and Security Co.	500
Heilbrunn, Isaac to Title Guarantee and Trust Co.	4,000	Same to same.	12,000
Koenig, Edward A to Lawrence E Witzel.	500	Same to same.	5,000
Lockwood, Jacob W to Anna J Lockwood.	4,000	Van Deventer, Andrew K, Elizabeth, N J, to H E Merrill.	2,500
Lang, Frank N et al exrs Margaret Hendrickson to Wm H Story.	10,000	Vogel, Wm H to Henrietta V Brower.	2,500
Lawyers Mortgage Ins Co to Kings County Trust Co.	3,500	Same to same.	3,000
Lawyers Mortgage Insurance Co to Franklin Trust Co.	3,800	Wait, Geo M to Henry A Gubner.	nom
Lawyers Title Ins Co, N Y, to Dime Savings Bank of Brooklyn.	250,000	Weed, Harry F to Mary E Banks.	4,000
Lawyers Title Insurance Co to Lawyers Mortgage Ins Co. Assigns 2 morts, each \$3,500.	7,000	Willets, Clinton, Flushing, L I, to Wilson M Powell, N Y.	1,000
Lawyers Title Ins Co, N Y, to Lawyers Mortgage Ins Co, N Y.	4,000	Williamsburgh Savings Bank to Mathilde E Lang.	15,000
Same to Emma E Gibb.	5,500	Winchester, James H to Title Guarantee and Trust Co.	8,000
Long Island Loan and Trust Co exr Julia E Brick to Title Guarantee and Trust Co.	2,100	Witzel, Lawrence E and Enma L Koenig to Charles Bueh	nom
Lang, Frank N et al exrs Margaret Hendrickson to Phebe Stillwell.	3,000		
Lincoln Iron Works, Rutland, Vt, to James Gold and James B Nicoll.	nom		
Moore, J Clifford to S Folmer Swain.	nom		
Mullen, Margt T extrx John F Farrell to Title Guarantee and Trust Co.	2,750		
Moorhouse, Charlotte E admrx Mary F Moorhouse to Bertha M Johnson and Charlotte E Moorhouse.	6,500		
Same to Bertha M Johnson. Assigns 2 morts, each \$3,000.	6,000		
Same to Henry P and Charlotte E Moorhouse.	3,000		
Same to same.	7,000		
Manufacturers Trust Co to Title Guarantee and Trust Co.	50,000		
Merrill, Emma F R to Title Guarantee and Trust Co.	4,500		
May, Nellie to Geo O Walbridge and Wm L Dowling.	nom		
Meserole, Jeremiah V to Cath M Meserole.	600		
New York Mortgage and Security Co to the Graham Home.	5,000		
New York Mortgage & Security Co to The Graham Home.	4,750		
Same to same.	1,500		
O'Berry, Ann admrx John O'Berry to Ann O'Berry.	500		
Same to same.	25,000		
Same to same.	1,000		
Same to same.	3,200		
Same to Catherine Theiss and Ann O'Berry.	1,000		
O'Berry, John, R King and Wm J O'Berry admrns Loftus W O'Berry to John O'Berry. Assigns 3 morts.	nom		
Pierrepont, Robt L to Charles Weston exr will Abijah Weston.	2,500		
Patterson, Sarah C to Edward D Childs. Assigns 2 morts, each \$2,500.	5,000		
Same to same.	4,250		
Same to same.	4,000		
Same to same.	1,750		
Same to same.	5,000		
Same extrx Chas J Patterson to Sarah C Patterson.	5,000		
Same to same.	1,750		
Same to same.	4,000		
Same to same.	2,500		
Peoples Trust Co to Mary E Sutter. 1896.	nom		
Purdy, John S, Rutherford, N J, to Albert Berry.	1,900		
Pearsall, M Melinda admrx Alva A Pearsall to Henry C M Ingraham.	2,500		
Phelps, Chas H appointed to execute trusts left unexecuted under will William Wall to Evelyn S Ridgway.	2,750		
Quayle, William and ano exrs Mary A Quayle to Emma Texido, Flushing, L I. 1899.	1,500		
Raymond, Judith to Henry B Hathaway.	8,070		
Reisenburger, Ray to Henry Roth. Assigns 1/2 part in 4 morts.	nom		
Robinson, Jeremiah P and ano trustees for Eliz DeW Coombs formerly Leonard to Wm H Coombs trustee for Eliz DeW Coombs.	nom		
Raymond, Annie C to Annie H Chadwick.	omitted		
Reilly, Mary R to Title Guarantee and Trust Co.	2,500		
Schlegel, John exr Philip Koch, Sr, to John Schlegel.	5,000		
St Amant, Mary E to Eliz G Case individ and as extrx.	6,000		
Schliep, William to John J Gibson.	nom		
St John Gamaliel C exr Wallace C Andrews to Fredk E Carpenter.	nom		
Sullivan, David A to Chas F Donnelly. Assigns 2 morts, each \$1,500.	3,000		
Sheehy, Margt T guard William Sheehy to Joseph Frank.	3,000		
Stillwell, Van Mater to Hamilton Trust Co.	nom		
Simpson, Angel J and ano exrs and trustees will Jessie K Parsons to James W White trustee will Eugenia F Murphy.	4,000		
Smith, Sarah A wife of Wm J to Sarah A Martin.	4,000		
Teachers Building and Loan Assoc, New York City, to Sarah E Rapalje.	4,100		
Thiermann, Katie D to Marie D M Thiermann. 1/2 part.	2,000		
Thiermann, Marie D M trustee to Katie D Thiermann. 1/2 part.	2,000		
Same as extrx will Chas H Thiermann to Marie D M Thiermann trustee. 1/2 part.	nom		
Title Guarantee and Trust Co to Long Island Loan and Trust Co.	2,000		
Same to Brooklyn Young Mens Christian Assoc.	9,000		

PROJECTED BUILDINGS.

The first name is that of the owner; ar't stand for architect; b'r for builders.

All roofing material is tin, unless otherwise specified.

1895—77th st, n s, 275 w 3d av, 2-sty and attic frame dwelling, 25.6 x40, 1 family, shingle roof, steam heat; cost, \$4,500; A Janson, 269 78th st; ar't, J B Slee, 186 Remsen st.

1896—Bay 16th st, e s, 60 s 85th st, frame wagon shed, 35x20, shingle roof; cost, \$150; Ella L Hutton, on premises; b'r, W N Lentz, 86th st and 18th av.

1897—Av Z, n e cor East 18th st, 2-sty frame shop, 48x48, gravel roof; cost, \$3,000; Ada L Taylor, 3323 Av R; ar't, W A Taylor.

1898—45th st, n s, 200 w 16th av, 2-sty and attic frame dwelling, 20x45, 2 families, gravel roof; cost, \$3,000; ow'r and ar't, G A Widen, 44th st and 16th av.

1899—11th av, n w cor Windsor pl, 1-sty brk factory, &c, 20x40, gravel roof; cost, \$1,000; H Rockfeller, 532 Lenox road; ar't, A D Isham, 220 Broadway, N Y.

1900—East 5th st, e s, 60 n Av C, frame stable, 24x30, shingle roof; cost, \$600; Fanny E Bainbridge, 539 Putnam av; ar't, J S Kennedy, 44 Court st.

1901—East 4th st, e s, 150 s Albemarle road, two 2-sty and attic frame dwellings, 22x37, 1 family, shingle roof; total cost, \$6,000; R Getty, 1686 Nostrand av; ar't, C G Weisel, 276 East 5th st.

1902—52d st, n s, 200 w 6th av, three 3-sty brk dwellings, 20x44, 2 families; total cost, \$13,500; S Elias, 551 52d st; ar't, R A Van der Veen, 989 5th av.

1903—Thatford av, e s, 200 s Blake av, frame stable, 15x25, gravel roof; cost, \$150; S Libowitz, Thatford and Belmont avs; ar't, L Dan-ancher, 256 East New York av.

1904—Stone av, e s, 183 s Blake av, 1 1/2-sty frame dwelling, 19x36, 2 families, shingle roof; cost, \$1,000; H Epstein, on premises; ar't, same as last.

1905—East 17th st, w s, 222.2 s Av C, 2-sty and attic frame dwelling, 26x50, 2 families, shingle roof; cost, \$5,000; J & M Heins, 69 Ross st; ar't, B Driesler, 13 Willoughby st.

1906—Emmons av, n s, 110 e East 28th st, 2-sty and attic frame dwelling, 26x37, 1 family, shingle roof; cost, \$6,000; H B Scharmann, 170 West 59th st, N Y; ar't, same as last.

1907—East 42d st, e s, 337 n Av I, 2-sty brk dwelling, 20x32, 1 family; cost, \$4,000; Geo Martin, East 38th st near Av I; ar't, same as last.

1908—Waterbury st, w s, 90 s Meserole st, frame office, 6x15, gravel roof; cost, \$100; Long Island R R Co, 128 Broadway, N Y; ar't, J H Cummin, 260 Monroe st.

1909—Av F, s w cor East 21st st, 2-sty and attic frame dwelling, 32.4x43.9, 1 family, shingle roof, steam heat; cost, \$5,500; J R Corbin, Flatlands av and Av G; ar't, J S Kennedy, 44 Court st.

1910—East 21st st, e s, 200 s Av F, similar dwelling, 32.2x36.9; cost, \$6,000; ow'r and ar't, same as last.

1911—Ocean av, e s, 160 s Vcorhies av, similar dwelling, 32.6x42.3; cost, \$6,395; Ellen McAuliffe, 19 Whitehall st, N Y.

1912—Martense av, n s, 372.8 e Nostrand av, three 2-sty frame dwellings, 16x36, 1 family, shingle roof; total cost, \$7,500; S Lindner, 519 51st st; ar't, H F Claudius, 211 Van Buren st.

1913—Bogart st, e s, 100 s Johnson av, 2-sty frame tenement, 25x55, 4 families; cost, \$3,500; H Loeffler, 308 St Nicholas av; ar'ts, L Berger & Co, 300 St Nicholas av.

1914—67th st, s s, 200 e 13th av, 3-sty brk tenement, 30x61.6, 6 families; cost, \$9,000; A Bauman, on premises; ar't, A Adamo, 67th st near 14th av.

1915—79th st, s s, 300 e 7th av, 2-sty and attic frame dwelling, 20x36, 2 families; cost, \$3,300; J M Bedell, on premises; ar'ts, Wandell Bros, 74th st near 11th av.

1916—New York av, e s, 120 n Flatbush av, frame wagon shed, 18x22, tar paper roof; cost, \$50; H F Newbury, 142 Park pl.

1917—East 21st st, e s, 240 s Av F, 2-sty and attic frame dwelling, 30x28, 1 family, shingle roof; cost, \$6,000; J R Corbin & Co, 1516 Flatbush av; ar't, B Driesler, 13 Willoughby st.

1918—East 21st st, e s, 350 s Av F, 2-sty and attic frame dwelling, 24x32, 1 family, shingle roof; cost, \$5,000; J R Corbin & Co, 1516 Flatbush av; ar't, B Driesler, 13 Willoughby st.

1919—East 13th st, e s, 140, 180, 220 and 260 n Av R, four similar dwellings; total cost, \$12,800; W Richardson, 299 Hancock st; ar't, W A Lambert, 99 Nassau st, N Y.

ALSEN'S PORTLAND CEMENT

Is the Standard.

Hamburg, Germany, and 45 Broadway, New York.

1920—East 12th st, w s, 122, 162 and 202 n Av R, three similar dwellings; total cost, \$9,600; ow'r and ar't, same as last.

1921—East 14th st, w s, 370 n Church av, similar dwelling, 24x44.6; cost, \$6,000; E R Strong, Flatbush av and East 28th st; ar't, B Driesler, 13 Willoughby st.

1922—14th av, w s, 60 n 74th st, two 2-sty and attic frame dwellings, 22x35, 1 family, shingle roof; total cost, \$6,000; Judson Lawson, 202 West 103d st, N Y; ar't, J Kinsey, 7224 14th av.

1923—Manhattan av, e s, 100 n McKibbin st, 3-sty brk restaurant and dwelling, 25x56.6, 2 families, gravel roof; cost, \$13,000; S C Mandiberg, 84 Manhattan av; ar't, F Holmberg, 1153 Myrtle av.

1924—43d st, n s, 480 e 4th av, five 3-sty brk dwellings, 25x45, 2 families; total cost, \$25,000; Bayard Woods, 233 43d st; ar'ts, Pohlman & Patrick, 322 53d st.

1925—East 14th st, e s, 316.4 n Church av, 2-sty and attic frame dwelling, 37x33.4, 1 family, steam heat; cost, \$5,000; E R Strong, Flatbush av and East 28th st; ar't, B Driesler, 13 Willoughby st.

1926—Vanderbilt st, s w cor East 3d st, 3-sty frame store and dwelling, 20x52, 2 families; cost, \$4,000; A Ulmer, on premises; ar't, C G Wessell, 276 East 5th st.

1927—Lincoln road, n s, 80 e Brooklyn av, frame shed, 8x10, gravel roof; cost, \$75; A Petruco, on premises; b'r, A McLean, 883 East 35th st.

1928—Watkins st, e s, 150 s Dumont av, two 2-sty frame dwellings, 25x30, 2 families; total cost, \$5,000; A Dubroff, 441 Watkins st; ar't, L Danancher, 256 East New York av.

1929—Watkins st, e s, 225 s Dumont av, two similar dwellings; total cost, \$5,000; ow'r and ar't, same as last.

1930—18th av, w s, 265 n Bath av, three 3-sty frame stores and dwellings, 20x45, 2 families; total cost, \$12,000; A C Mauer, on premises; ar'ts, Pohlman & Patrick, 322 53d st.

1931—Ainslie st, s s, 150 e Graham av, 1-sty brk tailor shop, 22x30, gravel roof; cost, \$800; Ignatz Goelke, 314 Powers st; ar't, A Rissler, 18 High st, Maspeth, L I.

1932—Howard av, w s, extends from Prospect pl to St Marks av, 4-sty and basement brk school building, 200x60, slag roof, steam heat; cost, \$175,000; City of New York.

1933—Surf av, s s, 20 w West 17th st, 1-sty frame grand stand, 147x29, gravel roof; cost, \$3,500; G C Tilyou, Surf av and West 15th st; ar't, S P Murphy, Bay 34th st and Surf av.

1934—East 21st st, w s, 200 s Av F, 2-sty and attic frame dwelling, 30.3x36, 1 family, shingle roof; cost, \$6,000; J R Corbin & Co, 1516 Flatbush av; ar't, B Driesler, 13 Willoughby st.

1908—Stone av, w s, 60 n Bergen st, add frame sty; cost, \$200; J Turner, on premises; ar't, same as last.

1909—46th st, s s, 420 e 3d av, repair damage by fire; cost, \$100; Mrs O Richter, on premises; ar't, P Cartrium, 102 40th st.

1910—Surf av, s e cor Thompsons walk, 2-sty brk extension, 25x22.8, to bank; cost, \$2,500; Coney Island and Bath Beach Bank, J G Jackson, Jr, 191A Vernon av, Pres; ar't, C N Brewster, 21 Henry st, Coney Island.

1911—Oakland st, w s, 25 s Eagle st, 1-sty brk extension, 7x9; cost, \$100; W Carmody, 369 1/2 Oakland st; ar't, L Berger, 300 St Nicholas av.

1912—Flushing av, s w cor Vanderbilt av, interior alterations; cost, \$240; F V Gibbons, 14 Vanderbilt av; ar't, G W Bauer, 213 Montague st.

1913—Central av, e s, 24 n George st, interior alterations; cost, \$300; M Pollhannes, 55 Central av; ar't, W B Wills, 17 Troutman st.

1914—Central av, n e cor George st, interior alterations; cost, \$400; ow'r and ar't, same as last.

1915—Hamburg av, w s, 20 n Palmetto st, 1-sty frame extension, 20x17; cost, \$2,000; Annie Horton, on premises; ar'ts, L Berger & Co, 300 St Nicholas av.

1916—Union st, n s, 100 w Columbia st, interior alterations; cost, \$200; H Immersheid, 137 Adelphi st; ar't, C Werner, 26 Court st.

1917—Nostrand av, s e cor Wallabout st, 1-sty brk extension, 18x27; cost, \$500; Brown Realty Co, 1042 Dean st; ar't, W H Swartwout, 1042 Dean st.

1918—Conover st, s e cor King st, interior alterations; cost, \$800; Bridget McCloskey, 169 King st; ar't, A Fowler, 700 East 143d st, Bronx.

1919—Covert st, No 37, n s, 300 e Broadway, interior alterations; cost, \$375; Church of Our Saviour, on premises; b'r, A Nilson, 1584 Broadway.

1920—Hicks st, n w cor Congress st, repairs; cost, \$50; J J Dunn, 25 Sterling pl; ar't, W Burwell, 126 Carlton av.

1921—Throop av, n e cor Bartlett st, new store front; cost, \$210; L Gordon, 81 Manhattan av; ar't, F Holmberg, 1153 Myrtle av.

1922—Boerum pl, s e cor Dean st, two 1-sty brk extensions, 4x5.6; total cost, \$1,700; J O'Connell, 34 Bergen st; ar't, C Wagner, 417 45th st.

1923—Myrtle av, n s, 66 w Stockholm st, interior alterations; cost, \$75; E Moedewald, 98 Cedar st.

1924—Greenpoint av, n s, 150 e Oakland st; cost, \$300; Owen McCarren, on premises; ar't, P Tillion, 121 Meserole st.

1925—38th st, n s, 173.8 w 3d av, interior alterations, &c, on car repair shop; cost, \$3,000; South Brooklyn Rwy Co, 168 Montague st.

1926—Green st, n s, 325 e Manhattan av, repairs; cost, \$295; M H Stewart, 29 Spruce st, N Y; ar't, J Doepp, 1117 Union av, N Y.

1927—De Kalb av, n s, 200 e Central av, interior alterations; cost, \$375; J A Porter, 720 Quincy st; ar't, L Volz, 99 Evergreen av.

1928—Surf av, w s, 50 n Beach 45th st, 2-sty frame extension, 10 x15.3; cost, \$800; J W Mock, 129 West 75th st, N Y; ar't, A H Taylor, 53 West 33d st, N Y.

1929—Broadway, s e cor Myrtle av, interior alterations and repairs on offices and stores; cost, \$15,000; Mrs Emily Huber, 1 Bushwick pl; ar't, Th Engelhardt, 905 Broadway.

ALTERATIONS.

1905—Dupont st, n s, 300 w Manhattan av, interior alterations; cost, \$250; T Foster, 93 Dupont st; ar't, A Gibson, 204 Eckford st.

1906—North 7th st, n s, 40 w Bedford av, interior alterations; cost, \$40; G W Wright, 153 North 7th st.

1907—Stone av, e s, 183 s Blake av, 1 1/2-sty frame extension, 6x32; cost, \$300; H Epstein, on premises; ar't, L Danancher, 256 East New York av.

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.

Dec.

5 Allinson, Samuel & *Louis—A Lubetkin. 265.78

8 Aranowitz, Louis—C E Ring. 113.90

9 Annenberg, George—E Kohn and ano. 424.71

9 Angier, Edward—G E Wallace. 248.90

11 Ambrosiano, Franz E—H J Coggeshall receiver. 161.90

11 Austin, Chauncey T—Auguste Sitz. 70.41

5 Baun, Charles—G Zimmermann and ano. 225.28

6 Bacon, Geo A and Geo E—C Krausche. 504.20

8 Berry, John—A V H Ellis and ano (D). 4,254.38

8 Butcher, Wm W exr of William Metk—Sophia Zipp. 247.65

8 Brundage, John R—R Cummings Sons. 390.12

8 Bray, Ellen M admin John Bray—J H O'Rourke. 115.91

9 Ball, Alice L—Moquin, Offerman & Heissenbuttel Co. 37.03

10 Brennan, Fredk L—F Loeser & Co. 273.65

11 Brenner, Samuel—T Collins. 453.57

5 Chapman, Edward N—Ronalds & Johnson Co. 49.43

5 Crowley, Thomas A—the same. 488.68

8 Coman, Mary A—H Neidermann. 229.90

9 Clark, Bert S—Ketterlinus Litho Mfg Co. 68.22

9 Campbell, John B—H Arrowsmith. 88.50

6 Dannecke, Deidrich—W B Jurgens. 151.10

6 Douglas, Marie B—E Edwards. 47.40

9 Dreyer, Wm F—W Ulmer Brewery. 217.22

10 Downey, Daniel and "Gerard"—G A Lindblad. 32.55

11 Diehlman, Charles—Crandall & Godley Co. 192.20

10 Engelson, Max—A J Bimberg. 94.72

5 Finnan, Matthew—Abraham & Straus. 116.95

8 Firth, Robert W—F W Fielding. 209.40

10 Forth, Arthur—Florence N Austin. 28.07

11 Foley, Michael—Brooklyn Gas Light Co. 113.31

6 Griffin, John T—F C Baker. 275.81

8 Goodman, Max—C Quick. 257.10

9 Graham, Thomas—M J Moran. 277.68

9 Granneck, "Edward"—Naething-Leslie Tilting Co. 48.98

10 Grant, "Henry" D—M P Weisel. 50.37

11 Gerondo or Geronda, Anselmo—M Ajello et al. 177.33

5 Hovden, Frances E—New Jersey Terra Cotta Co. 102.04

5 Heath, Harry—Teresa Cinque. 149.39

8 Howd, Wm D—Mary A Crawford. 1,023.11

9 Houghton, Eleanor L—Jane V H Scranton extrx. 430.37

10 Hopper, Amelia—L V E Innes. 69.74

8 Illig, Millie—Agnes Kennedy. 188.34

5 Jensen, Harold & John—M Jensen. 705.78

6 Jacobi, Otto C & Herman—G N Robertson et al. 103.98

6 Jagy, W Casper—C Krausche. 504.20

8 Jewell, Ora M—U S Flour Milling Co et al. 197.28

10 Joy, William—J P Duffy. 133.45

6 Kiefer, Joseph—A Schmitt. 105.97

6 Keckeissler, Adam F—H Hines. 279.49

8 Koslowtzky, "John"—C E Ring. 40.37

8 Kattenhorn, Geo T—W Fleiner. 16.40

10 Kress, William and Annie—G A Lindblad. 83.69

11 Keeler, J Foster—Eliz Hall. 223.40

5 Lyons, James—F Zimmermann and ano. 225.28

8 Lyons, James—J Butler. 2,040.13

8 Lederer, Adele R—H B Morton. 274.41

8 Linsky, "Daniel"—A C E Ring. 113.90

8 Lewis, Geo E—A B Marion. 37.00

8 Le Blanche, John—City of New York. 117.46

5 Morch, Jennie E and Thomas—H Vogel. 49.95

5 Manneck, Emil and Dora—G Humphreys. 1,862.86

6 Manning, Mary, Frank C and John B—Albro J Newton Co. 1,323.79

8 Morgan, Wm H—H B Morton. 274.41

8 Myerling, Bernard T—J E Nichols et al. 228.33

8 Mackenzie, Margaret—Bklyn Heights R R Co. 106.82

8 Murray, Charles—the same. 109.82

8 Menger, Phillip—the same. 109.82

8 Metlo, William exr of—Sophia Zipp. 247.65

8 Muller, Emma—Emma C Strohm. 3,288.60

8 Meinken, Frederick W—F R Kavanagh. 2,300.77

10 Miller, Clifford L—Ruggles-Cole Engineering Co. 2,522.80

10 May, Louis—P Meyerowitz. 519.57

10 the same—the same. 516.73

11 Moll, Gerard D—Anna C Keane. 579.41

9 Neville, John—Jane V H Scranton extrx. 430.37

10 Obrig, Theodore—Tarrytown Nat Bank. 2,657.08

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AMERICAN TIN PLATE COMPANY, NEW YORK

10 O'Brien, Thomas F—F U Joyce.....	133.65
5 Pratt, Willis C—Abraham & Straus.....	362.35
5 Pittinger, James H—H Ransweiler.....	1,713.57
8 Pratt, David W—J C Robbins.....	143.63
8 Post, Peter K and Emma V—V M Stillwell.....	174.56
10 Paterno, Joseph—M Jagello et al.....	152.40
10 Postel, Christian D—W E Euler.....	777.65
5 Raymond, Benjamin C—Harriet Isaacs.....	44.15
8 Regan, Bridget—John Hancock Mutual Life Ins Co.....	300.00
8 Rosen, "Max"—L Rosenson.....	182.30
8 Rothschild, Samuel—H Schiller.....	70.13
10 Ryan, James J—Nichols Chemical Co.....	112.31
11 Reay, Benj C—American News Co.....	51.23
11 Randolph, Ross W—Nat Wall Paper Co.....	277.08
11 Robinson, Fredk C—E H Fickinger et al.....	314.32
8 Smith, Edward G—F R Kavanagh.....	2,300.77
8 Scanlon, Joseph and Patrick—J E Nichols et al.....	91.58
8 Smith, Elisha—R Cummings Sons.....	141.23
8 Schnepf, Joseph—J Camerer.....	46.15
8 Schroeder, William—H Schiller.....	16.97
8 Sprinz, Leon—S Spingarn.....	290.97
5 Sadburn, Herman C—N Y Central & Hudson River R R Co.....	118.17
5 Smith, Elisha—W Gaskell et al.....	115.05
9 Staats, John as trustee—Harmon V, Samuel G, Barrent L, Theodore J, Elida V, Irene, William, Irving and Ralph Storm and Theodore J Storm as guardian—Jane V H Scranton extrx.....	430.37
10 Schwalback, Alexander—Tarrytown Nat Bank.....	2,657.08
11 Steinert, "William"—Abraham & Straus.....	25.15
11 Saenger, Charles—Crandall & Godley Co.....	192.20
11 Sullivan, Patk M—American Ice Co.....	71.57
9 Tremper, Clarence I—Anna M Johnson.....	392.50
10 Thompson, Horace A—G A Lindblad.....	32.56
9 Van Brunt, Sarah E—Jane V H Scranton extrx.....	430.37
5 Watson, James H—H Ransweiler.....	1,713.57
5 Wentworth, "Mary"—H E Deyl.....	613.05
5 Whalen, Peter F—S G Condit.....	32.77
6 Wigdon, Max—J M Young.....	114.65
6 Wheatley, Walter W—E G Marsh.....	34.73
8 Wilson, James W—J H Fleckinger Co.....	102.60
8 Wilson, Wayne W and Geo L Weed—Brooklyn Heights R R Co.....	91.89
8 White, James H—G W Files.....	869.62
9 William, Leon—A McKenney.....	75.50
10 Wilson, Wm A—G A Lindblad.....	159.10
10 Windtlandt, Max and Bertha—H Bassen.....	95.12
11 Wilkinson, Elmer E—Gertrude B Grenny.....	420.23

CORPORATIONS.

5 Brooklyn Heights R R Co—Antonia George.....	663.57
5 the same—Frank George.....	663.57
5 Brooklyn Union Elevated R R Co—Jane A McKenna.....	593.22
5 the same—the same.....	331.72
6 New York, City of—C S Alsborge.....	2,207.97
8 C M Morris Co—H G Nichols and ano.....	161.90
8 Metropolitan Street Rwy Co—E O'Hanlon.....	3,466.94
8 Brooklyn Heights R R Co—Helen Kerner.....	888.83
9 Eagle Bedstead Works—N Y & N J Tel Co.....	83.30
9 Brooklyn Heights R R Co—Carmella Keck.....	309.08
9 Brooklyn Iron Works—London Guarantee & Accident Co.....	104.28
10 Metropolitan Street Rwy Co—Lena Blank.....	658.27

11 Brooklyn Heights R R Co—Maggie Bingham.....	119.40
11 the same—M McMahon.....	681.33
11 the same—H Harff.....	5,145.19
11 Ridge Club—H F Russell.....	177.41
11 Standard Construction & Trading Co—Franklin Trust Co.....	79.40

SATISFIED JUDGMENTS.

Dec. 5, 6, 8, 9, 10, 11.

Andrews, Benjamin—W Isaacson.....	1901.....254.10
Austin, Rose—H Hickin.....	1900.....173.54
Cawood, Ellen—G Ryall and ano.....	1900.....570.44
Dalton, Geo W—J R Ness.....	1900.....950.07
Glover, "Edward"—F—W A Weber.....	1902.....61.57
Grant, Alber H—Maria L Merrill.....	1902.....134.07
Gunther, Jacob—O Huber Brewery.....	1899, 1,549.72
Kopp, William and Anna M—W F Duckworth.....	1902.....118.57
Kenna, Thos P and Catherine—Burr, Coombs & Wilson.....	1902.....99.87
Paulson, Thomas—G Washington.....	1892.....83.11
Schmitt, Ignatz—Wilhelmina C Geiger.....	1902.....128.30
Seaman, Geo A—G A Hawkins.....	1902.....525.44
Thiel, Conrad—R Haviland et al.....	1893.....107.14
Vought, Henry H and Nathan F—T Richards.....	1900.....247.72
Van Sise, Chas E—T Altschul.....	1902.....498.15
Walsh, Wm B—Ezra A Edgett.....	1888.....271.85
Wilkie, John J—A T Mack.....	1902.....388.18

CORPORATIONS.

Manhattan Rwy Co—Annie E Murphy.....	1902.....541.02
American Ice Co—J Koslowski.....	1902.....865.58
New York Building Loan Banking Co—H J Begly.....	1902.....20.10
Northwestern Mutual Life Ins Co—Laura B Bruns.....	1902.....1,130.27

MECHANICS' LIENS.

Dec. 5.

Essex st, No 256, w s, 425 n Liberty av, 50x 105. John Middleton agt I Catapano.....	\$11.00
Adams st, s e cor Johnson st, 102x100. Geo F Moore agt Thomas M Farley.....	75.00
Sterling pl, No 403, n s, 487 e Underhill av, 17.5x131. James F Tweeddale agt Josephine and Albert Ober.....	28.00
Troy av, s w cor Dean st, —x—. Geo E Hodge agt Brooklyn Howard Colored Hospital and Chas P Lee.....	37.00
Marcy av, Nos 438 and 440, w s, 80 s Macon st, 45x80. Charles Warner Co agt Albert Crawford.....	193.50

Dec. 8.

Park av, n e cor Carlton av, 25x—. J A Toscani & Co agt William Lettean.....	30.00
St Charles pl, Nos 20 to 28. David Nowak agt Thomas R Timony.....	226.00
Hancock st, No 421, n s, 216 w Sumner av, 19 x100. James E Moran agt Mary A Schlachter.....	47.50
East 21st st, w s, 180 n Regent pl, 40x100. T Joseph Sinnott agt Elizabeth Holmes.....	1,200.00
Marcy av, No 637, e s, 75 n Pulaski st, 25x100. Guiseppe Morelli agt Wm P Carroll.....	105.00
Same property. Otto E Reimer Co agt Mary A Carroll and William Haug.....	150.00
4th av, s w cor 55th st, 50.2x85. Ernest E Shelbourne agt Reformed Dutch Church, The Church Construction Co and J H Decker.....	17.50
Prospect Park West, w s, 40 s 12th st, 160x	

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97.10. Philip Leizerkowitz agt Louis Lebovitz, Max M Newman, Leopold Levy and Benjamin Bloch.....	1,200.00
Dec. 10.	
Sterling pl, Nos S16 to S26, s s, between Rogers and Nostrand avs. Charles Miltner agt Mary A and Wm P Carroll.....	368.00
4th st, n s, 297.10 w 6th av, 60.2x75. Albro J Newton Co agt Geo T Brown.....	122.50
Marcy av, w s, 80 s Macon st, 45x80. Same agt Albert Crawford, Chas W and Annie S Betts and Abraham Benson.....	24.96
Dec. 11.	
Nassau st, Nos 180 and 182, s w cor Duffield st, 50x87. Gold & Nicol agt Mary A Carroll.....	1,000.00
Sterling pl, s s, 367.11 e Rogers av, 157x100. Thomas Mulligan and ano agt same.....	400.00

SATISFIED MECHANICS' LIENS.

Dec. 4.

Sheepshead Bay road, e s, 100 w Voorhies av, 55x100. Watson & Pittinger agt Elizabeth W Cumiskey and Maccherroni & Giordana. (Oct 16.).....	1,105.47
Van Sien av, No 72. Edward J Jones agt Kath R Brady. (Oct 23.).....	30.00
Parkway, east cor Rogers av, —x—. Curtis Bros Lumber Co agt John J Keever and C M Burtis. (March 15.).....	242.65
Dec. 6.	
13th st, n s, 223 e 7th av, 63.4x200. Ellen Silk admrx Thomas Silk agt Ansonia Clock Co and John J Cody. (Nov 6.).....	824.65
44th st, s s, 225 e 12th av, 25x100. John H Gass agt Chas A Gardner and Peter Nelson. (Nov 5.).....	37.00
South 5th st, No 248, s s, 140 w Havemeyer st, 20x100. Edward McNamara agt Nathaniel C, Fanny C and Edna C Strong. (Nov 26.).....	26.30
Dec. 9.	
Sunnyside av, No 82, s s, 75 e Miller av, —x—. Wm T Ashford agt Chas H Schaefer. (Dec 5.).....	31.18

SATISFIED ORDERS.

Dec. 4.

Sheepshead Bay road, e s, 105 n Voorhies av, 55x100. Macchieroni & Giordana on Elizabeth W Cumiskey to pay Watson & Pittinger. (Oct 21.).....	900.00
Same property. Same on same to pay same. (Oct 21.).....	935.00

GENERAL ASSIGNMENTS.

Dec. 5 Wronker, Samuel and Harry, gents furnishing goods, 457 Myrtle av, to Henry Frank.....

CHATTEL MORTGAGES.

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

Dec. 4, 5, 6, 8, 9, 10.

MISCELLANEOUS.

Acme Hall Co. 326 7th av..Corporation Liquidating Co. Club Fixtures.....	\$1,100
Albers, F J & J. 131 William, N Y..5th Av Bank. Machinery.....	250
Anger, P. C Froeb..... (R) 1,344	
Budd, F W and W Schoonmaker. 538 2d st and 73 Van Buren..I S Remsen. Wagon.....	117
Brede, C H. 477 5th av..Nat C R Co.....	333
Bromberg, L. 41 Bartlett..M Ginzburg. Pool Table.....	190
Budenborn Bros. Hudson av and Sands..American Soda Fountain Co.....	380
Bergrin, V. Blake av and Sackman..S Mirman. Horse, &c.....	110
Brecher & Schrekinger. 337 Franklin av..Annie Brecher. Butcher Fixtures.....	120
Same..S Swidler. Horse, &c.....	200
Barracco, P. 1177 5th av..R A Holcke. Barber Fixtures.....	155
Belaief, M. 158 Thatford av..Bennett & G. Soda Fixtures.....	100

Buckmann, John. 1534 Myrtle av. .M F Hoepfner. (R) 4,000
 Barbera, C. 195 Johnson av. .W H Griffith & Co. Pool Tables, &c. 100
 Blythe, T. 1431 Broadway. .Crandall & G Co. Bakery. 300
 Behrens, W E F. 46 Garden. .Singer Mfg Co. Sewing Machines. 319
 Bruno, N & A Liugi. .Archer Mfg Co. (R) 1,130
 Crook, A K & C K. 468 Kosciusko. .F Grane. (R) 700
 Casterta, A. 107 Van Brunt. .T N Bowles. 128
 Costales, A. 1124 Jefferson av. .Commercial C Co. Medical Library, &c. 150
 Davis, J R. 407 Van Buren. .H Duhamel. Brougham. 475
 Delius, H A. 26 Stone av. .H Duhamel. Coach. 1,000
 De Mott, J W. 193 Montague. .Rosaler Safe Co. 100
 English, Marie C. 515 55th. .S H Eldert. 147
 Engel, H. 207 Hamburg av. .H Eppe. Butcher Fixtures. 150
 Foote, A F. 13 South Oxford. .Dentists Supply Co. 20
 Feinblum, N. 491 Stone av. .Bennett & G. (R) 275
 Falk, J & J Melzer. Christopher and Blake avs. .Max Hyman and W Friedman. Sewing Machines. 965
 Ferrary, A. 297 Tompkins av. .G Sucher. Barber Fixtures. 140
 Frank, W & Co. 154 Fulton. .Rosaler Safe Co. 30
 Frank & Olin. Foot Bay 47th. .J Fallert B Co. Boats, &c. 100
 Gerken, Chas G H. 1485 Broadway. .Claus Gerken. Drugs, &c. 2,000
 Goldstein, A & L. .Lena Goldstein. Sewing Machines, &c. 300
 Gluck, H & G Einsetter. 395 Kent av. .Geo and Charlotte Glueck. (R) 4,295
 Gutterman, J. 83 Belmont av. .M Ginzburg. Pool Table. 105
 Hall, A J. 75 Euclid av. .Commercial C Co. Horse, Truck and Furniture. 200
 Heller, M. 140 Osborn. .Rosaler Safe Co. 30
 Hymann, W. 1253 3d av. .Rosaler Safe Co. 40
 Jordan, W F. 1206 3d av. .Rosaler Safe Co. 35
 Julius, F. 99 5th av. .M T Michaelson. (R) 960
 Jaeger, C. 22 Lawton. .E D Johnson. Horse, &c. 30
 Janeba, P. 90 Starr. .Katie Deisch. Store Fixtures. 50
 Kitajetz, J. 132 Sands. .Nat C R Co. 95
 Kosiosky, I. 116 Seigel. .I Kosiosky. Machines. 100
 Kiernan, Mary. 150 Washington av. .Commer- cial C Co. Horses. 25
 Karp, M and S Rooner. 28 Boerum. .Eisner, Krulewitch & Co. Machines, &c. 500
 Levick, E J. 996 Putnam av. .Bowman & Co. 162
 Lovejoy, H. .Nassau S Co. Fish Store. 30
 Losee, F B. 3003 Fulton. .J W James. Drugs. 1,500
 Lowe, Edmund R. 70 Vanderbilt av. .L Medler. Horses, &c. 1,000
 Marky, R. 295 Glenmore av. .Nat C R Co. 200
 Markowitz, B. 160 Nichols av. .Bowman & Co. 246
 Mitchell, E C. 180 Madison. .Brooklyn S Co. 100
 Mitchell, Louise M. 231 Bowery, N Y. .atlan- tic Dock Co. Machinery. (R) 10,000
 Merwin, R E. 840 Union. .Consolidated Dental Mfg Co. Dental Fixtures. 217
 Merlino, F. 346 7th av. .B Merlino. Grocery. 225
 Mantel, L. 500 Franklin av. .Rosaler Safe Co. 35
 Martinez, G B. 291 Central av. .Belle Jones. Confectionery. 1,100
 Nolan, J M. 1353 3d av. .Nat C R Co. 55
 Natielo, F. Wards lane and East 17th st. .Sheepshead Bay. .T J Collins. (R) 229
 New York Laundry Co. 20 Bergen. .Adams Laundry Machinery Co. 350
 Nill, W. 221 Hamburg av. .Bowman & Co. 167
 Noyes, H F. 433 Kent av. .C E Ring. Tools. 500
 Obst, A and C Buckley. 269 Nassau av. .D H Gildea. Cash Register. 175
 Osgood, E G & Edward Yost. 103 Bdway. .E C Fuller & Co. Printing Plant. 440
 Pain Mfg Co. South Greenfield. .H J Pain. Fireworks plant. 25,000
 Same. .64 Sudbury st, Boston, Mass. .Corbin Banking Co. Pyrotechnics, &c. 750
 Pisetsky, M. 96 Reid av. .H Borrok. Sta- tionery. 270
 Pace, G. 283 Myrtle av. .A Sparato. Barber Fixtures. 1,050
 Reichert, C H. 241 Grand. .C Cooke. Soda Fixtures. 2,000
 Renz, W C. 1547 Bdway. .Nat C R Co. 325
 Rowe, W J. 155 Duane. .Conner, Fendler & Co. Press. 274
 Rovira, L. 1300 Bergen. .Levin Sons & Hal- bren. Cigars, &c. 103
 Rempel, J. 224 Hall. .J & G Lippmann. Horse and Truck. 270
 Roos, J & T. .T F Lindsay. .Slot Machines. 600
 Rosenzweig, Asher. 243 Graham av. .Rebecca Rosenzweig. Machinery. 800
 Salmeri, G. T N Bowles. (R) 465
 Schmuchler, Abe. 40 Manhattan av. .Bennett & G. (R) 123
 Spitalowitz, L. 8 Belmont av. .same. (R) 239
 Stensland, B. 236 Court. .Troy Laundry Ma- chinery Co. 114
 Securo, J A. 66th st, near 10th av. .Aaronson Credit Centre, N Y. Earrings. 145
 Schroeder, W. 719 Glenmore. .C Meyer. Butcher Fixtures. 200

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 Suidam, J Q. 2217 Church av. .Rosaler Safe Co. 55
 Tony, C & A La Russa. .Archer Mfg Co. 180
 Travis, A. 259 Broadway. .H Wagner. Pool Table. 300
 Trelford, J. .H M Gescheidt. (R) 1,000
 Townsend, W E. 21 South Elliott pl. .W H Remsen. 250
 Titus, J. 372 7th av. .T J Collins. (R) 43
 Vetlaks, H. 432 Wythe av. .Hobbs Mfg Co. Shear. 50
 Van Buren, E N. 348 Atlantic av. .Nat C R Co. 200
 Wallis, Ida C. 230 Vermont av. .Damon & P. Press. 60
 Weinberg, S & A Moss. 64 Ann, N Y. .Con- cordia Slundt. Ruling Machines. 1,275
 Weissberg, E B. 116 Lee av. .Nat C R Co. 183
 Wilson, James. 1110 5th av. .C Steins Sons. (R) 2,500
 Weidner, A. 574 Hamburg av. .J Proff. Butcher Fixtures. 60
 Woods, G W. 697 Jefferson av. .Emma Hyatt. House Moving Plant. 300
 Zaubitz, A. 48 Centre, N Y. .G Dowding. Ma- chinery. (R) 3,000

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 Bachrach, Julia. 265 South 1st. .Welz & Z. 1,000
 Bergen, W J and E F. 274 Hamilton av. .S Liebmanns Sons. 1,120
 Brown, H G. 35 Nevins. .E H Biehler. Res- taurant. omitted
 Bringman, August. 885 Fulton. .W Ulmer. (R) 1,500
 Biggs, William. 37 Chauncey. .Diogenes B Co. 833
 Cordes, John C. 86 Norman av. .Excelsior B Co. (R) 500
 Condon, J J & M Nally. 413 Kent av. .W Ul- mer. (R) 8,000
 Conelly, Emily. 1673 Flatbush av. .Federal B Co. 100
 Diskin, J. 1757 Pitkin av. .B Grossbard. Res- taurant. 300
 Duffe, H W. 99 Nostrand av. .Schmitt & S. 2,000
 Dittmer, H. 57 South 5th. .W Ulmer. (R) 2,000
 Dreyer, Louis. 141 Kent av. .Lembeck & Betz. (R) 2,700
 Edwards, C T. 1565 Broadway. .A Feldman. 3,000
 Flynn, J. 444 Hicks. .P Ballantine. (R) 5,500
 Frontero, E. 402 Park av. .Bernheimer & S. (R) 1,200
 Files, Ellen F. 175 Prospect. .P Ballantine. (R) 600
 Galvani, Carlo. 261 High. .Diogenes B Co. 675
 Goldenberg, Louis O. 375 Bushwick av. .Bur- ger B Co. 400
 Gottlieb, Max. Bowery and Thompsons Walk. .Congress B Co. 564
 Horn, R A. 420 Graham av. .G Bechtel B Co. 1,029
 Hollwedel, W F. 104 Marion. .G Ehret. (R) 3,450
 Hallahan, W H. 115 5th av. .Brunswick B C Co. 1,100

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Illies, H. 16 Carlton av..J Kress B Co. 3,000
Koch, Fredk. Fulton st and Georgia av..J Everards B. (R) 2,000
Kaczmarek, Thos. 106 Clay..Welz & Z. 810
Lonzer, P. 1033 Gates av..C Iba. (Corrected error in issue Nov 29 as to mortgagors name.) 545

Lillenthal, E W. 15 Furman..Federal B C. 1,200
Lent, Abraham. Bowery and Kensington Walk..Congress B Co. (R) 1,000
Mussa, G. 150 Graham av..L Eppig. (R) 100
Murphy, Frank A. 1507 Bdway..Isaac Frank. 100
Monsees, F. 375 Marion..F & M Schaefer B Co. (R) 900
McGuinness, Philip..Howard & C. (R) 600
McCormack, J. 889 3d av..Nassau B Co. (R) 2,024
McGlashan, J E. 297 Park av..P Weidmann B Co. (R) 1,200
Moenich, C. 257 Johnson av..Welz & Z. 687
McGinn, P. 131 Butler..Obermeyer & L. (R) 1,950

McKenna, Patk J. 23 State..H B Scharmann. (R) 600
Ossenfort, H & W. 266 Grand..Excelsior B Co. 3,000
Ohem, Frederick. 245 Monitor..Congress B Co. (R) 1,118
Pelkey, J A and D M Martin. 381 Fulton..Excelsior B Co. (R) 1,300
Polisi, C. 22 Humboldt..Frank B. 180
Pollak, Louis. 55 Nostrand av..H B Scharmann. (R) 250

Quinn, J. 163 Bridge..C Steins Sons. 1,000
Rath Bros. 449 Fulton..O Huber. 10,000
Razzano, J. 231 Rockaway av..Congress B Co. 497
Resik, J. 305 Oakland..Meltzer Bros. 275
Shiels, Thomas F. 1115 Manhattan av..James Everards B. 700
Schulz, A J & F F. 344 Graham av..P Weidmann B Co. (R) 237
Shotkofsky, Joseph. 161 Eagle..H B Scharmann & Sons. 525
Syewich, J. Sutter av and Watkins..Obermeyer & L. 1,083
Schmidt, Richard. 1407 Myrtle av..Excelsior B Co. (R) 800

Schumann, F. 439 Columbia..F Ibert B Co. 250
Sneider, J B. 1510 Bdway..Beadleston & W. 6,500
Stechweg & Dohrmann. 511 Bdway..Congress B Co. (R) 2,089
Wise, Lawrence E. 1727 Atlantic av..H B Scharmann. (R) 150

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Armour, A. 201 Jay..Mullins & Sons. 143
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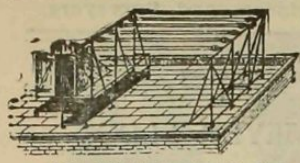
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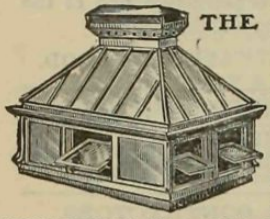


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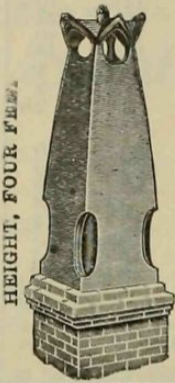
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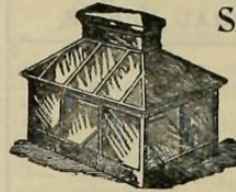
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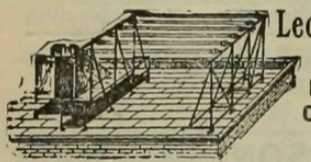


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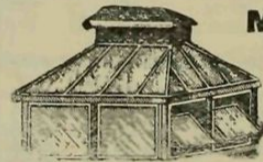
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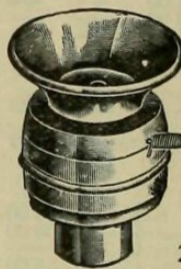
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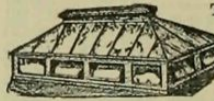
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