

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

PRICE PER YEAR IN ADVANCE SIX DOLLARS

Published every Saturday

Communications should be addressed to

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

J. T. LINDSEY, Business Manager

Telephone, Cortlandt 3157

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

VOL. LXXI.

FEBRUARY 21, 1903.

No. 1823

WHATEVER may have been the ground for and object of the raid made upon the stock market, it has served one good purpose in revealing the latent strength of prices. It makes it apparent, too, that there is a short interest in the market of hitherto unsuspected proportions. It was decidedly not the object of the raid to produce these results, but to create a liquidating movement from which the raiders might profit. The actual results are all the more significant because actual conditions rather favored movements on the short side. A three-day holiday period was approaching which discouraged speculative buying; time money was firmer and exchange had actually reached the nominal shipping point, and it only needed some slightly encouraging circumstances, such as the sailing of a fast steamer, or the least increase in the demand from Europe, to induce exports of gold. Coming on top of these a raid on prices so carefully organized as this was calculated to disorganize the market. The fact that it did not must be attributed to the unbroken confidence of the public in the soundness of the conditions underlying security values. The only parties hurt seem to have been the raiders themselves, because the break brought in outside support and the work of recovering stocks sold was therefore made more expensive. The whole incident increases confidence in the outlook and other circumstances show that the market is in good hands and will not be allowed to degenerate. Yesterday saw a continuation of the outside buying induced by the break of the previous day, and while some of the strength of prices was due to short covering usual to the eve of a holiday, there was decided promise of further advance in the coming week.

ADVICES from Europe are taken up mainly with the latest phases of the Near Eastern question, and of the money markets in the centres of finance. Regarding the latter the conditions are high rates in London and extreme ease elsewhere. The circumstances indicate that these conditions will prevail for sometime. Money is scarce in London because of the revenue collections which are accumulating at the Bank of England, a process that will continue until the close of the fiscal year on Lady Day. Then will follow the demand for funds usual at the Easter holiday period; which, it is anticipated, will be supplied through the government's disbursement of its funds at the bank. This being the condition of affairs, it is not surprising that a rumor is afloat that the guaranteed Transvaal loan of £35,000,000 or £40,000,000 will not be put upon the market until the end of April. Whether this rumor has any authority or not has not transpired, but the government will surely not press the loan until the money market improves. Other European centres are not subjected to circumstances like these, and consequently money is accumulating there to the satisfaction of borrowers. There is nowhere any complaint of the condition of general business, which continues to improve under reviving demand in many directions, reflected until the past few days in advancing prices for industrial securities. Business on the exchanges are not large, and became irregular owing to the sentimental effect of the actual presentation of the demands of the Powers on the Sultan for administrative reforms in the sections of his dominions where his subjects are mostly Christian. That these demands are endorsed by all the Powers besides Austria and Russia, upon whom the task of direct presentation has fallen, ought to be reassuring, but a disturbed market accompanied by assurances from all sides that there is nothing to fear, is a phenomenon not unknown in finance, and possibly before this political incident passes away prices may fall yet lower. The reason for this is that, like our own, the European markets are mainly professional and the professional sells upon any public event in which there is an element of doubt, not because he fears the political consequences thereof, but simply and solely because it gives him an opportunity of making a turn. For the same rea-

son he is just as ready to buy when the fears he has helped to create prove to be groundless. Recovery is likely to be as rapid as the decline. As a market factor the present crisis in the Balkans is not likely to have much effect, because it is improbable that the Sultan will in the end refuse acquiescence in Europe's demands, and if the outcome is not wholly satisfactory to Macedonia and the surrounding states, the recollection of the fate of Greece in its attempt to force issues in the Balkans is too recent to fail of being a warning to the small powers that would otherwise be willing to help a movement for independence in the Christian provinces of Turkey.

ONE of the objections raised this week to the Aldrich bill for securing government deposits in national banks is, that it is not as good as a proper and comprehensive currency measure would be. This criticism is as correct as it is exasperating. If Congress will pass a measure which will give us a currency capable of expanding and contracting according to the greater or less demand, the necessity for such measures as that of Mr. Aldrich will disappear. But it will not; hence it is that expedients must be created to obviate the worst consequences of the currency system that we have. The particular evil the Aldrich bill is designed to remedy was explained last week, and need not be repeated now. The inclusion of railroad bonds in the collateral that may be received against government bonds is another point that has met with criticism. Those who object to this do not comprehend the strict qualifications surrounding this privilege. They are to be "the first mortgage bonds of any railroad company which has paid dividends of not less than 4 per cent. per annum regularly upon its entire capital stock for a period of not less than ten years." It will be seen, first, that only first mortgage bonds are to be permitted to the collateral, and, second, if the term during which dividends have to be paid is the ten years last passed, this will reduce the number of companies whose first mortgage bonds may be received, to comparatively few, and will actually exclude the premier bond issues of many important companies, the Chicago & Northwestern and the Omaha, for instance, which are so prized by investors that they rarely appear in the market, and when they do fetch prices approaching those of government bonds. That it is intended that there shall be so strict a reading of these terms we doubt, but any Secretary of the Treasury may so read them. Possibly the framers of the bill are not aware how restrictive this condition may prove, but the facts show the care that has been taken to make the additional available collateral for the deposits as choice as possible.

WHEN before a Congressional committee as a witness to the accuracy of the estimates of cost for completing the Panama Canal, Mr. George Morrison, the well-known engineer, said no item had advanced in price since the estimate was made sufficiently to affect its conclusion, with the single exception of cement, and the price of this he was sure would recede within two years. From this it may be taken that, in the opinion of this eminent authority, the constructive work that has for the past five years been going on all over the country has begun the return to normal quantity. If this is so, it should have effect upon the prices of building materials. This view finds corroboration in the fact that stocks of iron have begun to rise. The movement is slow, but is taken to mean that home manufactures and imports have at length got slightly beyond demand. Stocks were on November 1, 71,858 tons; December 1, 94,295 tons; January 1, 99,895 tons, and February 1, 119,641 tons. These are not by any means large stocks, and considering the enormous production, supplemented as it is by large importations, they do not indicate any considerable falling off in demand. It is the gradual increase from month to month that is significant, especially when the difficulty of filling orders which was so long a characteristic of the iron trade is borne in mind.

IT is by no means surprising that the bill to place a recording tax upon conveyances of real estate should be challenged on the ground of unfair discrimination. The view taken of this matter in these columns last week has found expression in the Legislature, and it is not easy to see how the state administration can get out of the difficulty they have placed themselves in by persisting in their intention to tax conveyances of real estate, while abandoning the tax on conveyances of personal property, including the stock of corporations. Mature consideration doubtless revealed difficulties in the way of enforcing the tax on stock transfers, which were not foreseen when the governor sent his message to the Legislature, but that is no reason why one class of property should be favored more than another, and certainly no reason why one class of property that already bears the burden of producing all but a fraction of the public revenue should be still further prejudiced in this respect, while other classes go

free because of assumed difficulties in the way of collecting the tax which it was proposed that they should bear in common with real estate. The inequity of the proposal is so marked that it is impossible to conceive that it will be adopted into law.

The Rapid Transit Commission.

THE magnitude and scope of the work performed by the Rapid Transit Commission is only second in importance to that performed by the Board of Estimate and Apportionment. Upon the sufficient and intelligent enlargement of the transit system of the city, the convenience and increase of its population depends more than upon any other single cause. The Commission, moreover, both has the spending of a great deal of money and the drawing of contracts which may do much to increase the city's revenue. A manifest tendency exists towards the enlargement of its functions. Since Mayor Low has assumed office, he has called upon the experience and the ability of the present Commission to aid him, both in negotiating with the Pennsylvania R. R. Co. for the framing of the terms and conditions of its concession, and in planning new rapid transit routes, which will connect the many separate tunnel and bridge termini which now are or soon will gather, and send out streams of traffic, so that the whole transit system of the Greater New York will become a well-articulated organism. Finally there can be little doubt that if the supervision and control of the existing transit companies is to be intelligently exercised, as public opinion is beginning to demand, that supervision must be placed in the hands of the public Board, which is also responsible for the planning of new transit routes. There should be no conflict or multiplication of authority in such an important matter. The permanent improvement of the service offered on the Manhattan and surface roads depends in the end, not only in the constant exercise of pressure upon the Manhattan and Metropolitan officials, but upon the opening up of new tunnels devoted specially to the use of the surface cars. In New York the existing mechanism of travel is superseded so soon that any official body that proposes to increase its efficiency can do so only by providing also for radical improvements. The Rapid Transit Commission, in short, is certainly destined to play an ever more important part in guiding and accelerating the growth of the Greater New York.

For this reason the bill which Comptroller Grout has had introduced into the Legislature during the past week, which proposes to change the constitution of the Commission is a matter for very serious consideration. The aim of the bill is in the first place gradually to substitute a commission, appointed, by the mayor, and consequently responsible to him for the present self-perpetuating body. Now it is obvious that this bill of Mr. Grout's embodies a much more wholesome governmental principle than that which is embodied in the constitution of the present Commission—the principle, namely, of the election or appointment of local officials by local residents. This principle has been most strenuously insisted upon time and again, when in one way or another the Republican Legislature has threatened to ignore it. On the other hand, however illogical and objectionable the constitution of the present Commission, there are naturally strong objections urged against any change. The members of the Rapid Transit Commission were named in the original bill, and it was made a self-perpetuating body, because, during the period of Tammany domination, it was desired to place the control of these important improvements in the hands of men who were known to be incorruptible and efficient. Furthermore, the Commission has served the city well. It has laid down the beginning of an excellent subway system; and it has made what seemed at the time to be profitable terms for the construction and operation of this tunnel. Public opinion has confidence in the Commission, and is very much afraid of the disastrous results which might follow from the substitution of a less upright set of commissioners for these which now hold the office. Consequently in spite of the fact that the Commission is a close and in a sense an irresponsible corporation, Comptroller Grout has met with little or no support.

Yet we believe that in the course of time his proposal will be regarded with more favor. The Record and Guide fully appreciates the value of the work performed by the present Commission. It has as much faith in the good will and competence of its members as has the Chamber of Commerce. It appreciates that when it was originally appointed it stood for a comparatively advanced set of ideas concerning the relation of the municipality to transit corporations. But since the first organization of the Commission conditions have changed, and ideas have advanced. The early notion was that the Commission was constituted merely to accomplish a definite purpose, and that, since after that purpose was accomplished, it would go

out of existence, its special and peculiar constitution did not make so much difference. But it is now apparent that the Commission must become a permanent part of the governmental machinery of New York. Even after the great system of extensions already outlined is carried out, further extensions will be found necessary; and undoubtedly some permanent Board must be established to protect the interests of the traveling public as against the monopoly of transit service, which is threatened. Such a permanent commission should undoubtedly be appointed, just as the other local administrative officials are appointed, and should not continue to be a close and irresponsible corporation. This is all the more necessary, because the present Commission is apparently getting some over-rigid ideas about the terms under which the rapid transit system should be extended, and these extensions operated. It is evident that the city is now in a position to get very much better terms in several ways than it was when the first contract was let. It should obtain both a better gross rental, a shorter period and the guarantee of a certain specific service. But the Commission, in drawing up the contract for the Brooklyn extension, either did not or could not insert any radical or important modification of terms. It evidently proposed to stand by its former contract, and it has a partiality for its present contractor.

It is one of the merits of Comptroller Grout's bill that it takes into account the chance of getting better terms. It withdraws the privilege of exemption from taxation from subsequent contractors. It permits the complete municipal ownership of any road constructed under the authority of the board. This is an absolutely necessary provision, which the Record and Guide has frequently recommended in the past, because it is only by the serious threat of complete municipal ownership that the transit corporations can be brought to terms. Furthermore the Comptroller believes in subdividing the contracts, so as to stimulate competition both as to the construction and operation of the tunnel. This is in line with the recent recommendations of the Citizens' Union, and if acted upon, would greatly assist the Board in securing better terms for the city. The enormous extensions which the Commission is about to authorize make these questions exceedingly pressing, and it is to be hoped that whatever the fate of Mr. Grout's bill, the Comptroller and the Citizens' Union will continue to insist upon the possibility and the necessity of securing better terms. It is evident that the Interborough Company will do its best to secure the contracts by means of concessions similar to those which obtained the Brooklyn contract, viz., by offering to construct the tunnel cheap; but this means but little loss to them and small advantage to the city. The city can now afford to lend its credit for the sake of shortening the terms of the lease and the raising in one way or another the amount of the rental.

The Theory of Urban Land Values.

AN ATTEMPT TO SET FORTH THE PRINCIPLES AND CONDITIONS THAT DETERMINE THE PRICE OF CITY REAL ESTATE.

CHAPTER VI.—DISTRIBUTION OF UTILITIES.

By Richard M. Hurd, President of the Lawyers' Mortgage Insurance Company.

The evolution of a large city from a small one result not only from increased population and added industries, but also from continual specialization in business and differentiation in social grades. The first step is the separation between business and dwellings, the original buildings used for business below and dwelling above being replaced by separate business and residence buildings. Later the social activities in educational, charitable and recreational lines, become organized and evidence themselves in schools, hospitals, theatres and clubs, increasing diversity of function resulting in increased diversity of structure. Analyzing city land according to its utilization, it may be divided into three main classes, that used for business, that for residences and that for public or semi-public buildings.

Business land may be subdivided into that used for distribution—retail or wholesale stores and railroads—that used for administration—banking and office property—and that used for production—manufacturing property.

Residence land may be subdivided into that occupied by a single tenant, ranging from the cottage to the palace, and that occupied by more than one tenant, ranging from tenements to apartments and hotels.

Land used for public or semi-public buildings includes that used by the Post Office, City Hall, County Court House, &c., and by all such institutions as asylums, hospitals, churches, libraries, museums, clubs, &c.

The locations sought by these utilities and the reasons therefor seem to be as follows: Retail stores either cluster at the busi-

ness centre or follow out traffic streets. In retailing the buyer necessarily seeks the seller, but since in all forms of trade it is the seller who is anxious to promote business, the retailer facilitates his possible customers by placing his shop where the largest number of them would pass, even though his shop were not there. Here he utilizes his shop windows and signs to draw customers into his shop, the two elements of convenience of location and advertising advantage working hand in hand.

Wholesaling may be divided into two main classes: First, wholesaling of objects of great weight or bulk but relatively small value, which seeks locations near transportation lines or termini for economy of handling, the selling being done by traveling salesmen or by selling agencies located in the business centre; and second wholesaling of articles of small bulk but high value in the retail-wholesale way, viz., the making up of an order including a variety of objects for the trade only, which seek locations near their chief customers the retail stores. Here the ability to quickly supply a small order of mixed goods is sufficiently important to induce them to pay considerable rents.

Railroads in striving for passenger traffic project their passenger terminals as far as possible towards the business centre of a city. Economy of handling freight locates the freight depots either near the docks for interchange of freight or near the heavy business houses.

In the largest cities a separate section evolves devoted to office buildings, whose ground floors are utilized by banks, trust companies, insurance companies, &c., and whose offices are rented to brokers, lawyers, architects, &c., the location of such an administrative district being usually the result of slow growth around old institutions.

Manufacturing follows similar lines to wholesaling, the production of articles of great weight or bulk and small value seeking the waterfronts or railroads away from the centre of the city, both for economy in handling the product and because requiring a large area for a low utilization they must have cheap land. The manufacture of light articles of high value or that which consists of the final combination or finishing of products seeks the wholesale or retail stores which form their customers. In such manufacturing the seller seeks the buyer and sells by sample, so that a location with an advertising value is not imperative, but the requirement of constant visits to customers and the ability to supply small articles quickly, cause such manufacturers to pay considerable rents.

In general the basis of the distribution of all business utilities is purely economic, land going to the highest bidder and the highest bidder being the one who can make the land earn the largest amount. We may note that the better the location the more uses to which it can be put, hence the more bidders for it.

The basis of residence values is social and not economic—even though the land goes to the highest bidder—the rich selecting the locations which please them, those of moderate means living as near by as possible, and so on down the scale of wealth, the poorest workmen taking the final leavings, either adjacent to such nuisances as factories, railroads, docks, &c., or far out of the city. Certain features appear to attract the wealthy in selecting their residence districts, among these being nearness to parks, a good approach from the business centre, not too near nor yet too far, a moderate elevation if obtainable, favorable transportation facilities, despite the fact that the rich ride in their own carriages and automobiles, and above all absence of nuisances. Having selected a district the wealthy make it their own by erecting handsome residences, making good street improvements, restricting against nuisances, and finally and of chief importance living there themselves, the value of residence land varying directly according to the social standing of its occupants. The main consideration in the individual selection of a residence location is the desire to live among one's friends or among those whom one desires to have for friends; for which reason there will be as many residence neighborhoods in a city as there are social strata. In securing a home in a good residence section a man secures safe, healthy and attractive conditions for his family to live under, and in the smaller cities, desirable social life, these social considerations explaining the strong pressure in all cities towards the best residence sections. The contrast should be noted that business property is selected by the man from an economic standpoint, and residence property by the woman from a social standpoint. Social growth and pressure is upwards from class to class, all ranks being continually recruited from below—as well as dropping members from time to time—and the ultimate aim in residence location is to be as close as possible to those of the highest social position.

Where residences contain more than one tenant, whether tenements, flats, apartments or hotels, the basis of value is economic and conforms closely to the principles governing business property. The hotels of various classes seek locations similar to the retail stores of the same classes on convenient traffic streets

which advertise them. The highest class apartment hotels seek locations on or near such traffic streets as run through or near the fashionable districts, the rents being dependent both upon fashion and on the character and service of the building. Below this grade the various classes of flats seek locations for the convenience of their tenants, tending to draw nearer and nearer to their tenant's places of business, until finally we reach tenements crowded among the factories where their occupants work.

Turning to the main central growth of cities, a successful business at or near the city centre which requires more space can secure it either by acquiring adjoining ground, by building higher in the air, or by moving away from the centre. To build higher in the air solves the problem in a banking and office district, but not in a retail shopping district, where ground floor frontage on traffic streets is required. Whether an adjoining lot is acquired or the shopkeeper himself moves, the result is the same, which is the starting of the movement away from the centre, a slow but endless procession. The fact that land is cheaper away from the centre has a slight tendency to further promote the outward movement, which continually evidences the unstable equilibrium between the centripetal force of economy in the transaction of business and the centrifugal force of cheap land. The uniform tendency as a city grows is toward greater concentration in the business centre and greater dispersion in the residence sections, and as long as there is an outward movement, so long is there certain to be a continual readjustment at the business centre to conform to it.

The various embryonic sections gathered closely together in the first small area of the city, in expanding largely influence the location of utilities. Whatever the new building to be erected, whether retail or wholesale, shop or residence, it can either be placed next to similar buildings or apart from them. With this choice, buildings are commonly placed adjacent to others of a similar kind, so that the general tendency for all sections is to extend continuously, expanding in breadth as the centre is left. One expensive residence, if not overcome by unfavorable factors, may be sufficient to attract similar buildings and create the most fashionable residence street in a city, as in a more marked way the royal palaces in Paris and London have created the most fashionable residence districts in those cities. This does not mean that individual enterprise or whim can run counter to the orderly evolution of a city, since in time it will certainly succumb to the stronger concerted forces.

When the best residence district is determined the main growth of the city is quite certain to follow it, as note the movement of retail stores after the best residences on Fifth Avenue in New York; on Boylston Street in Boston; on Michigan Avenue in Chicago; on Olive and Locust Streets in St. Louis; on Madison, Monroe and Jefferson Streets in Toledo; on Morrison and Washington Streets in Portland, Ore.; on St. Charles, Carondelet and Baronne Streets in New Orleans, &c. The reason the best residence district rather than the largest residence district draws the city, is doubtless that the far higher percentage of purchasing power of the wealthy more than offsets the superior numbers of the poorer classes, and to the further fact that the shops patronized by the wealthy become fashionable, and hence sought by all classes as far as their means permit.

Exceptions to this progression are due chiefly to topography, business remaining on a level if possible and climbing hills only under great pressure. A further exception to the normal would be where two or more good residence districts are located on opposite sides of the main business section so as to balance each other, as in Fort Wayne and Knoxville.

Probably the most important movement within a city as it grows is the gathering together of those carrying on the same kind of business into special districts. This tendency is in harmony with the law of evolution, that increasing differentiation is accompanied by increased integration and was common in Rome and Constantinople thousands of years ago. Retail stores cluster together at convenient points for their customers and not because they do business with each other. The chief attracting power of such a retail section seems to be the insurance to customers against failure to find within the section what they seek. Undoubtedly the selection within this special district is normally better than that in all the rest of the city combined, and shoppers are saved the time, trouble and uncertainty of seeking through scattered shops. While one shop may attract a customer and another make the sale, such an interchange of customers is probably in the long run closely balanced. The personal factor, or the business ability of managers to advertise and develop a business, is most influential in causing gradations of values in adjacent business locations. A successful shop continually enlarges the area from which it draws custom and diverts special currents of travel towards it. This attracts the notice of other shops in the same line of business, who, reasoning either that the location has helped their successful rival or that

by moving near them they can secure some of their customers, move close to the successful store. Formerly it was held that the further a retail store was removed from a competitor the better, this, however, being found to hold true only of those small stores which depend for business on the immediate neighborhood.

In many forms of business the clustering together of those transacting it finally crystalizes into an Exchange, which forms the centre of the district. Since the Exchanges are the result and not the cause of the special districts in which they are located, we must look back of them to find the causes for the location of various utilities. For example, the leather district in New York, was located in Beekman Swamp, on account of the wet ground suitable for tanning pits, and similarly in Philadelphia, the leather district was located on both sides of Dock Creek. There were banks on Wall Street long before the Stock Exchange was established, the location of the banks and of the United States Sub-Treasury and Assay Office attracting the Stock Exchange, which in turn drew further Banks, Trust Companies and Brokers. The location of the Cotton Exchange apart from the dry-goods district would seem strange except for the fact that thirty or forty years ago Hanover Square was the centre of the dry-goods trade.

The reasons for the clustering together of wholesale houses are not so clear as in the case of retail shops, except that the features which are favorable for one wholesale house are equally so for another, such as proximity to transportation facilities to save trucking, and the fact that by locating together they attract more out-of-town buyers than if scattered.

The outward pressure of one zone upon another involves the slow advance of the banking and office section into the older retail or wholesale districts, the continual following along of the lighter wholesale houses into the buildings vacated by the retail shops, the close pursuit of the best residence sections by the best retail shops, with normally a mixed zone of institutions, &c., acting as a buffer between them, and the steady march of residences into the outlying country, first utilized for gardens or cottages. Whatever the size or shape of a city, the order of dependence of one district upon another remains the same, although many districts are not clearly defined but overlap others of different character.

In connection with the progression of districts in a city, we may note the movement of the point of highest value, which means the most desirable location for a retail shop in all cities, except in the few financial capitals where the banking and office district produces higher values than retail shops.

In a waterfront city the highest values start at the point of origin and spread normally along the first street on the waterfront, moving later to the next street parallel to it, and so on back.

The rate of this backward growth from street to street varies according to the prosperity of a city, a rapid increase of population being reflected in an expansion of the city's area, and often a rapid shifting of the business centre. In slow growing cities it may take from twenty to forty years to move the principal retail business from one street to another, as note the movement from Water Street to Main Street in Bridgeport; from Bay Street to Congress Street and later Broughton Street in Savannah, &c.

If the principal street runs at right angles to the water front, the shifting of the highest point of value takes place much more rapidly than if the street is parallel to the water front, where it has to be moved laterally. The rate instead of averaging from twenty to forty years might vary from eight to twelve years per block, the length of the blocks affecting the movement. One factor delaying such movement would be a strong traffic street at right angles to the principal street, which might hold the highest values at its intersection for many years. Such strong cross streets often cause jumps in the highest values to replace the steady onward movement, as with 14th, 23d, 34th and 42d streets in New York.

The rate of movement of cities is sometimes affected by the destruction of whole districts by fire, which brings up the question to owners whether or not to rebuild the same type of buildings on the same locations. In many cases a conflagration causes the erection of handsome new buildings in place of the old ones, so that a new period of higher utility arises. On the other hand, the destruction of individual buildings by fire will have an unfavorable effect if tenants move elsewhere and owners do not rebuild.

The unfolding of a city, with its change in land utilization shows normally in the case of any lot a slow increase in value up to a high point, after which a gradual decline takes place, with occasional fluctuations varying the main movement. Thus where good residences take the place of small suburban homes, a higher utility supplants the lower, and when these good resi-

dences become old-fashioned and are converted into boarding houses, a drop in value will ordinarily occur. This is sometimes offset by the more intense utilization of the land, a larger rent being earned from more people even at lower rates. Moreover, property of this class having the prospect of being overtaken by business buildings has an anticipated value in advance of its yield. When retail stores arrive and become firmly established the high level of value is usually reached, this period lasting possibly thirty to sixty years. As the retail stores move on a lower utility succeeds—and usually a lower value unless the city's increase in population, more than offsets the drop in utility—wholesale houses being followed by storage warehouses, cheap tenements, dilapidations, &c., until sometimes land formerly the best in the city becomes so remote from the active business centre as to have little or no value.

(To be continued.)

THE legality of the presence of the Manhattan elevated railroad in Battery Park has always been questioned, and a show of intention to compel its removal has been made several times, but has at no time had the sympathy of the public or has aroused any fears in the minds of the managers of the railroad that it would be effected. At the same time this condition of things has been unsatisfactory. Corporation Counsel Rives and Park Commissioner Willcox now come forward with a plan to legalize this intrusion on condition that less room is occupied, and that a structure more pleasing to the eye be built in place of the present one; also that reasonable compensation be paid to the city by the railroad company for the privilege they possess. This would be a fitting arrangement, and one that should be generally approved. If the company is in illegal occupation of public property, and at the same time the public service requires its retention, the sooner this occupation is made regular and the city receives any compensation to which it may be entitled the better.

Real Estate Situation.

These are lively times in the real estate market. It is difficult to keep abreast of the many diverse currents of activity and improvement; but it is a sufficiently accurate description of the present situation to say that at no time since the present movement began have had the transactions a larger scope or a more healthy tone. All kinds of real estate are in good demand, and all varieties of improvement are being planned in large numbers. The different classes of business property are, perhaps, in best demand of all. So far as office buildings are concerned, the real estate companies are being driven from the heart of the financial district by the operations of wealthy financial institutions. With the banks and insurance companies in the field, alive to protect and even to extend their interests, there may be profit for the real estate corporations in selling, but they cannot make much in buying gilt-edged real estate. Whatever the ultimate plans of the Equitable Life may be, its action will obviously tend still further to increase values in the region of peculiarly high prices; and the speculative companies must confine their operations to buying and building on less expensive property on the outskirts of the financial district. They have already accomplished a great deal along these lines on lower Wall street, Broad street, and on Battery Park; and they will surely continue to do so. The corner of Wall and Water streets will be improved this spring, as well as the triangle at Wall and Pearl streets. Several buildings on lower Broad street are also probable. The United States Realty and Construction Co. has shown that it is still doing business by the purchase of the old Sturtevant House, a plot containing more than 15,000 square feet, and admirably situated in the centre of upper Broadway. The extension of the Subway along Broadway from 14th to 42d street will do a great deal to maintain that part of the thoroughfare as a centre of amusement resorts and a certain kind of retail trade; but it is doubtful whether the United States Realty Co. can do anything with the property except erect an office and loft building upon it. In one way or another it is evident that the Tenderloin will be pushed further north and that the side streets in this vicinity are destined for respectable business uses. A little further east the Century Realty Co. and other buyers have been very active. The immediate vicinity of the new Hotel Brunswick will, it is expected, be metamorphosed; and buying has begun on 27th street between Madison and 5th avenues. Twenty-eighth street from 5th to 4th avenue will also come in for some share of attention, because the Subway station at that street will create a very busy traffic west to Broadway. In fact, as the Record and Guide has frequently pointed out, the whole section

between 4th and 5th avenues in this vicinity is coming in for radical changes. It should be noticed, also, that on 34th street also, east of 5th avenue, there is evidence of business intrusion. But, although the most important transactions of the week have been in business property, there is evidence of similar activity in dwellings and apartment houses.

The property-owners of New York have before them now the plans of the Rapid Transit Commission for what is considered to be a comprehensive rapid transit system for Manhattan and the

Bronx. These plans include briefly an East Side extension from 40th street and Park avenue north via Lexington avenue; a West Side extension south from Broadway and 42d street to the Battery via Broadway, University place and Wooster street; an elevated road for freight passengers along the North River

The Subway Extensions.

water front, in place of the New York Central tracks, and the addition of third tracks to various parts of the present elevated roads, both for the purpose of bringing those roads to their highest efficiency, and for the purpose of providing convenient connections with the Subway. These various extensions, which property-owners should bear in mind have only been made possible by the increased assessed valuation of real estate, have the double merit of providing for the largest possible increase of accommodations at the earliest possible moment, and of providing also for the construction of an underground system, which will in the end improve almost indefinitely the rapid transit mechanism of the Greater New York. The two chief novelties in the plan as announced is the West Side extension south from 14th street along University place and Wooster street, and the elevated road on the North River waterfront. The first of these is an absolute necessity for the completion of the system, but it is not likely to be relished by property-owners along the proposed route; and we should not be surprised to find the board forced to accept a route further west, along the wider thoroughfares of Hudson street and West Broadway. As to the elevated road on the waterfront, it seems incredible that the New York Central road will not take advantage of this proposal to improve its traffic facilities in Manhattan. Altogether it is a wonderfully comprehensive scheme, which will enable the population of the Greater City to expand with the utmost freedom toward the north, which will enormously increase the comfort and convenience of their lives, which economize business operations in Manhattan and elsewhere, and which will serve to increase real estate values both on the outskirts and in the centre of the Greater New York. Together with the new subways for Brooklyn and Richmond, and the tunnel connecting the Manhattan terminals of the new bridges, the scheme will mean the almost complete liberation of the Greater New York from the confines which have in the past so seriously impeded its growth and hampered its prosperity. But it should be remembered that it leaves one future problem of portentous importance totally untouched. Corresponding with the enormous growth of overhead and underground traffic which these extensions will effect, there will be increasing demands upon the already overcrowded street system of Manhattan. Vehicular, trolley and foot travel will necessarily grow in something like the same ratio. How will this travel be handled and distributed?

Against the Stamp Tax.

A LAWYER CONSIDERS THAT ONE EFFECT WOULD BE TO EXPOSE PRIVATE BUSINESS AFFAIRS.

Against the bill to tax all conveyances of real estate, as now proposed, since the abandonment by the Governor of the attempt to tax all certificates as well, there is some opposition manifested, and for other reasons besides objection to any addition to the burden now borne by real estate. Mr. L. Napoleon Levy of No. 20 Broad st voiced this sentiment when being interviewed for the Record and Guide. He said:

"Owners of real property in this city have a vital interest in the pending bill in the Legislature to impose a stamp tax on all deeds of land, and should unanimously oppose it. My chief objection, other than that it is another step by the state to increase taxes in every direction, and eventually to result in a tax on the necessities of life, is that it exposes to the public, private business affairs; and I hold that the consideration paid by the buyer and received by the seller is a personal transaction, which should not be explained to the public any more than the transaction in the buying and selling of goods. There are manifold reasons why one or both of the parties may not wish to disclose the price, and this stamp tax makes it incumbent that it be revealed.

"Another reason; real estate is already sufficiently burdened by taxation. Again, it is proposed to divert the income arising from this iniquitous measure into the state treasury to the exclusion of the localities. At least seventy-five per cent. of the tax will be paid by the real property in this city.

"I cannot see the force of the assertion that this tax will com-

pel non-residents to pay taxes, as but few conveyances are made by them.

"If the Legislators are bent on taxing deeds and can devise a law by which a fixed amount shall be paid upon each deed irrespective of the consideration, it would not be so objectionable."

Separate Statement of Land and the Building Assessments.

The following assertions and facts are taken from the memorandum accompanying the bill, recently introduced at Albany, providing for the separate assessment of land and improvements:

It is too well known to require demonstration that there has been great inequality in the assessment of real estate in the city of New York. It has been proved that some property was assessed as low as ten per cent. of its true value, and other property at more than the sum for which it would sell.

The State Commerce Convention, assembled in the city of Utica, October 11, 1899, adopted the following resolution: "That inequality in the assessment of real estate is a serious obstruction to trade and commerce, and that to remedy this evil, this convention adopts the recommendation made again and again by the State Board of Tax Commissioners, to the effect that in assessing real estate the value of the land and of the improvements thereon should be separately stated, as has been done for many years in the city of Buffalo and in several neighboring states."

The resolution of the State Commerce Convention points out a remedy which has been successfully tried in several neighboring states, in the city of Buffalo in this state, and which has received the commendation of Boards of Tax Commissioners in this state. In the report of the State Board of Tax Commissioners of Massachusetts in 1897, it is stated that assessments of real estate in Massachusetts are well made, and there can be no doubt that this is due to the law which requires a separate statement of the value of the land and of the improvements thereon.

In the state of New Jersey discrimination in assessments was so bad that in 1891 an act was passed authorizing the State Board of Taxation, where the Board deemed it necessary, in order to obtain a correct assessment of property in any city, by rule to direct that the assessor should determine the true value of each lot of real estate in his district without the buildings and improvements, and note the same, and separately determine and note the true value of the improvements. On the eighth of March, 1892, the State Board of Taxation by rule directed that the assessments made in cities of the first and second class should be so made, and in their annual report for that year they said:

"The universal opinion of those with experience in the assessment of real estate in our cities is to the effect that the assessment should be made by separate valuations by the assessors. We recommend that such mode of assessment have the sanction and force of positive enactment of the Legislature to that effect. Experience proved separate assessment the only fair method."

In the report of the State Board of Taxation made in 1895, they say in regard to separate assessment of land and improvements: "This law has been in practical operation in first and second class cities for the past three years, and has proved satisfactory. From observation and experience the State Board is thoroughly satisfied that this is the only fair and just method to be pursued in the assessment of property in municipalities, and we recommend that this method of assessment be extended by statute to municipalities in the state having a population of five thousand or more inhabitants, and that the State Board have power to require such assessments to be made according to that method in any other taxing district, when such a proceeding may seem to them necessary in order to obtain a fair and just assessment of the taxable property in said taxing district."

In 1897 a special commission was appointed by Governor Griggs to investigate the subject of taxation in the state of New Jersey, and they recommended that in the assessment of real estate land and improvements shall be separately assessed.

The New York State Board of Assessors, in their report for 1878, said: "We would earnestly recommend that all assessors, in order to arrive at the full and true value of the real estate, be required to assess the value of the land and buildings thereon separately. Until this is done, correct assessments will not be made."

In 1879 they said in their report. "Whether lands are assessed every year or once in three years, in order to ascertain the correct value, it is indispensable that the land and the improvements on the land, in city, village and country, should be assessed and valued separately. The law should require this of all assessors and tax commissioners. Every man should know what his house, store, building of any kind, is assessed at, and what his lot and land are assessed, separate from the improvements upon them. This is now the rule of assessment in the city of Buffalo, and in some other places in the state. It ought to be the sole and uniform rule; then would assessments be more equal and just, and good cause for complaints against assessors cease." In 1880 they said: "We would again urge upon all assessors the separate valuation of all real estate, and the improvements upon it, in the towns, villages and cities of the state. It is the only way to arrive at a correct and satisfactory assessed

valuation." In 1881 they said: "In this connection we take pleasure in commending the assessors of the city of Buffalo for the care and vigilance exercised in their assessment of real estate. Each lot in the city is valued separately from the buildings upon it, as follows:

Name.	Street and No.	Size of lot.	Character of building.	Value		Total.
				Of lot.	Buildg.	
John Doe	200 main.	20 x 100	4-story, brick.	\$10,000	\$20,000	\$30,000

"This is a decided improvement on the present general practice of assessing the building and lot together. A first-class lot on a good business street, or an eligible lot on a prominent street of residences, with an old building of little value, is often assessed at less than a lot adjoining of the same size, if the latter happens to be covered with a fine building, the old building being used to depreciate the value of the lot. The assessors of Buffalo have practiced this method of separate valuation since 1876, and have become well satisfied that it is the only true manner by which a correct and satisfactory assessment can be made. If local assessors could examine those rolls they would be greatly benefited."

In Massachusetts, New Jersey and a number of other states the law requires the statement of the value of the land, of the improvements thereon, and of the total value of the real estate. It is unnecessary to add two columns to the assessment roll, for if the value of the land and the entire value of the real property is stated the value of the improvements can be ascertained by a simple subtraction.

There is a positive objection to the requirement that the value of the improvements shall be stated, because assessors will be confronted with the necessity of actually setting down the value for improvements which are valueless, or by making a direct statement that they are valueless. In the city of New York a large proportion of the lots are covered by buildings which add nothing to the market value of the property. In assessing such property the deputy must go through the mental operation of determining the value of the land and whether in the given case the building is of such a nature that a buyer would pay anything for it. He certainly would not pay anything for it, unless he expected to preserve it for a number of years. If the deputy concludes that no one would buy the property unless he intended to put a new building on it, the deputy must assess the property at the sum for which the land alone would sell. No deputy who really makes an appraisal can do so without going through this mental process. If he cannot go through the mental process it is high time that fact is found out and the deputy discharged. Incompetence will be exposed in a way that is impossible when the deputy is not obliged to show the steps by which he reaches his conclusion as to the value of the entire property.

The amendment provides that the deputy tax commissioners shall state "the sum for which in their judgment each separately assessed parcel of real estate under ordinary circumstances would sell if it were wholly unimproved; and separately stated, the sum for which under ordinary circumstances the same parcel of real estate would sell with the improvements, if any, thereon." This direction avoids the objection which can be made to the Massachusetts and New Jersey law, and gives such a plain direction to the deputy that he cannot mistake its meaning. The language of the amendment preserves the language of the old law so that there can be no occasion for judicial decision as to its meaning.

It is obvious that if the deputy tax commissioners are obliged to state the value of the land irrespective of the improvements thereon, they cannot very well discriminate so far as the assessment relates to the value of the land. Deputies will be required to use more care; they will be unable to copy slavishly the previous assessment roll; it will be easy for taxpayers to make a comparison between the assessment of their own property and that of adjacent owners. In the event of legal proceedings being instituted by any taxpayer there will be better evidence to substantiate his claim if it is equitable, and better evidence to uphold the assessment if the valuation was correct.

Press Comments on Tenement Legislation.

The World: "The light is expelling the microbe of immorality along with that of disease. It is therefore well in considering the proposed amendments to the law to dwell on these improvements and to guard the law jealously against any changes that will invite a return to the old looseness of legislation which permitted the old abuses. Senator Wagner's bill and Assemblyman Dale's sanction a return to the old cramped condition by exempting three-story and four-story houses from the law's care. They should be defeated and the powerful lobby that is pushing them should be put to rout."

Evening Post: "The Marshall bill would restore all the old nuisances. No member can support it without writing himself down an enemy of civilization."

Evening Journal: "We have become so hardened to oppression of the poor in the interest of 'vested interests' that it seems almost natural to permit the building of any sort of death trap—if there be profit in it."

The Tribune: "No vital change in the scope of the law should be permitted. Reasonable builders who have detailed complaints to make should, and no doubt will, be listened to, but the keepers

of the old dens and the builders who merely want to 'do as they please' are entitled to no consideration. A great deal of the trouble over the new law appears to come from the failure of architects to adapt their plans to get the most out of it. When ingenuity has been shown good results have been achieved."

When Taxes Shall Be Paid.

MR. GROUT REPLIES TO OBJECTIONS BY MR. JEFFERSON M. LEVY TO A LEGISLATIVE MEASURE.

Senator Elsberg's bill, No. 113, which is a modification of one introduced last year without becoming a law, is unexpectedly meeting with opposition in a certain quarter, though it had been believed that the measure was finally framed to meet the views of all those really desirous of co-operating with the Comptroller in his efforts to improve the municipal financial system. The bill referred to is the one relative to levying taxes and the collection thereof in this city, and has for its object the advancing of the time of payment of the annual tax, so as to make immediately available for current expenses moneys which must now be borrowed in anticipation of the collection of the taxes.

Mr. Jefferson M. Levy, 20 Broad st, considers that the passage of the bill would be a detriment, far-reaching and severe, to the interests of the taxpayers, and the bill being complicated, there is danger that the people will not comprehend its scope before it becomes the law.

"The result of such a law," said Mr. Levy, on Tuesday, "will be that after the payment of a tax bill in 1904 only two months will elapse when the taxpayers will be compelled to pay another tax bill, or it will become an obligation against New York property holders, thereby complicating sales of realty. The only relief for the taxpayer will be a rebate of 3% interest; but you well know that realty holders in New York pay 4 and 5% for the use of money for the purchase of real estate. To be sure, one is not compelled to pay at once, but the tax is there, and I believe it will have the effect of interfering with the conveyancing of property. The bill as it stands I hold to be unconstitutional.

"I have suggested that the way to properly obtain the results which Comptroller Grout proposes would be to gradually advance the time for the payment of taxes over a term of years. For instance, I would make the first year's taxes after this year payable the first of September, 1904; the next year's August 1, 1905; then July 1, 1906; next June 1, 1907; May 1, 1908; April 1, 1909; March 1, 1910; February 1, 1911; January 1, 1912; December 1, 1913, and November 1, 1914. In this way you would obtain the desired result.

"I hope that this proposition will be seriously considered in connection with all the hardships that property-holders in the Borough of Manhattan have to bear, first, by assuming the debt of the city of Brooklyn; second, by paying Brooklyn's taxes to the extent of eighteen million dollars, and, third, by the enormous increase of assessed valuations this year, thereby increasing the tax bills of the majority of property owners twenty-five per cent."

OTHER VIEWS.

Enquiries elsewhere among large real estate interests did not disclose that the state of feeling manifested by Mr. Jefferson M. Levy is at all widespread. The most general understanding was that whatever inconvenience there might be for property-owners would be short-lasting, while they would be permanently benefited through the reduction of the interest charges that the city pays and the consequent reduction of taxation.

Comptroller Grout, said, when Mr. Levy's objections were brought to his attention by the Record and Guide:

"It seems to me that some of the essential provisions of the bill have escaped attention. The bill does not change the date when taxes become a lien, but leaves that date as now, the first Monday of October.

"It does not change the date when interest is incurred for non-payment of the bill, but leaves that date as now, the first day of December.

"The result is that no one's condition is made any harder than it is under the present law. The entire effect of the bill is to provide for an earlier making and confirming of the assessment rolls, so as to permit the payment of the taxes on and after January 1 of each year, and to provide that during the year the amount of the tax shall in all sales, unless the parties otherwise agree, be apportioned as interest and rents now are. Any payment of tax between January 1 and December 1 is entirely optional on the part of the taxpayer. A rebate at the rate of 3% for the anticipated time is offered as an inducement to him, but if he does not accept the inducement he incurs no penalty unless he delays payment until after the beginning of December, which is the same as the condition now as to such penalty.

"Mr. Levy suggests that I should have proposed a gradual advance of the payment of taxes over a term of years. That was the character of the bill passed last year, and which I asked the Mayor to veto, and such a bill, while preferable from the point of view of the city, is more hurtful to the taxpayer, since by changing the date when the tax becomes a lien, or when the penalty is incurred, it makes it each year harder for those who do not wish to pay or who are not able to pay until the last minute."

Engine House or Plaza.

The departmental machinery that was set in motion for the purpose of erecting a fire house in the block bounded by Tryon Row, Park Row, Chambers and Center sts, continues to revolve, notwithstanding that the State Railroad Commissioners have urgently recommended that this block be taken for an improvement of the Brooklyn Bridge approach, and to relieve the congestion of traffic there. The suggestion of the commissioners is that the city of New York, the Manhattan Railway Co., the Interurban (Metropolitan) Street Railway Co. and the Interborough (underground) Rapid Transit Company, purchase jointly this entire block, and also the triangle bounded by Park Row and North William st, and convert the space into a system of terminal elevated, surface and subterranean loops, for the elevated, the surface and the underground railways.

The city, already the owner of about one-third of the total area of the block, proposes to carry out its plan to erect on a part of its property a house for the joint occupancy of Engine Company No. 7, and Hook and Ladder Company No. 1; plans, etc., for the building have been adopted and bids for the contract were received this week. The structure will extend through from Chambers st to Park Row, somewhat in the form of an L, with a frontage on the first named street of 96.4½, and 50.3 on Park Row. Rising three stories high, the Chambers st facade presents, in the plans, a simple adaptation of the Italian Renaissance. With the first story a plain granite base for the superstructure, a row of bold Ionic columns project from this base through the second and third stories to support the heavy, classic cornice of the roof, which, extending far out, leaves a space between the columns and the wall of the second and third stories for a simple but effective loggia. The openings in the facade of granite and limestone, the doors and windows, are not pronounced, and most of the decorative details exist in the corbels supporting the balustrade of the loggia, and in the capitals of the columns.

Costing, as it will finally, about \$100,000, exclusive of the value of the site, the building will have an exceptional appearance and tone for a fire house, which may make it more acceptable to the owners of the surroundings, who have looked with disfavor upon the proceeding, and would prefer that the city should pursue the course suggested by the railroad commissioners. The present determination of the municipality is not an irremovable bar to the ultimate setting apart of the whole block for plaza purposes; it only puts another obstacle in the way of a desirable improvement, one that would not only facilitate traffic, but add to the dignity of the surroundings of the seat of local government.

Suggestions for Better Government.

A hearing on the Conveyance tax bill will be given by the Senate Committee on Taxation next Wednesday at 2 p. m.

The Merchants' Association having protested, through a committee, to the Governor against the bill creating a railroad commission for New York City, there is now a sentiment in favor of adding to the existing state commission two more members, to especially represent the needs and interests of the metropolis, and then to enlarge the powers and field of action of the commission as a body. The latter proposition has been pressed as a substitute for the bill now pending, but has not yet been formulated and presented as a bill.

The three Grand Central Terminal bills have been reported favorably from the Assembly committee, Mayor Low having made known his wish for their speedy passage. At the hearing on Wednesday a delegation of property owners from Manhattan asked that the grade of the streets where they pass over the road be reduced from 4 to 2 and 1 per cent. The delegation headed by Richard J. Donovan of the Citizens' East Side Association, Cornelius O'Reilly, president of the United Real Estate Owners' Association, and William K. Steinkamp, representing other property owners in the vicinity of Park av.

An act in the Assembly, introduced by Mr. McCormack, amends the city charter so as to provide that whenever any assessment for any local improvement in the borough of Richmond has been confirmed and filed, and the total amount of assessment shall equal or exceed five per centum of the total valuation of all the real estate assessed therefor, it shall be the duty of the collector of assessments and arrears to divide the amount apportioned and assessed upon each parcel of land into five equal parts or installments, and one of the parts, and only one, shall be a lien immediately upon the several pieces of land assessed therefor and payable. The remaining four parts or installments shall, with interest thereon at the rate of four per centum, become a lien upon the land affected, one each year on the corresponding date for the following four years. The installments shall in each case be collected in the same manner and be subject to the same rebate and default as is provided by law in the case of taxes.

PENSIONS FOR BUILDING INSPECTORS.

At the banquet of the Builders' League last December, the Hon. Perez M. Stewart, Superintendent of Buildings in this borough, announced in the course of an address that the depart-

ment contemplated improving the service by increasing its attractiveness to men of the special ability desired, and would favor an increase of salary and also a retiring pension. In line with this plan, which is believed to be the plan of the borough administration, and to have the approval of Mayor Low, is a bill before the Assembly, introduced by Mr. Bostwick, making provision for pensioning inspectors when they have served twenty years, by creating a pension fund, to be raised by a charge of \$5 for each search of the records of the department as to the condition of a building, and fees for transcripts and copies of records. This would have raised last year at least \$4,000. The fund will be in the custody of the Controller. The Superintendents of Buildings for the five boroughs would constitute the Trustees of the fund, and establish rules and regulations for its administration. Should an officer or employe die in the service from disease or injuries due to the performance of his duties, a pension of \$300 annually would be granted to his widow so long as she remained a widow, or to children under eighteen years old. Service in former bureaus or departments of the city or any of the boroughs performing functions of the Bureau of Buildings would be counted in the twenty years of service, according to the bill, but it is fancied there may be some objection to this particular provision. While there might be no objection, in order to secure the services of particularly able men, to pensioning them in old age, it might not accord with the popular idea or favor the best development of the department to retire them on a pension after only five, or two, or one year's service, even though they have wrought for the remainder of the term of twenty years in some other city department. The possibility of unworthy men being transferred from other branches of the municipal service to this, merely with the object of obtaining the pension, though not perhaps an imminent danger may present itself to some minds as a possibility to be avoided at the outset.

Brokers' Annual Dinner.

The principal speakers at the annual dinner of the Real Estate Board of Brokers, which is set for March 7th at the Waldorf-Astoria, will be Mayor Low, Police Commissioner Greene, William Barclay Parsons, Thomas L. Feitner, John P. Leo, Lawson Purdy, Charles O. Mass, Robert E. Dowling, and John F. Doyle. Any gentleman interested and desiring to attend may obtain a ticket at the Board's rooms, 111 Broadway, the price being \$5 each. The dinner committee consists of Charles E. Schuyler, John F. Doyle, Irving Ruland, Gerald N. Brown, W. Willis Reese, Joseph P. Day, Thomas P. Graham and E. De Forest Simmons. It will be an occasion of importance, of unusual interest and of refined pleasure.

Notwithstanding Judge Gaynor's decision, the weight of judicial opinion is adverse to picketing by strikers, and one must believe that when the law is rightly interpreted and enforced pickets must use great circumspection in order to avoid violating it. A man may indeed "stop and rest, to look in a store window or speak to a friend," but he is not privileged to annoy anyone, which pickets often do.

The Hudson Portland Cement Co. has been organized at Hudson, N. Y., and incorporated at Albany, with a capital of \$6,000,000. Lyman C. Smith, now engaged in manufacturing typewriters at Syracuse, is at the head of the concern, which obviously has bright hopes and large plans. The Hudson River cement industry is expanding rapidly, and we believe there are possibilities along the valley yet undreamed of. Considering all the advantages offered for miscellaneous manufacturing, and for shipyards and ironworks, in the way of cheaper coal, cheaper labor, lower taxes and rents, and with quite as good transportation facilities as can be found at most large centers, it is strange that the shores of the Hudson are not literally lined with manufactories.

Mayor Low does not regard with approval the agitation for the substitution of an underground for the proposed elevated section of the Atlantic av improvement between Bedford and Howard avs, because he believes that the work should be carried to completion under the existing plans, and then, if experience proves the inadequacy of these plans, further arrangements may be made. The change is much desired by the property owners along the avenue, but it would cost nearly \$2,000,000 and cause a delay of nearly or quite two years. President Baldwin of the Long Island Railroad says the work has advanced so far that it is impracticable to change it. The section from East New York to the old city line will be finished within a few days, he says, and within thirty days trains will be running over it. The steel for the elevated section is being rolled and that section will be completed in the fall. If the city ever does decide upon depressing the tracks, it may be added, neighboring property owners will not be assessed, because the street is owned in fee by the railroad company. As the case stands the city has no authority to act; that must come from the Legislature. The general understanding is that the matter will be allowed to rest, and that the work will proceed unchanged.

THE REAL ESTATE WORLD

Gossip, News and Personals

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

CONVEYANCES.			
1903.		1902.	
Feb. 13 to 19, inc.	Total No. for Manhattan	Feb. 14 to 20, inc.	Total No. for Manhattan
297	297	293	293
\$5,083,937	Amount involved	\$6,601,757	Amount involved
241	Number nominal	139	Number nominal
Total No., Manhattan, Jan. 1 to date..		2,020	
Total Amt., Manhattan, Jan. 1 to date.		\$19,905,398	
1903.		1902.	
Feb. 13 to 19, inc.	Total No. for The Bronx	Feb. 14 to 20, inc.	Total No. for The Bronx
90	90	86	86
\$365,914	Amount involved	\$179,870	Amount involved
70	Number nominal	44	Number nominal
Total No., The Bronx, Jan. 1 to date.		573	
Total Amt., The Bronx, Jan. 1 to date		\$1,985,366	
1903.		1902.	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		2,593	
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....		\$21,890,764	

MORTGAGES.			
1903.		1902.	
Feb. 13 to 19, inc.	Manhattan	Feb. 14 to 20, inc.	Manhattan
253	253	229	229
\$5,368,633	Amount involved	\$6,951,538	Amount involved
111	Number over 5%	97	Number over 5%
\$1,305,213	Amount involved	\$1,689,338	Amount involved
61	Number at 5%	54	Number at 5%
\$1,054,950	Amount involved	\$1,934,950	Amount involved
81	Number at less than 5%	78	Number at less than 5%
\$3,008,500	Amount involved	\$3,327,250	Amount involved
55	No. above to Bank, Trust and Insurance Co.'s.....	55	No. above to Bank, Trust and Insurance Co.'s.....
\$2,392,000	Amount involved	\$4,039,100	Amount involved
1903.		1902.	
Feb. 13 to 19, inc.	Total No., Manhattan, Jan. 1 to date..	Feb. 14 to 20, inc.	Total No., Manhattan, Jan. 1 to date..
1,743	1,743	1,548	1,548
\$49,779,257	Total Amt., Manhattan, Jan. 1 to date.	\$39,474,900	Total Amt., Manhattan, Jan. 1 to date.
486	Total No., The Bronx, Jan. 1 to date.	468	Total No., The Bronx, Jan. 1 to date.
\$2,262,390	Total Amt., The Bronx, Jan. 1 to date	\$2,567,785	Total Amt., The Bronx, Jan. 1 to date
1903.		1902.	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		2,229	
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....		\$52,041,647	

PROJECTED BUILDINGS.			
1903.		1902.	
Feb. 14 to 27, inc.	Manhattan	Feb. 15 to 20, inc.	Manhattan
21	21	11	11
14	The Bronx	15	The Bronx
Grand total.....		26	
Total Amt. New Buildings:		\$1,559,000	
Manhattan.....		\$2,064,300	
The Bronx.....		81,200	
Grand total.....		\$1,735,550	
Total Amt. Alterations:		\$195,310	
Manhattan.....		\$335,625	
The Bronx.....		17,425	
Grand total.....		\$203,385	
Total No. New Buildings:		87	
Manhattan, Jan. 1 to date.....		117	
The Bronx, Jan. 1 to date.....		73	
Manhattan-Bronx, Jan. 1 to date...		190	
Total Amt. New Buildings:		\$8,760,450	
Manhattan, Jan. 1 to date.....		\$7,009,500	
The Bronx, Jan. 1 to date.....		721,425	
Manhattan-Bronx, Jan. 1 to date...		\$9,603,495	
Total Amt. Alterations:		\$1,038,972	
Manhattan-Bronx, Jan. 1 to date...		\$1,612,860	

On Wednesday Feb. 25th, John N. Golding will sell at the New York real estate salesroom, No. 111 Broadway, the very desirable property at the northwest corner of Broadway and 49th st, with a frontage of over 125 feet. This property is situated in a district in which prices are rapidly advancing. It is sold by order of executors, and entire possession can be obtained at 6 months' notice. For maps and all particulars apply to the auctioneer, No. 9 Pine st and No. 541 5th av.

Gossip of the Week.

SOUTH OF 59TH STREET.

AVENUE B.—Harry M. Goldberg has purchased No. 163, Avenue B, a 5-sty tenement, on lot 23.8x93.

5TH ST.—Harry M. Goldberg has purchased No. 527 East 5th st, a 5-sty tenement, on lot 25x93.

BROOME ST.—Samuel Wacht has purchased Nos. 312 and 314 Broome st, two 5-sty tenements, each 25x100.

ORCHARD ST.—Samuel Wacht has purchased Nos. 198 and 200 Orchard st, two 5-sty tenements, each on lot 25x100.

25TH ST.—The Dankel estate has sold No. 335 East 25th st, a 4-sty tenement on lot 25x100. Folsom Bros. are the brokers.

51ST ST.—Joseph J. Meaney has sold to Fannie Silverman Nos. 235 and 237 East 51st st, a 5-sty flat, 33.4x85x100.5. He takes in exchange Nos. 145 and 147 West 27th st, a 6-sty tenement, 41.7x85.9x98.9.

42D ST.—Mrs. Coe has sold her Livingstone leasehold, 3 West

42d st, a 5-sty building, on lot 20.10x100.5, adjoining the Bristol building at the northwest corner of 5th av.

27TH ST.—Nos. 145 and 147 West. See 51st st, Nos. 235 and 237 East.

MONROE ST.—C. M. Levy has bought from Julius Bachrach No. 10 Monroe st, a 6-sty tenement, 25.1x62.9x irregular.

WALL ST.—W. K. Aston has purchased for the Jauncey Co., of which he is President, the southwest corner of Wall and Water sts. The seller is Joseph S. Case, who has held the property since 1865. It has a certain historic interest, in that it was formerly the site of the Phoenix Coffee House, which shared the popularity of the Tontine, on the opposite corner of Wall and Water, as a favorite gathering place of the New York notables in the early part of the century. At present the property is covered with a 4-sty and basement building, with a Wall st frontage of 65.7, a Water st frontage of 40.4, a south line of 64.9, an east line of 40.7, and a total area of about 2,700 square feet. The Jauncey Co. on the first of May will begin the erection of an 8-sty office building, the construction work being done by the George A. Fuller Company. The property is known as Nos. 91 and 93 Wall st. The erection of an 8-sty building on this plot will practically complete the improvement of the four corners formed by the junction of Water and Wall sts.

25TH ST.—Maurice Strauss has sold for the Central Trust Co., as trustee, No. 122 West 24th st, a 5-sty building, on lot 25x 81.6. Reed & Keller are the buyers.

AVENUE D.—Goodman & Simon have bought 94 and 96 Avenue D, northeast corner of 7th st, 48.9x85, together with 291 E. 7th st, adjoining, 20x97. The buyers now control a plot, 97.6x105.

2D AV.—August Ruff and Albert Hockster have sold 97 2d av, a 5-sty building, on lot 24.9x105, to Solomon Braverman and Joseph Silverson, who will erect a 7-sty flat on the site. S. Steingut & Co. were the brokers.

58th ST.—Joseph P. Day has sold for the Backer estate 331 West 58th st, a 4-sty and basement dwelling, on lot 21.5x100.5.

10TH ST.—Goodman & Simon have sold to Samuel Greenwald 259 and 261 West 10th st, old buildings, on plot 37.6x92.

21ST ST.—John Peters has resold for Jacob Weinstein to a firm of East Side builders for improvement Nos 240 and 242 East 21st st, two 3-sty dwellings, on plot 42x92, which they will improve with a modern 6-sty flat.

14TH ST.—S. Steingut & Co. have sold for Camilla Sutherland No. 306 East 14th st, a 4-sty dwelling, on lot 19.6x51.6.

5TH ST.—David H. Taylor has bought from Sarah Lazarus No. 157 East 5th st, a 3-sty dwelling, on lot 20x100.5.

7TH ST.—Klein & Roth have sold to Levenson & Lederer Nos. 295 and 297 7th st, old buildings, on plot 40x97.6.

5TH AV.—The Reform Club has decided to sell their building at 5th av and 27th st. The Reform Club's house is an "L" shaped structure, composed of an old building and an addition, which the organization erected after purchasing the site. The locations are No. 233 5th av and No. 1 East 27th st. In April, 1890, the club bought the property from the late Amos R. Eno for \$240,000. It then consisted of a 4-sty brick dwelling, fronting 28 feet on the avenue and 100 feet on 27th st, and a 2-sty brick stable adjoining the house on the east and standing on a lot 25x 98.9. The stable was torn down and a 5-sty addition was erected. The old structure was remodelled to suit the purposes of the club. Recently two separate offers, each of \$400,000, were made for the property. Although there was no difference in price there was some variation in the terms offered by the rival bidders. It was decided to accept the bid made by the Coe estate which owns adjoining property. Wallace Macfarlane is president of the Reform Club, and its vice-presidents include Charles S. Fairchild, Edward M. Shepard, Everett P. Wheeler, William B. Hornblower, and E. Ellery Anderson. Edwin Baldwin is its secretary and Louis Windmuller the treasurer.

SPRING ST.—Frederick D. Mahoney has sold Nos. 212 to 216 Spring st, old buildings, on plot 63.10x100x irregular, between Clarke and Sullivan sts.

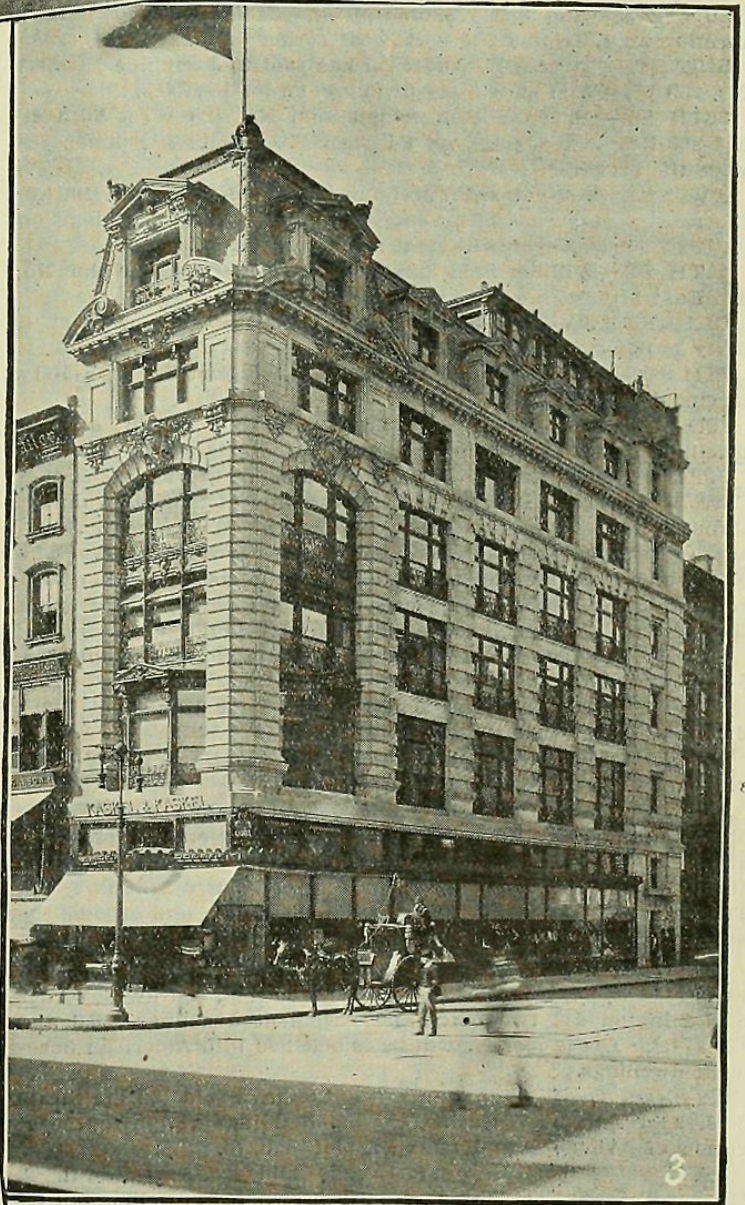
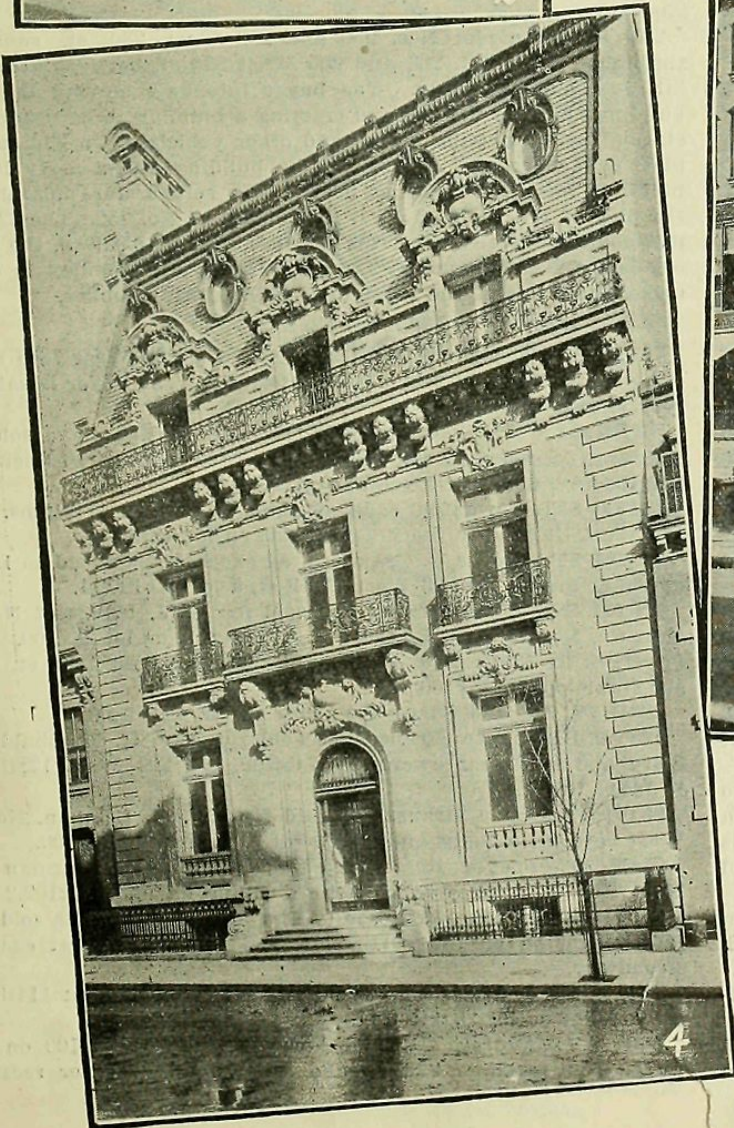
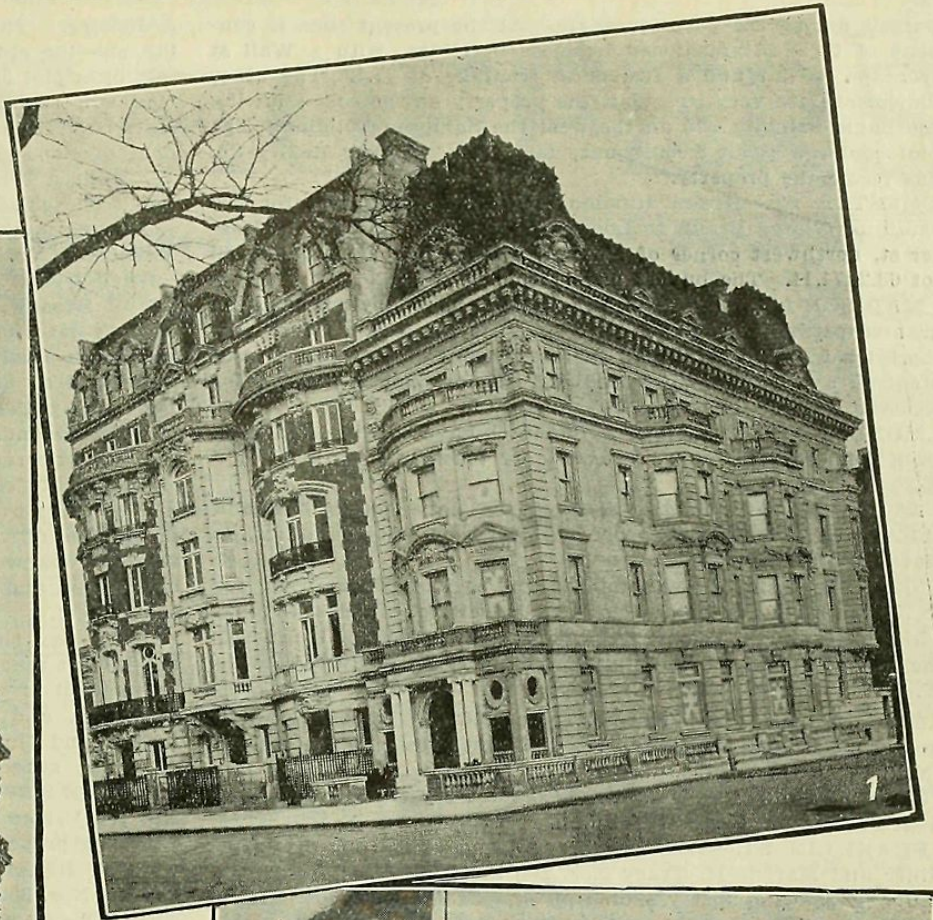
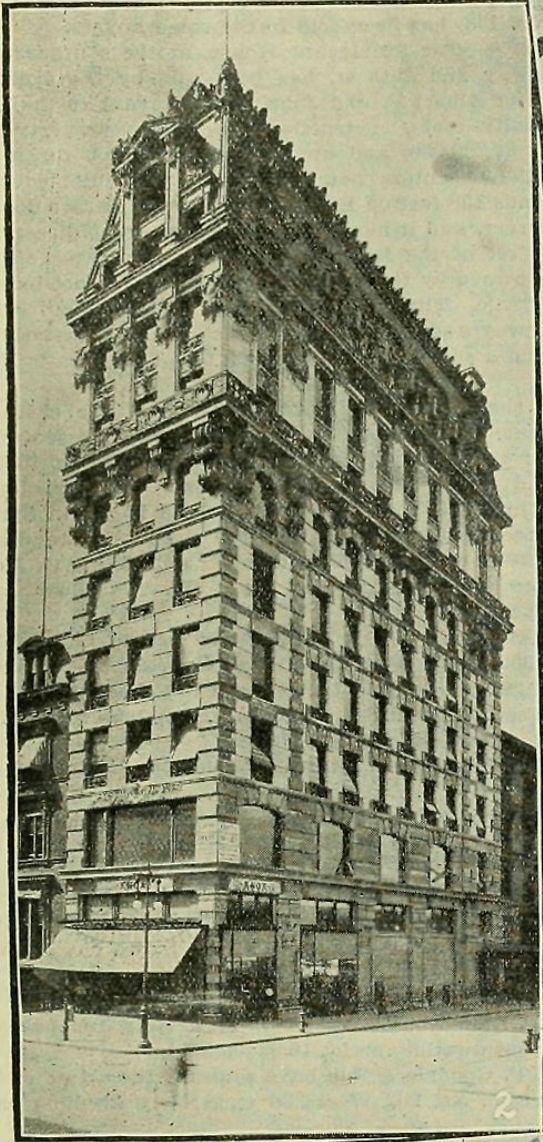
4TH ST.—Adolph Mandel has sold No. 325 East 4th st, a 3-sty and basement dwelling, on lot 20.3x96.

8TH ST.—Adolph Mandel has bought No. 338 East 8th st, a 5-sty building, on lot 25x97.6. He has resold to the owner of No. 346.

27TH ST.—The Clark estate and others have sold to the Century Realty Co. 11 to 15 East 27th st. together with the abutting property at 10 to 14 East 28th st, three 4 and 5-sty brick buildings and stables, on a plot 75x197.6x50x98.9x25x98.9.

IRVING PL.—Weil & Mayer have bought the lot, 27x90.1, at the southeast corner of Irving pl and 17th st, occupied by a 4-sty brownstone dwelling. The owner of record is Emma Caswell.

WALL ST.—William F. Havemeyer has sold to the Century Realty Co. Nos. 67 and 69 Wall st, and Nos. 87 and 89 Beaver. Mr. Havemeyer purchased this well-known property in several



RECENT ARCHITECTURE IN NEW YORK.

1. Northeast corner 89th St. and 5th Ave. Architects, Turner & Kilian and W. S. Swasey (the latter architect of the corner house).
2. The Knox Building, southwest corner 5th Ave. and 40th St. John H. Duncan, architect.
3. The Kaskel & Kaskel Building, No. 316 5th Av. C. I. Berg, architect.
4. No. 17 East 52d St. H. T. Proctor, owner. Donn Barber, architect.

parcels during the past ten years. At the present time it consists of three old-fashioned business buildings, with a Wall st frontage of 73.7 and a Beaver st frontage of 77.1. The other dimensions are very irregular, the property on the east abutting the Eagle building and on the west the Sampson building. The plot contains about 8,000 square feet. The Century Realty Co. has resold the property.

HESTER ST.—Hiram Rinaldo & Brother have sold for the estate of George Braun to Lowenfeld & Prager 175 to 179 Hester st, northwest corner of Mott st, a 5-sty factory building, on lot 63.2x74.11. The buyers have resold.

MADISON AV.—The Roman Catholic Orphan Asylum has been granted permission by the court to sell to St. Joseph's Seminary the brick building occupying the block front on the west side of Madison av, between 51st and 52d sts, on plot 200.10x75, for \$350,000.

MONROE ST.—Schmeidler & Bachrach have bought from Rosa Ozen 266 and 268 Monroe st, two 6-sty tenements, on plot 50.3x96.2x irregular.

AVENUE B.—Schmeidler & Bachrach have bought 212 and 214 Avenue B, southwest corner of 13th st, old 4-sty buildings, on plot 50.6x70.

57TH ST.—Annie Rosenblum has sold to Morris Makovsky for \$8,750 the 3-sty dwelling, on lot 16x100.5 at No. 453 East 57th st.

54TH ST.—M. E. Hewitt & Co. have sold for W. B. McBurney the 3-sty, high stoop brownstone dwelling No. 261 West 54th st, to W. L. Sutphin.

48TH ST.—Nichols & Lummis have sold for Edward Foulton to a client of John P. Kirwan No. 156 East 48th st, a 3-sty brick dwelling, on lot 17x100.

54TH ST.—Joseph F. Feist has sold the 4-sty tenement No. 426 West 54th st for Bernard Tonjann.

FRANKLIN ST.—Gustavus L. Lawrence has sold to Cyrus Miller and Marcus H. Tracy Nos. 206 and 208 Franklin st, 43x87.6 and 354 and 356 Washington st, 43x80, the two parcels forming an L around the northwest corner of those streets.

51ST ST.—Clarence E. Anderson has sold to Josephine Bennett No. 239 West 51st st, a 3-sty dwelling, on lot 15x100.5.

36TH ST.—Christian Bunger has sold No. 425 West 36th st, a 4-sty double tenement, on lot 25x98.9. Martin & Schmonsees were the brokers.

AVENUE C.—Nevins & Perelman have sold to Samuel Barkin the southwest corner of Avenue C and 2d st, old buildings on lot 58x56. The buyer will erect a 6-sty tenement.

11TH ST.—William Saks has bought from George Nuhn No. 528 East 11th st, a 4-sty house, on lot 20x94.9.

CHERRY ST.—Weil & Mayer have sold No. 336 Cherry st, a 5-sty building, on lot 25x98.2.

9TH ST.—Weil & Mayer have sold No. 733 East 9th st, a 5-sty tenement, on lot 25x92.3.

43D ST.—M. B. Lewis has sold No. 13 East 43d st, a 4-sty dwelling, on lot 22x100.5. William S. Hawk is the buyer.

24TH ST.—The Lorillard estate has sold to the Fiss, Doerr & Carroll Horse Co., a plot on the north side of 24th st, running through to 25th st, between Lexington and 3d avs, with frontages, respectively, of 44 and 66 feet and depth of 197.6. The plot, which is covered by 2-sty stables, is the last of the Lorillard holdings on this block. The buyers' stables occupy property on 23d, 24th and 25th sts, between Third and Lexington avs.

FRONT ST.—The Beekman estate has sold No. 121 Front st, a 5-sty building, on lot 18.6x71.

13TH ST.—E. Stone has sold No. 211 East 13th st, a 3-sty dwelling, on lot 16.6x103.

PARK AV.—Mrs. Ewell has sold No. 405 Park av, a 2-sty stable, 25x90.

NORTH MOORE ST.—The McArdle estate has sold to the Merchants' Refrigerator Co. Nos. 27 and 29 North Moore st, 5 and 4-sty brick tenements and stores, lot 54x97.6x irregular, through Bryan L. Kennelly & Co. and E. A. Cruikshank & Co. The parcel was listed for sale at auction to-day, and adjoins the building occupied by the buyers.

LEXINGTON AV.—Albert B. Ashforth has sold for Dr. Edward M. Kellogg Nos. 132 and 134 East 36th st, southwest corner of Lexington av, two 5-sty and basement dwellings, 16.6 and 17.2x74.1. The properties will be remodelled into American basement dwellings.

AVENUE D.—William Lunberg & Co. have sold for the estate of J. Albers to M. Valentine, the old buildings at the southeast corner of Avenue D and 7th st, a plot 45.6x75.

36TH ST.—Albert B. Ashforth has sold for A. H. & R. T. Mackey No. 130 East 36th st, a 4-sty brownstone dwelling, on lot 16.6x75.

18TH ST.—John H. Berry and H. R. Drew & Co. have sold to Nilson D. Stillwell, No. 15 West 18th st, a 4-sty dwelling on lot 25x100; Mr. Berry has sold to the same buyer for Louis Jones, No. 17 adjoining, the entire plot 50x100 has been resold to a builder, who will erect a loft building.

27TH ST.—H. R. Drew & Co. have sold for the Judson estate No. 48 West 27th st, a 4-sty dwelling on lot 22x98.9. S. H. Stone is the buyer and the price is said to be about \$36,000. The adjoining house is owned by the Edison Illuminating Co.

2D AV.—The House of the Holy Comforter, a well known hospital in the lower east side, has been sold to Mandelbaum

& Lewine. The building is at No. 151 2d av, between 8th and 9th sts—the old number being 149—and is a 3-sty brick building, on a plot 33x125. Under the terms of the sale the institution will remain in its present home for another year. The Rev. Dr. William H. Vibbert, rector of Trinity Chapel, is president of the society which maintains this hospital, Mrs. Henry W. Monroe being president of the Ladies' Auxiliary Committee. The chief consulting physician is Dr. Walter James, and the house mother, who is in charge of the institution, is Miss McAllister, No. 153, has been sold to the same buyers.

BROADWAY.—The Sturtevant House, at the southeast corner of Broadway and 29th st, has been sold by the executors of the estates of Albert P. and John D. Sturtevant to the United States Realty and Construction Co. The property has been held at \$1,200,000, and an offer of \$1,000,000 for it was rejected by the executors not long ago. The hotel covers a plot that extends 158 feet on Broadway, or to within two doors of the 28th st corner, and it has a 29th st frontage of 176 feet. The southerly 52 feet of the Broadway frontage is a leasehold, the ground being owned by the Anderson estate; that is not included in the present sale. The plot that changes hands measures 105.8 feet on Broadway and 176 feet on 29th st, with an easterly line of 98.9 feet and a southerly line of 138.5 feet. Its area is 15,528 square feet.

In its day the Sturtevant House was one of the chain of hotels that made the name of Leland famous. It passed out of the control of the family long ago. It was opened in 1871 by George S. and Lewis Leland, their younger brothers, Jerome Leland and Horace S. Leland, of the Leland Hotel, in Springfield, Ill., subsequently coming into the firm. All are dead.

PRINCE ST.—Lowenfeld & Prager sold to Christian G. Moritz No. 201 Prince st, old building on lot 25x77. The buyer owns adjoining property.

WEST BROADWAY.—John Bannen has sold to Lowenfeld & Prager, Nos. 350 to 354 West Broadway, a vacant plot 59.5x67.

53D ST.—Gardner K. Clark, Jr., has sold to Cornelius W. Luyster, No. 38 West 53d st, a 4-sty and basement brownstone front dwelling, on lot 25x100.5, for \$100,000.

NASSAU ST.—The Ferris estate has sold No. 81 Nassau st, a 5-sty building, on lot 25.7x108x irregular. No. 79 was recently sold to the William Edgar estate, and it is said that the estate is the buyer of No. 81. The price for No. 81 is said to have been \$140,000.

48TH ST.—Chris Schierloh has sold for Robert Fyfe, No. 415 West 48th st, a 5-sty brownstone flat, with store, on lot 25x100.5.

50TH ST.—James T. Pyle has sold to T. O. Smith No. 122 West 50th st, a 3-sty brick stable, on lot 25x100.5.

46TH ST.—The estate of Mary Louise Van Buren Davis has sold to a Mr. Griffin No. 64 West 46th st, a 4-sty and basement brownstone front dwelling on lot 16.8x100.5.

23D ST.—S. B. Goodale & Son have sold, for the estate of William H. Harrison, No. 202 West 23d st, a 4-sty dwelling on lot 25x80.

23D ST.—The plot Nos. 250 and 252 West 23d st, running through to Nos. 261, 263 and 265 West 22d st, between 7th and 8th avs, has been sold. The buyer intends removing the old buildings now on the site and erecting a building to be used as a station for automobile trucks and other vehicles. On 23d st the plot, which contains a 1-sty frame building and a 4-sty brick building, has a frontage of 50 ft. The sellers were Joseph H. Hoadley of No. 250, and Paul R. Kendall of No. 252. The 22d st plot contains three 3-sty brick dwellings, each 18.9x98.9, the sellers being Mandelbaum & Lewine. Joseph H. Hoadley is connected with one of the companies making automobiles.

NORTH OF 59TH STREET.

78TH ST.—The David estate has sold No. 232 West 78th st, a 4-sty brownstone dwelling, on lot 16x102.2. The buyer is said to be Irving Kempner.

SHERMAN AV.—Charles Griffith Moses & Bro. have sold to William L. Lockwood a plot 100x250 on the east side of Sherman av, 100 feet north of Dyckman st.

134TH ST.—Lowenfeld & Prager sold to Samuel Williams, No. 109 West 134th st, a 5-sty double flat on lot 25x99.11.

116TH ST.—James C. Crawford, as executor, has sold to Lowenfeld & Prager, No. 23 West 116th st, a lot 25x100.11.

120TH ST.—Isaac Strauss has sold for W. J. Nauss of Nauss Bros Co, No. 229 East 120th st, a 4-sty stable on lot 25x100. The buyer, S. H. Bleir, gives in exchange No. 156 East 123d st, a 4-sty stable on lot 25x100.

123D ST, No. 156 East.—See 120th st, No. 229 East.

128TH ST.—Isaac Strauss has sold for Mrs. H. Theobald the 3-sty and basement dwelling, 17.6x100, No. 221 West 128th st, to Isaac Stark.

95TH ST.—Isaac Strauss has sold for Mrs. M. Lehman, No. 30 West 95th st, a 3-sty and basement dwelling, 18x60x100.

71ST ST.—Post & Reese have sold for Silas H. Furman 173 East 71st st, a 4-sty brownstone dwelling on lot 14.8x102.2.

111TH ST.—The State Realty and Mortgage Co. has sold the plot 75x100.11, on the north side of 111th st, 225 feet east of Broadway.

114TH ST.—Charles Lowenfeld has sold No. 11 West 114th st, a 5-sty flat on lot 25.6x100.11.

5TH AV.—Andrew Carnegie has sold the flat 50x100 on 5th av 50 feet south of 92d st, and adjoining the corner recently

WANTS AND OFFERS

BUILDERS' STONE.

20,000 CUBIC FEET OF INDIANA LIMESTONE FOR SALE IN ANY QUANTITY DESIRED. UNUSUAL OPPORTUNITY FOR BUILDERS REQUIRING EARLY DELIVERY. LOUIS R. BERG, 35 Nassau St.

CHOICE BUILDING PLOT FOR SALE.

High grounds, with elegant view, overlooking Parks and Bridge at Ogden and Summit Aves. and 161st Street. Apply to O. WILLGERODT, 201 6th Ave.

GENTLEMAN of many years' experience would like position with real estate firm of reputation, preferably up-town. Moderate salary and commission. Or with realty company. Excellent references. "REALTY," Record and Guide.

WANTED—Competent man acquainted with house furnishing trade, builders and architects, to introduce new essential article. Liberal commissions. Excellent opportunity for right man. Address G. BROWN, 192 Broadway.

COLORED TENEMENTS WANTED.

Colored man makes a specialty of managing colored tenements; references; bond. PHILIP A. PAYTON, JR., agent and broker, 67 West 134th st. Telephone 1919 Harlem, 119 Nassau. Telephone 380—Cortlandt.

A.A.—Four-story house, north side 58th st., between 6th and 7th avs.; immediate possession. Price \$35,000.

L. TANENBAUM, STRAUSS & CO.,
Sole Agents,
640 Broadway.

WILL PURCHASE

Established real estate brokerage or collection business. Replies considered confidential. Address "EXPERIENCE," Record and Guide.

A YOUNG N. Y. LAWYER, having a year's practical experience with title company, desires to connect with real estate office having no attorney. Box 22, care of Record and Guide.

FACTORY SITE.—Trinity Avenue, 200 feet frontage, depth 68. Shipping facilities excellent. New Haven terminal near by. Price, \$30,000. Reasonable terms. MARTIN, 50 East 125th.

DOCK PROPERTY.

TO LEASE.—Bulkheads, docks and lots adjoining 1st Avenue, 126th and 127th streets, at present occupied by the Yellow Pine Company. Apply to JAMES FOSTER, 850 Broadway.

FOR SALE, 75x100, vicinity Long Acre Square. Several other plots Manhattan and Bronx, suitable for hotels, apartments and manufacturing purposes. Opportunities for builders. CHAS. J. OHLHAVER, 252 West 42d Street.

TO RENT—An entire block, 200x500, for factory purposes, on a thoroughfare street in Brooklyn, near Hamilton avenue and ferry; long lease can be obtained by responsible parties desiring to erect buildings, &c.; reasonable and attractive terms, enabling such partial investment being made with safety and without the additional outlay involved in a purchase of the property. Write or apply to JEREMIAH P. ROBINSON, 56 Beaver st.

FOR RENT.—Office with telephone; stenographer, etc. Apply 135 Broadway, Suite 907-910.

THREE LOTS, 75x100; south side, West 137th st., near 5th av.; \$14,000. COMELLAS, 1123 Broadway.

purchased by I. Townsend Burden and upon which Mr. Burden had an option.

AMSTERDAM AV.—Thomas & Son have sold for Henry Gunther to H. Forborg the southeast corner of Amsterdam av and 146th st, a 5-sty flat on lot 25x100.

68TH ST.—Post & Reese have sold for David Kohn, No. 32 East 68th st, a 4-sty and basement dwelling, on lot 20x100.5.

AMSTERDAM AV.—Taussig Bros. have sold the southwest corner of Amsterdam av and 69th st, a 5-sty flat, on lot 20x85.

135TH ST.—Joseph S. Case has sold through J. Romaine Brown & Co., No. 243 West 135th st, a 5-sty flat on lot 25x100.

9TH AV.—Andrew J. Connock has purchased from Olmstead & McCormick through Charles Griffith Moses & Bro. two plots, each 100x100 at the southeast and southwest corners of 9th av and 216th st.

COLUMBUS AV.—R. Pehlmann & Son have sold for F. A. Dillingham 491 Columbus av, a 5-sty triple flat, with stores, on plot 27x100, for \$55,000.

7TH AV.—L. J. Phillips & Co. has sold for the United States Trust Co., as executors, to John McLaughlin the six lots, 100.11x150, at the southeast corner of 7th av and 111th st. The property was on the market at \$125,000, and is said to have brought that figure.

146TH ST.—Duff & Brown have resold for Caroline Lissowsky to John P. Leo 468 West 146th st, a 3-sty dwelling, on lot 25x99.11.

101ST ST.—Slawson & Hobbs have sold for David H. Taylor 249 West 101st st, a 4-sty American basement dwelling, on lot 16.8x100.11.

AMSTERDAM AV.—J. T. Grien has sold the lot 25x100 on the west side of Amsterdam av, 75 feet south of 160th st, to Frank Schimpf.

81ST ST.—Collins & Collins have sold for Martin H. Goodkind 472 East 81st st, a 4-sty and basement brownstone front dwelling, on lot 20x102.2.

97TH ST.—Mary C. Wilson has sold to R. W. Thompson 164 West 97th st, a 3-sty and basement dwelling, on lot 17x100.11.

61ST ST.—Virginia H. Field has sold 100 East 61st st, southeast corner of Park av, a 5-sty flat, on plot 21x100.5x40x27x19x73.5.

139TH ST.—Dr. Louis A. Rodenstein has sold the plot, 50x99.11, on the south side of 139th st, 350 feet west of Broadway.

72D ST.—The estate of Hellmuth Kranich has sold to Martin E. Greene No. 65 East 72d st, northwest corner of Park av, a 4-sty dwelling, on lot 20x102.2.

73D ST.—Charles Dana Gibson has sold a lot 22x102.2, on the north side of 73d st, 329 feet east of Park av. W. H. Woodin is the buyer.

Max Marx has sold to P. S. Treacy a plot on the east side of Bradhurst av, 50 feet south of 151st st, 49.11x100, also the lot on the east side of St. Nicholas av, 50.10 feet north of 160th st 25.5x100, and has taken in exchange the two 5-sty triple flats No. 504-6 West 147th st, each 25x100.

92D ST.—Gertrude R. Waldo has sold to Frank J. Eberhard the plot of ten lots on the north side of 92d st, running through to 93d st, 269.4 feet east of 1st av, 125x201.4.

88TH ST.—Frederick Zittel has sold for Esther Hanner to C. Breneman 25 West 88th st, a 4-sty and basement dwelling, on lot 20x100.8.

92D ST.—Egan & Hallecy have sold to Ludwig Baumann No. 306 West 92d st, a 5-sty American basement dwelling, on lot 20x114.4x irregular.

69TH ST.—L. J. Phillips & Co. have also sold for Fanny F. Morris 16 West 69th st, a 4-sty dwelling, on lot 25x100.

HAMILTON TERRACE.—Pauline Friend has bought from Gustavus L. Lawrence No. 28 Hamilton terrace, a 3-sty dwelling.

87TH ST.—The McVickar Realty Trust Co. has sold for J. H. Sulzbacher to a Mr. Weber 346 West 87th st, a 4-sty and basement dwelling, on lot 20x100.8.

85TH ST.—Slawson & Hobbs have sold for the estate of Emma S. Faile 18 West 85th st, a 4-sty and basement dwelling, on lot 20x102.2.

COLUMBUS AV.—Samuel Green and Daniel W. Richman have bought from the Groh estate the southwest corner of Columbus av and 78th st, a 5-sty flat, with store, on plot 25.8x106.

65TH ST.—Pease & Elliman have sold for Henry P. Goldstein 130 East 65th st, a 4-sty and basement brownstone front dwelling, on lot 20x100.5.

RIVERSIDE DRIVE—Whitney Lyon has bought from Peter G. N. Andrews 147 Riverside Drive, south corner of 87th st, a 4-sty and basement stone front dwelling, on lot 25x100.

63D ST.—L. J. Phillips & Co. have sold for the Jacobus estate to Daniel B. Freedman the plot, 125x100, on the south side of 63d st, 125 feet east of Amsterdam av.

63D ST.—Elizabeth H. Von Der Smith estate has sold to Henry B. Anderson through Montgomery & Seitz, Nos. 127 to 135 East 63d st, five dwellings, on plot 70x100.5.

141ST ST.—Joseph Hamerslag has sold to Gustavus L. Lawrence through L. J. Phillips & Co., the plot 95x99.11 on the south side of 141st st, 35 feet from Amsterdam av.

WEST END AV.—Edward Schafer has bought from Clara S. Jerger through the McVickar Realty Trust Co. No. 623 West End av, a 5-sty American basement dwelling, on lot 27x46.

NAGLE AV.—Geo. R. Read has sold to Andrew J. Connick for Louise M. Capen, a plot of eight lots on the south side of Nagle av, running through to Hillside of 204 feet west 11th av, also for William P. Slocovich, a plot 50x150 on the east side of Broadway 100 feet north of Academy st.

100TH ST.—Max Marx has purchased through John C. Prendergast from Henry H. Cammann the 5-sty triple tenement, with stores, No. 160 West 100th st, on lot 25x100. The buyer has resold to Mrs. L. Strauss.

83D ST.—Slawson & Hobbs have sold for James Culgin the 4-sty high stoop dwelling 38 West 83d st, on lot 19x100.

60TH ST.—The 4-sty brownstone dwelling, 18.6x100.5, adjoining the northeast corner Park av at 103 East 60th st, has been sold by Henry Dale to Henry B. Anderson, through Montgomery & Seitz.

VERMILYEA AV.—A. W. Burrill Building Co. of Bridgeport, Conn., have sold to Thomas Dowd the plot, 50x100, on the east side of Vermilyea av 25 feet north of Hawthorne st.

93D ST.—Duff & Conger sold for William G. Park to Richard Hudiruh, No. 53 East 93d st, a 5-sty dwelling, on lot 20x100.

61ST ST.—The Sterling Realty Co. have sold through William S. Anderson Co, No. 129 East 61st st, a 4-sty dwelling, on lot 19x100.5.

69TH ST.—The William S. Anderson Co. have sold No. 342 East 69th st.

63D ST.—John J. Hoeckh has sold for John Heins to Sarah Mendelson No. 106 W 63d st, a 4-sty front house, with stores, and 3-sty frame rear house on lot 25x100.

THE BRONX.

KINGSBRIDGE ROAD.—C. A. Du Bois has sold for the East River Mill and Lumber Co. the large brick and frame detached house on three and a half lots, located corner Kingsbridge Road and Nathalie av, Fordham Heights.

CLINTON AV.—Charles A. Weber & Co. have sold for a client 2460 Lorillard pl, a two-family frame house, on lot 20.5x97.6; and for Jas. McSorley the lot 25x100, at the southwest corner of Clinton av and Oakland pl.

162D ST.—Walter Wilkins has sold for a Mr. Worth 1010 East 162d st, a 4-sty brick flat, on lot 25x96.6.

WASHINGTON ST.—P. J. Heaney & Co. sold for E. B. Levy to Catherine Romkey the lot 25x95 on the east side of Washington st, 100 feet south of Columbus ave, Hunt estate. Also in conjunction with the North Side Realty Co. for a Mr. Wolf to William Romkey, the two lots on the southeast corner of Columbus av and Washington st, Hunt estate.

15TH ST.—Edward Polak has sold for Joseph Schneider the vacant plot on the north side of 15th st, 105 feet west of 4th av, Bronx.

PARK AV.—John C. Barr has sold to Frederick M. Mellert the seven lots at the southeast corner of Park av and 186th st. Mr. Mellert will erect seven two-family brick and stone dwellings on the plot.

LEASES.

Edward Garvin has leased from Ranald H. Macdonald & Co. the Warrington, a new 11-sty apartment hotel, on plot 50x100, now under construction at Nos. 161 and 163 Madison av. The lease is for ten years, at an annual rental of \$36,000, from Sept. 1. The brokers were Whitehouse & Porter.

Jacob A. King has leased for the Trowbridge estate the entire five lofts of No. 18 Waverly pl to Lamchick Bros., for a term of years.

M. & L. Hess have leased for the estate of Samuel D. Babcock the 6-sty basement and sub-basement building No. 29 Great Jones st to the American Type Founders Co. for fifteen years, at a gross rental of \$100,000. This house was founded by the head of the Bruce family in 1813 and has been located at 13 Chambers st since that time.

Recent leases negotiated by Lovejoy & Noyes, include the entire thirteenth floor, a large portion of the twelfth floor, and portions of the eighth floor in the new "Whitehall Building." The rentals aggregate \$225,000, and the lessees include The Warren Manufacturing and Chemical Co., The Barrett Manufacturing Co., The Commonwealth Roofing Co., and The Bon Ami Co.; they have also sub-leased for The United Coke and Gas Co., an entire floor in the new Kuhn-Leob building on Pine st for a term of five years from May 1st, and have placed the United Coke & Gas Co. in the "Whitehall." Other recent leases include the lower part of building No. 130, William st, to Kimpton, Harbottle & Haupt; 134 William st, to Leousi, Clonney & Co.; the entire upper part of the Bonner building, corner of Spruce and William sts, to the Bates Advertising Co.

Chas. E. Duross has leased the private house 239 West 16th st for Henry Ulmar to Meta Biedeman for a term of three years; also 119 West 17th st for Miss Catherine McVey to August Bliquez for a term of five years, and has sold the lease of 140 West 15th st for M. McCabe to Andrew Morrison, also 223 West 22d st, for A. Mirabal to John Lancaster.

Nichols & Lummis, in conjunction with Douglas Robinson, Chas. S. Brown & Co. have leased to Blaine & Schotz, the two dwellings Nos. 11 and 13 East 34th st, being 50 feet front, for a term of years. The buildings will be extensively altered for business and will be the first innovation on this block of a thoroughly business character. The new structure will be brought out to the stoop line and have an imposing front. The amount involved in the lease is about \$160,000.

Brooklyn.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1902 and 1903:

CONVEYANCES.

	1903. Feb. 13 to 19, inc.	1902. Feb. 14 to 20, inc.
Total number.....	306	252
Amount involved.....	\$372,035	\$544,719
Number nominal.....	244	166
Total number of Conveyances, Jan. 1 to date.....	2,410	2,328
Total amount of Conveyances, Jan. 1 to date.....	\$3,490,880	\$4,218,769

MORTGAGES.

	1903.	1902.
Total number.....	220	165
Amount involved.....	\$1,272,666	\$716,769
Number over 5%.....	77	61
Amount involved.....	\$213,201	\$212,543
Number at 5% or less.....	143	104
Amount involved.....	\$1,059,465	\$504,226
Total number of Mortgages, Jan. 1 to date.....	1,734	1,606
Total amount of Mortgages, Jan. 1 to date.....	\$10,624,401	\$8,937,426

PROJECTED BUILDINGS.

	1903.	1902.
No. of New Buildings.....	45	34
Estimated cost.....	\$352,900	\$251,740
Total No. of New Buildings, Jan. 1 to date.....	327	326
Total Amt. of New Buildings, Jan. 1 to date.....	\$2,850,635	\$1,719,645
Total amount of Alterations, Jan. 1 to date.....	\$162,868	\$265,017

Bryan L. Kennelly has sold for Edward H. Litchfield, to Hugh A. Murray, the block bounded by 3d av, 2d and 3d sts, and the Gowanus Canal. It comprises sixty lots.

As noted in our last issue on page 305, The Title Insurance Co. of New York has bought its own home at No. 203 Montague st, running through to 162 Pierrepont st. They now occupy the Montague st property and will remodel the property.

Real Estate Notes.

Alfred Sax of 18 Broadway is passing a season in the South. General Frederick C. McLewee is the buyer of 10 West 71st st, recently sold by Susan Rockwell.

Henry Hankins, for many years a hardware and lumber merchant at Hoboken, died recently in Florida.

J. H. Burton, 18 Broadway, is spending a few weeks in the South, in the interest of his lumber business.

Oppenheimer Brothers & Veith are the buyers of the block front on Central Park West, between 62d and 63d sts, sold last week by the Jai Alai Ball Co. of Havana.

The United Real Estate Owners' Association has endorsed Assemblyman Conklin's bill for Sunday opening of saloons between 1 and 11 o'clock, and expects to have a large delegation at the hearing at Albany on Tuesday.

Broker DeLancey T. Smith of 1843 Broadway negotiated the lease of No. 1823 Broadway, adjoining the Circle Theatre on the south, reported last week. Shanley Bros., the lessees, are in possession, and will make extensive alterations.

The Varick Realty Co., a new corporation with offices in the Mills Building, has been formed by the present owners of the block bounded by Washington and West, Hubert and Laight sts, which will be improved with a 11-sty fireproof warehouse.

F. J. Cassidy, real estate broker of No. 35 Nassau st, has opened an office at No. 229 West 42d st, near 7th av, which will be his main office. Mr. Cassidy is an up-to-date real estate man, and has managed successfully several large estates on the upper East Side.

Harry Overington has been appointed manager of the Bronx office of the Lawyers' Title Insurance Co. Mr. Overington has practiced law and dealt in real estate for the past twenty years in the Bronx borough, and is therefore well qualified for the position, being versed in values in that vicinity and a man of large acquaintanceship.

A committee of citizens representing the Borough of Queens and the east side of Manhattan in the section to be affected by the Blackwell's Island Bridge called on Mayor Low and Bridge Commissioner Lindenthal on Monday morning and assured both that the Committee of Forty of Queens Borough does not represent the sentiments of the people when they persist in opposing the plans for the Blackwell's Island Bridge.

The Lawyers' Mortgage Insurance Co. has removed to its new offices on the ground floor of No. 47 Liberty st. With its increased office facilities, the company, under the guidance of its president, Richard M. Hurd, bids fair to extend its present successful business materially. The company has recently increased its capital and surplus to \$4,000,000; it deals in mortgages and mortgage certificates on New York and Brooklyn real estate, upon which they guarantee the investor from 4 to 4½%. The mortgages certificates are sold in any amount from \$500 up.

A well located plot on West and Washington sts is advertised for long lease on another page. The diagram accompanying shows the advantageous location of the property, close to the Pennsylvania R. R. piers. The new 20-sty "Whitehall" office building has been erected on Battery pl, from West to Washington sts, and the adjoining Battery pl block front has been secured for improvement. Another great structure close by is the new Custom House now building. Terms and other particulars can be secured from L. Tanenbaum, Strauss & Co, 640 Broadway.

Lovejoy & Noyes, 62 Cedar st, announce that they will remove their offices on May 1, to the new Wyllys Building, now in course of construction, at 92 William st, the corner of Platt st, and near Maiden Lane and Liberty st. They have leased the front half of the second floor for offices, which will be handsomely fitted up for their special requirements, giving them more space than they have at the present time. This firm specializes in the renting of business property; in the "old Swamp district," on the East side, they are looked upon as authorities, and probably do a larger real estate brokerage business than any other firm there. Many of the owners in this section are numbered among their clients. They also have a branch office at Arverne, L. I., which, under the management of Lewis H. May, is doing a thriving business. Lovejoy & Noyes have been established for five years, and this is the second time that they have been forced to secure larger quarters. Both are young men, who have grown up in the business, and their success is gratifying to their many friends.

Rumors regarding the New York Central and Hudson River Railroad plans in the neighborhood of the Grand Central Station continue to be heard, the latest one which has been making the rounds for the past week, is that the Central has obtained an option on the Milbank property, at the northeast corner of Madison av and 42d st, with an "L" extending to 43d st. This property measures 113.5 feet on Madison av, 147.3 feet on 42d st, the Madison av corner and the

adjoining house, No. 233 Madison av, being formerly the Holy Trinity Church and rectory, and the rest of the property on both streets being covered by 2-sty "taxpayers." This plot was acquired by Joseph Milbank in June, 1896, for \$750,000. The Vanderbilt av frontage on this block, 200.10 feet front by 8 feet on 43d st, and 42.9 feet on 42d st, is already controlled by the New York Central. Between this plot and the Milbank plot on 43d st

are two buildings on a plot, 42x irregular, owned by Emily and George E. Charles. The southeast corner of Madison av and 43d st is a 5-sty building owned by Charles Miller. For this property the New York Central has also made an offer. Between this and the Milbank property on Madison av are two 4-sty dwellings, fronting 20.10 each. This comprises the entire block between 42d and 43d sts.

The World of Building

Material Market.

LUMBER.

With but few exceptions, the prices of lumber now current have ruled ever since winter set in, and are expected to hold yet some weeks, which is as far ahead as it is safe to prophesy. It is fully expected, however, that these values will not be seen soon again after the winter passes. Notwithstanding all the hopes for a lower level of quotations, to encourage small builders, the prospects are against them. Retailers have for sometime inclined to the belief that concessions to the general public were forthcoming, a belief which was based on a closer acquaintance with actual consumers than the wholesaler and producers can possibly have. Sharing the opinion that schedule-makers should have more consideration for the public welfare, they more or less disregard conditions at lumber camps and saw mills.

The cut of white pine in the northwest is estimated to be close to a billion feet short this year; and upon the enormous demand for North Carolina pine is based a prediction of a succession of advances during the coming spring and summer. The plain disposition in the councils of the manufacturers to increase prices might be disregarded to some extent but for the pressure of natural circumstances.

On the first of March, it is announced, an advance of two cents a hundred in yellow pine freight rates will become effective on all roads along which yellow pine shipments originate. A strong sentiment in favor of an advance in hemlock next week will probably be carried into effect. Car shortage is expected to be a subject of complaint again as soon as the spring rush begins, and this should be taken into account now, though the railroad companies are expected to acquit themselves better than last year. If they do, it will be unnecessary to imitate in the North proceedings that have been taken in Louisiana, where the state railroad commission has ruled that all railroads in that state must furnish cars upon requisition of shippers within ten days after requisition is made, and that failure to do so will result in a demurrage or similar charge of \$1 a day per car for each day after ten days has expired. The American people are collectively long-suffering, but when pushed too hard they will sometimes strike back.

The hardwood manufacturers, which met for the first time in national convention on January 27-28 at Cincinnati, signalized the occasion by elevating prices from ten to fifteen per cent., and is to be revised semi-annually "or as occasion requires." But it is not the professed object of the association to control prices. "We believe that associations organized for such purposes in the end defeat their own object," affirmed the president in his annual address. "It is however our purpose, and it will be our constant endeavor," he continued, "to keep our members fully informed concerning the condition of the lumber trade, the relative demand and supply for manufactured lumber, as well as the conditions and outlook of the industrial world generally along these lines. We will from time to time, as we have in the past, issue a price list which will be prepared by this valuation committee and will be based on what the conditions of trade justify in the matter of price. This, of course, will be determined from the best information obtainable, and the adoption thereof will be recommended to its members. The association should publish and distribute among its members an official, classified freight tariff book and price current. This should show, in compact form, rates and weights of all lumber covered by our grading rules, showing the rates from originating points and delivered prices at distributing points, and of course changes should be made from time to time as the changes in tariffs demand. The association should issue a new price list on February 1, and I think the price list should be issued regularly, once every six months, or as occasion may require. I would recommend the association doing what it can to persuade its members to sell their product on terms of thirty days net instead of those which are in vogue at present."

BRICK AND CEMENT.

The building business went into winter quarters early on Monday morning, there to remain for most of the week. Nothing scarcely was doing in brick: no arrivals, because of the river being closed again; no demand, because of the severity of the weather.

Natural cements are still being very largely used. Up to 1890

the national output increased. Since then it has been about ten million barrels annually. Up to twenty years ago they were practically the only cements used in engineering work in this country. They are made from limestone, carrying a large percentage of clayey matter; are burned at a low temperature in stack or pot kilns, and are, of course, entirely dependent upon the character of the rock from which they are made. The principal points where they are produced in this country are the Rosendale district on the Hudson, the Louisville district in Kentucky and southern Indiana, and the Lehigh Valley district of eastern Pennsylvania. There are besides these a number of scattered mills, as at Cumberland, Md., Akron, N.Y., Utica, Ill., and Milwaukee, Wis.

The Portland cement production of the United States during the calendar year of 1902 amounted to more than the entire consumption of Portland cement in this country, imported and domestic, from the time of its discovery up to and including the year 1890. The general theory of the manufacture of Portland cement is simple. Manufacturers have merely to burn at a temperature of approximately 3,000 degrees Fahrenheit a suitable mixture of lime, silica, alumina and iron and grind the resulting clinker to a powder. If the proper mixture could be regularly found in nature, no preparatory grinding would be necessary, and a large portion of the cost of manufacture would be thereby eliminated. Pockets of such composition are occasionally found, but a difference of one-half of one per cent. will injuriously affect the character of the resulting cement. All high-grade Portland cements are artificially compounded and corrected.

PLASTER.

"The average price received for plaster now is twenty-five per cent. less than the average cost of manufacture fifteen years ago," remarked a plaster manufacturer recently. "I have not the figures at hand, but am quite certain that the same thing is true of hydraulic cements, and doubtless of nearly all other building materials. While the cost of manufacturing has been largely reduced, it has not been done at the expense of quality, for a much better article is now being supplied by the manufacturers of all building materials than ever before. These changes have not been brought about by chance, but are the result of the increased thought which manufacturers have been giving to their business. We are selling plaster so low now that it can be used in the construction of almost everything, from a granite monument to a nigger baby. It has become a competitor of lime, fire-proofing, marble and whiting, and we are reliably informed is now used to improve food products—this, I presume, is to make them stick to the ribs. For the benefit of our cement friends, I will add that recently a process has been discovered by which hydraulic plaster can be made, thus furnishing another strong bond of sympathy and another reason why we should stick together.

"The immediate outlook for the plaster trade is most encouraging, and we have every reason to expect a satisfactory year's business. The increased cost of labor, which is a large item with us, must necessarily force prices to a higher level than they were a few years back, when labor was much cheaper. I do not object to higher wages, but I feel that the employer's menace is the uncertainty and instability of the employe."

RUBBER TILING.

A surface for floors in banks, hotels, office buildings and steam vessels, where there is much passage to and fro, and where bare floors are unpleasant and less enduring coverings available, has been evolved out of rubber. Some pretty color combinations in shapes resembling tiles are met with in this material. The Empire building has 9,000 square feet of it in the main corridor and elevators, the Broad Exchange, 4,000 square feet, and the Atlantic Mutual Insurance Co.'s building, 3,000 square feet in the main office. The American Line has 30,000 square feet distributed among the various vessels, and the Pennsylvania ferryboats, New Brunswick, Chicago, St. Louis, Pittsburg and Jersey City also have it in their cabins (over 70,000 square feet). It can also be seen at the Waldorf-Astoria, the Imperial, the Manhattan, the Normandie and other hotels, at the Greenwich and Bowery Savings Banks, and in many palace cars. For public places darker colors are usually chosen than for dwellings; in some houses one sees yellow tile forms on a bright green back-

ground, or yellow on maroon, or white and black on grey, while a copper-colored tile on a dark green background is well adapted to public lobbies and halls. Prices cannot be quoted, but are understood to be comparable with the exceptional qualities of the material.

Building News.

MERCANTILE.

WALL ST.—The Jauncey Co. (W. K. Aston, No. 41 Wall st.) will erect an 8-sty office building on a plot 65.7x40.4x64.9x40.7 on the southeast corner of Wall and Water sts. Mr. Aston states that Clinton and Russell, No. 32 Nassau st, will probably be the architects for the new building. This firm were the architects for the buildings on the northeast corner of Wall and Water sts, and the southeast corner of Wall and Pearl sts, erected by the same Mr. Aston.

PEARL ST.—Clinton and Russell, No. 32 Nassau st, are preparing plans for a 15-sty office building to be erected on the triangular plot at the junction of Beaver, Wall and Pearl sts. for the Century Realty Co. and William F. Havemeyer. The general contract has been awarded to the Remington Construction Co., No. 115 Broadway.

VARICK ST.—William H. Birkmire, No. 396 Broadway, is preparing plans for an 11-sty fireproof warehouse, 229x117, to be erected by the new Varick Realty Co., Mills Building, Wall st, on the block bounded by West, Varick, Hubert and Washington sts. The building will eventually cover the entire block, 229x179, now occupied by the United States appraisers' stores.

5TH AV.—Henry J. Hardenbergh, No. 10 West 23d st, is remodeling the plans for a 15-sty hotel which was to have occupied the site of the southeast corner of 5th av and 60th st. A 5 or 6-sty building will probably be erected and the ground floor occupied by the Van Norden Trust Co. The Remington Construction Co., No. 115 Broadway, have the general contract.

APARTMENTS, FLATS AND TENEMENTS.

40TH ST.—H. T. Howell, cor 138th st and 3d av, is making plans for a 6-sty brick and stone apartment house, 39.6x85.9, for Charles Low, to be located on the south side of 40th st, 105 feet east of 3d av.

125TH ST.—The M. McCormack Construction Co. will erect a 6-sty apartment house, 100x99.11, at the northwest corner of 125th st and St. Nicholas av. The City Mortgage Co. makes them a building loan of \$165,000. Neville & Bagge, No. 217 West 120th st, were Mr. McCormack's architects for his last operation at 116th st and St. Nicholas av.

112TH ST.—The Brogan Construction Co, 97th and Amsterdam av, will erect a 6-sty apartment house 50x111 on the south side of 112th st, 125 feet east of Broadway, from plans by Neville & Bagge, No. 217 West 125th st.

FOREST AV.—Harry T. Howell, corner of 3d av and 138th st, is drawing plans for two 5-sty flats, each 37.6x125, which Zimmermann & Flood will erect on the east side of Forest av, 197.6 feet north of 165th st.

2D AV.—Samuel Barkin, No. 123 Bowery, will erect a 6-sty flat, 46.8x34.2, at the southwest corner of 2d av and 9th st, from plans by Alfred E. Badt, No. 1 Union Square West.

4TH ST.—Horenburger & Straub, No. 122 Bowery, are drawing plans for two 6-sty tenements, each 48.3x83.1, to be erected at Nos. 230 to 234 East 4th st, for A. Perelman and J. Fish, No. 741 5th st.

2D AV.—Saul Wallenstein, No. 1297 Lexington av, will erect a 6-sty tenement, 48.6x87, at Nos. 92 and 94 2d av, from plans by Horenburger & Straub, No. 122 Bowery.

2D ST.—G. F. Pelham, No. 503 5th av, is drawing plans for a 6-sty tenement, to be erected at the southeast corner of 2d st and 1st av, for Samuel Markransky, No. 451 Grand st.

10TH ST.—Baum & Lapin, No. 167 Rivington st, will build a 6-sty tenement, 46x79.3, at Nos. 406 and 408 East 10th st, from plans by Bernstein & Bernstein, No. 111 Broadway.

MACDOUGAL ST.—G. F. Pelham, No. 503 5th av, is drawing plans for a 6-sty tenement, 48x86.6, to be erected at Nos. 56 and 58 Macdougall st, for Charles J. Weinstein, No. 1531 Madison av.

2D AV.—Julius Weinstein, No. 192 Bowery, will erect a 6-sty tenement, 48.6x67.6, cost \$75,000, at the northeast corner of 2d av and 5th st, from plans by Bernstein & Bernstein, No. 111 Broadway.

AVENUE C.—Julius Weinstein, No. 192 Bowery, will build a 6-sty tenement, 46.3x74.8, cost \$65,000, at the northwest corner of Avenue C and 9th st, from plans by Bernstein & Bernstein, No. 111 Broadway.

7TH ST.—The Horowitz Realty Co., No. 67 7th st, will erect two 6-sty tenements, 50x77.10 each, cost \$100,000, at 208 to 214 7th st. G. F. Pelham, No. 503 5th av, is the architect.

MOTT ST.—G. F. Pelham, No. 503 5th av, is drawing plans for a 6-sty tenement to be erected at 160 Mott st, for Isaac & Joseph Polstein, No. 503 5th av.

DWELLINGS.

5TH AV.—Horace Trumbauer, architect, Philadelphia, Pa., is drawing plans for the 5-sty residence to be built for I. Townsend Burden on the southeast corner of 5th av and 92d st, on a plot 50x100. The house will be 45x90, with an interior of Philadelphia limestone and ornamental red brick.

For plans filed see pages 364 and IX.

ALTERATIONS.

NORMANDIE-BY-THE-SEA, N. J.—E. R. Champion, Nos. 132-134 West 47th st, the owner of Normandie Hotel at Normandie-by-the-Sea, N. J., will make extensive alterations and improvements to the hotel for the new managers.

6TH AV.—Oestereicher Bros., Nos. 451-453 6th av, will make extensive alterations to the 4-sty brick building on a plot 49.4x100 at the northwest corner of 29th st and 6th av for their own occupancy. They will not acquire title to the property till May 1.

ST. NICHOLAS AV.—The Barnard School for Boys, No. 119 West 125th st, will make extensive alterations to the dwelling at the southwest corner of St. Nicholas av and 146th st, which they have leased for five years for occupancy.

GREAT JONES ST.—The American Type Founders' Co., No. 27 William st, will make extensive alterations to the 6-sty basement and sub-basement building at No. 29 Great Jones st, which they have leased for occupancy for a term of fifteen years.

MUNICIPAL.

CHAMBERS ST.—Engine Co. No. 7 and Hook and Ladder Co. No. 1 will be located in a new 3-sty fireproof building 96.4½x50.3x irregular on the southerly side of Chambers st, 63 feet west of Park Row, and on the westerly side of Park Row, 87 feet south of Chambers st. The exterior will be of granite and limestone. Plans have been drawn in the building department of the Fire Department of the city, Nos. 157-159 East 67th st. Thomas B. Leahy, No. 9 East 42d st, is the lowest bidder for the general contract.

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, March 2d, 1903, for:

BRONX—Erecting outside iron stairs, etc, annex public school, No. 29, at No. 907 East 134th st.

MANHATTAN—Alterations, repairs, and improving lot adjoining public school, No. 50, at No. 211 East 20th st, and for forming workshop on 5th sty of public school, No. 75, at No. 25 Norfolk st.

For full particulars see page 364.

By Treasury Department, Washington, until March 7th at 3 p. m. for the alterations to the U. S. Custom House at St. Paul, Minn; until March 16, at 3 p. m., for the installation of a conduit and electric wiring system for the U. S. Post Office at Wilkesbarre, Pa.; until March 23d, at 3 p. m., for the completion of the U. S. Post Office at Richmond, Kentucky; and until March 24th, at 3 p. m., for the construction of the extension to the U. S. Post Office at Kalamazoo, Mich. The drawings and specifications may be had of James Knox Taylor, Supervising Architect.

CONTRACTS AWARDED.

BROADWAY.—Contracts for the 18-sty office building to be erected on the southwest corner of Broadway and Duane st, of which Stockton B. Colt, No. 287 4th av, is the architect, and Marc Eidlitz & Son, general contractors, have been awarded as follows: Steel, American Bridge Co., No. 7 West 22d st; structural and ornamental work, Hecla Iron Works, No. 118 North 11th st, Brooklyn; roofing, Nicholson & Galloway, No. 646 Hudson st; plumbing, Leonard D. Hosford, No. 68 Beekman st; electric wiring, Western Electric Co., No. 57 Bethune st; cut stone, B. A. & G. N. Williams, corner 68th st and Avenue A; granite, John Pierce, No. 277 Broadway; marble work, Traitel Marble Co., No. 133 West 42d st; painting, John Nelson Bros. & Co., No. 270 West 19th st; ornamental terra cotta, New York Architectural Terra Cotta Co., No. 1 Madison av; metal lathing, George S. Holmes, No. 156 West 27th st; elevators, Otis Elevator Co., No. 71 Broadway; plastering, James Morrison, Jr., No. 245 West 28th st; hardware, P. & F. Corbin, No. 11 Murray st; miscellaneous carpentry work, Sloane & Moller, No. 331 East 64th st; metal covered wood, Manhattan Fireproof Door Co., No. 412 East 125th st.

BROADWAY.—The Herring-Hall-Marvin Safe Co., No. 400 Broadway, has been awarded the contract for vault work in the sub-cellar of the 6-sty brick and stone office building now being erected at No. 51 Broadway and No. 27 Trinity pl, from plans by Benjamin W. Morris, Jr., No. 24 East 23d st. The building will be occupied by Wells, Fargo & Co.

141ST ST.—The Gaines-Roberts Co., builders, No. 168 Willis av, has the general contract for five 5-sty apartment houses to be built on the south side of 141st st east of Willis av, from plans by Harry T. Howell, No. 496 East 138th st. This company were the builders of the Prince Henry Apartments on East 140th st, east of Willis av.

CHAMBERS ST.—Thomas B. Leahy, No. 9 East 42d st, is the lowest bidder for erecting the fire engine house to be located on Chambers st and Park Row, and will be awarded the contract this week. Details of the new building will be found in another column.

MISCELLANEOUS.

WASHINGTON, D. C.—The Secretary of the Treasury is authorized to acquire sites for an addition to the Post Office Building, for a Hall of Records, for an addition to the Bureau of Engraving and Printing, all in Washington, D. C. The building to

be erected upon the latter site to cost \$215,000, including ground and structure.

43D ST.—The Bar Association, No. 42 West 44th st, will build an addition to its present building on a plot 22.6x100.5 at No. 39 West 43d st, recently acquired by the association.

Of Interest to the Building Trades.

This is the season to be forehanded with your arrangements for spring work.

There is going to be even a greater vogue for tile decorations. The newest are highly colored.

Mr. Allen W. Adams of the retail lumber firm of Wilson, Adams & Co., sailed on the 7th for a European tour.

An advertiser in the Want and Offer department offers 20,000 feet of Indiana limestone in any quantity desired, and offers early deliveries.

Adolph Mertin, No. 33 Union Square, has moved his office from the 9th floor to more commodious quarters on the 10th floor in the same building.

A member of the commission which came here to select a post-office site says New York would not be a loser by a year's delay. Then let us wait, seeing that we must.

The old Hall of Records has been laid low. Just now only the columns stand, to give the pile of debris somewhat the appearance of an ancient ruin in Athens or Rome.

Westinghouse, Church, Kerr & Co., 10 Bridge st, New York, have prepared for general distribution a reprint of Mr. E. H. Sniffin's paper on the steam turbine, read before the American Street Railway Association at Detroit.

At the office of the Supervising Architect, Washington, sealed proposals will be received until 3 o'clock P. M., on the 18th day of March, and then opened, for repairs, painting, etc., at the U. S. Post Office, Buffalo, N. Y. Copies of the specification may be had at the office of the Supervising Architect.

W. A. Taylor, late of Hitchings & Taylor, Brooklyn, and Ralph W. Carpenter, late bookkeeper of the same firm, have formed a partnership under the name of Taylor & Carpenter and will operate a planing and molding mill at East 18th st and Av Z, Sheepshead Bay.

A vast amount of money, compared to former standards, is being spent in decorating and furnishing new hotels. Your traveller demands luxury where he eats, sleeps and idles awhile.

The Alignum Co, manufacturers of doors, trim and flooring, have opened offices at No. 1123 Broadway. The Building Department has passed "Alignum" unconditionally as a fireproof substitute for wood. The extensive factory of the Alignum Co. is located at 330 to 334 East 98th st.

The new Hall of Records, instead of being finished off with cement, will have marble finishings, as was intended by the architect, John A. Thomas. The change has been authorized by the Board of Estimate and Apportionment. The substitution of marble for cement will add to the beauty of the building, and will cost \$250,000.

M. L. Weiss, contractor for cornices, skylights and roofing, has enjoyed a busy and successful year, executing with satisfaction and dispatch work on such structures as the American Express bldg, at Lexington av; the Dutch Reformed Church, 55th st and 4th av, Brooklyn; the Morris office bldg, 149th st and 3d av; hotel on West 49th st, for Hallahan & Ahearn; Public school, No. 44, at Rockaway Beach; Miner's 8th av theatre; Frank Tilford's stable at 209 to 213 West 48th st; Engine house, No. 22, on East 85th st; office bldg, at 38th st and 8th av, and a new business bldg, at Nyack, N. Y. (Emory & Emory, architects.) Mr. Weiss continues his office and shop at 422 East 14th st; telephone, 4558-18th.

The bids that have been put in for paving with asphalt a number of Brooklyn streets, and which were opened on Wednesday by Public Works Commissioner Redfield, range between \$1.25 and \$1.75 a cubic yard, and are lower than those submitted last year. The streets that will be paved are: Atkins av between Liberty and Pitkin avs; Ashford st, between Jamaica and Arlington avs; Barbey st, between Jamaica and Belmont avs; Cleveland st, between Atlantic and Pitkin avs; Christopher st, between East New York and Lavonia avs; Park Place, between Classon and Franklin avs; Pitkin av, between Stone av and Powell st; Reeve Place, between Coney Island and Prospect avs; Seventh st, between Second and Third avs; Vanderveer st, between Bushwick av and Evergreens Cemetery.

The New York Pottery Company have acquired an enviable reputation in this market from the quality of the flue lining, wall coping and sewer pipe they have been furnishing. Their flues are conspicuous for superiority in uniformity of size and color, strength and perfection. Their glazed wall coping and sewer pipe is the highest standard of quality. Being a branch of the Robinson Clay Product Company, which comprises eight of the largest factories in the country, enables them to furnish unlimited quantities. They carry an immense stock of every size which, with their convenient location, places them in a position to make quick deliveries. They are always on the alert for

new business, and their methods are up to date. Their office is at No 650 West 36th st, and their warehouse and yards at the foot of 35th and 36th sts, North River. Write for prices, make them a visit, or call them up by Phone, 3132 38th st.

Of interest in the line of concrete fireproof floor construction was a fire, water and weight test recently made by the White Fireproof Construction Co., 162-164 West 27th st, to demonstrate the qualities which they claim for their system of floor arches. The test was made on three sections of floors which formed the roof of a one-room brick house, 14x10x10. Briefly stated, the test consisted in maintaining for a period of four hours a continual fire, under the arches, at an average temperature of 1,700 degrees, after which a stream of water from a 1½ inch nozzle under a fifty-pound pressure was thrown directly on the under surface of the arch and kept playing there for ten minutes. After this, a severe weight test, lasting forty-eight hours, was made. On examining the arches afterward a number of experts found them absolutely intact, and the concrete, which had been placed around the underside of the iron beams, was not damaged. That owners and builders have been quick to see the merits of the "White" system and take advantage of it is shown by the following partial list of buildings in which this company is now putting its system of fireproofing: N. Y. & N. J. Telephone Building, Brooklyn, N. Y.; N. Y. Edison Co. Building, Waterside Station; Webster Apartment House, 38 West 45th st.; Scammel st. tenements, Scammel and Monroe sts; New Siegel-Cooper warehouse, 18th st, near 8th av; R. C. C. A., 192d st and Sedgwick av; Manhattan R. R. Co., 129th st and 3d av; Grace Church parish house, 11th st and 4th av.

Letters for Advertisers in Wants and Offers.

Letters addressed to the following advertisers in the Want and Offer department await them at the office of the Record and Guide: D. S. W., Box 10; Box 25; Box 7; E. G.; Wilbus; Box 50; Box 97; Rent Saver; Atlases; Owner; G. S.; Real Estate; A. B. C.; G. W. L.; C. A.; L, and Box 129.

Questions and Answers.

STREET OPENINGS IN QUEENS BOROUGH.

To the Editor of THE RECORD AND GUIDE:

Please state what the status is of the street opening proceedings now pending in Queens Borough, and greatly oblige.—L. S. R.

Answer.—Reports on the following have been filed and noticed for confirmation:

Camelia st, Crescent to Boulevard.
Lathrop st, Newton av to Broadway.
Bradley av, Borden av to Greenpoint av.
Delap pl, Grand st to Bergen av, Jamaica.

In the following proceedings the Commissioners have fixed upon their preliminary awards and adjourned without date, awaiting the receipt of final maps:

Webster av, Jackson av to East River.
Borden av, Greenpoint av to Bradley av.
Pomeroy st, Jackson av to Riker av.
Lockwood st, Payntar av to Grand av.
William st, Graham av to 13th st.

To the foregoing may be added four proceedings wherein the Commissioners are nearing the completion of their preliminary awards, and will shortly adjourn, awaiting final maps:

DeBevoise av, Jackson av to Ditmars av.
Crescent, Hunter av to Winthrop av.
Van Alst av, Nott av to Hoyt av.
Blackwell st, Broadway to Woolsey av.

In the following proceedings the Commissioners have recently gone into executive session, to make up preliminary awards:

Academy st, Hunter av to Grand av.
Hulst av, Greenpoint av to Jackson av.

In the following proceedings the Commissioners are taking testimony, prior to making awards:

New st, Rockaway Beach.
Ditmars av, Steinway av to Old Bowery Bay road.
Hoyt av, Flushing av to East River.
Ninth av, Flushing av to Jackson av.
Elm st, DeBevoise av to East River.
Payntar av, Jackson av to Van Alst av.
Ditmars av, Steinway av to the East River.

COMMISSION ON RENEWAL OF LEASEHOLD.

To the Editor of THE RECORD AND GUIDE.

Will you please answer the following query?

A party owns a leasehold interest having about ten years to run with privilege of renewal for twenty-one years more. A real estate broker comes along and sublets this leasehold to another party for ten years, with privilege of renewal for twenty-one years more. Please let us know if the broker is entitled to his commission on the renewal of twenty-one years in case the sub-tenant takes advantage of this privilege?

Answer.—No.—Law Editor.

MISCELLANEOUS.

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

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

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

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."
CHARLES H. EASTON. ROBERT T. MCGUSTY.

CHAS. S. KOHLER & BRO.
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.

L. TANENBAUM, STRAUSS & CO.,
Real Estate,
640 BROADWAY, (Cor. Bleecker St.)
Telephone Spring 5012. NEW YORK.

MISCELLANEOUS.

THOMAS DIMOND
Iron Work for Building
128 WEST 33d ST., NEW YORK
Works { 128 West 33d St. Established 1853
137 West 32d St. Tel. 1780 Mad. St.

ARTHUR S. COX, 17 years with Geo. R. Read. JOHN J. EUBB.
ARTHUR S. COX & CO.,
Real Estate,
31 PINE STREET, NEW YORK.
Telephone, 3280 John.

N. BRIGHAM HALL & SON,
Real Estate Brokers and Agents,
Tel., 603 Spring. 681 BROADWAY.

S. Osgood Pell, Telephone, 6770-33th. Edward McVicks.
S. OSGOOD PELL & CO.,
Real Estate,
Wm. Tod Wilcox,
542 Fifth Avenue, S. W. Cor. 45th St., New York.

THE TRUST COMPANY OF AMERICA

Interest allowed on Deposits Subject to Cheque. 149 Broadway, N.W. Cor. Liberty St.

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.

OFFICERS

ASHBEL P. FITCH, President.
WM. H. LEUPP, Vice-President.
WM. BARBOUR, Vice-President.
H. S. MANNING, Vice-President.
R. J. CHATRY, Secretary.
A. L. BANISTER, Treasurer.

ASHBEL P. FITCH,
WILLIAM BARBOUR,
H. S. MANNING,
FRANK JAY GOULD,
GEORGE BLUMENTHAL,
HENRY S. REDMOND,

C. I. HUDSON,
S. C. T. DODD,
MYRON T. HERRICK,
EMERSON McMILLIN,
JAMES M. DONALD,
WILLIAM A. CLARK,

DIRECTORS

PHILIP LEHMAN
JOHN R. HEGEMAN,
EDWARD C. SCHAEFER,
JOEL FRANCIS FREEMAN,
ANSON R. FLOWER,
GEORGE CROCKER,

JOHN W. GRIGGS,
SAMUEL A. MAXWELL,
JESSE SPALDING,
GEORGE C. BOLDT,
EDWIN GOULD,

Capital, - - - \$2,500,000
Surplus and Undivided Profits, \$3,150,028.52
Deposits, Dec. 31, 1902, - \$17,971,442.63

CENTURY REALTY COMPANY

135 BROADWAY.

DEALS IN SELECTED REAL ESTATE
IN MANHATTAN BOROUGH.

Authorized Capital, \$3,000,000 Subscribed Capital, \$2,000,000

W. H. CHESEBROUGH, President.
GEO. E. COLEMAN, } Vice-Presidents.
E. C. POTTER, } OSCAR T. ROBERTS, Secretary.
OAKLEIGH THORNE, Treasurer.

DIRECTORS:

CHARLES T. BARNEY,
AUGUST BELMONT,
JOHN D. CRIMMINS,
W. H. CHESEBROUGH,
GEO. E. COLEMAN,
WM. F. HAVEMEYER,
CHAS. F. HOFFMAN.

H. B. HOLLINS,
JAMES JOURDAN,
CHARLTON T. LEWIS,
CHAS. W. MORSE,
ROBERT H. MCCURDY,
RICHARD G. PARK,
E. C. POTTER,

HENRY F. SHOEMAKER,
ERNST THALMANN,
JOHN C. TOMLINSON,
EDWIN THORNE,
OAKLEIGH THORNE,
WARNER VAN NORDEN,
JOHN WHALEN.

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, } Vice-President.
CHARLES T. BARNEY, }
CYRIL H. BURDETT, Secretary.
HENRY R. STEELE, Treasurer.
Hon. ABRAHAM R. LAWRENCE, Counsel.

Remington Construction Co.

Hennen Bldg., New Orleans.

135 BROADWAY, NEW YORK

Telephone, 7390 Cortlandt

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

JOSEPH P. DAY,
258 BROADWAY.
AND
932 EIGHTH AVENUE.
Auctioneer,
Agent,
Broker,
Appraiser.

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 Morning Side.

Allen L. Mordecai. Benjamin Mordecai.
A. L. MORDECAI & SON,
Real Estate and Mortgages,
135 BROADWAY, CORNER CEDAR STREET.
North American Trust Co. Building.

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

LAWYERS' MORTGAGE INSURANCE COMPANY
Capital and Surplus, \$4,000,000
RICHARD M. HURD, President.

GUARANTEED MORTGAGES
on New York and Brooklyn Real Estate netting 4% and 4½%
ALSO
MORTGAGE CERTIFICATES
From \$500 up.
47 LIBERTY STREET

AUCTION SALES OF THE WEEK.
The following is the complete list of the properties sold, withdrawn, or adjourned during the week ending Feb. 20, 1903, at the New York Real Estate Salesroom, 111 Broadway. Except where otherwise stated the properties offered were in foreclosure. Adjudgments of legal sales to next week are noted under Advertised Legal Sales.
* Indicates that the property described was bid in for the plaintiff's account.
The total number at the end of the list comprises the consideration in actual sales only.
BRYAN L. KENNELLY.
116th st, No 131, n s, 350 w Lenox av, 25x100.11, 5-sty brk tenement. (Amt due \$29,-530.53; taxes, &c, \$2,145.16.) Paul Mayer. \$29,000
Chrystie st, No 216 e s, 249.3 s Houston st, 25x75, 6-sty tenement with stores. (Voluntary.) Morris P Joachim. 25,500
Barrow st, No 13 e s, 86.9 s West 4th st, 25x81, 2½-sty brk dwelling. (Trustee's sale.) Michael Hollahan. 10,200
Beach st, Nos 14 and 16, s w cor Varick st, 55x100, two brk buildings. (Trustee's sale.) Thomas Lenane. 57,000
Beach st, Nos 18 and 20, s s, 55 w Varick st, 53x100, two brk buildings. (Trustee's sale.) Thomas Lenane. 44,750
Laight st, No 34 n s, 177.6 e Hudson st, 28.9x Vestry st, No 13/ 175, running through to Vestry st, 6-sty brk tenement with stores. (Trustee's sale.) Mandelbaum & Lewine. 33,800
North Moore st, No 17, n w cor Varick st, 21.7x75, 4-sty tenement with store. (Trustee's sale.) Charles A King. 24,750
North Moore st, No 23, n s, 64.10 w Varick st, 21.7x75, 4-sty tenement. (Trustee's sale.) William Wilson. 17,500
Varick st, No 20, e s, 50 s Beach st, 25x100, 4-sty brk building with stores. (Trustee's sale.) Patrick H Daly. 18,000
Varick st, Nos 22 and 24, s e cor Beach st, 50

x100x36.9x33.11x68.7 4-sty and basement brk dwelling, leasehold. (Trustee's sale.) Leo Hutter. 8,100
Varick st, Nos 26 and 28, n e cor Beach st, 50x95, 5 and 6-sty tenements with stores. (Trustee's sale.) A P Horton. 79,750
PETER F. MEYER & CO.
Monroe st, No 25, n s, abt 264.6 w Market st, 25x100, 5-sty brk store and tenement, 3-sty brk tenement on rear. (Taxes, &c, \$350.76; partition.) B Schlanowsky. 23,146
95th st, No 233, n s, 125 w 2d av, 25x100.8, 5-sty brk tenement. (Amt due \$6,640.60; taxes, &c, \$295.94; prior mort \$11,000.) John Volz. 18,239
71st st, Nos 514 to 518, s s, 248 e Av A, 75x100.4, 1 and 2-sty frame building and vacant. (Taxes, &c, \$1,250.98; partition.) G Knoche. 5,400
Lexington av, No 656, n w cor 55th st, 20.5x73, 4-sty stone front dwelling. (Amt due \$9,-461.24; taxes, &c, \$3,178.38; prior mort \$15,500.) Wm H Reid. 30,500
13th st, No 444, s s, abt 100 w Av A, 24.3x103.3, 4-sty brk tenement, 2-sty brk bldg on rear. (Amt due \$10,181.18; taxes, &c, \$250.) Mandelbaum & Lewine. 14,300
95th st, No 235, n s, 100 w 2d av, 25x100.8, 5-sty brk tenement. (Amt due \$6,285; taxes, &c, \$295.54; prior mort \$11,000.) John Volz. 18,239
PHILIP A. SMYTH.
*70th st, No 317, n s, 275 e 2d av, 25x100.5, 5-sty brk tenement. (Amt due \$2,385.79; taxes, &c, \$—; sold sub to two morts aggregating \$15,000.) Simon Uhlfelder. 15,500
70th st, No 319, n s, 300 e 2d av, 25x100.5, 5-sty brk tenement. (Amt due \$5,712.94; taxes, &c, \$—; sold sub to a mortgage of \$12,000.) Simon Uhlfelder. 15,000
*Wooster st, Nos 203 and 205, w s, 185.9 n Bleecker st, 36.8x100x36.7x100, 6-sty brk store (Amt due \$78,395.86; taxes, &c, \$2,912.15.) Thomas W Strong exr. 80,000

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.

THE CITY OF NEW YORK,

DEPARTMENT OF TAXES AND ASSESSMENTS, MAIN OFFICE, BOROUGH OF MANHATTAN, No. 230 BROADWAY, STEWART BUILDING,

January 12, 1903.

NOTICE IS HEREBY GIVEN, AS REQUIRED by the Greater New York Charter, that the books called "The Annual Record of the Assessed Valuation of Real and Personal Estate of the Boroughs of Manhattan, The Bronx, Brooklyn, Queens and Richmond, comprising The City of New York" will be open for examination and correction on the second Monday of January, and will remain open until the

1ST DAY OF APRIL, 1903.

During the time that the books are open to public inspection, application may be made by any person or corporation claiming to be aggrieved by the assessed valuation of real or personal estate to have the same corrected.

In the Borough of Manhattan, at the main office of the Department of Taxes and Assessments, No. 230 Broadway.

In the Borough of The Bronx, at the office of the Department, Municipal Building, One Hundred and Seventy-Seventh Street and Third Avenue.

In the Borough of Brooklyn, at the office of the Department, Municipal Building.

In the Borough of Queens, at the office of the Department, Hackett Building, Jackson Avenue and Fifth Street, Long Island City.

In the Borough of Richmond, at the office of the Department, Masonic Building, Stapleton.

Corporations in all the Boroughs must make applications only at the main office in the Borough of Manhattan.

Applications in relation to the assessed valuation of personal estate must be made by the person assessed at the office of the Department in the Borough where such person resides, and in the case of a non-resident carrying on business in the City of New York, at the office of the Department of the Borough where such place of business is located, between the hours of 10 a. m. and 2 p. m., except on Saturday, when all applications must be made between 10 a. m. and 12 noon.

JAMES L. WELLS, President,
WILLIAM S. COGSWELL,
GEORGE J. GILLESPIE,
SAMUEL STRASBOURGER,
RUFUS L. SCOTT,

Commissioners of Taxes and Assessments.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF Feb. 7 to 20, 1903, 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 4. NINETY-SECOND STREET REPAIRING SIDEWALKS, south side, between Columbus Avenue and Central Park West, opposite street No. 62 West 92d Street.

12TH WARD, SECTION 6. EAST ONE HUNDRED AND EIGHTH STREET FLAGGING, REFLAGGING, CURBING AND RECURBING north and south sides, between 1st and 2d Avenues. EAST ONE HUNDRED AND SEVENTEENTH STREET FLAGGING, REFLAGGING, CURBING AND RECURBING, opposite street Nos. 4 to 10 East 117th Street. MADISON AVENUE FLAGGING AND REFLAGGING, at the southwest corner of 97th Street. MADISON AVENUE FLAGGING, CURBING AND RECURBING, at the northwest corner of 97th Street, extending 115 feet, more or less on Madison Avenue, and along 97th Street 110 feet, more or less. MADISON AVENUE FLAGGING, at the northeast corner of 116th Street. NINETY-EIGHTH STREET FLAGGING AND REFLAGGING, north side, between Park and Madison Avenues, opposite street Nos. 53 to 59.

12TH WARD, SECTION 7. CONVENT AVENUE FLAGGING AND REFLAGGING, west side, between 130th and 131st Streets. ONE HUNDRED AND THIRTY-FIFTH STREET FLAGGING AND REFLAGGING, north side, from Convent Avenue to St. Nicholas Terrace. WEST ONE HUNDRED AND FORTY-SEVENTH STREET FLAGGING, opposite street No. 287 West 147th Street. ST. NICHOLAS TERRACE FLAGGING AND REFLAGGING, west side, from 127th Street to 129th Street.

12TH WARD, SECTION 8. ONE HUNDRED AND EIGHTY-FOURTH STREET REGULATING, GRADING, CURBING AND FLAGGING, from Amsterdam Avenue to Kingsbridge Road.

19TH WARD, SECTION 5. FORTY-NINTH STREET FLAGGING AND REFLAGGING, south side, opposite street Nos. 46 and 48 West 49th

Official Legal Notices.

Street. EAST FIFTY-THIRD STREET FLAGGING AND REFLAGGING, south side, opposite street Nos. 154 and 156 East 53d Street.

22D WARD, SECTION 4. CENTRAL PARK WEST FLAGGING AND REFLAGGING, at the southwest corner of 66th Street. WEST SIXTY-EIGHTH STREET FLAGGING AND REFLAGGING, opposite street No. 113 West 68th Street. EIGHTY-SECOND STREET FLAGGING AND REFLAGGING, south side, between Broadway and West End Avenue.

EDWARD M. GROUT, Comptroller.
City of New York, February 6, 1903.

SEALED BIDS will be received by the Superintendent of School Buildings at the office of the Department of Education, Park Avenue and 59th Street, Borough of Manhattan, N. Y. City, until 12 o'clock noon, on

TUESDAY, FEBRUARY 24, 1903.

Borough of Brooklyn.

FOR THE GENERAL CONSTRUCTION OF ADDITION TO AND ALTERATIONS IN PUBLIC SCHOOL 84, SOUTH SIDE OF GLENMORE, BETWEEN STONE AND WATKINS AVENUES, BOROUGH OF BROOKLYN.

Borough of The Bronx.

FOR INSTALLING HEATING AND VENTILATING APPARATUS FOR NEW PUBLIC SCHOOL 145, NORTHERLY SIDE OF ONE HUNDRED AND SIXTY-FIFTH STREET, BETWEEN TINTON AND UNION AVENUES, BOROUGH OF THE BRONX.

Borough of Manhattan.

FOR EXTENDING IRON STAIRS TO FIFTH STORY AND MAKING NEW OPENINGS TO STREETS AT PUBLIC SCHOOL 20, SITUATED AT RIVINGTON, FORSYTH AND ELDRIDGE STREETS, BOROUGH OF MANHATTAN.

FOR FORMING NEW CLASSROOMS ON FIFTH STORY AT PUBLIC SCHOOL 168, ONE HUNDRED AND FOURTH AND ONE HUNDRED AND FIFTH STREETS, BETWEEN FIRST AND SECOND AVENUES; ALSO AT PUBLIC SCHOOL 172, ONE HUNDRED AND EIGHTH AND ONE HUNDRED AND NINTH STREETS, EAST OF SECOND AVENUE, BOROUGH OF MANHATTAN.

For full particulars see City Record.

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

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 14 to 23, 1903, 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 5. 94TH STREET FENCING, north side, between 1st and 2d Avenues. 96TH STREET FLAGGING AND REFLAGGING, south side, from street Nos. 64 to 78 East 96th Street.

12TH WARD, SECTION 6. 101ST STREET FENCING, north side, between 3d and Lexington Avenues.

12TH WARD, SECTION 7. 98TH STREET FENCING, at the southwest corner of West End Avenue. 107TH STREET FENCING, south side, between Broadway and Riverside Drive. 114TH STREET FLAGGING AND REFLAGGING, at the northeast corner of Amsterdam Avenue. 114TH STREET FENCING, north side, beginning 195 feet, more or less, easterly from Riverside Drive, and extending thence easterly 175 feet, more or less. 143D STREET FENCING, opposite street No. 256 West 143d Street. 148TH STREET FLAGGING AND REFLAGGING, north side, commencing 100 feet west of Amsterdam Avenue and running thence 100 feet westerly. 151ST STREET FLAGGING, REFLAGGING AND CURBING, south side, between Bradhurst and 8th avenues. 153D STREET FLAGGING AND REFLAGGING, south side, between Macomb's Dam road and 8th Avenue. AMSTERDAM AVENUE FLAGGING AND REFLAGGING, at the southwesterly corner of 114th Street, extending along 114th Street for a distance of 115 feet, more or less, and extending along Amsterdam Avenue for a distance of 33 feet, more or less. CLAREMONT AVENUE FLAGGING AND REFLAGGING, east side, from 125th Street south for a distance of 150 feet, more or less. CONVENT AVENUE FLAGGING AND REFLAGGING, east side, between 127th and 128th Streets. EDGEcombe AVENUE FENCING, between 142d and 143d Streets. MORNINGSIDE AVENUE FLAGGING AND REFLAGGING, between 115th and 116th streets. ST. NICHOLAS AVENUE FLAGGING, east side; also ST. NICHOLAS PLACE FLAGGING, west side, from 151st Street

Official Legal Notices.

for a distance of about 100 feet northerly therefrom; also 151ST STREET FLAGGING, north side, from St. Nicholas Avenue to St. Nicholas Place.

12TH WARD, SECTION 8. 162d STREET FLAGGING AND REFLAGGING, south side, from the west line of street No. 438 West 162d Street to St. Nicholas Avenue. AUDUBON AVENUE FENCING, at the southeast corner of 166th Street.

19TH WARD, SECTION 5. 70TH STREET FENCING, in front of street No. 415 East 70th Street. 75TH STREET FLAGGING, north side, extending from opposite street No. 501 East 75th Street easterly for a distance of 125 feet, more or less. 76TH STREET FLAGGING AND REFLAGGING, south side, from the east line of street No. 504 East 76th Street to the west line of street No. 512 East 76th Street.

22D WARD, SECTION 4. WEST END AVENUE FENCING, at the southeast corner of 82d Street. 83D STREET FENCING, at the northeast corner of West End Avenue.

EDWARD M. GROUT, Comptroller.
City of New York, February 13, 1903.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 18 to March 4, 1903, 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 QUEENS.

1ST WARD, BLACKWELL STREET OPENING AND EXTENDING, from Broadway to Graham Avenue. Confirmed December 19, 1902; entered February 17, 1903.

EDWARD M. GROUT, Comptroller.
City of New York, February 17, 1903.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 18 to March 4, 1903, 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 public place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. PUBLIC PLACE OPENING AND EXTENDING, formed by the intersection on Tremont Avenue, Buckhout Street and the Grand Boulevard and Concourse. Confirmed December 9, 1902; entered February 17, 1903.

EDWARD M. GROUT, Comptroller.
City of New York, February 17, 1903.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 16 to March 2, 1903, 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:

8TH AND 10TH WARDS, SECTIONS 1 AND 2. SULLIVAN STREET OPENING, from West 3d Street to West 4th Street. Confirmed January 19, 1903; entered February 13, 1903.

EDWARD M. GROUT, Comptroller.
City of New York, February 13, 1903.

SEALED BIDS will be received by the Superintendent of School Buildings at the office of the Department of Education, Park Ave. and 59th St., Borough of Manhattan, N. Y. City, until 12 o'clock noon, on

MONDAY, MARCH 2, 1903.

Borough of The Bronx.

FOR ERECTING OUTSIDE IRON STAIRS, ETC., ANNEX PUBLIC SCHOOL NO. 29, SITUATED AT NO. 907 EAST ONE HUNDRED AND THIRTY-FOURTH STREET, BOROUGH OF THE BRONX.

Borough of Manhattan.

ALTERATIONS, REPAIRS AND IMPROVING LOT ADJOINING PUBLIC SCHOOL NO. 50, SITUATED AT NO. 211 EAST TWENTIETH STREET, BOROUGH OF MANHATTAN.

FOR FORMING WORKSHOP ON FIFTH STORY OF PUBLIC SCHOOL NO. 75, NO. 25 NORFOLK STREET, BOROUGH OF MANHATTAN.

For full particulars see City Record.

C. B. J. SNYDER,
Superintendent of School Buildings.
Dated February 18, 1903.

*Amsterdam av, Nos 1656 and 1658|w s, 24.11 n Hamilton pl | 142d st, 50x 81.9 to Hamilton pl x54.3x102.11, two 7-sty brk stores and tenements. (Amt due \$76,-903.52; taxes, &c, \$1,539.77; prior mortgages \$18,000; sold sub to encroachment, &c.) Adler & Herrman93,645
3d av, No 3802, e s, 25 n 171st st, 23.6x100x 18.6x100.1, 5-sty brk store and tenement.
Withdrawn
1st av, No 414, e s, 24.9, n 24th st, 24.8x100, 4-sty front and rear tenements. (Voluntary.) Samuel Block16,125
21st st, No 337, n s 150 w 1st av, 25x98.9, 4-sty tenem't; leasehold. (Voluntary.) Adam Buehler1,550
10th st, No 266, s s, 225 e 1st av, 25x92.3, 5-sty tenement, with store; voluntary. Bid in at \$22,800.
Manhattan av, No 473, w s, 50.11 s 120th st, 16.8x82, 3-sty and basement dwell'g. (Executor's sale; mort, \$9,500.) John Keck, party in interest.10,300
4th st, No 387 East, 15x irreg, 3-sty dwell'g; right, title and interest. Wm Brophy. 2,700

PARISH, FISHER, MOONEY & CO.

7th av, No 305, e s, 49.11 n 27th st, runs e 49.8 x n 1.1 x e 13.5 x n 16.10 x w 4.10 x n w 9.5 x n 6.1 x w 49.8 to av x s 27.10 to beginning, 5-sty stone front tenement with stores. Adj to March 3.
7th av, No 309, e s, 78.1 s 28th st, runs e 76.4 x n 6.11 x e 27 x s 28.1 x w 103.1 to av x n 23.1 to beginning, 5-sty stone front store and

Livingston et al; action to foreclose a mechanic's lien; Wm F Kimber, att'y.
Feb. 18.
126th st, No 107 West. Louis A Koelsch and agt John H Scully et al; Otis & P, att'ys. Webster av, e s, 50 s 183d st, 25x83.11. Cipriani Orlando agt Joseph A Fischer et al; action to foreclose a mechanic's lien, &c; B J Kelly, att'y.

Feb. 19.
Broadway, No 823. Isidor C Istel agt Mary H Smith; specific performance; Henry Brill, att'y.
Broadway, Nos 821, 12th st, No 51 East. Same agt same and ano; same action; same att'y.
Bowery, No 69, leasehold.
Bowery, No 96, leasehold.
Bowery, No 340.
120th st, No 318 East.
120th st, No 415 East. Wm G Bates as trustee agt Mary Mercadante; action for an accounting, &c; White & Case, att'ys.
Essex st, No 31. Edwin A McCaffery agt Mary Corbett et al; partition; Hoadley, L & J, att'ys. Park av, Nos 97 and 99. The Rossman & Bracken Co agt Chas Parsons; action to foreclose a mechanic's lien; Jeroloman & A, att'ys.

Feb. 20.
10th st, s s, 133 e Av C, 40x92.3. Jacob Baum and ano agt Wm Cohen; action to impress lien, &c; att'ys, Kantrowitz & E.
Allen st, No 195. The Bureau of Bldgs agt Marks Levin; violation of building laws; att'y, Geo L Rives.
102d st, Nos 202 and 204 East. Same agt same; same action; same att'y.
Suffolk st, No 146. Nathan Goodman agt Bertha Swarsenski et al; action to foreclose a mechanic's lien; att'y, Saml Wolbarst.
75th st, No 122 West. Moses Bachman agt Joseph Ullman as exr et al; action to recover judgment, &c; att'y, Harold Swain.
Broadway, No 1295, store, &c; leasehold.
38th st, No 127 West, store; leasehold.
Henry Silberfeld agt Harry Sartoris; specific performance, &c; att'ys, Kantrowitz & E. Barretto st, w s, 211 n 165th st, 50x100.
169th st, n e s, 71.8 n w Fox st, 25x36.7x irreg. Patrick Kennedy agt Chas H Neidhardt et al; action to establish lien, &c; Cornelius O'Connell, att'y.
20th st, s s, 75 e 2d av, 25x76.2. Rubin Federman agt John McGuire and ano; Wm W Bryan, att'y.

Lincoln pl, n s, 149 w 3d av, 50x61.4x irreg. Rose McKenna agt Virginia Wood et al; action to declare deed void, &c; Geo Bell, att'y.
Pitt st, Nos 24 and 26. Alfred J Fisher agt Lena Boskey and ano; specific performance; Geo B Hayes, att'y.
Bleecker st, Nos 127 to 135 Roger Foster agt Leonard st, Nos 109 to 115 John R P Woodruff, Benson st, Nos 2 and 3 | individ and as exr; action to establish lien, &c; Jacob J Aronson, att'y.

FORECLOSURE SUITS.

Feb. 14.
28th st, No 144 West. City Real Estate Co agt Annie R Neeler et al; Harold Swain, att'y.
Terrace View av, n s, 429.8 w Kingsbridge av, 40x70x46.8x70. Frederic E Camp and ano as exr agt Augustus S Frazee et al; Eustis & F, att'ys.
105th st, s s, 230 w Park av, 25x100.11. Ella J Hennessy agt Francis J Kiernan et al; Henry B Wesselman, att'y.
Feb. 16.
Vyse av, w s, 195 s Freeman st, 75x100. Addie A Sullivan agt Wm Allan et al; Michl J Sullivan, att'y.
Anthony av, e s, 69.4 n 178th st, 24.2x90. Emily Edmonston agt Charlotte Aschenbrenner and ano; Carrington & P, att'ys.
69th st, No 315 East. Geo H Mallory agt Sophia Michael et al; E Walter Beebe, att'y.
5th av, e s, 54 s Clinton pl, 27x100. John W Sterling agt Wm S Norton et al; John A Garver, att'y.

Feb. 17.
Cedar st, w s, 200 n Syracuse av, 100x100.
Oak st, e s, 200 n Syracuse av, 100x100.
Walnut st, w s, 200 n Syracuse av, 100x100.
Hazel st, w s, 200 n Syracuse av, 100x100.
Walnut st, w s, 100 s Syracuse av, 100x100.
Myrtle st, w s, 100 s Cortland av, 100x100.
Sycamore st, w s, 200 s Troy av, 100x100.
Sycamore st, w s, 200 n Albany av, 100x100.
John F O'Connell agt Allan G Macdonell et al; Miller & H, att'ys.
Pearl st, No 61. Adelaide A Hillyer agt John E Thrall et al; Harold Swain, att'y.
Front st, No 32. Florenz Hoffman agt same; same att'y.
Hoffman st, n w s, being lots 103 map made by Andrew Findlay. The Met Savings Bank agt Marie V Sturges et al; A S Hutchins, att'y.
104th st, s s, 150 w Park av, 25x100.11. The Germania Life Ins Co agt Louis Lese et al; Dulon & R, att'ys.

Railroad, s e s, being east part of lot No 61 map of Village of Morrisania, 50x150. Mary L Tilden agt Geo G Wacker et al; Louis V Ebert, att'y.
83d st, s s, 370 e 10th av, 16x102.2. Sophia A Mazzetti agt Bridget M Reynolds et al; Parker & A, att'ys.

Feb. 18.
121st st, n s, 53.11 w 2d av, 31x100.11. Sadie C Mainthow agt Jacob Haltzer and ano; Louis Cohen, att'y.
Norfolk st, Nos 149 and 151. Louis Lese agt Jacob H Westheimer et al; 2 actions; Fredk Lese, att'y.

Feb. 19.
Columbus av, n s, 50 e Filmore st, 50x100. Catherine McManus agt James F McAvoy et al; Thos J L McManus, att'y.
28th st, No 225 E. Wm Solomon as exr agt Louis J Rosendorff et al; Julius J & A Lyons, att'ys.
162d st, n s, 107.9 e Brook av, 25.2x100. Jane E Oothout agt Henry Muller Sr et al; Strong & C, att'ys.
167th st, s e s, 63.9 s w Fox st, 63.9x40x irreg. Christian F Zobel agt Agnes Noble et al; Harold Swain, att'y.
144th st, s s, 234 e Amsterdam av, 21x99.11. N Y Life Ins Co agt Harry Van Benschoten et al; Andrew Hamilton, att'y.

Feb. 20.
Longwood av, n s, 25 w Garrison av, 35.8x60.2x irreg. Howard A Schermerhorn agt Emily Rifenburgh et al (2 actions); att'ys, Briffin & Y. 14th st, No 204 West. Title Guarantee and Trust Co agt Julia T Maloney and ano; att'y, Harold Swain.
7th av, s e cor 47th st, 100x100.5. Frederick S Godfrey agt Chas Schmidt, Jr, et al; att'ys, Holt & G.
Hudson st, No 494. Anna T Theriat agt John Bennett et al; att'y, Alonzo G McLaughlin.
2d av, s s, 305 e 4th st, 50x114, Wakefield. Emelia A Brand agt Edward Hunn and ano; Edward F Faber, att'y.
Main st, e s, adj land of Jas Hyatt, runs e 100 to proposed road x25x irreg, City Island; Teresa E Murphy agt Jos C Deveaugh et al; Saml F Reynolds, att'y.
Aqueduct av, n w cor St James st, runs w 283 to Tee Taw av x n 380.3 x irreg, Paul Fuller and ano as trustees; Couder Bros, att'ys.
55th st, n s, 286.4 w 1st av, 19.1x100.5. The East River Savings Inst agt Geo B Christman et al; Richd T Greene, att'y.

CONVEYANCES.

Whenever the letters Q. C., C. a G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:
1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed 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 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 deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. 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.

February 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Bayard st, No 57, s s, 224.7 w Bowery, 24.3x99.4x23.10x99, 5-sty brk tenement with store. Moses Davis to Solomon Finburg. 1-3 part. Mort \$24,000. Jan 29. Feb 19, 1903. 1:163. nom
Beaver st, No 64, s s, abt 115 w Hanover st, 24.6x37.6x24.9x36.7, 4-sty brk store, &c. Kalman Hass to New York Cotton Exchange. Feb 14, Feb 17, 1903. 1:28. other consid and 100
Bleecker st, No 150, s s, 50 e Thompson st, 25x125, 7-sty brk store. Sarah L wife of R Hall McCormick to J C Lyons Building and Operating Co, a corporation. 1-3 part. Mort \$— Jan 12. Feb 14, 1903. 2:525. 2,000
Same property. Malcolm Campbell and Spencer M Mumby TRUSTEES and EXRS George L Day to same. 2-3 parts. Mort \$50,000. Jan 12. Feb 14, 1903. 4,000
Broad st Nos 82 and 84, w s, 43.3 n Stone st, runs n 51.4 x w 70 x s 0.8 x w 9.8 x s 22.1 x w 23 x s 25 x e 98.10, two 4-sty brk stores, &c. Geo S Morison to Margaret Henahan. B & S. C a G. Feb 18, 1903. 1:11. nom
Broome st, Nos 149 and 151, s s, 87.6 e Attorney st, 37.6x100, 7-sty brk tenement with stores. Isaac Schmeidler to Samuel and Wolf Levin and Louis Kovner. Morts \$55,000. Feb 11. Feb 14, 1902. 2:341. other consid and 100
Broome st, No 77, s s, 55 e Columbia st, 24.8x100, 5-sty brk store building. Jacob Salmanovitz to Lena Salmanovitz. 1/2 part. All liens. Feb 16, 1903. 2:331. 1,500
Broome st, No 99, s s, abt 75 w Sheriff st, 25x75, 5-sty brk tenement with stores. Jacob Salmanovitz to Lena Salmanovitz. Morts \$16,600. Oct 25. Feb 16, 1903. 2:336. 2,400
Broome st, Nos 26 and 28, n s, 50 e Goerck st, 50x75, No 26, 3-sty frame (brk front) store and tenement, 3-sty brk extension; No 28, 4-sty brk tenement with stores. Jacob Seider and Morris Stolar to Isidor Teitelbaum. 1-3 part. Morts \$23,750. Feb 11. Feb 17, 1903. 2:322. nom
Broome st, No 191, s s, 50 e Suffolk st, 25x75, 5-sty brk store and tenement. John A Baumann to George Kocher. Mort \$12,000. Feb 16. Feb 19, 1903. 2:346. other consid and 100
Clinton st, No 127, w s, abt 125 n Broome st, 25x100, 3-sty frame

(brk front) store and tenement, 4-sty brk tenement on rear. Nancy Krakower to Pincus Lowenfeld and William Prager. 1/2 part. Mort \$14,000. Feb 16. Feb 17, 1903. 2:347.
other consid and 100
Delancey st, No 190, n s, 92.4 w Ridge st, 22x100, 4-sty brk store and tenement, 4-sty brk building on rear. Joseph Goodman to Fanny Lefkowitz. 1/2 part. Mort \$15,000 and taxes. Feb 10. Feb 13, 1903. 2:343. nom
Delancey st, No 264 | n w cor Columbia st, 25x80, 6-sty brk Columbia st, Nos 49 and 51 | tenement with stores. Morris Wexler to Morris Berger. Mort \$40,000. Dec 2. Feb 14, 1903. 2:333. nom
Same property. Morris Berger to Meyer Vesell and Abraham Collier. Mort \$40,000. Feb 16, 1903. nom
Downing st, No 25, n s, 100 e Bedford st, 25x70, 5-sty brk tenement with stores. Giovanni Canonico and Antonio Masucci to Minnie A Blanchard. Mort \$19,250. Feb 11. Feb 19, 1903. 2:527. nom
Same property. Minnie A Blanchard to Giovanni Canonico and Raffaella his wife and Antonio Masucci and Teresa his wife, 1/4 part to each as tenants in common. Morts \$19,250. Feb 11. Feb 19, 1903. nom
East Broadway, No 233, s s, abt 158 w Montgomery st, 23.7x1/2 block, 5-sty brk tenement with stores. Max Wolper to Fannie Lifshutz. Mort \$15,000. Feb 16, 1903. 1:286.
other consid and 100
Eldridge st, Nos 231 to 235, w s, 100.2 n Stanton st, 74x100.1x74.7 x100.1, 2 and 3-sty brk factory buildings. Harris Mandelbaum and Fisher Lewine to Abraham Silverson. Morts \$55,000. Feb 11. Feb 13, 1903. 2:422.
Eldridge st, No 106, s e s, abt 85 n e Grand st, 25x87.6, 5-sty stone front tenement with stores. Bernhard Kahn to Hyman I Josephson. Mort \$20,000. Feb 19, 1903. 2:413. 34,000
Essex st, Nos 179 and 181, n w s, abt 50 s w Houston st, 50x25, two 4-sty brk stores and tenements. Moritz Rothstein to Abraham Neuman. Mort \$13,000. Feb 10. Feb 14, 1903. 2:412. nom
Forsyth st, No 99, w s, 150 s Broome st, 25x100, 5-sty brk tenement with stores. Dinah Merson to Rosa Solomon. Mort \$24,000. Jan 23. Feb 13, 1903. 2:418. other consid and 100
Forsyth st, No 147, w s, abt 175 n Delancey st, 24x100, 5-sty brk tenement with stores. Wm A Prendergast EXR Laurence E Prendergast to Samuel Bloom. Mort \$25,000. Feb 17, 1903. 37,000
Grand st, No 488, n s, 33 e Willett st, 17x62, 4-sty brk store and tenement, 2-sty extension. Wm A Sherman and ano TRUSTEES will Helen M Vincent to Abraham Nevins and Harry W Perelman. C a G. Feb 10. Feb 16, 1903. 2:336. 15,000
Horatio st, No 26, s s, 74.1 w 4th st, 25.3x88.1x25.6x87.11, 3-sty brk dwelling. Robert E Carey and Frank R Merrill EXRS John D Crouch to Mary Lyons. Dec 31. Feb 13, 1903. 2:626. nom
Same property. Louisa J Hutchinson to same. Q C. Dec 31. Feb 13, 1903. nom
Jones st, Nos 8 to 12, s s, 104.6 w 4th st, 75x100, 9-sty brk store. Fredk Zobel to Joshua M Sprague, Scarsdale, N. Y. Mt \$85,000. Feb 13, 1903. 2:590. See White Plains road. nom
Lewis st, No 126, e s, 25 s Houston st, 25x70, 6-sty brk store. Isaac Cohen to Julius Schattman. Mort \$15,000. Feb 13, 1903. 2:330. nom
Lewis st, No 225, w s, 73.8 n 7th st, 24x88.9x24.4x—, 1-sty frame building, 2-sty brk building on rear, with all title to strip adj above on south, extending from Lewis st to Fanshaw line, 6 ins wide; also all title to gore strip adj said premises on north, bounded in front on Lewis st x on n by c l block 7th and 8th sts. Hyman Sonn et al to Louis Lewinthan. Mort \$5,000. Feb 14. Feb 16, 1903. 2:363. other consid and 100

- Macdougall st, Nos 20½, 22 and 22½, s e s, abt 153.3 s w Prince st, 75x100, three 6-sty brk tenements with stores. Isidore Jackson and Abraham Stern to Aaron Levy and Moses Davis. Mort \$81,000. Feb 15. Feb 16, 1903. 2:504. 100
- Madison st, No 287, n s, 115.4 w Montgomery st, 23.2x100, 4-sty brk store and tenement. Samuel Rosenberg to Dora Sokolski. ½ part. Mort \$17,000. Feb 16. Feb 17, 1903. 1:269. nom
- Madison st, Nos 236 and 238, s s, 105.8 e Jefferson st, 40x90, 6-sty brk tenement with stores. Mayer Rabiner et al to Daniel Cohen and Samuel Kaplan. Mort \$50,000. Feb 16. Feb 17, 1903. 1:270. nom
- Marion st, Nos 23 and 25, e s, abt 115 s Spring st, 2 lots, each 25.4x99.3x25.6x99.3, two 4-sty brk tenements with stores with two 3-sty brk tenements on rear. Raffaele Guidetti to Joseph J Meany. ½ part and all title. Mort ½ part of \$32,000. Feb 14, 1903. 2:481. other consid and 100
- Marion st, No 19, e s, 192.3 s Spring st, 27x99.3x26.2x99.3, 5-sty brk store and tenement. Henry Moll to Vincenzo Carrano. Mort \$10,000. Feb 18, 1903. 2:481. nom
- Same property. Vincenzo Carrano to Michele Brigante. Mort \$25,000. Feb 18, 1903. nom
- Same property. Satisfaction of mort. Frances A Ward formerly Barnard to Adaline A wife John A Post. Feb 7. Feb 18, 1903. nom
- Monroe st, No 280, s s, 100 e Jackson st, 25x95, 6-sty brk tenement with stores. Leah Zucker to Samuel Birnbaum. ½ part. Mort \$31,500. Oct 1, 1901. Feb 13, 1903. 1:263. nom
- Same property. Leah Zucker to Malie Zucker. Mort \$31,500. Jan 29. Feb 14, 1903. nom
- Monroe st, No 31, n s, abt 190 w Market st, 25x100, 5-sty brk tenement with stores. Harris B Greenberg and Morris L Moshkowitz to Augustus L Apelles. Mort \$18,000. Feb 16, 1903. 1:276. nom
- Monroe st, No 60, s s, 286.8 w Pike st, 25x93, 4-sty brk tenement, 2-sty extension. Henry De F Weekes to Fernando Wood. Feb 4. Feb 16, 1903. 1:254. other consid and 100
- Mott st, No 160, e s, abt 175 n Grand st, runs n 24.9 x e 94 x s 1.1 x e 14 x s 25 x w 14 x n 1.1 x w 94 to beginning, 3-sty brk store and tenement, 2-sty extension, 5-sty brk building on rear. Domenico and Anna Abbate to Joseph and Isaac Polstein. Mort \$16,000. Feb 3. Feb 16, 1903. 2:470. nom
- Mott st, Nos 103 and 105, w s, abt 150 n Canal st, 2 lots, each 25 x100, 6-sty brk store, &c. Joseph Byk to John H Scudder, Trenton, N. J. Mort \$44,000. Feb 6. Feb 17, 1903. 1:205. nom
- Mulberry st, No 241, w s, 168.1 s Prince st, 25x99.6, 5-sty brk tenement with stores. Joseph Gallo to Giovanni Lordi, Brooklyn. Mort \$22,000. Feb 16. Feb 17, 1903. 2:495. nom
- Mulberry st, No 194, e s, 232.4 n Broome st, 25x100, 6-sty brk store and tenement. Michael Lapp to Alessandro Delli Paoli. Mort \$22,000. Dec 31. Feb 19, 1903. 2:480. nom
- Nassau st, No 79, w s, abt 103 n John st, 25.7x106.6x24x105.3 and all title, &c, to any land adj, 5-sty brk store and office building. Myer Foster to Eliza L and Herman L Edgar EXRS William Edgar. Mort \$85,000. Feb 16, 1903. 1:79. other consid and 100
- Oliver st, No 88, e s, 42 s Cherry st, runs s 29 x e 50.8 x n 11.1 x w 0.6 x n 18.1 x w 50.2, 6-sty brk tenement with stores. Joseph Gallo to Giovanni Lordi, Brooklyn. Mort \$19,000. Feb 16. Feb 17, 1903. 1:251. nom
- Orchard st, No 96, e s, abt 110 n Broome st, 25x87.6, 5-sty brk tenement with stores. Isaac Miller to Jonas Weil and Bernhard Mayer. Mort \$18,000. Feb 17, 1903. 2:409. nom
- Park pl, Nos 87 to 91 | n e cor Washington st, 81.8x Washington st, Nos 241 and 243 | 59.11x75.10x31.4, two 5-sty brk loft buildings. nom
- Rose st, Nos 34 to 40 | s w cor Duane st, runs w 130.8 x s 28.11 x Duane st, Nos 2 to 8 | e 8.10 x s 30.7 x e 2.8 x s 9.6 x e 9.11 x s 40 x w 30.8 x s 4.6 x e 107.11 to Rose st, x n 85.6, 10-sty brk loft building. nom
- PARTITION. James M Varnum to Rhinelander Real Estate Co, a corporation. Feb 1, 1903. Feb 13, 1903. 1:129 and 120. 330,000
- Perry st, No 24, s s, 50 w Waverly pl, 25x95, 5-sty brk tenement. Jacob Ruess to Joseph Kucher, Brooklyn. Mort \$—. Feb 17, 1903. 2:612. other consid and 100
- Rivington st, No 1½, s s, 75 e Bowery, 30x45x30.1x45.3, 5-sty brk tenement with stores. nom
- Bowery, No 211, e s, 23.5 s Rivington st, 22.6x70x22.8x70, 3-sty frame brk front store and tenement, 1-sty extension. nom
- Bertha Jacobs to Celie Vogel. All title. C a G. Feb 10. Feb 13, 1903. 2:425. nom
- Rivington st, No 109, s s, 84 e Ludlow st, 25.4x100x25.5x100, 5-sty brk tenement. George Isaac to Bertha Isaac. Mort \$31,000. Feb 18. Feb 19, 1903. 2:410. nom
- Rivington st, No 107, s s, 58.8 e Ludlow st, 25.4x100x25.5x100, 5-sty brk tenement. George Isaac to Bertha Isaac. Mort \$26,000. Feb 18. Feb 19, 1903. 2:410. nom
- Spring st, No 330, s s, 100 w Greenwich st, 20x55.6, 2-sty frame brk front stores, &c. nom
- Washington st, No 491, e s, 55.6 s Spring st, 21x80, 2-sty frame building. nom
- Edward R Emerson to Brotherhood Wine Co. Mort \$10,000. Feb 4. Feb 13, 1903. 2:595. nom
- Stanton st, No 76, n s, 22 e Allen st, 23x65, 5-sty brk store and tenement. Charles Rudinsky to Abraham Levy. Mort \$17,000. Feb 16, 1903. 2:417. other consid and 100
- Stanton st, No 149 | s w cor Suffolk st, 75x40. Release mort. Suffolk st, Nos 147 and 149 | The State Bank to Abraham Silverson. Feb 16, 1903. 2:354. nom
- Same property. Abraham Silverson to Paul Chopak and Jacob Froelich. Mort \$68,000. Feb 16. Feb 17, 1903. nom
- Stanton st, Nos 325 and 327, on map No 323, s s, 30 e Goerck st, 29.10x81.3x29.7x81.4, 6-sty brk tenement with stores. Israel Moskowitz to Elias Diamand. Mort \$25,000. Feb 16, 1903. 2:324. other consid and 100
- Suffolk st, No 125, w s, 100 n Rivington st, 25x100, 5-sty brk store and tenement, 5-sty brk tenement on rear. Frank Hillman and Dore Golding to Ignatz Reisman. Mort \$31,000. Feb 13. Feb 14, 1903. 2:354. 33,175
- Water st, Nos 336 and 338, n s, 67.5 e Roosevelt st, 37.9x65.9x37.6x67.3, two 4-sty brk tenements with stores. FORECLOS. Moses J Sneudaira to New York Building-Loan Banking Co. Mort \$16,000 and all liens. Feb 9. Feb 17, 1903. 1:110. 500
- West st, Nos 290 and 291, e s, 44 s Hoboken st, 40x80, 4-sty brk building, all of. nom
- Hoboken st, No 11 (rear of) begins at point 60 s Hoboken st, and 100 w Washington st, runs s 24 x w 20 x n 24 x e 20 to beginning, vacant. ½ part. Lewis S Wolff to James D Phelan, Alice P Sullivan and Mary L Phelan, of San Francisco, Cal. Feb 11. Feb 19, 1903. 2:595. nom
- Willet st, No 71, w s, 63 s Rivington st, 18.6x50, 5-sty brk store and tenement. Moritz Rothstein to Lena Neuman. Mort \$10,500. Feb 10. Feb 14, 1903. 2:338. nom
- 3d st, Nos 50 and 52, s s, 86.1 e West Broadway, 43x75, 7-sty brk store. Edwin W Coggeshall and O Egerton Schmidt to Chas M Rosenthal. B & S. C a G. Jan 30. Feb 14, 1903. 2:536. nom
- 3d st, No 158, s s, 98 e Av A, 22x88.6, 5-sty brk tenement with 5-sty brk tenement on rear. nom
- 3d st, No 160, s s, 120 s e Av A, 24.9x105.11x24.4x105.11, 5-sty brk store and tenement with 4-sty brk tenement on rear. Elizabeth Becker individ and EXTRX John Becker to Pincus Lowenfeld and William Prager. Mort \$26,000. Feb 17, 1903. 2:398. nom
- Same property. Pincus Lowenfeld and William Prager to Markus Weil. Mort \$26,000. Feb 17, 1903. nom
- 4th st, No 65, n s, 192.5 e Bowery, 25x100, 6-sty brk tenement with stores. Frank Hillman to Emil Friedman. Mort \$36,000. Feb 16. Feb 19, 1903. 2:460. nom
- 5th st, No 712, s s, 185.6 e Av C, 25.6x96, 6-sty brk tenement with stores. Morris Rothstein to Lena Neuman. ½ part. All title. Mort \$35,250. Feb 10. Feb 14, 1903. 2:374. nom
- 6th st, No 627, n s, 393.3 e Av B, 24.9x90.10, 5-sty brk tenement. Joseph W Stern to Joseph Lengel. Mort \$10,000. Feb 16, 1903. 2:389. 100
- 6th st, No 627, n s, 393.3 e Av B, 24.9x90.10, 5-sty brk tenement. Joseph Lengel to Max Goldberg. Mort \$19,000. Feb 16. Feb 19, 1903. 2:389. other consid and 100
- 6th st, No 625, n s, 368.6 e Av B, 24.9x90.10, 5-sty brk tenement. Edw B Marks to Abraham Bester. Mort \$10,000. Feb 16, 1903. 2:389. 100
- 6th st, No 423, n s, 265.6 e 1st av, 21.10x90.10, 4-sty brk store and tenement. Frieda Hart to Sigmund Schnee. Mort \$12,500. Feb 16, 1903. 2:434. omitted
- 6th st, No 428, s s, 225.3 w Av A, 24.5x97, 6-sty brk tenement with stores. Dorothea Sternfeld to Louis Daum. Mort \$32,000. Feb 16. Feb 17, 1903. 2:433. other consid and 100
- 7th st, No 259, n s, 322.9 w Av D, 24.9x97.6, 6-sty brk tenement with stores. Charles Steinhauser to Edward Quittner. ½ part. All title. Mort \$30,700. Feb 10. Feb 16, 1903. 2:377. other consid and 100
- Same property. Agreement by party 1st part to convey ½ part all title to party 2d part and to repurchase said ½ part on Dec 15, 1908. Same with same. Feb 10. Feb 16, 1903. 37,600
- 9th st, No 439, n s, 113 w Av A, 25x92.3, 4-sty brk tenement with stores. Charles Woeckner to Frederick Kroger. Mort \$10,500. Feb 16, 1903. 2:437. other consid and 100
- 11th st, No 614, s s (error, deed reads n s), 218 e Av B, 25x94.9, 6-sty brk tenement with stores. Benjamin Rottenberg to Leon Richter. ½ part. All title. Mort \$31,200. Feb 18. Feb 19, 1903. 2:393. 100
- 12th st, Nos 109 to 115, n s, 74 w 6th av, 88.2x103.3, four 3-sty brk dwellings. nom
- 12th st, Nos 108 to 114, s s, 77 w 6th av, 88.6x103.3, four 3-sty brk dwellings. nom
- 7th av, Nos 2 to 8 | s w cor 12th st, Nos 200 to 228, runs 12th st, Nos 200 to 228 | w 212.6 to e s Greenwich av, Nos Greenwich av, Nos 74 and 76 | 74 to 88, x s e 263.10 to 7th av, x n 156.2, 2 and 4-sty brk stable, 2 and 1-sty frame buildings, four 3-sty and one 4-sty brk stores and tenements. nom
- 6th av, Nos 161 to 169 | s w cor 12th st, 103.3x77, five 3-sty brk 12th st, Nos 101 to 107 | store and tenements with 1-sty extension. nom
- 6th av, Nos 171 to 185, n w cor 12th st, runs w 74 x n 103.3 x w 26, x n 78.3 x e 100 to av, x s 181.6, eight 4-sty brk stores, tenements, etc. nom
- 5th av, Nos 2 and 4 | n w cor Washington sq N, runs n 226.8 Washington sq N, No 14 | x w 125 x s 36.6 x e 25 x s 20 x e 63.11 x w 167.7 to Washington sq N, x e 47.3, with title to alley, etc., two 3-sty brk buildings and 4-sty brk flat on av and 3-sty brk dwelling on st. nom
- 5th av, No 8 | s w cor 8th st, 35x125, 4-sty stone front dwelling. nom
- 8th st, Nos 2 and 4 | ing. Broadway, Nos 477 and 479 | w s, 106.6 s Broome st, 52.7x200.5 to Mercer st, Nos 50 and 52 | Mercer st, 5-sty brk and iron front loft building. nom
- 11th st, Nos 112 to 124, s s, 56.10 w 6th av, 243.1x159.7x123.3x199.7, seven 3-sty brk dwellings. nom
- 6th av, Nos 189 and 191 | n w cor 13th st, runs n 51.10 x w 65 x n 13th st, Nos 101 to 105 | 48.2 x w 40 x s 100 to st, x e 105, 5-sty iron front store. nom
- 7th av, Nos 20 to 40, n w cor 12th st, 206.6 to 13th st, x100, eleven 3-sty brk dwellings. nom
- 14th st, Nos 222 to 228, s s, 350 w 7th av, 100x125, 6-sty brk, stone and loft building. nom
- 13th st, No 104, s s, 100 w 6th av, 20x103.3, 3-sty brk dwelling. PARTITION. James M Varnum to Rhinelander Real Estate Co. Feb 1. Feb 13, 1903. 2:608, 607, 617, 551, 474, 606, 609 and 618. 1,647,200
- 13th st, No 33, n s, 475 w 5th av, 25x103.3, portion 5-sty brk building. Louise M Clews to Frederick Gebhard. Q C. Nov 13. Feb 16, 1903. 2:577. nom
- Same property. Frederick Gebhard to Bernhard J Ludwig. C a G. Nov 26. Feb 16, 1903. nom
- 13th st, No 510, s s, 146 e Av A, 25x103.3, 4-sty brk store and tenement, 4-sty brk tenement on rear. Nicholas M Daly to Jacob Weinstein. Feb 16. Feb 17, 1903. 2:406. other consid and 100
- 13th st, No 508, s s, 121 e Av A, 25x103.3, 4-sty brk store and tenement, 4-sty brk tenement on rear. Mary E Daly to Jacob Weinstein. Feb 16. Feb 17, 1903. 2:406. other consid and 100
- 13th st, No 506, s s, 96 e Av A, 25x103.3, 4-sty brk tenement with stores, 4-sty brk tenement on rear. Yetta Krause to Jacob Weinstein. Mort \$13,000. Feb 16. Feb 17, 1903. 2:406. nom
- 13th st, No 509, n s, 121 e Av A, 25x103.3, 4-sty brk tenement with stores. Michael H Smith to Nicholas M Daly. Mort \$6,000. Jan 24. Feb 18, 1903. 2:407. 14,000
- 13th st, No 607, n s, 113 e Av B, 25x103.3, 6-sty brk tenement with stores. Abraham and Joseph Fine to Mark Rosenthal, Brooklyn. Mort \$28,000. Feb 17. Feb 19, 1903. 2:396. nom
- 14th st, No 218, s w s, 380.6 n w 2d av, 24x103.3, 5-sty stone front store and tenement, 4-sty extension. Olga Bischel formerly Schmeising to William Stoffreg. Mort \$24,500. Feb 2. Feb 16, 1903. 2:469. nom
- 15th st, No 138, s s, 252 e Irving pl, 22x84, 4-sty brk dwelling, 3-sty extension. Harriet C Jones formerly Cowlin to Ellen S Hoetzer. Feb 11. Feb 13, 1903. 3:870. other consid and 100
- 15th st, s s, 259 w 1st av, 42x103.3. Release mort. The State Bank to Abraham Silverson. Feb 13. Feb 17, 1903. 3:921. nom
- 21st st, No 204, s s, 71.11 w 7th av, 22.6x69x20.4x69, 3-sty brk dwelling. Eliz L Boggs to Kate B Happel and P Frederick Bruner. Mt \$11,500. Feb 10. Feb 18, 1903. 3:770. other consid and 100

22d st, No 11, n s, 570.6 w 4th av, 26.2x98.9, 8-sty brk store, &c. Provident Realty Co of N Y, to Robert S Minturn. Mort \$100,000. Feb 13. Feb 14, 1903. 3:851. nom

22d st, No 471, n e s, 175 s e 10th av, 16.8x98.9, 4-sty stone front dwelling. Philip F Olwell to Jennie B Olwell. Mort \$8,500. Feb 16, 1903. 3:720. nom

24th st, No 232, s s, 378.11 w 7th av, 26.8x98.9, 5-sty stone front tenement. Joseph A Loughran to William Golden, Jersey City, N J. All title. B & S. Feb 10. Feb 13, 1903. 3:773. nom

24th st, No 322, s s, 300 e 2d av, 25x98.9, 3-sty brk tenement, 1-sty frame building on rear. John Hess EXR and TRUSTEE Sarah Carty to John Laura. Feb 16, 1903. 3:929. 12,000

24th st, No 14, s s, 383.7 w 5th av, 19.1x98.9, 4-sty brk dwelling, 2-sty extension. Mary McGrath to Townsend Wandell. Morts \$20,000. Feb 17, 1903. 3:825. 47,500

24th st, No 24, s s, 80 w 4th av, 20x49.4, 3-sty brk store, &c, with 1-sty extension. Release mort. Edw P Simms to James A Wilmore. Feb 17. Feb 19, 1903. 3:853. nom

Same property. Henry C Copeland to same. Q C. Feb 7. Feb 19, 1903. nom

Same property. James A Wilmore to Metropolitan Life Ins Co. Feb 14. Feb 19, 1903. nom

25th st, No 156, s s, 173.6 e 7th av, 18.6x98.9.

25th st, No 152, s s, 210.6 e 7th av, 18.6x98.9, two 4-sty brk dwellings.

Levi D Golden to Jason P, John B and Wm G Golden. 1/4 part. Mort on No 156, \$7,000. Feb 13, 1903. 3:800. nom

25th st, No 158, s s, 154.8 e 7th av, 18.4x98.9, 4-sty brk dwelling, 1-sty brk building on rear. Pauline Rimoldi to City Real Estate Co. Mort \$11,000. Sub to encroachment of 2 3-4 inches of rear building on premises on west. Feb 13. Feb 16, 1903. 3:800. other consid and 100

26th st, No 126, s s, 300 w 6th av, 25x98.9, 5-sty brk tenement with stores. Maria B wife of A Parke to Joseph Manheimer. Morts \$30,000. Feb 16, 1903. 3:801. other consid and 100

27th st, Nos 145 and 147, n s, 233.3 e 7th av, 41.7x98.9x42.2x98.9, 6-sty brk tenement with stores. Maria Wimpie to Fannie and Annie Silverman. Mort \$52,000. Feb 15. Feb 17, 1903. 3:803. other consid and 100

29th st, No 128, s s, 340 w 6th av, 20x98.9, 3-sty brk dwelling, 2-sty extension. Samuel F Jayne and ano EXRS and TRUSTEES Emma L Ennis to Paul Feible. Jan 22. Feb 17, 1903. 3:804. 18,000

30th st, No 518, s w s, 300 n w 10th av, 25x98.9, 2-sty brk tenement, 3-sty frame tenement on rear. Christopher W Ruether to Eva M Castaing. Mort \$3,000. Feb 16. Feb 19, 1903. 3:701. nom

31st st, No —, n s, 310 w 1st av, 20x98.9. Release dower. Helen M Cain widow to Jeremiah J Campion. Feb 18. Feb 19, 1903. 3:937. nom

32d st, No 334, s s, 242 w 1st av, 18x98.9, 3-sty brk tenement. Albert J Adams to Michael Doherty. B & S and C a G. Feb 2. Feb 19, 1903. 3:937. nom

36th st, No 346, s s, 275 e 9th av, 25x98.9, 5-sty brk tenement. Edw F Murray to Thos B Murray. 1/2 part. Mort 1/2 of \$—. Feb 16. Feb 18, 1903. 3:759. nom

39th st, No 122, s s, 135 w Lexington av, 20x98.9, 4-sty stone front dwelling, 1-sty extension. Edw L Tilton to Emily A Hurry, of Saugerties, N Y. Morts \$42,000. Feb 14. Feb 16, 1903. 3:894. nom

40th st, Nos 206 and 208, s s, 105 e 3d av, 39.6x98.9, 2 and 3-sty brk stables. Fredk P Forster to Marion R C Briggs. Q C. Feb 14. Feb 16, 1903. 3:920. nom

Same property. Marion R C Briggs to Charles Laue. Mort \$15,450. Feb 13. Feb 16, 1903. nom

40th st, No 336, s s, 150 w 1st av, 25x98.9, 5-sty brk tenement. Rex Realty Co to Daniel J Cummings. Mort \$15,350. Jan 2. Feb 13, 1903. 3:945. nom

40th st, No 314, s s, 200 e 2d av, 25x98.9, 5-sty brk tenement. Joseph Zirn to Sam Levin. Mort \$14,250. Feb 11. Feb 13, 1903. 3:945. nom

40th st, No 450, s s, 175 e 10th av, 25x98.9, 2-sty brk dwelling, 1-sty frame extension on front and 1-sty frame building on rear. Thomas Costello to Margareth Costello. Mort \$7,000. Feb 17. Feb 18, 1903. 3:737. nom

42d st, No 309, n s, 132 e 2d av, 17x100.5, 4-sty brk dwelling. Margaret wife William Delaney to William Delaney. Mort \$4,000. Mar 4, 1901. Feb 18, 1903. 5:1335. 8,050

42d st, No 216, s s, 330 w 2d av, runs w 25 x s 98.9 x w 117.2 x s e 109.5 x n e 74.2 x n e 8.1 x n 92.4 to beginning, 1-sty frame sheds, &c, iron yard. Release life annuity of \$725. Betty Stirn widow to Frank Dobson. Q C. Jan 30. Feb 13, 1903. 5:1315. nom

42d st, No 149, n s, 175 n w 3d av, 12.6x62.8x14.4x70.4.

42d st, No 151, n s, 187.6 n w 3d av, 12.6x78.1x14.4x70.4, 4-sty brk stores and tenements, 1-sty frame and brk extension. FORECLOS. Edw R Furch to Charles Connor. Jan 23. Feb 13, 1903. 5:1297. 25,700

42d st, Nos 149 and 151, n s, 175 w 3d av, 25x78.1x28.8x62.8. Annie T Walton to same. Q C. Jan 16. Feb 13, 1903. nom

43d st, No 39, n s, 532.6 w 5th av, 22.6x100.5, 3-sty brk dwelling. Chas S Andrews to The Association of the Bar. Feb 16, 1903. 5:1259. 65,000

45th st, No 418, s s, 268 w 9th av, runs w 7 x s 100.5 x e 50 x n 30.5 x w 43 x n 70 to beginning, two 1-sty frame buildings. Robt D Benson to Wm L Clark, Passaic, N J. Q C. Nov 21, 1902. Feb 17, 1903. 4:1054. nom

48th st, No 252 East. Release and cancellation of undertaking or bail bond, &c. Edward Waldstein, plaintiff, agt Bernard Hirsch, defendant. Feb 10, 1903. Feb 16, 1903. 5:1321.

50th st, No 412, s s, 120 e 1st av, 20x90, 5-sty stone front dwelling. Joseph Adler to Amson Florsheim. Mort \$7,500. Feb 16, 1903. 5:1361. 9,000

50th st, No 356, s s, 200 e 9th av, 25x100.5, 4-sty brk tenement. Amie E Lamb to Ellen Donovan. Mort \$8,500. Jan 26. Feb 18, 1903. 4:1040. nom

52d st, No 322, s s, 275 e 2d av, 19x100.5, 4-sty stone front dwelling. Sophia Becker widow to Yetta Berkowitz. Mort \$7,000. Feb 17. Feb 18, 1903. 5:1344. See 81st st. nom

52d st, Nos 136 to 146, s s, 150 e 7th av, 150x100.5, six 4-sty brk tenements. Charles Schmidt, Jr, to The Netherlands Corporation of N Y. All liens. Feb 19, 1903. 4:1004. nom

53d st, No 256, s s, 175 e 8th av, 18.9x100.5, 3-sty brk dwelling. S Taber Bayles to Geo J Bascom. Morts \$10,000. Feb 17, 1903. 4:1024. other consid and 100

54th st, No 30 | s w cor Madison av, 22.6x100.5, 4-sty brk Madison av, No 522 | dwelling, 2-sty extension. Eugene L Bushe to Cornelia H wife Stephen Peabody. C a G. Morts \$60,000. Feb 17, 1903. 5:1289. other consid and 100

54th st, No 333, n s, 264 w 1st av, 19.9x100.5, 5-sty brk store and

tenement. Wm H Schultz to Louisa E and Matilda D Schultz. 1-6 part. Feb 16, 1903. Jan 31. 5:1347. 2,400

55th st, Nos 147 and 149, n s, 125 e 7th av, 50x121.2x50.2x117.2, 3-sty brk building. James Byrnes to John O Baker. C a G. Morts \$122,000. Mar 5, 1902. Feb 16, 1903. 4:1008. nom

55th st, No 137, n s, 80 e Lexington av, 20x100.5, 4-sty stone front dwelling. FORECLOS. Eugene H Pomeroy to Equitable Life Assurance Society of the U S. Feb 18, 1903. 5:1310. 17,000

55th st, Nos 156 to 160, s s, 95.1 w 3d av, 50x100.5, three 5-sty stone front tenements. Ralph Riess to Matilda Daly. Morts \$35,000. Feb 17. Feb 19, 1903. 5:1309. nom

56th st, No 120, s s, 174 e Park av, 21x100.5, 4-sty stone front dwelling. Cecilia H Pohle widow to Mary P Hoadly. Feb 17. Feb 18, 1903. 5:1310. nom

57th st, No 453, n s, 113.5 w Av A, 16x100.5, 3-sty stone front dwelling. CONTRACT. Annie wife of Morris Rosenblum with Morris Makovsky. Mort \$7,000. Feb 11. Feb 14, 1903. 5:1369. 8,750

58th st, No 106, s s, 56 e Park av, 18x80, 3-sty stone front dwelling. Release dower. Caroline Levy to Leo Levy. Feb 9. Feb 13, 1903. 5:1312. nom

Same property. Leo Levy to Henry B Anderson. Mort \$10,000. Feb 9. Feb 13, 1903. nom

58th st, No 104, s s, 38 e Park av, 18x80, 3-sty stone front dwelling. Sarah Underdoffer to Henry B Anderson. Mort \$10,000. Feb 10. Feb 13, 1903. 5:1312. other consid and 100

58th st, Nos 218 to 222, s s, 230 w 3d av, 65x100.5, three 3-sty stone front dwellings. Randolph Guggenheimer to Annie Goldstein. Mort \$— Sub to encroachments. Feb 16, 1903. 5:1312. other consid and 100

61st st, No 211, n s, 155 e 3d av, 18x100.5, 3-sty stone front dwelling. Leon Pizer to Mary A Kennedy. Mort \$7,500. Jan 31. Feb 16, 1903. 5:1416. nom

62d st, No 3, n s, 130 e 5th av, 20x100.5, 4-sty stone front dwelling, 1-sty extension. Prudence W Boynton to Alice T Drexel, of Newport, R I. Feb 2. Feb 19, 1903. 5:1377. other consid and 100

64th st, Nos 119 to 123, n s, 171 w Columbus av, 3 lots, each 18x100.5, three 4-sty stone front dwellings, 2-sty extensions. John C Brown TRUSTEE Sarah B Brown et al will Eliza M Brown to Wm S Patten. C a G. Jan 13. Feb 16, 1903. 4:1136. 59,000

Same property. Wm S Patten to William McGowan. Feb 16, 1903. 59,000

Same property. William McGowan to Wm S Patten. Morts \$42,000. Feb 16. Feb 17, 1903. nom

64th st, No 160, s s, 53 e Lexington av, 17x80.5, 4-sty stone front dwelling, 2-sty extension. Chas G Moore and ano EXRS Rufus M Stivers to Carolyn B Prentice. Morts \$12,000. Feb 16. Feb 17, 1903. 5:1398. 21,300

67th st, Nos 229 and 231, n s, 375 w Amsterdam av, 50x100.5, two 5-sty brk tenements. Annie F Brandt to Amelia Sperry. Morts \$26,000. Feb 11. Feb 13, 1903. 4:1159. 50,000

Same property. Amelia Sperry to Lizzie W Davidson. Morts \$34,000. Feb 11. Feb 13, 1903. 50,000

68th st, No 68, s s, 106 e Columbus av, 22x100.5, 4-sty stone front dwelling, 2-sty extension. FORECLOS. John A Walsh to Chas A Hess. Morts \$24,886.66. Feb 17, 1903. 4:1120. 28,786.66

69th st, No 169, n s, 60.2 w 3d av, runs n 22.5 x e 2.4 x n 78 x w 37.2 x s 100.5 to st, x e 34.10, 4-sty brk building. Matthew B Byrnes to Jordan J Rollins TRUSTEE for Lizzie W Byrnes. Mort \$17,000. Dec 13. Feb 14, 1903. 5:1404. nom

72d st, No 151, n s, 300 w 3d av, 18.9x102.2, 4-sty stone front dwelling. Rosalie W Goodkind to Emily M Crosby. Morts \$15,000. Feb 16, 1903. 5:1407. other consid and 100

73d st, No 408, s s, 163 e 1st av, 25x102.2, 5-sty brk tenement. Anton Benesh to Land & Mortgage Company Bohemia of N Y City, a corpn. Mort \$16,000. Feb 16. Feb 17, 1903. 5:1467. 21,700

73d st, s s, 123 e Av A, 25x102.2, vacant. James P Clarendon EXR and TRUSTEE Esther E James to Godfrey Knoche. Feb 18, 1903. 5:1484. 3,000

75th st, No 329, n s, 355 w West End av, 20x102.2, 4-sty brk dwelling, 2-sty extension. Robt W Paterson and ano EXRS and TRUSTEES Mary B Downing to Andrew H Kellogg and Helen M his wife tenants by the entirety. Mort \$25,000. Jan 28. Feb 18, 1903. 4:1185. 37,750

76th st, No 21, n s, 350 w Central Park West, 25x102.2, 4-sty brk dwelling, 2-sty extension. Ellen L R wife of and Alexander Hollander to Geo H Squire. Morts \$40,000. Feb 13. Feb 14, 1903. 4:1129. nom

77th st, No 421, n s, 394 w Av A, 25x102.2, 4-sty brk tenement. Sophie I and Annie Hahn to Esther Tischler. Mort \$12,000. Feb 11. Feb 13, 1903. 5:1472. other consid and 100

80th st, No 58, s s, 199 e Madison av, 18x102.2, 4-sty stone front dwelling, 2-sty extension. Hortense wife of Louis Steckler to Minnie H wife of Wm E Wolff. Mort \$10,000. Feb 9. Feb 16, 1903. 5:1491. other consid and 100

81st st, No 235, n s, 175 w 2d av, 24.11x102.2, 6-sty brk tenement with stores. William and Julius Bachrach to Herman Oppenheim. Mort \$25,000. Feb 13, 1903. 5:1527. other consid and 100

81st st, No 513, n s, 198 e Av A, 25x102.2, 5-sty brk tenement. Yetta Berkowitz to Sophia Becker. Mort \$13,600. Feb 17. Feb 18, 1903. 5:1578. See 52d st. nom

83d st, No 12, s s, 155 e 5th av, 28x102.2, 5 and 6-sty stone front dwelling. James A Frame to Mai R wife of Wm R Coe. Nov 20. Feb 16, 1903. 5:1494. 100

Same property. Release mort. Title Guarantee and Trust Co to James A Frame. Feb 11. Feb 16, 1903. 100,000

87th st, No 503, n s, 100 e Av A, 24.11x100.8, 5-sty stone front tenement. Caroline Bloch to Amelia Hall. Mort \$17,000. Feb 16, 1903. 5:1584. other consid and 100

90th st, Nos 144 and 146, s s, 150 e Amsterdam av, 50x100.8, vacant. Chas R Saul to Jean Du Puy Chamblin. B & S. Morts \$21,000. Oct 27, 1902. Feb 17, 1903. 4:1220. exch

94th st, Nos 109 and 111, n s, 150 w Columbus av, 51.9x100.8, two 5-sty stone front tenements. David P and John F and Maurice J Canavan to Patrick Canavan. Mort \$28,000. Jan 31. Feb 18, 1903. 4:1225. 100

95th st, No 233, n s, 125 w 2d av, 25x100.8, 5-sty brk tenement. FORECLOS. Eugene C Gilroy to John Volz. Mort \$11,000. Feb 16, 1903. 5:1541. 7,000

95th st, No 235, n s, 100 w 2d av, 25x100.8, 5-sty brk tenement. FORECLOS. Leslie J Tompkins to John Volz. Mort \$11,000. Feb 16, 1903. 5:1541. 7,000

95th st, No 170, s s, 117 e Amsterdam av, 17x100.8, 3-sty brk dwelling. Chas E Lydecker EXR Wm V Kelly to Margretta M Burke. Mort \$9,000. Dec 31. Feb 16, 1903. 4:1225. 12,500

95th st, No 52, s s, 245 e Columbus av, 17x100.8, 3-sty brk dwelling, 2-sty extension. Theresia Masbach to Robt J Masbach. All liens. Feb 17. Feb 19, 1903. 4:1208. nom

96th st, No 111, n s, 200 w Columbus av, 31.3x100.11, 5-sty brk tenement. Becky Rubin to Geo H Ogle. Mort \$21,500. Feb 14. Feb 16, 1903. 7:1851. nom

97th st, No 175, n s, 137 e 10th av, 17x100.11, 3-sty brk dwelling. FORECLOS. Samson Lachman to James D Buchanan. Feb 14. Feb 16, 1903. 7:1852. 10,000

97th st, No 151, n s, 434 w Columbus av, 16x100.11. Release mort. Maximilian Fraade to Robt W Beck. Feb 18, 1903. 7:1852. nom

98th st, No 204, s s, 110 e 3d av, 25x100.5, 4-sty brk tenement. Levy Rothstein to Ida Rothstein his wife. 1/2 part. Mort \$8,000. Feb 18, 1903. 6:1647. nom

Same property. Henry Hollman to Levy Rothstein. Mort \$8,000. Feb 17. Feb 18, 1903. nom

98th st, No 147, n s, 337.6 e Amsterdam av, runs n 33.2 x n e 22.1 x s e 22.3 x s 33.2 to st, x w 15, 4-sty brk dwelling. Edw E Clapp to Joseph H Cunningham, East Orange, N J. Mort \$8,500. Nov 13. Feb 19, 1903. 7:1853. exch

100th st, Nos 323 to 327, n s, 175 w 1st av, 75x100.11, two 5-sty brk tenements and vacant. Adams Realty Co to Max Gross. Morts 1/2 part of \$23,700. Feb 14, 1903. 6:1672. other consid and 100

Same property. Max Gross to Louisa Lomonte. Morts \$24,400. Feb 14. Feb 16, 1903. nom

102d st, No 223, n s, 330 e 3d av, 25x100.11, 5-sty brk tenement with stores. Michael Levy to Joseph and Samuel I Horowitz. Mort \$14,000. Feb 16, 1903. 6:1652. nom

Same property. Joseph and Samuel I Horowitz to Lena Ehrenfeld. Mort \$14,000. Jan 16. Feb 17, 1903. nom

103d st, n s, 150 w 1st av, 50x100.11, vacant, 3-sty brk building to be erected. Jonas Weil and Bernhard Mayer to Reuben Bruck. Mort \$7,000. Feb 11. Feb 13, 1903. 6:1675. nom

104th st, No 59, n s, 75 w Manhattan av, 25x100.11, 3-sty front dwelling. PARTITION. James M Varnum to Rhinelander Real Estate Co. Feb 1. Feb 13, 1903. 7:1840, 1832. 20,700

104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11, 4-sty brk store building. James Reilly to Moses Schwartz, of Queens, and Gustav Gleeckstern, of Kings Co. Feb 9. Feb 17, 1903. 6:1697. 12,000

105th st, No 208, s s, 128 e 3d av, 18x100.9, 2-sty stone front dwelling. Julius Wolff to Morris B Chelimer. Jan 28. Feb 16, 1903. 6:1654. other consid and 100

106th st, Nos 58 and 60, s s, 217.6 w 4th av, 37.6x100.11, 5-sty brk tenement with stores. Alexander Grant to Donald Robertson. All title. C a G. All liens. Feb 16, 1903. 6:1611. See Morris av, Bronx. nom

106th st, Nos 52 and 54, s s, 280 w Park av, 50x100.11, two 5-sty brk tenements. Mary K Eichhorn to Maggie Williamson. Mort \$18,000. Feb 14. Feb 16, 1903. 6:1611. nom

106th st, n s, 52.6 w Manhattan av, 73.9x100.11; the strip of land on e s 2.6 wide is sub to an agreement, vacant. John McGovern to Esther A Wheaton. Feb 19, 1903. 7:1842. nom

Same property, not including above strip. Esther A Wheaton to J Herbert Carpenter and Wm J Quinlan as TRUSTEES Sidney Mason. Mort \$25,000. Feb 19, 1903. See 5th av. nom

107th st, No 84, s s, 25 w Park av, 25x75.11, 5-sty stone front tenement. John C and Henry Yutte to David Reggel. Feb 11. Feb 13, 1903. 6:1612. other consid and 100

107th st, No 305, n s, 241 e Riverside Drive, 17x100.11, 5-sty brk dwelling, 4-sty extension. Regina E S Hall to Geo W McAdam. Mort \$20,000. Jan 27. Feb 13, 1903. 7:1892. nom

109th st, No 62, s s, 221 w Park av, 17x100.11, 4-sty stone front dwelling. Augusta Kretsch to Richard B Schoeler. Mort \$9,175. Feb 16, 1903. 6:1614. nom

110th st, No 62, s s, 95 e Madison av, 25x100.11, 5-sty brk tenement with store. Julius Lochman to Mark Blumenthal and Frederick Lese. Mort \$21,000. Feb 18, 1903. 6:1615. nom

111th st, n s, 275 e 8th av, 100x100.11, vacant. Max Danziger to State Realty and Mortgage Co. Mort \$25,900. Feb 16, 1903. 7:1827. other consid and 100

111th st, n s, 200 e 8th av, 75x100.11, vacant. Abraham Ruth to Henry Arnstein. Mort \$20,000. Feb 19, 1903. 7:1827. other consid and 100

111th st, n s, 475 w Amsterdam av, 75x100.11, vacant, 6-sty apartment house to be erected. State Realty & Mortgage Co to Lorenz Weiher. Morts \$30,000. Feb 18. Feb 19, 1903. 7:1883. other consid and 100

112th st, No 4, s s, 100 e 5th av, 25x89.11x29x74.10, 5-sty stone front tenement. Gerard P Tollmann to Moser Arndtstein. Mort \$16,500. Feb 14. Feb 19, 1903. 6:1617. See 137th st. nom

112th st, n s, 141.7 e Riverside Drive, 87.6x100.11, vacant, 6-sty apartment house to be erected. Nelson D Stilwell to Edw J Moloughney. C a G. Mort \$29,500. Feb 10. Feb 13, 1903. 7:1895. other consid and 100

Same property. Edw J Moloughney to Michael Tully. C a G. Mt \$47,000. Feb 10. Feb 13, 1903. other consid and 100

112th st, Nos 310 and 312, s s, 200 w 8th av, 50x100, two 5-sty brk tenements. James H Cassidy to John McDonald. Morts \$76,000. Jan 15. Feb 16, 1903. 7:1846. nom

113th st, No 112, s s, 180 w Lenox av, 20x90, 5-sty brk tenement. Isaac Helfer to Mary Stavenhagen. Mort \$16,000. Feb 16. Feb 19, 1903. 7:1822. other consid and 100

Same property. Chas F Wigand et al EJRS Emma E Wigand to Isaac Helfer. B & S. Feb 2. Feb 19, 1903. 19,000

113th st, No 134, s s, 229 e 7th av, 27x100.11, 5-sty brk tenement. Aaron Hailparn to Israel Lebowitz. Morts \$30,000. Feb 1. Feb 18, 1903. 7:1822. See 115th st. other consid and 100

114th st, No 304, s s, 80 e 2d av, 20x100.11, 4-sty brk tenement. PARTITION. James M Varnum to Rhinelander Real Estate Co, a corporation. Feb 1. Feb 13, 1903. 6:1685. 8,100

115th st, No 205, n s, 98 e 3d av, 18x100.11, 3-sty stone front dwelling. Bertha Jacobs to Celie Vogel. Mort \$9,000. Feb 10. Feb 13, 1903. 6:1665. nom

115th st, No 171, n s, 195 w 3d av, runs n 63.2 x n w — x s 80 to st, x e 20 to beginning, with all title to old lane adj on n e s, 4-sty brk tenement. Kath P Gallagher to Patrick S Trainor. Mort \$8,000. Feb 16, 1903. 6:1643. nom

115th st, n s, 125 w Broadway, 50x100.11, vacant. Edward Oppenheimer and Isaac Metzger to Herman L Cunningham. Feb 16, 1903. 7:1896. nom

115th st, No 79, n s, 125 e Lenox av, 16.8x100.11, 3-sty stone front dwelling. Israel Lebowitz to Aaron Hailparn. Mort \$8,000. Feb 3. Feb 18, 1903. 6:1599. See 113th st. other consid and 100

115th st, No 246, s s, 80 w 2d av, 20x75, 4-sty stone front tenement. FORECLOS. Isaac B Brennan to Addie M Bogert EXTRX Adaline M Bogert. Feb 19, 1903. 6:1664. 10,000

116th st, No 136, s s, 214.6 e 7th av, 32x100.11, 5-sty brk tenement. Sarah A Sands and Frederic de P Foster TRUSTEES Abraham B Sands to Herman Brandstein. Jan 5. Feb 13, 1903. 7:1825. 37,000

117th st, No 119, n s, 232 w Lenox av, 18x100.11, 5-sty brk dwelling, 1-sty extension. Ella T Mayer to Lyman S Andrews. Mort \$16,500. Jan 29. Feb 13, 1903. 7:1902. nom

118th st, No 272, s s, 175 e 8th av, 25x100.11, 5-sty stone front tenement. Janie H Kellogg and Louisa A McEwen to Rosa Newman. Mort \$18,000. Feb 14, 1903. 7:1923. other consid and 100

118th st, No 416, s s, 225 e Amsterdam av, 50x100.11, 6-sty brk apartment house. Nellie A Lavelle to Bradley L Eaton. B & S. Morts \$73,000. Feb 18. Feb 19, 1903. 7:1961. nom

118th st, No 126, s s, 296 w Lenox av, 20x100.11, 3-sty stone front dwelling, 2-sty extension. Edward Oppenheimer and Isaac Metzger to David Price. Feb 16, 1903. 7:1902. other consid and 100

118th st, No 420, s s, 100 e Amsterdam av, 62.6x100.11. Release mort. Globe Realty Co to John Acker. Feb 16, 1903. 7:1961. nom

Same property. Release mort. Dudley S Harde to same. Feb 16, 1903. 39,215

118th st, No 364, s s, 136 e Morningside av, 18x100.11, 3-sty brk dwelling. Camilla Sutherland to Alice D Townsend, Brooklyn. Mort \$10,500, taxes, &c. Jan 9. Feb 17, 1903. 7:1944. exch

119th st, No 107, n s, 54 e Park av, 18x75.7, 2-sty frame dwelling. Bridget Feeny formerly Fene to Louis Folbe and Sadie Dorfman. Feb 19, 1903. 6:1768. 100

121st st, Nos 334 and 336, s s, 250 w 1st av, 50x100.11, two 6-sty brk tenements. Jacob A Rauth to Louis Goldsmith. Mort \$22,000. Feb 18, 1903. 6:1797. other consid and 100

124th st, Nos 418 and 420, s s, 325 w Columbus av, 50x100.11, two 5-sty brk tenements. Eugene C Potter to Grosvenor Realty Co. Morts \$40,000. Feb 6. Feb 16, 1903. 7:1964. nom

125th st, No 329, n s, 300 w 1st av, 20x99.11, 3-sty brk dwelling. Marie F Hughes to Chas F Ruh, Jr. Mort \$8,000. Feb 10. Feb 14, 1903. 6:1802. nom

125th st, No 327, n s, 320 w 1st av, 20x99.11, 3-sty brk dwelling. Theresa Hughes to Chas F Ruh, Jr. Mort \$7,500. Feb 14, 1903. 6:1802. nom

125th st, No 157, n s, 226.8 w 3d av, 16.8x99.11, 4-sty stone front store and tenement. Benj F Raynor to Sarah H De Voe. Mort \$17,000. Feb 18. Feb 19, 1903. 6:1774. other consid and 100

Same property. Sarah H De Voe to Matilda W Bruce. Mort \$17,000. Feb 18. Feb 19, 1903. other consid and 100

126th st, No 107, n s, 103 w Lenox av, 22x99.11, 5-sty brk tenement. CONTRACT. John H Scully with Louis A Koelsch. Mort \$24,000. April 2, 1900. Feb 18, 1903. 7:1911. 32,500

128th st, No 55, n s, 321.8 e Lenox av, 18.4x99.11, 3-sty brk dwelling. Chas E Burr TRUSTEE Lincoln Goodale to Laura F Bardwell and Ophelia F Taggart. Confirmation deed. Jan 27. Feb 19, 1903. 6:1726. nom

152d st, No 51, n s, 393.4 e Lenox av, 16.8x99.11, 2-sty frame dwelling. Earl G Pier to Frances M wife of James L Miller. Mt \$4,500. Feb 13. Feb 16, 1903. 6:1730. See 5th av. other consid and 100

133d st, No 43, n s, 368.4 e Lenox av, 16.8x99.11, 3-sty brk dwelling. Hyman Schneider to Harry Wasserzug. Mort \$8,000. Feb 14. Feb 16, 1903. 6:1731. nom

Same property. Harry Wasserzug to Chas H Knox and Effie V V his wife, tenants by the entirety. Mort \$8,000. Feb 14. Feb 16, 1903. nom

133d st, No 220, s s, 358.4 e 8th av, 16.8x99.11, 5-sty brk tenement. Morgan V and Eugenia S Gress to Bernard J Clark. Mort \$12,500. Aug 3, 1901. Feb 17, 1903. 7:1938. other consid and 100

133d st, No 526, s s, 292.6 w Amsterdam av, 17.6x99.11, 4-sty brk tenement. Morgan V Gress to Bernard J Clark. Mort \$7,000. Sept 25, 1902. Feb 17, 1903. 7:1986. nom

133d st, No 526, s s, 292.6 w Amsterdam av, 17.6x99.11. Mort \$7,000. Bernard J Clark to Frank G Smith. Oct 31. Feb 17, 1903. 7:1986-1938. other consid and 100

133d st, No 533, n s, 350 w Amsterdam av, 25x99.11, 5-sty brk tenement. Charles Schoenstein to Annie Aaron. Morts \$19,875. Feb 16. Feb 17, 1903. 7:1987. 2,190

134th st, No 181, n s, 275 e 7th av, 25x99.11, 5-sty brk tenement. Henry Beste and ano EXRS and TRUSTEES Thos D Mason to Esther A Wheaton. C a G. Feb 18. Feb 19, 1903. 7:1919. 20,000

135th st, No 5, n s, 110 w 5th av, 18.4x99.11, 4-sty brk building. Lilly R Stern to Marie L Lichtschein. 1/2 part. Mort \$11,000. Aug 5. Feb 18, 1903. 6:1733. nom

137th st, Nos 176 and 178, s s, 125 e 7th av, 50x99.11, two 5-sty stone front tenements. Moser Arndtstein to Gerard P Tollmann, of Mt Vernon, N Y. Morts \$36,000. Feb 14. Feb 19, 1903. 7:1921. See 112th st. nom

140th st, Nos 306 to 318, s s, 130 w 8th av, 105x99.11, seven 3-sty brk dwellings. Mary J Gordon to J Romaine Brown. Morts \$53,500. June 6, 1899. Feb 19, 1903. 7:2042. nom

148th st, n s, 100 e Broadway, 100x99.11, vacant. The Lahey Company to Daniel Robert, of Somerville, N J. Morts \$15,522.50. Feb 9. Feb 18, 1903. 7:2080. See Park av. other consid and 100

160th st, No 424, s s, 165.4 e St Nicholas av, 18x100, 3-sty brk dwelling. Emilie Huber to M Louisa Knapp. Feb 5. Feb 16, 1903. 8:2109. nom

161st st, No 561, n s, 264.9 e Broadway, 18.11x99.11, 4-sty brk dwelling, 3-sty extension. Wm E Nichols to Walter B Horn, Hollis, N Y. Q C. Feb 11. Feb 13, 1903. 8:2120. nom

Same property. Walter B Horn to Joshua T Butler, Hollis, N Y. B & S. C a G. Feb 13, 1903. Feb 16, 1903. nom

161st st, No 569, n s, 190.11 e Boulevard, 18.11x99.11, 4-sty brk dwelling, 3-sty extension. Walter B Horn to Joshua T Butler, Hollis, N Y. B & S. C a G. Feb 4. Feb 16, 1903. 8:2120. nom

161st st, No 577, n s, 118.11 e Broadway, 18x99.11, 4-sty brk dwelling, 3-sty extension. Walter B Horn to Joshua T Butler, Hollis, N Y. B & S. C a G. Feb 4. Feb 16, 1903. 8:2120. nom

161st st, Nos 554 and 556, s s, 300.6 e Broadway, 32x99.11, two 3-sty stone front dwellings with 2-sty extensions. 161st st, Nos 560 to 564, s s, 236.6 e Broadway, 48x99.11, three 3-sty stone front dwellings with 2-sty extension. Howell A Webster to Rufus B Cowing. Morts \$47,500. Feb 18, 1903. 8:2119. nom

166th st, Nos 508 and 510, s s, 150 w 10th av, 50x95.5x50.7x103.6, No 508, 2-sty frame building; No 510, vacant. Jacqueline Mermillod et al to George Ehret. Nov 22. Feb 19, 1903. 8:2123. 10,000

- 181st st, n s, 50 w 11th av, 25x100, vacant. Joseph H Turl to Frederick Britsch. Mort \$2,500. Feb 18, 1903. 8:2165. nom
- Amsterdam av, No 2414, s w cor 180th st, 25x100, vacant. Abraham Goldsmith to Edmund A Hurry, of Saugerties, N. Y. Feb 6, Feb 13, 1903. 8:2152. other consid and 100
- Amsterdam av, Nos 760 to 764 | begins Amsterdam av, n w cor 97th 97th st, No 209 | st, 75.8x163.9 to c 1 Old Bloomingdale road, x — to st, x175.5, 7-sty brk stores and apartment house. Charles Brogan to Samuel Bookman, Joseph E Hoffman and Caroline Bookman EXRS Jacob Bookman. Mort \$180,000. Feb 14, Feb 16, 1903. 7:1869. other consid and 100
- Same property. Re-assignment of rents. Joseph Hamerslag and David E Oppenheimer to Charles Brogan. Feb 16, 1903. nom
- Amsterdam av, No 1453, e s, 300 s 133d st, 25x100, 5-sty brk tenement with stores. John P Leo to Henry Marks. Mort \$17,500. Feb 16, 1903. 7:1970. other consid and 100
- Av A, Nos 1063 and 1065 | s w cor 58th st, 100.5x40, two 5-sty brk 58th st, No 452 | tenements, store in cor building.
- Bathgate av, No 2008, old line, s e cor 179th st, old line, 24x88.6 x24x88.2, 3-sty frame store and tenement, 1-sty frame extension.
- Bathgate av, old line, w s, 250 n 181st st, old line, 29x152.10x29x151.4, 2-sty frame dwelling, 1-sty extension. Elizabeth Wiesen to Howard Simmons. All liens. Feb 11, Feb 14, 1903. 5:1369, 11:3044 and 3049. other consid and 100
- Av A, Nos 211 and 213 | n w cor 13th st, 51.8x100, four 4-sty brk 14th st, Nos 447 to 451 | tenements with stores. Sophia Robert to Adolf Mandel. Mort \$30,000. Feb 14, Feb 17, 1903. 2:441. nom
- Av B, No 12, w s, 44.8 s 2d st, 22.4x80, 5-sty brk store and tenement. Geo G King to Isaac Sakolski. Jan 31, Feb 17, 1903. 2:397. nom
- Av B, No 12, w s, 44.8 s 2d st, 22.4x80, 5-sty brk tenement with stores. Isaac Sakolski to Harris Mandelbaum and Fisher Lewine. Mort \$19,000. Feb 19, 1903. 2:397. other consid and 100
- Av B, No 104, w s, 57.9 s 7th st, 20x64.6, 5-sty brk store and tenement. Julius Miller to Morris Magenheim. Mort \$14,000. Feb 16, Feb 17, 1903. 2:402. other consid and 100
- Av C, Nos 7 and 9, w s, 18 s 2d st, 40x56, No 7, 3-sty brk tenement with stores; No 9, 3-sty frame (brk front) store and tenement, 3-sty brk extension. Release dower. Mary P Howes widow to Abraham Nevins and Harry W Perelman. Q C. All title. Feb 17, 1903. 2:384. nom
- Same property. Mary L Howes infant by McVickar Realty Trust Co GUARDIAN to same. All title. Feb 17, 1903. 7:875
- Same property. Almira H Torrey to same. ¼ part. Feb 16, Feb 17, 1903. nom
- Same property. Sarah F and Susan A Howes to same. ½ part. Feb 17, 1903. nom
- Av C, No 11 | s w cor 2d st, 18x56, 3-sty frame (brk front) stores 2d st, No 257 | and tenement with 2-sty brk extension on st. Isaac Stark to Abraham Nevins and Harry W Perelman. Morts \$8,000. Feb 17, 1903. 2:384. other consid and 100
- Av C, No 115, w s, 78.7 n 7th st, 19.1x63x18.1x63, 3-sty brk tenement with stores. William Zuckerman to Samuel Weiss. Morts \$10,000. Feb —, 1903. Feb 17, 1903. 2:390. other consid and 100
- Av C, No 149, w s, abt 47 n 9th st, 23x93, 4-sty brk tenement with stores. David Hirsch to Abraham Nevins and Harry W Perelman. Feb 3, Feb 18, 1903. 2:392. nom
- Av D, No 56, n e cor 5th st, 19.5x83, 3-sty brk tenement with stores. Julia F Schuchardt widow to Bertha Wolkenberg. Jan 20, Feb 18, 1903. 2:360. nom
- Same property. Release Q C, &c. Obermeyer & Liebmann and Casper Segelken to Abraham Nevins and Harry W Perelman. All title. Feb 16, Feb 18, 1903. nom
- Av D, No 58, e s, 19.5 n e 5th st, 19.5x83, 3-sty brk tenement with stores. Adolph E Lux to Bertha Wolkenberg. Morts \$7,000. Feb 17, Feb 18, 1903. 2:360. 13,000
- Av D, No 56, n e cor 5th st, 19.5x83.
- Av D, No 58, e s, 19.5 n 5th st, 19.5x83. Bertha Wolkenberg to Abraham Nevins and Harry W Perelman. Feb 17, Feb 18, 1903. nom
- Broadway, No 130, on map Nos 130 and 132, e s, abt 40 n Cedar st, 26x100 to 10 ft alley, x29.9x100, 5-sty iron and stone front office building. PARTITION. James M Varnum to Rhinelander Real Estate Co, a corporation. Mort \$100,000. Feb 1, Feb 13, 1903. 1:48. 200,000
- Broadway, Nos 1375 to 1383 | n e cor 37th st, 104x187.6x98.9x154.10, | 37th st, Nos 121 to 129 | 2-sty brk stores, &c.
- Broadway, No 1382, e s, abt 78 s 38th st, 26x96x24.8x104.2, five 1 and 3-sty brk buildings.
- 38th st, No 114, s s, 180 w 6th av, runs w 20 x s 74.1 x e 8 x s 24.8 x e 12 x n 98.9 to beginning, 4-sty stone front dwelling. Walter S Hobart to Hobart Estate Co, a corporation. Q C. Jan 29, Feb 16, 1903. 3:813. nom
- Broadway, No 1674, n e cor 52d st, 75.11x69.11x75.5x61.10, 8-sty brk apartment house, Strathmore. Walter S Hobart to Hobart Estate Co, a corporation. Q C. Jan 29, Feb 16, 1903. 4:1024. nom
- Broadway, w s, 49.11 n 146th st, 25x100, vacant. Mary J Gordon to Alex P W Kinnan. April 1, 1901. Feb 17, 1903. 7:2093. other consid and 100
- Broadway, No 2934, begins interior lot, 100 e 11th av, and 126.6 s 165th st, runs n 17.1 x e 80 x s 17.1 x w 80 to beginning, portion 4-sty brk tenement. John A Picken to Wm H Picken. Feb 13, Feb 17, 1903. 8:2122. 500
- Broadway | w s, 84 s Longacre square, runs n w 66.6 to e s 7th av 7th av | x n 30 to s s said square x e 20 to Broadway x s 84. Easement to maintain railroad, &c, under above. Release mort. Equitable Life Assurance Society of the U S to Subway Realty Co. Feb 6, Feb 18, 1903. 4:995. nom
- Broadway, No 111 | s w cor Thames st, — to church yard of Trinity pl, Nos 91 and 93 | Trinity Church, x — to Trinity pl. Release and Q C by party 1st part of agreement of Dec 15, 1864, to use any part of southerly wall and agrees that party of 2d part may remove same at any time and agreement as to encroachment, window openings, &c. The Rector, &c, of Trinity Church to Trinity Building Co. Jan 31, Feb 19, 1903. 1:49. nom
- Columbus av, No 969, e s, 75.11 s 108th st, 25x100, 5-sty brk store and tenement. Herman Brandstein to John Friedrich. Mort \$25,500. Feb 14, Feb 17, 1903. 7:1843. nom
- Columbus av, n e cor 81st st, 102.2x100, vacant. Wesley Thorn to the Colonial Bank, B & S and C a G. All liens. Feb 13, Feb 18, 1903. 4:1195. 220,000
- Columbus av, Nos 528 to 536 | s w cor 86th st, 106.9x25, 5-sty brk 86th st, No 100 | tenement with stores, with easement for light and air over strip 3.6 adj on west. Hyman and Henry Sonn to Abram H Levy. Feb 18, 1903. 4:1216. other consid and 100
- Edgecombe av, No 137, w s, 25.3 s 142d st, 25.3x116 to c 1 old Kingsbridge road x25x112.11, 5-sty brk tenement. Fredk C Allen to Martin J Suydam. Mort \$38,000. Feb 9, Feb 19, 1903. 7:2051. nom
- Lexington av, No 1133, e s, 68 s 79th st, 17.1x70, 3-sty stone front dwelling. John A Smith to Joseph I Green. Feb 17, Feb 19, 1903. 5:1413. nom
- Lexington av | n e cor 88th st, 100.8x100, 1 and 2-sty 88th st, Nos 137 and 139 | frame building.
- Lexington av | s e cor 90th st, 100.8x120, vacant. 90th st
- Lexington av, Nos 1340 to 1350, n w cor 89th st, 100.8x81, six 3-sty brk dwellings and 4-sty brk flat on st.
- 86th st, Nos 305 to 323, n s, 100 e 2d av, 165x100.8, eight 4-sty brk dwellings and two 3-sty stone front dwellings.
- 87th st, Nos 317 to 327, n s, 200 e 2d av, 100x100.8, six 3-sty brk dwellings.
- 2d av, Nos 1659 to 1679 | n w cor 86th st, runs n 201.5 to s s 87th 86th st | st, x w 100 x s 100.8 x w 25 x s 100.8 to n s 86th st, x e 125 to beginning, 4-sty brk tenements and stores and three 3-sty brk buildings.
- 2d av, Nos 1649 and 1657, s w cor 86th st, 102.2x100, 6-sty brk flat and store.
- PARTITION. James M Varnum to Rhinelander Real Estate Co, a corporation. Feb 1, Feb 13, 1903. 5:1517, 1518, 1549, 1550, 1532 and 1531. 574,000
- Lexington av, No 983 | s e cor 71st st, 20.5x69, 5-sty stone front 71st st, Nos 142 and 144 | store and tenement. Eleanor C Huntington to Henrietta Schwartz. Q C. Dec 22, Feb 16, 1903. 5:1405. nom
- Lexington av, Nos 739 and 741, s e cor 59th st, 40.5x62, 4-sty stone front store and tenement. John Moje to The Schaefer Company. Morts \$105,000. Feb 16, Feb 17, 1903. 5:1313. nom
- Madison av, Nos 161 and 163, e s, 49.4 s 33d st, 49.4x100, 11 and 12-sty brk hotel. Frank P Bloodgood to Eliz A Wilcox, Jersey City, N J. Morts \$59,000. Feb 13, 1903. 3:862. nom
- Madison av, No 306, w s, 66 n 41st st, 16.8x100, 4-sty stone front dwelling. Adaline D Townsend widow to Joseph H Mahan. B & S. Sub to life estate. Jan 6, Feb 17, 1903. 5:1276. gift
- Madison av, Nos 706 and 708, s w cor 63d st, 40.5x70, two 4-sty stone front dwellings, 1-sty extension. Charles Schmidt, Jr, to The Netherlands Corporation. All liens. Feb 19, 1903. 5:1377. nom
- Manhattan av, No 483, w s, 18.5 n 120th st, 15x80, 3-sty stone front dwelling. Henry A Brann to Chas H Dockstader. Mort \$8,000. Feb 6, Feb 16, 1903. 7:1947. 14,000
- Morningside av, E, Nos 384 to 388 | n e cor 116th st, 100.10x100, 116th st, No 321 | 5-sty brk store and tenement. Henry Rose to The Dominion Realty Co of N Y. Mort \$180,000. Feb 10, Feb 13, 1903. 7:1943. nom
- Park av, No 867, e s, 51.2 n 77th st, 25.8x100, 5-sty stone front tenement. Mary T Bush to Richard Vallender. Mort \$18,000. Feb 16, 1903. 5:1412. nom
- Park av, No 620 | n w cor 65th st, 100.5x50, 7-sty brk apart- 65th st, Nos 59 and 61 | ment house, with right of way over strip 10 ft wide x60. Daniel Robert to The Lahey Company. Mort \$122,500. Jan 23, Feb 18, 1903. 5:1380. See 148th st. other consid and 100
- Park av, No 883 | n e cor 78th st, 24.8x100, 5-sty brk store and tene- 78th st, No 101 | ment. Henry C and Sophie R Nathan to Charter Realty Co. Mort \$33,000. Feb 11, Feb 19, 1903. 5:1413. nom
- Park row, Nos 151 to 155, s s, 59.9 w Pearl st, 57.10x75x57.10x75.4. Release mort. John Stemme to Ernst Plath. Jan 20, Jan 21, 1903. 1:119. (Corrects error in issue Jan 24, when this appeared as Park st.) nom
- St Nicholas av, n w cor 125th st, 99.11x100, vacant, 6-sty apartment house to be erected. Farmers Loan & Trust Co TRUSTEE will Frederick Smyth to Nelson D Stilwell. Feb 17, 1903. 7:1952. 90,000
- Same property. Nelson D Stilwell to M McCormack Construction Co. C a G. Morts \$75,000. Feb 18, Feb 19, 1903. other consid and 100
- West End av, No 169, w s, 75.5 s 68th st, 25x100, 5-sty brk tenement with stores. Jeannette S wife of and Ferris A Mitchell to William Wolf. Mort \$19,000. Feb 16, 1903. 4:1179. other consid and 100
- West End av, No 512, e s, 42.2 s 85th st, 20x80, 4-sty brk dwelling, 1-sty extension. Emily S Landon to Chas N Crittenton. Mort \$20,000. Jan 29, Feb 16, 1903. 4:1232. nom
- West End av, No 1 | n w cor 59th st, 25.1x100, 4-sty frame 59th st, Nos 601 and 603 | store and tenement, 1-sty brk extension | and 2-sty brk building, with two 4-sty brk tenements on st. James H McDermott to John A Schulte, Chicago, Ill. 1-3 part. Mort \$10,000. Nov 18, Feb 14, 1903. 4:1171. 3,000
- West End av, No 702, e s, 138.8 s 95th st, 20.6x — x21.3x100, 5-sty brk flat. FORECLOS. S Morrill Banner to Alfred M Rau. Feb 18, 1903. 4:1242. 24,500
- West End av, Nos 754 to 758 | s e cor 97th st, 60x100, 6-sty brk 97th st, No 258 | apartment house. Julius Braun to Jonas and Samuel Weil and Bernhard Mayer. Mort \$100,000. Feb 17, Feb 18, 1903. 7:1868. nom
- 1st av, No 2046, e s, 50.11 s 106th st, 25x84, 5-sty brk tenement with store. Simon Epstein to Frank De Rosa. Mort \$15,000. Feb 16, Feb 18, 1903. 6:1699. 22,000
- 1st av, No 2349, w s, 50.5 n 120th st, 25.2x100, 5-sty brk tenement with store. Chessie E Zeller to John B Harrison. Mort \$20,000. Feb 18, 1903. 6:1797. nom
- 1st av, Nos 230 and 232 | s e cor 14th st, 53x66, two 5-sty brk stores 14th st, Nos 400 and 402 | and tenements. Adolf Mandel to Morris Dworetzky. Morts \$44,000. Feb 16, 1903. 2:441. nom
- 1st av, s e cor 108th st, 100.11x95, vacant. FORECLOS. John J Brady to Richard H Handley, Hauppauge, L I. Feb 16, 1903. 6:1701. 27,000
- 2d av, No 313, n w s, 17.4 n e 18th st, 17.4x98, 4-sty brk dwelling. Eliz S C Potter and Clemence S B Fish widow to Hamilton F Webster, Newport, R I. C a G. Mt \$10,000. Jan 26, Feb 16, 1903. 3:899. nom
- 2d av, No 893, w s, 61.3 s 48th st, 19.7x69.6, 4-sty brk store and tenement. Mavor Zalka to Julius I Livingston. Bound Brook, N J. Mort \$9,500. Feb 2, Feb 14, 1903. 5:1321. nom
- 2d av, No 976, e s, 105 n 51st st, 20.5x100, 4-sty stone front tenement with stores, 1-sty extension. Myer Hellman to Nora Filer. Mort \$12,000. Jan 26, Feb 13, 1903. 5:1344. nom
- 2d av, Nos 77 and 79, w s, 60.4 s 5th st, runs w 80 x s 20.1 x w 39.11 x s 16.4 x e 19.10 x s 4.1 x e 100 to av x n 39.8, two 4-sty brk dwellings. Harris Mandelbaum and Fisher Lewine to Abraham Silverson. Mort \$28,000. Feb 16, Feb 17, 1903. 2:460. other consid and 100
- 2d av, No 79, w s, 60.4 s 5th st, 20.1x80. Oscar and Robt S Purdy EXRS Jonathan Purdy to Harris Mandelbaum and Fisher Lewine. Jan 28, Feb 17, 1903. 2:460. 20,500

2d av, No 190 | s e cor 12th st, 20.7x100, 5-sty brk ten-
12th st, Nos 300 and 300½ | ement with stores, 3 and 1-sty exten-
sion, with 2-sty brk building on st. Johanna H Weigt (Wilker)
to Marie W Hahn. Q C. Feb 13, 1903. Feb 18, 1903. 2:453. nom
Same property. Marie W Hahn widow and devisee Ferdinand C
Hahn to Pincus Lowenfeld and William Prager. Dec 22, 1902.
Feb 18, 1903. other consid and 100
2d av, No 1746 | s e cor 91st st, 25.7x80, 5-sty stone front tene-
91st st, No 300 | ment with store. Chas F Wigand to Richard Du-
densing, Jr. Mort \$32,000. Feb 10. Feb 18, 1903. 5:1553.
other consid and 100
2d av, No 83, w s, 20.4 s 5th st, 20x80x20.1x80, 5-sty brk tenement
with stores. Martha wife of and T W Rodewyk et al to Isaac
Sakolski. Oct 28, 1902. Feb 19, 1903. 2:460. nom
Same property. Isaac Sakolski to Harris Mandelbaum and Fisher
Lewine. Mort \$10,000. Feb 19, 1903. other consid and 100
3d av, No 1691, e s, 25.2 s 95th st, 25.2x100, 4-sty stone front
tenement with stores. Maria N Anderson to Margaret Mayer.
Mort \$15,000. Feb 16. Feb 17, 1903. 5:1540.
other consid and 100
3d av, No 261 | begins 3d av, s e cor 21st st, runs e 75 x s 46 x w
21st st, No 200 | 15 x n 21.10 x w 60 to av, x n 24.2 to beginning,
with all title to strip adj on s and w, 5-sty brk store and tene-
ment. Samuel Bookman et al EXRS and TRUSTEES Jacob Book-
man to Diedrich Huneke. Feb 13. Feb 16, 1903. 3:901. 51,000
Same property. Release dower. Caroline Bookman widow to same.
Feb 13. Feb 16, 1903. nom
3d av, No 1028 | s w cor 61st st, 23.5x85, 4-sty stone front store
61st st, No 172 | and tenement. Samuel Bookman et al EXRS and
TRUSTEES Jacob Bookman to August V and Robert Lambert.
Feb 13. Feb 16, 1903. 5:1395. 53,800
Same property. Release dower. Caroline Bookman widow to same.
Feb 13. Feb 16, 1903. nom
3d av, No 423, s e s, 74 s w 30th st, 24.8x110, 5-sty brk store and
tenement, 1-sty brk building on rear. Edw P Hassinger to Feder-
al Building Land and Improvement Co, Newark, N J. B & S.
Feb 9. Feb 19, 1903. 3:910. nom
5th av, No 724, w s, 50.5 n 56th st, 25x100, 4-sty stone front
dwelling, 2-sty extension. Chas W Morse to Mary S Bierstadt.
Feb 13. Feb 16, 1903. 5:1272. 300,000
5th av, No 2081, e s, 44.11 n 128th st, 20x80, 4-sty stone front
dwelling. Frances M wife of James L Miller to Earl G Pier, Mt
\$20,000. Feb 14. Feb 16, 1903. 6:1753. See 132d st.
other consid and 100
5th av, No 2193, e s, 74.11 s 134th st, 25x75, 5-sty brk tenement.
J Herbert Carpenter and ano TRUSTEES Sidney Mason to Esther
A Wheaton. C a G. Feb 18. Feb 19, 1903. 6:1759. See
106th st. other consid and 100
7th av, No 78 | n w cor 15th st, runs n 33.7 x s w 66.5 x e 57.4
15th st, No 201 | 4-sty brk store and tenement.
6th av, Nos 312 to 318 | s e cor 20th st, 115.7x164.9x111.3x167.4,
20th st, Nos 50 to 64 | 6-sty brk loft and store building.
7th av, Nos 61 and 63 | n e cor 14th st, runs n 48.4 x e 100 x n
14th st, Nos 153 to 157 | 54.10 x e 25 x s 103 to st, x w 125, 2 and
4-sty brk tenement and store, 4-sty brk dwelling and 3-sty brk
dwelling. PARTITION. James M Varnum to Rhineland Real
Estate Co. Feb 1. Feb 13, 1903. 3:765, 821 and 790. 597,000
8th av, Nos 2050 to 2056 | n e cor 111th st, 100.11x92, 7-sty brk
111th st, Nos 255 and 257 | tenement with stores on av, 6-sty brk
tenement on st. James H Cassidy to John McDonald. Morts
\$183,000. Jan 15. Jan 16, 1903. 7:1827. nom
8th av, No 2104 | s e cor 114th st, 25.5x100, 5-sty brk store and
114th st, No 282 | tenement. Charlotte wife of Peter Doelger, Jr,
to Frank Hahn. Mort \$35,000. Feb 11. Feb 16, 1903. 7:1829.
other consid and 100
8th av, No 2807, w s, 49.11 n 149th st, 25x80, 5-sty brk tenement
with stores. Francis X Horan to Agnes T Begg. Q C. Nov 12.
Feb 14, 1903. 7:2045. nom
8th av, No 2375, w s, 75 s 128th st, 24.11x110, 5-sty brk store and
tenement, 1-sty extension. Katherine Haubner et al to Frank
J Eberhard. Mort \$19,000. Feb 5. Feb 17, 1903. 7:1954. nom
10th av, No 317, w s, 49.4 n 28th st, 24.8x100, 5-sty brk tenement
with stores. Frederick Pfannenschmidt to Ida wife of Philip E
Haag. Feb 16, 1903. 3:700. nom
11th av, No 502, e s, 74.1 n 39th st, 24.8x100, 5-sty brk tenement
with stores. FORECLOS. Thos J Rush to George Young. Feb
3. Feb 6, 1903. 3:711. Corrects error in last issue where this
appeared as 11th st, No 502. 15,000
12th av n e cor 133d st, 99.11x125, vacant. John H Hewson and
133d st | ano to Vermont Marble Co. Feb 5. Feb 18, 1903.
7:2000. 31,000

MISCELLANEOUS.

All estate real and personal wherever situated belonging to party
1st part. Harriet A Woodbury, Bedford, N H, to Harriet A
Woodbury and Helen W Seamans. B & S. Deed of trust. Jan
30. Feb 13, 1903. 2:513 and 608 and 1:131. nom
Assignment of income of estate of father of party 1st part. Jules
R Gimbernat to Morris A Forgotston. Feb 14. Feb 16, 1903.
nom
Assignment of interest in estates of Maria R C and John H Koster.
Wm D Koster to Emma M Grote, Minnie M Koelsch and Anna
S L Koster. All title. Nov 20, 1901. Feb 18, 1903. 25
Exemplified copy last will and testament of Jonathan Purdy, late
of Rye, N Y. May 13, 1878. Feb 17, 1903. —
Resignation as trustee, &c. Lewis S Wolff to whom it may con-
cern. Nov 20, 1902. Feb 18, 1903. Misc. —

BOROUGH OF BRONX.

Under this head the * denotes that the property is located in the
new Annexed District (Act of 1895).
Bristow st, e s, 125 n Jennings st, 50x100, vacant. George Balt-
zer to Hugh Kirk and John Graham. Mort \$2,000. Feb 16, 1903.
11:2964. 100
*Chauncey st, e s, 150 n West Farms road, 25x100. Joseph
Schneider to Peter Falkner. Feb 7. Feb 13, 1903. 475
Ford st, Nos 595 and 597, n s, 175 w Webster av, 50x100, two
2-sty brk dwellings. Thos F Costello to Josephine O'Neil. All
liens. Feb 13, 1903. 11:3143. nom
Lorillard st, e s, bet Pelham av and 169th st, being rear part lots
160 and 161 map heirs Wm Powell, 50x106.
Washington av, s w cor 185th st (deed reads n w cor), runs s 50.2
x w 92 x n 50 to s s 185th st x e 96.6, vacant, except part taken
for av.
John Dennerlein to Annie A M, Mary A, Emma M R and Julia
E Dennerlein. Feb 17. Feb 18, 1903. 11:3067-3039.
other consid and 100
Muscoota st, Farmers Bridge or Kingsbridge road, s w cor Ex-
terior st, runs s along w s Exterior st 1,110 x — along s w s |

Exterior st by a curve to right 85 x n by curve to left 637 to w s |
land under water of John O Baker x n e and n 690 to s s Mus-
coota st, &c, x e 125.1 to beginning, contains 5 9-10 acres.
192d st, s s, at w s Exterior line land of Spuyten Duyvil & Port
Morris R R Co and 25 from original c l Spuyten Duyvil & Port
Morris R R, runs s 333 to n s 191st st, if opened, x w 25 x n by
curve to left 328 to 192d st x e 85 to beginning, 37-100 acres
(both parcels contain abt 109¼ city lots, land under water, &c).
Release mort. Bond & Mortgage Guarantee Co to John O Baker.
Feb 16. Feb 18, 1903. 11:3244 and 3245. 40,000
Same property. John O Baker to Guaranty Trust Co of N Y.
B & S. Feb 16. Feb 18, 1903. 174,800
Same property. Release obligations to construct and maintain
crosswalks, &c, imposed by two deeds in Liber 862 page 443 and
Liber 729 page 752, so far as said obligations relate to above
premises only, and not otherwise. John O Baker to New York
& Putnam R R Co, The Spuyten Duyvil & Port Morris R R Co and
The N Y C & H R R Co. Feb 16. Feb 18, 1903. nom
North st, n s, 175 w Jerome av, 50x100, vacant. FORECLOS.
Abraham H Sarasohn to Henry U Singhi. Mort \$900. Feb 17,
1903. 11:3198. 1,100
Oak Tree pl, s s, 120 w Hughes av, runs s 95 x w 75 x s 80 x s e
103.3 x n 200 to pl, x w 25 to beginning, vacant. Louis Eickwort
to John Wingendorff. Sub to assessment. Feb 11. Feb 13,
1903. 11:3070. nom
Ritter pl, No 17, s s, 135 w Prospect av, 25x99.11, except part
taken for pl, 2-sty frame dwelling. Thomas Farley to Evelyn
H White. Mort \$3,000. Feb 16. Feb 17, 1903. 11:2968. omitted
Same property. Evelyn H White to Henry J Garner. Q C and
C a G. Mort \$3,500. Feb 17, 1903. other consid and 100
Trafalgar pl, No 7, w s, 125 s 176th st, late Woodruff av, 25x65, 2-
sty frame dwelling. Howard M Crowley to Edmund C Allcot.
Feb 14. Feb 19, 1903. 11:2958. nom
136th st, Nos 623 and 625, n s, 156.6 w Willis av, 50x100, two
3-sty frame dwellings. Margaret McEvoy to Hiram M Kirk. Mt
\$8,000. Feb 11. Feb 13, 1903. 9:2299. 14,000
138th st, s s, 75 w Alexander av, 25x100, vacant. J Edgar Leay-
craft to Jackman T Stockdale. B & S. Feb 9. Feb 13, 1903.
9:2313. See Eagle av. nom
140th st, No 501, n e s, 216.8 n w 3d av, 16.8x75, 2-sty frame
dwelling. Bernard C Tompson, Jr, to Joseph Frank. Feb 16.
Feb 17, 1903. 9:2321. other consid and 100
141st st, s s, 100 e Willis av, 225x100, vacant. William O'Gorman
to The Gaines-Roberts Co. Feb 17. Feb 18, 1903. 9:2285. nom
Same property. Release mort. Michael Coleman TRUSTEE to
William O'Gorman. Feb 17. Feb 18, 1903. 9:2285. 22,500
143d st, No 686, s s, 300 e Willis av, 22x100, 2-sty frame (brk
front) dwelling. Maggie U Collins to Mary A Martin. Q C.
July 2, 1902. Feb 18, 1903. 9:2287. nom
148th st, Nos 702 and 704, s s, 215 w Brook av, 50x99.11, 2 and
3-sty brk and frame factory. Christian Rieger to Christian,
Jr, Charles and Edward Rieger. Mort \$6,000. Feb 10. Feb
13, 1903. 9:2292. 15,000
152d st, No 663, n s, 255.8 w Old Boston road, x256.11 w 3d av,
present line, 25x100, 3-sty frame tenement and store. Ernest or
Ernst J H Schneider to Louis G Friess. Mort \$4,000. Feb 16,
1903. 9:2374. nom
156th st, No 977, n s, 156.3 w Union av, 18.9x64x18.8x71.8, 3-sty
frame tenement. Otto Bloom to Samuel and Edward Hecht. All
liens. Feb 14. Feb 16, 1903. 10:2676. nom
156th st, No 916, s s, 33.6 e Jackson av, 27x90, 4-sty brk tene-
ment. Frederick McCarthy to Frank C J Becker. Mort \$14,000.
Feb 14, 1903. 10:2645. other consid and 100
163d st, No 933, n s, 54 w Forest av, 27x68.4, 4-sty brk tenement.
Edwin W Coggeshall and O Egerton Schmidt to Chas M Rosen-
thal. B & S. C a G. Jan 30. Feb 14, 1903. 10:2649. nom
167th st, s w s, bet Washington and 3d av and being at n w cor
lot 42, runs s e 41 x s w 92 x n w 41 x n e 92, being part lot 42
map Village Morrisania. Wm G Hoeland et al to Anna E Daum.
Feb 2. Feb 13, 1903. 9:2371. 9,000
172d st, No 1621, n e s, with n w s West Farms road, 96.11 x 33.11 |
x115.1x42.9, 1 and 2-sty frame dwelling.
172d st, s s, 16.8 n w West Farms road, 52.3x6.2x62.3, gore.
J C Julius Langbein to Thomas O'Rorke. Feb 16, 1903. 11:3013
and 3030. nom
173d st, No 786, s s, 28.5 w Fulton av, 25.1x89.10x25.2x92.3, 4-sty
brk tenement. Lena Manassa to Ettie Windman. Morts \$12,000.
Feb 11. Feb 13, 1903. 11:2929. nom
176th st, No 350, s s, 75 w Walton av, 25x83.4x25x89.4, 2-sty
frame dwelling. Fannie E Lawrence to Henry McK Black. Cor-
rection deed. Q C. Jan 24. Feb 14, 1903. 11:2850. nom
182d st, s s, 500 e Orchard terrace, 35x100, except part taken for
st. Richard Roesler to Amanda Roesler. Mort \$2,200. Nov 15.
Feb 18, 1903. 11:3097. nom
187th st, No 677, late Sandford st, n s (which line is 3 ft s of n s
187th st, as proposed), 118.3 w Webster av, 25x98.4x25x98.6,
2-sty frame dwelling. Michael Houlihan to Otto Meyer. Mort
\$3,500. Feb 14, 1903. 11:3025. other consid and 100
187th st, n e s, bet Beaumont av and Crotona av, adj lot 109, be-
ing part lot 87 map Belmont Village, 50x100. Margt A T Gorm-
ley to Eugene L Russell. Morts, taxes, &c. Feb 10. Feb 16,
1903. 11:3105. nom
254th st, late River av, n s, bet Hudson River and Independence
av, 1 ft e of land N Y Central & Hudson River R R Co, at s w
cor premises Daniel W James, runs s 425 x w 1 ft to said R R
Co's land, x — to Hudson River as far as rights as party first
part extends, x n 425 to extended line of av, x e to beginning,
with all water rights land under water, dock rights, etc, except
the lands of said R R Co. Margt E Putnam to Geo W Perkins.
All title. C a G. Feb 5. Feb 13, 1903. 13:3420. 700
Alexander av, Nos 231 to 235, s w cor 138th st, 73.3x75, two 4-
sty and 5-sty brk tenements and stores. Ida S Stafford to Jack-
man T Stockdale. Q C. Dec 1. Feb 13, 1903. 9:2313. See
Eagle av. nom
*Arnov av, n s, 263.6 e Pelham road, 100x100. Warranty Realty
Company to Andre Juras. Feb 18. Feb 19, 1903. nom
*Av D, n w — 4th st, 103x100, Unionport. James Connolly to
Catherine Close. Q C. Jan 27. Feb 13, 1903. nom
Bathgate av, No 2198.
Bathgate av, No 2200.
Party wall agreement. Jonathan T and Adolphine C Welsh with
Warren P and Sarah E Eaton. Feb 11. Feb 19, 1903. 11:3048.
nom
Bathgate av, No 2200, s e cor 182d st, 20x85.9, 2-sty frame dwell-
ing. Warren P Eaton to Eliz A and Katherine Keenan as joint
tenants. Feb 3. Feb 19, 1903. 11:3048. 5,200
*Bracken av, e s, 175 n Jefferson av, 25x100, Edenwald. Land
Company "A" of Edenwald to Margaret Reynolds. Feb 2. Feb
18, 1903. nom
Broadway, w s, bet 230th st, and 238th st, also 1,027 n of c l

Ackermans lane, runs w 180 x n 62.6 x e 180 to Broadway, x s 62.6. Daniel T Hawxhurst to Francis M Bacon, Jr. Mort \$6,000. Jan 31. Feb 14, 1903. 13:3406. nom

*Burke av, w s, 100 s Jefferson av, 25x100, Edenwald. Anton Klunder to Joseph Boemmels, Union Hill, N J. Feb 17. Feb 18, 1903. 1,700

*Clason av, w s, 150 n Mansion st, 50x101.4x50x101.7, Mapes estate. William DeVere to John I Wood. Mort \$2,000. Feb 14. Feb 19, 1903. nom

Clay av, No 1043, on map No 1143, w s, 75 n 165th st, 25x100, 3-sty brk dwelling. Ernest Wenigmann to Henry Stiehl. Mort \$7,500. Feb 16. Feb 18, 1903. 9:2428. other consid and 100

Clinton av, No 1992, e s, 70 s 179th st, 25x100, 2-sty frame dwelling. Address and Minna Kauhausen to Clara M Catoggio. Jan 29. Feb 16, 1903. 11:3093. nom

Courtlandt av, No 842, s e cor 160th st, 26x92, 5-sty brk tenement and store. Edwin W Coggeshall and O Egerton Schmidt to Chas M Rosenthal. B & S. C a G. Jan 30. Feb 14, 1903. 9:2406. nom

Courtlandt av, No 842|s w cor 160th st, 23.6x97.7, 5-sty brk tenement with stores, with all title to n 1/2 lot 144 map Village Melrose. Minnie Powers to Chessie E Zeller. Mort \$9,000. Feb 18, 1903. 9:2419. 4,500

Crotona Parkway|e s, 439.1 s 177th st, 137.3x219.8 to w s Daly Daly av | av, x126.3x258.1, vacant. The Tremont Avenue Land Co to Church of St Thomas Aquinas. Feb 19, 1903. 11:2985. 15,750

Decatur av, No 2634, e s, 45 n Cole or 194th st, 25x80, 2-sty frame dwelling. Robert W Todd to Ellen Anderson. Feb 5. Feb 16, 1903. 12:3277. nom

Same property. Ellen Anderson to Carl Schade and Anna C his wife. Feb 14. Feb 16, 1903. nom

Eagle av, w s, 300 s 156th st, 75x99.1, vacant. 138th st, s s, 75 w Alexander av, 25x100, vacant. Eugenie H wife Geo W Brown and Ida S Stafford widow to J Edgar Leaycraft. B & S. May 10, 1902. Feb 13, 1903. R S \$1. 9:2313 and 10:2617. See 138th st, also Alexander av. nom

Eagle av, w s, 300 s 156th st, 75x99.1. Miles A Stafford to Eugenie H wife of Geo W Brown, Boston, Mass. Dec 13, 1900. Feb 14, 1903. R S \$3. 10:2617. nom

Eagle av, Nos 872 and 874|s e cor 161st st, 27x71, 5-sty brk tenement and store. Joseph F Barry to Eliz M Barry. Mort \$16,000. Jan 19. Feb 16, 1903. 10:2626. 100

*Elliott av, s s, 50 w — st, 25x100, being lot 37 map portion of Schuylerville. Ann Flynn to Thomas Flynn. Aug 19, 1898. Feb 13, 1903. 500

Forest av, No 1173, w s, 217.1 n Home st, 20x87.7, 3-sty frame dwelling. Benjamin Barker TRUSTEE of estate Theodore Demmerle bankrupt to Wm Hartfield. Q C. All title. May 18, 1900. Feb 18, 1903. 10:2652. nom

Forest av, w s, 151.7 n Home st, 33.5x87.7x33.2x87.7, vacant. Ferdinand Hecht to Marie Wauer. Feb 16. Feb 17, 1903. 10:2652. other consid and 100

Intervale av, n w s, 655.6 n e 167th st, runs n 91.1 x e 69.11 x n 15.9 x s e 75.2 to av, x s w 75, vacant. Louis E Jessurun to Frederick J Middlebrook. Feb 14. Feb 16, 1903. 10:2692. : nom

Jackson av, s e cor Cedar st, 100x25, vacant. Joseph Doernberg to Meyer Homberger. Mort \$1,700. Feb 16, 1903. 10:2646. nom

Jackson av, s e cor Cedar st, 100x25, vacant. Annie M Cudlipp formerly Walsh to Joseph Doernberg. Mort \$1,700. Feb 7. Feb 14, 1903. 10:2646. nom

Jackson av, Nos 890 and 892, c l, 179.8 n 161st st, runs e 108 x n 47 x w 108 to said c l x s 47 to beginning, except part taken for av, 2-sty frame dwellings and several 1-sty frame buildings. FORECLOS. Louis F Doyle to Peter Daly. Feb 10. Feb 13, 1903. 10:2648. 5,000

Kingsbridge road, as proposed, e s, bet Coles lane and 194th st, and being 341.4 n from point of curve in said proposed e s opposite monument L I 124, runs s e 133.4 x s 50 x w — x n 54.2. Jennie C Ryan to Joseph A Flannery. Sept 29. Feb 13, 1903. 12:3293. nom

Locust av|s e cor 140th st, 100x100, 3-sty frame hotel and 1-sty 140th st | frame stable. Jacob Eckert et al individ and EXRS Jacob Eckert to Robert Davidson. Mort \$4,500. Feb 17, 1903. 10:2597. other consid and 100

Locust av, s e cor 140th st, 100x100, 3-sty frame hotel with 1-sty frame building on rear. Robert Davidson to Edward B Tompkins, Brooklyn, and Robt C Fisher, New Rochelle, N Y. B & S and C a G. Feb 17. Feb 18, 1903. 10:2597. nom

*Mayflower av, w s, abt 700.6 n Pelham road, 25x100. Ephraim B Levy to Joseph Gadonneix. Feb 11. Feb 13, 1903. nom

Morris av, | s e cor 161st st, 100x100, 2 and 3-sty frame 161st st, No 502 | dwelling and 1-sty frame stable. Donald Robertson to Alexander Grant. All title. C a G. All liens. Feb 16, 1903. 9:2420. See 106th st, Manhattan. nom

Ogden av|n e cor 164th st, 25x131.7 to Nelson av x25x129.9, Nelson av| except part taken for av, vacant. Ambrose S Murray, Jr, EXR Maria J K Cooke to Joseph H Jones. Jan 6. Feb 13, 1903. 9:2512. 3,000

Prospect av, Nos 1369 to 1375, w s, 23.1 s Ritter pl, runs w 83.2 x s 57.8 x w 42 x s 19.2 x e 89.3 to av x n 84.10, four 2-sty frame dwellings. Thomas Farley to Henry Benjamin. Morts \$11,500. Feb 2. Feb 17, 1903. 11:2968. See Southern Boulevard. nom

River av|n e cor 168th st, runs e 30.6 x again e 201.3 to w s Gerard av| Gerard av x n 68.3 to an angle x again n 166.5 to s s 168th st | 169th st, produced, x w 94.6 to e s Jerome av x s 190 169th st | to e s River av x s 85.9 to beginning, except parts Jerome av| taken for River av, 168th and 169th sts. Wm N Clark to Harriet A Ver Planck his daughter. 1-3 part. Mort \$15,000. C a G. Feb 11. Feb 13, 1903. 9:2489. nom

Same property. Wm N Clark to Henry S Clark. 1-3 part. C a G. Mort \$15,000. Feb 11. Feb 13, 1903. nom

*Road to dock, s w s, at division line lots 12 and 13, runs n w, w and s w along road to Harlem 117.4 x s e 100 x n e 8.3 x s e 4.4 x n e 100.8, being lots 13 to 16 map heirs Cornell Ferris. Joseph A Loughran to William Golden, Jersey City, N J. C a G. All title. Feb 10. Feb 13, 1903. nom

*Road leading to Williamsbridge Depot, n s, 53.4 n w Grand st, 26.8x120x25x110, Westchester. Edward Secor to Peter Kiefer. Feb 16, 1903. nom

Sedgwick av, Nos 1749 and 1751, w s, 367.3 n 176th st, 50x100, 2-sty frame dwelling and vacant. Eliza A Schrader to Chas F Kalle. Feb 13. Feb 17, 1903. 11:2882. 6,250

Southern Boulevard|n e cor 144th st, 100x160 to w s Prospect av, Prospect av | vacant. FORECLOS. Chas A Kalish to Paul Mayer. Morts \$7,000 and all liens. Feb 16. Feb 17, 1903. 10:2600. 440,13

Southern Boulevard, e s, 225 n 167th st, 50x100, vacant. Henry

Benjamin to Thomas Farley, Southold, L I. All title. Feb 2. Feb 17, 1903. 10:2745. See Prospect av. nom

Same property. Thomas Farley to Gilbert D B Hasbrouck, Kingston, N Y. Feb 16. Feb 17, 1903. nom

Tiebout av, e s, bet 181st st and 184th st, a strip, being part lots 36 and 37 map of southerly part farm of Peter Valentine, begins at e s lot 36 on said map and w s lot 31 on map Rebecca Bassford, runs n along av to n s lot 37 x e to w s lot 31 x s — to beginning. Ferdinand R Minrath to Michael J Maher. B & S. Jan 6. Feb 17, 1903. 11:3143. nom

Valentine av, No 2112, e s, 299.11 n 180th st, 25.1x101.4x24.9x 98.2, 2-sty frame dwelling. Ella T Mayer to Mary E O'Brien. Morts \$4,500. Jan 29. Feb 17, 1903. 11:3144. 5,500

Vyse av or st, s w cor Charlotte pl or Jennings st, 75x100, vacant. Helen J Tansley to Frank D Tansley. Jan 6. Feb 18, 1903. 11:2987. other consid and 100

Same property. Frank D Tansley to Albert Zamatti. Feb 18, 1903. other consid and 100

Webster av, No 1227, w s, 28 n 168th st, 26x100, 4-sty brk tenement and store. Louis G Friess to Ernst J H Schneider. Mort \$12,000. Feb 16, 1903. 9:2427. nom

Westchester av, Nos 932 and 934, s s, 89.2 w Wales av, runs s 83.5 x w 24 x s w 30.2 x n 91.1 to av x e 51, two 4-sty brk tenements with stores. Simon Hutter and Jacob Steiner to Leopold Hutter. Morts \$17,000. Jan 30. Feb 19, 1903. 10:2644. nom

Same property. Leopold Hutter to Jacob Hyman and Tobias Kemelhor. Morts \$17,000. Feb 19, 1903. other consid and 100

Whitlock av, w s, 20.6 n St Josephs st, 100.1x134.3x100x138.6, vacant. Release mort. William Hyams to Louis Harris. Feb 5. Feb 13, 1903. 10:2601. 2,800

Same property. Release mort. Aetna Indemnity Co to same. Feb 4. Feb 13, 1903. nom

Same property. Louis Harris to Frederick H George. Feb 10. Feb 13, 1903. 10:2601. 100

Willis av, No 176, e s, 79 s 136th st, 21x110, 1 and 4-sty brk and frame tenement and store. Regina Keller to John Heller. Mort \$6,000. Feb 16, 1903. 9:2280. nom

Woodycrest av, w s, 224.2 n 167th st, runs n 137.9 x w 58.8 x w 1.2 x s 147.3 x e 31.11 to beginning, vacant. Melissa Thwaite to Wm H Nelson, Somers, N Y. Correction deed. Jan 30. Feb 14, 1903. 9:2515. nom

3d av, No 3516, s e cor 168th st, 72.6x124, except part taken for av and st, 2-sty brk dwelling and vacant. Marie B Denicke widow to Ernestine E Denicke. C a G. Aug 14, 1902. Feb 17, 1903. 10:2609. nom

3d av, w s, bet 169th st and 170th st, and being 50 from s e cor lot 65, being part lot 65 map Morrisania, runs n w 140 x n e 115 x s e 150 to av x s w 115.5, except part taken for 3d av. Marie B Denicke widow to Ernest A Denicke. C a G. Aug 14, 1902. Feb 17, 1903. 11:2910. nom

3d av, No 3085, w s, 75 s 158th st, 25x100. Release judgment. John C Trainor and ano EXRS Ann Hanlon to Josephine Murray. Feb 10. Feb 18, 1903. 9:2379. nom

3d av, e s, 250 n 171st st, 25x100. Release mort. Lambert Suydam to Charles Ast. Feb 19, 1903. 11:2928. nom

3d av, No 2785. Courtlandt av, No 496. Option to purchase before May 1, 1903, for \$36,500. John R Perleffer to Joseph A Strasser. Feb 18, 1903. Feb 19, 1903. 9:2327. nom

*6th av, s s, 205 w 5th st, 100x114, Wakefield. Wm S Campbell to Catherine Close. Q C. Feb 10, 1903. nom

*9th av, s s, 105 w White Plains road, 25x114, Wakefield. Release mort. Malinda G Mace et al as TRUSTEES to David Haig. Jan 14. Feb 14, 1903. nom

*Same property. David Haig to Geo H Tressel. Jan 19. Feb 13, 1903. 600

*16th av, n s, 155.9 e 4th st, 50x114, Wakefield. Washington Brockner to Oscar Brockner, Brooklyn. B & S. All liens. Sept 22, 1902. Feb 13, 1903. nom

*Lots 3 to 11, 19 to 35, 140 to 153, 166 to 193, 214 to 227, 246 to 249, 272 to 289, 292 to 305, 312 to 317, being 124 lots on map of Adee Park, east of Botanical Garden, Bronx Park. Release mort. Empire City Savings Bank to Adee Syndicate, a corpn. Feb 9. Feb 13, 1903. nom

*Same property. Release mort. Clara A Adee to same. Feb 7. Feb 13, 1903. nom

*Same property. Adee Syndicate, a corpn, to Dongan Realty, a corpn. Feb 11. Feb 13, 1903. nom

*Lots 3, 14, 483, 484, 15, 33, 481, 482, map Arden property, Eastchester and Westchester. Perley S Crosier to Geo P and Sadie L Crosier. Mort \$4,800. Feb 11. Feb 13, 1903. nom

*Lots 3, 166, 167, 188 to 193, being 9 lots on same map. Dongan Realty Co, a corpn, to Adee Syndicate, a corpn. (Mort \$25,000, which forms no part of consideration.) Feb 11. Feb 13, 1903. nom

*Lot 16 block 21 map Pelham Park, 25x100. Jennie Cockburn to Michael and Margaretha Manderer. Sub to taxes, &c. Oct 21, 1902. Feb 16, 1903. 500

*Lot 60 map No 286 partition action Mary A Wells vs Ann M Storer and ano. Release mort. Emanuel Alexander to Joseph Schneider. Feb 7. Feb 18, 1903. nom

*Lot 21 map of 107 lots Hudson Park. Release mort. Edwin Downing et al to Hudson P Rose. Feb 13. Feb 19, 1903. 400

Lot 10860 section 88 map Woodlawn Cemetery, contains 844 superficial feet. Woodlawn Cemetery to Jacob Wick. July 19. Feb 19, 1903. 12:3361. 1,899

Plot lying east of e s Tiebout av, formerly part lots 36 and 37 map of southerly part farm Peter Valentine at Fordham, and generally all title, &c, of party of 1st part to land within block 3143 section 11. James V Falvey to Ferdinand R Minrath. All title. Aug 3. Feb 17, 1903. 11:3143-3144 and 3145. nom

MISCELLANEOUS.

Release judgment. Ferdinand R Minrath to Michael J Maher. Jan 6. Feb 18, 1903. 11:3143. nom

LEASES.

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

February 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Allen st, No 102, north store, &c. Max B Engel to Israel Hermann; 2 years, from Feb 11, 1903, with privilege of 3 years renewal at \$432. 2:414. 408

Allen st, n w cor Rivington st, store, &c. Max Dick to Kalman

Eisenbud; 3 years, from time premises are ready for occupancy. Dec 27, 1902. Feb 18, 1903. 2:416.....1,800
 Bayard st, No 70, store floor. Louis Gordon et al to Joseph Rosenberg; 3 1-3 years, from Jan 1, 1902. Feb 18, 1903. 1:201.....1,080 and 1,200
 Cannon st, Nos 15 and 17, 2 buildings. Sam Birnbaum to Barnett Turner; 3 years, from Sept 1, 1901. Feb 17, 1903. 2:331.....2,350
 Catherine st, No 24, all. Calmon Hurwitz to Jacob Nadelson; 3 years, from Dec 1, 1902. Feb 16, 1903. 1:279.....3,600
 Chambers st, No 157, all. The Rector, &c, of Trinity Church to Caroline Jackson; 4 years, from May 1, 1903. Feb 19, 1903. 1:140.....2,700 and 2,900
 Chrystie st, Nos 191 and 193, all. Julius W Stolts and Larenzo H Cone EXRS Jonas Stolts to J L Weller & Co; 10 years, from May 1, 1902. Feb 18, 1903. 2:426.....4,000
 Delancey st, No 302, store, &c. Abraham E Keve to Morris Fisher; 5 years, from May 1, 1902. Feb 18, 1903. 2:328.....660
 Forsyth st, No 147. Surrender lease. Harry Wainer to Wm A Prendergast exr Laurence E Prendergast. Feb 17, 1903. 2:420.....nom
 Grand st, No 587, all. Marcus L Osk to Barnett and Louis Fish; 5 years, from Jan 1, 1903. Feb 13, 1903. 1:265.....1,800
 Grand st, Nos 315 and 317, 2d, 3d and 4th lofts. Harris Goldman and Pincus Malzman to Alfred Benjamin & Co; 2 1/4 years, from Feb 1, 1903. Feb 18, 1903. 1:308.....2,400
 Hester st, No 87, upper store and basement and 2d floor, &c. M Denbosky to Robin Solomonwitz and Isidor Kowitz; 5 years, from May 1, 1903. Feb 16, 1903. 1:308.....1,740
 Houston st, Nos 162 to 166 East, store, &c. A Silverson to Morris Holzman; 3 yrs, from Jan 26, 1903. Feb 13, 1903. 2:442.....1,080
 Houston st, No 313 East, store floor, &c. Independent Cigar Stores Co to Joseph Goldberg; 1 9-12 years, from Mar 1, 1903. Feb 17, 1903. 2:350.....660
 Hudson st, Nos 565 and 567. Assign lease. John P Flannery to James H Flannery. Mort \$6,000. April 23, 1902. Feb 18, 1903. 2:633.....nom
 Hudson st, No 567, s w cor 11th st. Assign lease. James H Flannery to Henry C Davidsmeyer and F William Mahsmann firm Davidsmeyer & Mahsmann. Feb 14. Feb 18, 1903. 2:633.....nom
 Same property. Assign lease. Henry C Davidsmeyer and F William Mahsmann as same firm to John P Flannery. Mort \$6,000. Feb 16. Feb 18, 1903.....nom
 John st, No 69, 1st loft. Carsten D Borger to Stephen J Mitchell; 3 2-12 years, from Mar 1, 1903. Feb 18, 1903. 1:77.....750
 Macdougall st, No 181 | Assign lease. Saturnino Comollo to Carlo 8th st, No 38 West | Cometti and Oreste Giolito. Feb 11. Feb 13, 1903. 2:553.....nom
 Norfolk st, No 183, all. Charles Bernstein to Samuel Silverman; 6 years, from Feb 2, 1903, with 4 years privilege. Feb 13, 1903. 2:355.....2,100 and 2,200
 Norfolk st, No 153. Assign lease. Moses Stolarsky to Sam Weinstein. Feb 10. Feb 18, 1903. 2:354.....nom
 Pitt st, No 34, all. Nathan Kirsh to Jacob Nadelson; 5 years, from Jan 1, 1903. Feb 16, 1903. 2:337.....3,350
 Rivington st, No 336 n w cor, all. Julius Miller to John Lenihan; Mangin st, No 79 | 3 years, from May 1, 1903. Feb 19, 1903. 2:324.....1,800
 Stanton st, No 79, west store. A Greenberg to H Himel; 2 years, from May 1, 1902. Feb 18, 1903. 2:416.....420
 Stanton st, s w cor Suffolk st, —, corner store. Paul Chopak and Jacob Froelich to Morris Billeg and Solomon Solomon; 5 years, from Mar 1, 1903. Feb 19, 1903. 2:354.....1,380 and 1,440
 Suffolk st, Nos 182 and 184, ground floor and cellar. John N Reynolds to John Henry; 5 years, from May 1, 1903. Feb 16, 1903. 2:350.....1,800
 Walker st, No 93, s w cor Elm st, all. Edwin M Taylor TRUSTEE estate Moses B Taylor to Henry Lintig; 2 years, from May 1, 1903. Feb 19, 1903. 1:195.....2,400, 2,500
 Wall st, No 91, cor Water st, an office now occupied by party 2d part. Joseph S Case to A J Heinemann & Co; 1 year, from May 1, 1902, with 1 years renewal. Feb 19, 1903. 1:33.....2,500
 West st, Nos 120 and 121 | all. Goold Hoyt to Bootman & Robin- Dey st, No 85 | son; 5 years, from May 1, 1902. Feb 16, 1903. 1:59.....4,400
 2d st, No 120 East, all. Benjamin Harris and Solomon Goldman to Isaac Schachter; 3 years, from Oct 1, 1902. Jan 12, 1903. 2:430. (Corrects error in issue where this appeared as 2d av, No 120 E).....4,300
 4th st, Nos 250 and 252 East, all. Samuel Amsterdam to Isaac Grossman; 3 2-12 years, from Mar 1, 1903. Feb 17, 1903. 2:386.....7,260 and 7,368
 6th st, s s, 100 w 1st av, 25x97. United States Trust Co TRUSTEE Stephen Whitney to Henry Diefenthaler; 5 years, from May 1, 1898. Feb 18, 1903. 2:447.....650
 7th st, No 259 E, 1/2 part of all. Edward Quittner to Charles Steinhauer; 6 years, from Feb 15, 1903. Feb 16, 1903. 2:377.....1,469.98
 11th st, No 518 East, all. Solomon Tenenbam to Morris Schaffel and Bessie Scherzer; 3 years, from Mar 1, 1903. Feb 17, 1903. 2:404.....3,150
 11th st, No 516 East, all. Same to same; 3 years, from Mar 1, 1903. Feb 17, 1903. 2:404.....3,150
 12th st, No 169 West, all. Alletta L Clarke, att'y for estate Alletta R Clarke to John W Grindle; 3 years, from May 1, 1904. Feb 18, 1903. 2:608.....1,200
 12th st, No 171 West, all. Alletta L Clarke, att'y for estate Alletta R Clarke to John W Grindle; 3 years, from May 1, 1903. Feb 18, 1903. 2:608.....1,200
 14th st, No 46 West, all. Abraham Wolff individ and TRUSTEE et al to Bernard J Ludwig; 7 years, from May 1, 1903. Feb 17, 1903. 2:577.....9,000
 14th st, No 51 West, store, &c. through from front to rear building. Hyman and Davis Greenberg, firm Greenberg Bros, to Fredk W Fischer; 15 years, from March 15, 1903. Feb 19, 1903. 3:816.....3,000, 4,500
 17th st, No 117 West, all. Mrs Thos D Brown to Adolph Herzog; 3 years, from May 1, 1903. Feb 13, 1903. 3:793.....1,300
 17th st, No 21 East, store floor and 1st loft. Marietta C Stewart to Novello Ewer & Co; 5 years, from May 1, 1903. Feb 19, 1903. 3:846.....5,200
 20th st, No 5 East. Consent to assign lease. Eugene Higgins to Louis and Emil Struever. Oct 31. Feb 19, 1903. 3:849.....nom
 27th st, No 124 East, all, except. top floor. Candace Wheeler to C B Comstock; 1 5-12 years, from Dec 1, 1902. Feb 17, 1903. 3:802.....1,600
 31st st, No 147 West, front building. John Wells to Emanuel Strauss and Joseph Hoegerl; 3 years, from Jan 1, 1903. Feb 13, 1903. 3:807.....1,500 to 2,100
 34th st, No 158 West, 1st floor, store, &c.....1
 34th st, No 160 West, basement.....1

R C Mackusick to M Preveden; 4 1-12 years, from Aug 1, 1902. Feb 17, 1903. 3:809.....1,740
 37th st, No 331 West, store, basement and upper floors. Frieda Hart to Caleb A Simms; 5 years, from May 1, 1902, with option of 5 years renewal at \$2,000. Feb 19, 1903. 3:761.....1,800
 Same property. Assign lease. Caleb A Simms to The Karsch Brewing Co. Feb 18. Feb 19, 1903.....nom
 40th st, No 361 West, store (being extension of 9th av, No 544, n e cor 40th st). John M Schmidt to A Arus; 5 years, from May 1, 1903. Feb 13, 1903. 4:1031.....180
 43d st, No 20, s s, 270.10 w 5th av, 20.10x100.5. Assign lease. Linda L McElroy to Grosvenor Atterbury. Jan 29. Feb 18, 1903. 5:1258.....nom
 43d st, No 200, s w cor 7th av, 60x20. Langdon Greenwood and Clark Greenwood an infant by Frank L Crocker GUARDIAN to Michael Dowling; 21 years, from May 1, 1903. Feb 18, 1903. 4:1014.....6,000 to 10,000
 43d st, s s, 60 w 7th av, 20x60.5. Langdon Greenwood to Michael Dowling; 21 years, from May 1, 1903. Feb 18, 1903. 4:1014.....3,000 to 5,000
 44th st, Nos 59 to 63, n s, 145 e 6th av, 71.10x100.5, 12-sty hotel building. Puritan Realty Co to Ann S Foster; 21 years, from Jan 1, 1903. Feb 13, 1903. 5:1260.....taxes, &c, and 45,000
 45th st, s s, 210 w 6th av, "The Belmont." Rosa Brown to Frederick Weber; from May 1, 1903, to Oct 1, 1924. Feb 14, 1903. 4:997.....19,500 to 22,000
 45th st, s s, 210 w 6th av, —, "The Belmont." Assign lease. Frederick Weber to Belmont Apartment Hotel Co. Jan 6. Feb 14, 1903. 4:997.....nom
 47th st, No 7, n s, 179.6 w 5th av, 20.6x100.5. Trustees of Columbia College to Mary T and Bertha H Seccomb; 21 years, from Oct 15, 1902. Feb 19, 1903. 5:1263.....1,394
 50th st, No 69 West. Assign lease. Laura W Nilsen to Elena H Carter. Feb 16, 1903. 5:1266.....18,000
 58th st, No 30 West, s s, bet 5th and 6th avs, all. Lillian Sims to Fifth Avenue Presbyterian Church; 2 years, from May 1, 1903. Feb 14, 1903. 5:1273.....6,000
 85th st, No 120 West, all. Jeannette Welsh to Robt A Tucker; 3 years, from Oct 1, 1903. Feb 16, 1903. 4:1215.....1,450
 Same property. Robt A Tucker to Mary A and James A Cox; from Feb 7, 1903, to Oct 1, 1906. Feb 16, 1903.....1,500
 98th st, Nos 164 and 166, s s, 150 e Amsterdam av, 40x100.11. John J Sullivan to James T Waite; 1 year, from Feb 1, 1903. Feb 19, 1903. 7:1852.....3,600
 101st st, Nos 58 to 62 East, all. Callman Rouse to Joseph Shenk; 1 year, from March 1, 1903, with privilege of renewal for 2 years at \$5,550. Feb 16, 1903. 6:1606.....5,400
 112th st, Nos 123 and 125 East, all. Abraham Fox to David Lite; 5 years, from March 1, 1903. Feb 19, 1903. 6:1640.....4,200
 113th st, Nos 316 to 318 East, two buildings. Jacob Herb to Giuseppe Pasca; 5 years, from Nov 1, 1901. Feb 17, 1903. 6:1684.....4,400
 114th st, No 413 East, all. Vincenzo Paneimo and John Giorno to Francesco Lavitola; 5 years, from July 1, 1902. Feb 16, 1903. 6:1708.....720
 122d st, Nos 331 and 333 East, all. Chas J Egler to Barnet Zam; 5 years, from Mar 1, 1903. Feb 14, 1903. 6:1799.....3,000
 125th st, No 172 West, all. James L Perry to Annie Piser; 15 1/2 years, from Feb 1, 1903. Feb 14, 1903. 6:1722.....2,500 and 3,000
 127th st, Nos 152 and 154 West, The 5-sty Building. William Daly to Joseph B Zellman, Nathan P Socol and Wm D Zellman, firm The Zellman Socol Piano Mfg Co; 5 years, from May 1, 1903. Feb 16, 1903. 7:1911.....2,400
 Amsterdam av, No 169, store. James Linden to Louis W Harlem; 5 years, from May 1, 1901. Feb 14, 1903. 4:1139.....1,800
 Amsterdam av, No 631, store and flats on 1st floor, n and s. Adam J Kohlhepp to August Barklage; 5 years, from May 1, 1903. Feb 14, 1903. 4:1221.....1,464 and 1,584
 Amsterdam av, No 792, all. Geo and Helen Clark for estate Geo R Clark to Charles Bartsch; 3 years, from May 1, 1903. Feb 13, 1903. 7:1870.....780
 Av B, No 91, cor 6th st, store, &c. Welz & Zerwick to Max Polack; 5 years, from Jan 1, 1903. Feb 14, 1903. 2:388.....1,356
 Av B, No 163, store. Mary E Palmer to Philip Silverman; 3 1/2 years, from Feb 1, 1903. Feb 16, 1903. 2:393.....600, 840
 Av B, No 104. Cancellation lease. Solomon Gluck to Julius Miller. Feb 16. Feb 17, 1903. 2:402.....50
 Av C, n e cor 2d st, —, cor store, &c. Pincus Ronsinsky to Julius Almour; 3 years, from May 1, 1903. Jan 17, 1903. 2:372. Corrects error in issue Jan 24 as to amount.....1,800
 Av C, No 11 | Assign lease. Aaron Becker to Abraham Nevins and 2d st, No 257 | Harry W Perelman. Feb 17, 1903. 2:384.....nom
 Av C, No 11. Assign lease. Julius Almour to Abraham Nevins and Harry W Perelman. Feb 17, 1903. 2:384.....nom
 Av D, No 56, cor 5th st. Assign lease. Joseph Kayser to Joseph Wolkenberg. Jan 21. Feb 18, 1903. 2:360.....nom
 Same property. Assign lease. Joseph Wolkenberg to Abraham Nevins and Harry W Perelman. Feb 17, 1903.....nom
 Same property. Assign lease. Peter L Wuelfrath and (consent by Julia F Schuchardt by Wm M Cruikshank, att'y) to Charles Husen. Oct 8, 1901. Feb 18, 1903.....nom
 Broadway, n w cor 49th st, abt 125x90, 2d floor, &c. Barrington Apartment Assoc to Old Guard, a corporation; 10 years, 1 month and 13 days, from Dec 18, 1897. Feb 19, 1903. 4:1021.....3,200
 Claremont av, e s, bet 120th and 122d sts, known on present tax map as lots 53, 54 1/2 and 55 1/2 in block 1992, frame building. The Mott Haven Co to Michael Starr; 1 month, from Feb 1, 1903. Feb 19, 1903. 7:1992.....per month, \$5
 Columbus av, No 483, store, &c. Henry L Wolf to John J Powers; 2 years, from May 1, 1903. Feb 19, 1903. 4:1197.....1,800, 2,000
 Madison av, No 1412, south 1/2 store floor, &c. Emilie Mellich to Nicola Di Marco; 3 years, from May 1, 1903. Feb 18, 1903. 6:1603.....420 to 480
 Madison av, No 1618, corner store and basement. Isaac Abrahams by atty to Alice Sullivan; 4 1/2 years, from Feb 1, 1903. Feb 16, 1903. 6:1614.....1,200
 Madison av, n e cor 110th st. Assign lease. Austin A Kaiser to Saranac Realty Co. Jan 28. Feb 14, 1903. 6:1616.....nom
 Same property. Consent to above assignment. Margaret Campbell to Austin A Kaiser. Feb 14, 1903.....
 Madison av, n w cor 27th st, 24.9x95. Agreement to purchase and lease, &c. Marv B Tucker with Charles Buek. Nov 1, 1901. Feb 19, 1903. 3:857.....nom
 Park av, No 935, store &c. Marst M and Catherine Norwood to William Ahlborn; 3 years, from May 1, 1903. Feb 17, 1903. 5:1509.....1,350
 1st av, No 1508, all. August Oesting to Joseph Schwartz; 3 1/2 yrs, from Nov 1, 1901. Feb 16, 1903. 5:1473.....1,080
 2d av, No 1660 | n e cor 86th st, 23.8x100, leasehold, 4- 86th st, Nos 301 and 303 | sty stone front tenement and store.

- Connor, Charles to TITLE GUARANTEE & TRUST CO. 42d st, Nos 149 and 151, n s, 175 w 3d av, 25x78.1x28.8x62.8. P M. Jan 23, due Jan 9, 1906, 4%. Feb 13, 1903. 5:1297. 15,000
- Cresby, Walter F and Louise G his wife, Colorado Springs, Colo, to REAL ESTATE TITLE INS & TRUST CO of Philadelphia, Pa. All title to estate of Daniel C Kingsland. Feb 13, due Feb 1, 1923, 5%. Feb 19, 1903. 30,000
- Cunningham, Herman L to Edward Oppenheimer and Isaac Metzger. 115th st, n s, 125 w Broadway, 50x100.11. Feb 16, 1903, due Aug 16, 1904, 5%. 7:1896. 21,000
- Daly, Nicholas M to EMIGRANT INDUSTRIAL SAVINGS BANK. 13th st, No 509, n s, 121 e Av A, 25x103.3. P M. Feb 18, 1903, 1 year, 4%. 2:407. 2,000
- Daum, Louis to Dorothea Sternfeld. 6th st, No 428, s s, 225.3 w Av A, 24.5x97. P M. Feb 16, due Aug 16, 1903, 6%. Feb 17, 1903. 2:433. 4,200
- De Rosa, Frank to Simon Epstein. 1st av, No 2046, e s, 50.11 s 106th st, 25x84. P M. Feb 16, 2 years, 6%. Feb 18, 1903. 6:1699. 2,500
- Dethloff, Louis H G and Franklin Hess to Kate E Hofmann. 35th st, No 239, n s, 378.11 w 7th av, 21x98.9. Feb 17, 1903, 3 yrs, 4 1/2%. 3:785. 9,000
- Same to David Galewski. Same property. 1/2 part. Prior mort \$9,000. Feb 17, 1903, installs, 6%. 1,000
- Diamond, Elias to Israel Moskowitz. Stanton st, Nos 325 and 327, s s, 30 e Goerck st, 29.10x81.3x29.7x81.4. P M. Prior mort \$25,000. Feb 16, 1903, installs, 6%. 2:324. 6,000
- Dilks, Caroline to MUTUAL LIFE INSURANCE CO of N Y. 9th st, No 34, s s, 481.2 w 5th av, 25.1x93.11. Sub to three prior mortg. Feb 18, due Mar 1, 1904, 4 1/2%. Feb 19, 1903. 2:572. 2,500
- Dolfni, Phillip to LAWYERS TITLE INSURANCE CO of N Y. 8th av, No 2897, w s, 25 n 153d st, 25x100. Feb 18, 1903, 5 yrs, 4 1/2%. 7:2047. 14,000
- Dolle, Lizzie wife and Frederick to FRANKLIN SAVINGS BANK. 44th st, No 455, n s, 125 e 10th av, 25x100.4. Feb 17, 1903, 1 year, 4 1/2%. 4:1054. 4,000
- Dongan, Herbert to Wm C Kronmeyer. Broadway, Nos 2341 to 2355, n w cor 85th st, No 251, runs w 105.1 x n 204.4 to s s 86th st, No 250, x e 119.6 to w s Broadway x s 204.10 to beginning. Prior mortg \$820,000. Jan 31, demand, 6%. Feb 13, 1903. 4:1233. 45,000
- Eggers, John R H and Lillian J Hunerhoff, Brooklyn, with The N Y Assoc for Improving the Condition of the Poor, a corporation. Pearl st, No 313, and Ferry st, Nos 53 to 57. Estoppel agreement. Jan 9. Feb 16, 1903. 1:105. nom
- Eisenbud, Kalman to Henry J Kopf. Rivington st, No 68, n w cor Allen st. Leasehold. Feb 17, installs, \$40 per month. Feb 18, 1903. 2:416. notes, 1,640
- Elwood, Kate J to Wm T Smith and ano trustees for Alice C Smith under will Thos T Smith. 54th st, No 156, s s, 137.6 e 7th av, 18.6x100.5. Feb 16, 1903, 3 years, 4 1/2%. 4:1006. 17,000
- Emerson, Edward R to Ida de L Emerson. Spring st, No 330, s s, 100 w Greenwich st, 20x55.6; Washington st, No 491, e s, 55.6 s Spring st, 21x80. Feb 4, 1 year, 5%. Feb 13, 1903. 2:595. 10,000
- Empire City Subway Co, Lim (telephone and telegraph), to MERCANTILE TRUST CO trustee. Supplemental mort or deed of trust for reception of telegraph and telephone conductors on all subways, conduits, &c, constructed prior to Jan 1, 1903, which have not heretofore been conveyed to said trust company by 10 supplemental mortg or deeds of trust. Jan 1, interest and time due. Feb 13, 1903. secures bonds, 292,000
- Same to same. Consent of stockholders to above mort. Jan 28. Feb 13, 1903. 5,000,000
- Same (Edison) to same. Supplemental mort or deed of trust, being a mort or deed of trust for reception of electric light and power conductors of the Edison Illuminating Co, subways, &c, constructed prior to Jan 1, 1903, which have not heretofore been conveyed to said trust company. Jan 1, interest and time due. Feb 13, 1903. 5,000,000
- Same to same. Consent of stockholders to above mort. Feb 4. Feb 13, 1903. 5,000,000
- Ettlinger, Ida C K to THE TRUST CO OF AMERICA trustee will William Kramer for Ida C K Ettlinger. 162d st, No 430, s w cor Jumel terrace, 22x98. Feb 19, 3 years, 4 1/2%. Feb 17, 1903. 8:2109. 18,000
- Euell, Paul to Chas M Rosenthal. 141st st, n s, 300 w 7th av, 100 x99.11. Building loan. Feb 14, 1903, due Nov 5, 1903, 6%. 7:2027. 70,000
- Falk, Hannah I to Mathilde Rothschild. 58th st, No 31, n s, 311 e 6th av, 22x100.5. Feb 16, 2 years, 4 1/2%. Feb 18, 1903. 5:1274. 5,000
- Feible, Paul to BOWERY SAVINGS BANK. 29th st, No 128, s s, 340 w 6th av, 20x98.9. P M. Jan 22, 5 years, 4%. Feb 17, 1903. 3:804. 9,000
- Felder, Otto C formerly Dingfelder to J Julian Hall. 51st st, No 149, n s, 100.6 e Lexington av, runs n 75.5 x w 0.6 x n 25 x e 21 x s 100.5 to st x w 20.6. Feb 10, 3 years, 4 1/2%. Feb 13, 1903. 5:1306. 10,000
- Folbe, Louis and Sadie Dorfman to New York & Suburban Co-operative B & L Assoc. 119th st, No 107, n s, 54 e Park av, 18 x75.7. P M. Feb 19, 1903, 1 year, 5%. 6:1768. 3,750
- Foster, Myer to SEAMENS BANK FOR SAVINGS. Nassau st, No 79, w s, abt 103 n John st, 25.7x106.6x24x105.3, with all title to any other land adj. See Cons. Feb 16, 1903, 5 years, 4%. 1:79. 85,000
- Frank, Blanche E to Henry T Randall. 3d av, No 2312, w s, 74.11 n 125th st, 25x90; 3d av, Nos 2315 and 2317, e s, 24.11 s 126th st, 50x80. Undivided right, title and interest. Feb 13, 1 year, 6%. Feb 19, 1903. 6:1774 and 1790. 3,500
- Frank, Joseph to Stephen Garland. 140th st, No 501, n e s, 216.8 n w 3d av, 16.8x75. P M. Feb 16, due Jan 1, 1908, 5%. Feb 17, 1903. 9:2321. 3,000
- Frankenthaler, Louis to Mary McMahon et al trustees William McMahon. 61st st, No 326, s s, 355 e 2d av, 26.8x100.5. Feb 18, 1903, 3 years, 4 1/2%. 5:1435. 14,000
- Friedman, Charles to Chas H Phelps trustee will John G Butler. Spring st, Nos 195 and 197, n e cor Sullivan st, 46.3x75. Feb 16, 1903, 3 years, 4 1/2%. 2:503. 56,000
- Geery, David R to Annie M Ackerman. Canal st, Nos 207 to 211. 1-5 part and all title to any and all property devised by Isaac Geery to party 1st part. Prior mort \$20,000. Jan 27, 6 months, 6%. Feb 18, 1903. 1:206. 259
- Geizler, David and Samuel to CITIZENS SAVINGS BANK. Eldridge st, No 22, e s, 75 s Canal st, 25x86.7x25x86.3. Jan 31, 5 years, 4 1/2%. Feb 16, 1903. 1:293. 19,000
- Same to Max Frankenheim. Same property. Prior mort \$19,000. Feb 16, 1903, 1 year, 6%. 3,000
- Gerdau, Clara to whom it may concern. 71st st, No 338 West. Certificate of reduction of mort. Feb 10. Feb 17, 1903. 4:1182.
- GERMANIA LIFE INS CO with Herman Brandstein. Columbus av, No 969, e s, 75.11 s 108th st, 25x100. Extension mort. Feb 16. Feb 19, 1903. 7:1843. nom
- Glaser, Henry C to Eloise Beck. Park av, No 1073, e s, 25.4 s 88th st, 25x82.2. Feb 16, 3 years, 4 1/2%. Feb 17, 1903. 5:1516. 20,000
- Golden, Jason P, John B and Wm G to Mary J Ludden. 25th st, No 152, s s, 210.6 e 7th av, 18.6x98.9. Feb 13, 1903, 3 years, 5%. 3:800. 4,600
- Goldstein, Annie to Randolph Guggenheimer. 58th st, Nos 218 to 222, s s, 230 w 3d av, 65x100.5. P M. Feb 16, 1903, due May 1, 1913, 5%. 5:1312. 52,500
- Same to same. Same property. P M. Feb 16, 1903, due Dec 15, 1903, 6%. 4,000
- Good, Wm E to DRY DOCK SAVINGS INST. 16th st, No 226, s s, 362 w 7th av, 25x103.3. Feb 16, 1903, 3 years, 4%. 3:765. 16,500
- Goodheart, Annie M and Margaret to Wm E Moore. Greenwich st, No 737, e s, 56.6 n Perry st, 19x70. Feb 10, 1 year, 5%. Feb 17, 1903. 2:633. 1,500
- Goodman, Urry to Emilie J Murray. Norfolk st, Nos 123 to 127, s w cor Rivington st, 60x50. Feb 14, due May 1, 1903, 6%. Feb 17, 1903. 2:353. 6,000
- Green, Lena to Fannie V N Ramsdell and Louisa B Van Nostrand trustees John J Van Nostrand. 75th st, No 44, s s, 150 w Park av, 18x102.2. Feb 16, 3 yrs, 4%. Feb 17, 1903. 5:1389. 24,000
- Green, Joseph I to Mary E Smith. Lexington av, Nos 1133, e s, 68 s 79th st, 17.1x70. P M. Feb 17, 3 years, 4%. Feb 19, 1903. 5:1413. 10,000
- Gross, Max to Adams Realty Co. 100th st, Nos 323 to 327, n s, 175 w 1st av, 75x100.11. P M. Feb 14, 1903, due Aug 14, 1903, 6%. 6:1672. 700
- Grosvenor Realty Co to Fredk G Potter. 124th st, Nos 418 and 420, s s, 325 w Columbus av, 2 lots, each 25x100.11. 2 mortg. each \$2,500. Feb 6, due Feb 15, 1904, 6%. Feb 16, 1903. 7:1964. 5,000
- Grune, Margaret to Henry G Peters. 134th st, No 234, s s, 350.2 e 8th av, 24.10x99.11. Feb 13, 1903, 1 year, 6%. 7:1939. 1,000
- Guntzer, Charles with Wilhelmina Miller. 79th st, No 437, n s, 512 e 1st av, 26x102.2. Extension mort. Feb 13. Feb 16, 1903. 5:1559. nom
- Gurgel, Lena to Cath A and James F McGuire. 63d st, No 409, n s, 156 e 1st av, 25x100.5. Prior mort \$10,000. Feb 16, 2 years, 6%. Feb 17, 1903. 5:1458. 2,500
- Haag, Ida to GERMAN SAVINGS BANK. 10th av, No 317, w s, 49.4 n 28th st, 24.8x100. P M. Feb 16, 1903, 1 year, 4%. 3:700. 9,000
- Hailparn, Aaron to Israel Lebowitz. 115th st, No 79, n s, 125 e Lenox av, 16.8x100.11. Feb 1, 3 years, 6%. Feb 18, 1903. 6:1599. 2,000
- Hall, Amelia, Brooklyn, to Chas A Hausburg. 87th st, No 503, n s, 100 e Av A, 24.11x100.8. P M. Feb 16, 1903, due July 1, 1906, 4 1/2%. 5:1584. 17,000
- Harrigan, Annie T to TITLE GUARANTEE & TRUST CO. 35th st, Nos 63 to 67, n s, 100 e 6th av, 74.10x98.9. Feb 13, 1903, due Jan 22, 1906, 4 1/2%. 3:837. 165,000
- Hass, Charles to Jacob Schlamp. 54th st, No 352, s s, 75 w 1st av, 25x100.5. 1/4 part. All title. Feb 12, 1 year, 6%. Feb 14, 1903. 5:1346. 500
- Hass, Rudolph to Jacob Schlamp. 54th st, No 352, s s, 75 w 1st av, 25x100.5. 1/4 part. All title. Feb 19, 1903, 1 year, 6%. 5:1346. 1,000
- Havemeyer, Wm F to N Y LIFE INS & TRUST CO. Exchange pl, No 69, n e cor New st, 23.3x24.7x24.10x24.7. Feb 19, 1903, 1 year, 4 1/2%. 1:23. 110,000
- Hawes, Isabella B to Thomas Hawes. Broadway, No 872, s e cor 18th st, No 28, 34.3x81.4x6.4x88.1. Leasehold. All title. July 30, 1902, 30 months, 5%. Feb 16, 1903. 3:846. Notes, 10,000
- Helper, Isaac to Chas F Wigand et al exrs Emma E Wigand. 113th st, No 112, s s, 180 w Lenox av, 20x90. P M. Feb 2, 3 years, 4 1/2%. Feb 19, 1903. 7:1822. 16,000
- Hilson, Edward with Louisa Becker. 2d av, No 906, Extension mort. Feb 13. Feb 17, 1903. 5:1341. nom
- Hoetzer, Ellen S to TITLE GUARANTEE & TRUST CO. 15th st, No 138, s s, 252 e Irving pl, 22x84. Feb 11, 5 years, 4 1/2%. Feb 13, 1903. 3:870. 13,000
- Same to Harriet C Jones. Same property. Feb 11, 2 years, 6%. Feb 13, 1903. 4,000
- Huneke, Friedrich to BANK FOR SAVINGS. 3d av, No 261, s e cor 21st st, No 200, runs e 75 x s 46 x w 15 x n 21.10 x w 60 to av, x n 24.2. P M. Feb 13, 5 years, 4%. 3:901. 30,000
- Innet, Claudia S wife and Edw S to Geo H Robinson. 46th st, No 160, s s, 150 e 7th av, 17x100.5. Prior mort \$12,000. Feb 13, 2 years, 5%. Feb 17, 1903. 4:998. 3,000
- Jarmulowsky, Meyer and Louis to BROOKLYN SAVINGS BANK. East Broadway, No 165, s s, 26.1x100. Feb 16, 1 year, 4 1/2%. Feb 18, 1903. 1:284. 70,000
- Josephson, Hyman I to Bernhard Kahn. Eldridge st, No 106, s e s, abt 85 n e Grand st, 25x87.6. P M. Prior mort \$20,000. Feb 19, 1903, installs, 6%. 2:413. 7,000
- Judson, Chas G to Newton Woodworth. Broadway, Nos 2528 and 2530, e s, 75.6 s 95th st, 50.4x138.3 to e 1 Old Bloomingdale road, x50.5x135.5, except part in Old Bloomingdale road to which only all title is conveyed. Prior mortg \$285,000. Feb 7, demand, 6%. Feb 16, 1903. 4:1242. 2,000
- Same to B Augustus Needham. Same property. Prior mortg \$270,000. Feb 6, demand, 6%. Feb 16, 1903. 15,000
- Kane, Henry B, Narragansett Pier, R I, to LAWYERS TITLE INSURANCE CO of N Y. 76th st, No 253, n s, 90 e West End av, 19x102.2. Feb 14, 5 years, 4 1/2%. Feb 16, 1903. 4:1168. 15,000
- Kaufmann, Leopold to Sophia Mayer. 1st av, Nos 210 to 216, s e cor 13th st, runs e 80 x s 66.2 x s w 7.11 x s e 9.9 x w 77.8 to av x n 79. Feb 10, due Mar 1, 1903, 5%. Feb 13, 1903. 2:440. 30,000
- Kelsey, Nathaniel G to Chas A Grant. 117th st, No 180, s s, 125 w 3d av, 25x100.11. Jan 2, 1 year, 4 1/2%. Feb 13, 1903. 6:1644. 17,000
- Knapp, Jeannette M wife Alfred S, of Larchmont, N Y, to Chas E Appleby. Broadway, Nos 1981 to 1987, n w cor 67th st, Nos 101 to 107, 84.9x93x75.5x131.8: Broadway, No 1989, w s, 84.9 s 68th st, 28.1x130.2x25x117.4. 1-6 part. All title. Feb 14, 1903, 3 years, 6%. 4:1139. 10,000
- Knoche, Godfrey to James P Clarendon exr and trustee Esther E James. 73d st, No 504, s s, 123 e Av A, 25x102.2. P M. Feb 18, 1903, 2 years, 5%. 5:1484. 1,500

- Kocher, George and Emma, Brooklyn, to John A Baumann. Broome st, No 191, s s, 50 e Suffolk st, 25x75. P M. Feb 16, due July 15, 1904, 6%. Feb 19, 1903. 2:346. 7,500
- Koodinofsky, Samuel to Cassel Cohen. Forsyth st, No 33, w s, 25x100. P M. July 25, 1900, 7 years, installs, 6%. Feb 18, 1903. 1:302. 11,500
- Koodinofsky, Samuel to Stephen Duncan. Forsyth st, No 33, w s, 25 n Canal st, 24.2x98.6x24.9x98.7. Feb 17, 1903, due Mar 1, 1908, 4½%. 1:302. 31,000
- Kramer, August to Edw F Hassey. East End av, No 188, w s, 75.8 s 89th st, 25x96. Feb 12, due June 1, 1903, 6%. Feb 13, 1903. 5:1585. 500
- Lambert, August V and Robert to Samuel Simon. 3d av, No 1028, s w cor 61st st, 23.5x85. P M. Feb 16, 1903, 3 years, 4%. 5:1395. 30,000
- Lambert, August V and Robert to Samuel Bookman et al exrs and trustees Jacob Bookman. 3d av, No 1028, s w cor 61st st, 23.5x85. P M. Prior mort \$30,000. Feb 16, 3 years, 4½%. Feb 17, 1903. 5:1395. 4,500
- Lantry, Cath D to BROADWAY SAVINGS INST. 90th st, No 119, n s, 225 e Park av, 25x100.8. Feb 13, 1903, 1 year, 4½%. 5:1519. 17,000
- Laue, Charles to American Mortgage Co. 40th st, Nos 206 and 208, s s, 105 e 3d av, 39.6x98.9. P M. Feb 16, 1903, 1 year, 5%. 3:920. 16,000
- Same to same. Same property. P M. Prior mort \$16,000. Feb 16, 1903, 1 year, 6%. 2,500
- Laura, John to Thos S Ollive committee Edwin O Brinckerhoff. 24th st, No 322, s s, 300 e 2d av, 25x98.9. P M. Feb 16, 1903, 5 yrs, 4½%. 3:929. 9,000
- Laura, John to Tranquilla wife James Cattaneo. 24th st, No 322, s s, 300 e 2d av, 25x98.9. Prior mort \$9,000. Feb 16, 1 year, 6%. Feb 17, 1903. 3:929. 1,500
- Lavitola, Francesco to John M Bowers as receiver Bernheimer & Schmid. 114th st, No 413 East. Salon lease. Feb 14, demand, 6%. Feb 16, 1903. 6:1708. 288
- Leith, John H to Blanche B Neukirch. 46th st, Nos 129 and 131, n s, 412.6 e Broadway, 37.6x100.5. Prior mort \$—. Feb 14, 3 years, 6%. Feb 16, 1903. 4:999. 25,000
- Lengel, Joseph to Joseph W Stern. 6th st, No 627, n s; 393.3 e Av B, 24.9x90.10. P M. Prior mort \$—. Feb 16, 1903, due June 6, 1905, 6%. 2:389. 9,000
- Leo, John P to GERMANIA LIFE INS CO. Amsterdam av, No 1453, e s, 300 s 133d st, 25x100. Feb 16, 1903, due Feb 1, 1905, 4½%. 7:1970. 17,500
- Levin, Samuel and Wolf and Louis Kovner to Leopold Schmeidler and Irving Bachrach. Broome st, Nos 149 and 151, s s, 87.6 e Attorney st, 37.6x100. P M. Feb 11, 5 yrs, 6%. Feb 14, 1903. 2:341. 11,000
- Levy, Abram H to SEAMENS BANK FOR SAVINGS. Columbus av, Nos 528 to 536, s w cor 86th st, No 100, 106.9x25, with all title to easement for light and air over strip 3.6 in width adj on west. P M. Feb 18, 1903, 3 years, 4%. 4:1216. 55,000
- Same to Hyman and Henry Sonn. Same property. P M. Prior mort \$55,000. Feb 18, 1903, 3 years, 5%. 5,000
- Levy, Aaron and Moses Davis to Isidore Jackson and Abraham Stern. Macdougall st, Nos 20½, 22 and 22½, e s, 153.3 s Prince st, 3 lots, each 25x100. P M. 3 morts, each \$4,000. Feb 15, 3 years, installs, 6%. Feb 16, 1903. 2:504. 12,000
- Lewinthan, Louis to Hyman Sonn et al. Lewis st, No 225, w s, 73.8 n 7th st, 24x88.9x24.4x—, with all title to strip adjoining above on south extending from Lewis st to Fanshew line 6 inches wide, with all title to gore or strip adj said premises on north bounded in front on Lewis st, on n by c l block between 7th and 8th sts. P M. Prior mort. Feb 14, installs, 6%. Feb 16, 1903. 2:363. 1,500
- Same to Paulina C Riell. Same property. Prior mort \$—. Feb 16, 1903, 2 years, 6%. 500
- Lifshutz, Fannie to Max Wolper. East Broadway, No 233, s s, abt 158 w Montgomery st, 23.7x½ block. P M. Prior mort \$15,000. Feb 16, 1903, 5 years, installs, 6%. 1:286. 8,500
- Lintig, Henry W to Beadleston & Woerz. Walker st, No 93, s w cor Elm st. Salon lease. Feb 17, demand, 6%. Feb 19, 1903. 1:195. 2,725
- Lippman, Israel to Samuel Levy. Av D, Nos 29 and 31, w s, 70.4 s 4th st, runs w 81 x s 17.7 x w 9 x s 22 x e 90 to av, x n 39.7 also all title to land at s w cor of above, runs n along rear of lot 22 x w 10 x s 22 x e 10 to beginning. Feb 10, demand, 6%. Feb 16, 1903. 2:373. 2,000
- Logeling, Chas W to TITLE GUARANTEE & TRUST CO. 57th st, No 235, n s, 180 w 2d av, 20x100.5. Feb 13, 1903, 3 years, 4½%. 5:1331. 8,000
- Lomonte, Louisa to Max Gross. 100th st, Nos 323 to 327, n s, 400 e 2d av, 75x100.11. P M. Feb 16, 1903, 1 year, 6%. 6:1672. 6,150
- Louis, Joseph to EMIGRANT INDUSTRIAL SAVINGS BANK. 106th st, No 61, n s, 175 e Madison av, 24.6x100.11. Feb 11, 1 year, 4%. Feb 13, 1903. 6:1612. 10,000
- Same to Morton H C Foster. Same property. Prior mort \$10,000. Feb 11, 3 years, 5%. Feb 13, 1903. 4,000
- Lowenfeld, Pincus and William Prager to Marie W Hahn. 2d av, No 190, s e cor 12th st, Nos 300 and 300½, 20.7x100. P M. Dec 22, 3 years, 5%. Feb 18, 1903. 2:453. 30,000
- Ludin Realty Co to Rector, & c, of French Church du Saint Esprit. 40th st, No 213, n s, 175 w 7th av, 25x98.9. Feb 16, 1903, 1 year, 6%. 4:1012. 7,000
- Same to same. Same property. Certificate of consent of stockholders to above mort. Feb 16, 1903. —
- Ludin Realty Co to Rector, & c, French Church du Saint Esprit. 47th st, No 254, s s, 200 e 8th av, 25x100.5. Feb 16, 1903, 1 year, 6%. 4:1018. 7,000
- Same to same. Same property. Certificate of consent of stockholders to above mort. Feb 16, 1903. —
- Ludwig, Bernhard J to Mary H Greims. 13th st, No 33, n s, 475 w 5th av, 25x103.3. P M. Feb 11, 5 years, 5%. Feb 16, 1903. 2:577. 45,000
- Lyons, J C Lyons Building & Operating Co to Julia M Foster. Madison av, Nos 612 and 614, n w cor 58th st, No 17, 100.5x95. Feb 18, 1 year, 5%. Feb 19, 1903. 5:1294. 75,000
- Same to same. Certificate of consent of stockholders to above mort. Feb 18, Feb 19, 1903. —
- Lyons, Mary to EQUITABLE LIFE ASSURANCE SOCIETY of the U S. 71st st, No 141, n w cor Lexington av, No 986, 20x102.2. Feb 16, due Jan 1, 1904, 5%. Feb 17, 1903. 5:1406. gold, 35,000
- Lyons, Mary to MUTUAL LIFE INSURANCE CO of N Y. Horatio st, No 26, s s, 74.1 w 4th st, 25.3x88.1x25.6x87.11. P M. Jan 2, 1 year, 5%. Feb 13, 1903. 2:626. 9,000
- McCormack, M McCormack Construction Co to City Mortgage Co. St Nicholas av, n w cor 125th st, 99.11x100. Building loan. Feb 18, 1 year, 6%. Feb 19, 1903. 7:1952. 165,000
- Same to Nelson D Stilwell. Same property. P M. Prior mort \$165,000. Feb 18, 1 year, 6%. Feb 19, 1903. 25,000
- McGovern, John to Lambert Suydam. 106th st, n s, 126.3 w Manhattan av, 73.9x100.11. Feb 19, 1903, due Mar 1, 1904, 6%. 7:1842. 75,000
- McGovern, John to Lambert Suydam. 106th st, Nos 53 to 63, n s, 52.6 w Manhattan av, 147.6x100.11. Feb 13, 1903, due May 1, 1903, 6%. 7:1842. 50,500
- McGowan, William to Tillie Weiss. 64th st, Nos 119 to 123, n s, 171 w Columbus av, 3 lots, each 18x100.5. 3 P M morts, each \$14,000. Feb 16, 1903, 3 years, 4½%. 4:1136. 42,000
- Machiz, Ida to Barnet Levy. Mott st, No 66, e s, 25.6x94. P M. Feb 10, 5 years, 6%. Feb 16, 1903. 1:201. 4,500
- Magenheim, Morris to Julius Miller. Av B, No 104, w s, 57.9 s 7th st, 20x64.6. P M. Feb 16, installs, 6%. Feb 17, 1903. 2:402. 2,500
- Mandel, Adolf to Sophia Robert. Av A, Nos 211 and 213, n w cor 13th st, Nos 447 to 451, 51.8x100. P M. Prior mort \$30,000. Feb 14, due Aug 15, 1904, 6%. Feb 17, 1903. 2:441. 15,000
- Mandelbaum, Harris and Fisher Lewine to EQUITABLE LIFE ASSURANCE SOCIETY of the U S. 2d av, Nos 77 and 79, w s, 60.4 s 5th st, runs w 80 x s 20.1 x w 39.11 x s 16.4 x e 19.10 x s 4.1 x e 100 to av x n 39.8. Jan 28, due Jan 1, 1904, 5%. Feb 17, 1903. 2:460. See Silverson. 28,000
- Mayer, Mary to George Ehret. 8th av, No 2375. Saloon lease. Feb 7, demand, 6%. Feb 18, 1903. 7:1954. 3,000
- Mestanz, Liubomir R to Myer Hellman. 8th av, Nos 2831 to 2835, n w cor 150th st, No 301, runs w 112.6 x n 99.11 x e 26 x n 0.1 x e 86.6 to av x s 100. Prior morts \$160,000. Feb 2, demand, 6%. Feb 13, 1903. 7:2046. 20,000
- Mestanz, Liubomir R to Myer Hellman. Bradhurst av, Nos 162 to 166, n e cor 150th st, 99.11x112.11x99.11x112.6. Prior mort \$159,000. Feb 2, demand, 6%. Feb 13, 1903. 7:2046. 20,000
- Meyer, Frederick to Josephine Stein. 20th st, No 220 West, s w s, 25x85.11 s e s 25x86.7. Feb 16, 5 years, 4½%. Feb 17, 1903. 3:769. 22,000
- Michelson, Lena wife of and Davis to Wilson M Powell. 3d st, Nos 345 and 347, n s, 75 e Av D, 40.2x96x40.3x96. Feb 13, 1903, 5 years, 5%. 2:357. 43,000
- Miller, Julius to Eliza C Farnham. Av B, No 104, w s, 57.9 s 7th st, 20x64.6. Feb 13, 1903, 5 years, 5%. 2:402. 14,000
- Miller, Aaron and Joseph Eisenberg to Aaron Goodman. 8th st, Nos 376 and 378, s s, 293.10 e Av C, 39.7x97.6. Feb 6, due Dec 1, 1903, 6%. Feb 16, 1903. 2:377. 20,000
- Moloughney, Edw J to Nelson D Stilwell. 112th st, n s, 141.7 e Riverside Drive, 87.6x100.11. P M. Feb 10, 1 year, 6%. Feb 13, 1903. 7:1895. See Tully. 17,500
- Moloughney, Edw J to City Mortgage Co. 101st st, Nos 121 to 131, n s, 193.4 w Columbus av, 106.8x100.11. Feb 9, time and interest as per bond. Feb 13, 1903. 7:1856. 25,000
- Montgomery, Richard M Montgomery & Co (incorporated) to LAWYERS TITLE INSURANCE CO of N Y. 72d st, No 218, s s, 164.11 w Broadway, 19x102.2. Feb 10, due Feb 13, 1904, 4½%. Feb 13, 1903. 4:1163. 33,000
- Same to Henry Jeffries. Same property. Prior mort \$33,000. Feb 9, 1 year, 6%. Feb 13, 1903. 5,000
- Same to same and to LAWYERS TITLE INSURANCE CO of N Y. Same property. Consent of stockholders to above 2 morts. Feb 13, 1903. —
- Morris, Flora wife of Charles to Meyer Abraham and Jacob F Levy. East Broadway, No 234, n s, 164.10 e Clinton st, 23.10x107.8 to Division st, No 223, x23.10x108; Frankfort st, No 19, s cor William st, No 198, 29.4x37.4x27.4x37.4. Feb 19, demand, —%. Feb 13, 1903. 1:103, 286. Secures indebtedness. 4,500
- Muller, Karoline, Margaretha A wife and Louis Engelhardt to FRANKLIN SAVINGS BANK. 44th st, No 356, s s, 100 e 9th av, 25x100.4. Feb 18, 1903, 1 year, 4%. 4:1034. 7,500
- Murphy, Mary J to Dennis Harrington. 52d st, No 249, n s, 100 w 2d av, 25x100.5. Jan 8, 1 year, 6%. Feb 16, 1903. 5:1326. Note, 1,000
- Nelson, Andrew to Mary J Hopper. Bradhurst av, No 27, w s, 315.9 s 145th st, runs w 10.8 to c l old road leading to land A Bussing x s w to point 362.2 s from s e cor 145th st and Edgecombe av x w to point 406 w 8th av x s to c l block 143d and 144th sts x e 55.1 to av x n 44.3. Feb 18, 1903, due Mar 1, 1908, 4½%. 7:2051. 6,500
- Nevins, Abraham and Harry W Perelman to David Hirsch. Av C, No 149, w s, abt 47 n 9th st, 23x93. Feb 3, due Feb 18, 1908, 4½%. Feb 18, 1903. 2:392. 10,000
- Nevins, Abraham and Harry W Perelman to American Mortgage Co. Av D, Nos 56 and 58, n e cor 5th st, 38.10x83. P M. Feb 17, 1 year, 5%. Feb 18, 1903. 2:360. 27,000
- Same to same. Same property. P M. Prior mort \$27,000. Feb 17, 1 year, 6%. Feb 18, 1903. 5,000
- Nevins, Abraham and Harry W Perelman to American Mortgage Co. Av C, Nos 7 to 11, s w cor 2d st, No 257, 58x56. P M. Feb 17, 1903, 1 year, 5%. 2:384. 45,000
- Same to same. Same property. P M. Prior mort \$45,000. Feb 17, 1903, 1 year, 6%. 5,000
- Nevins, Abraham and Harry W Perelman to Wm A Sherman and ano trustees will Helen M Vincent. Grand st, No 488, n s, 33 e Willett st, 17x62. P M. Feb 10, due Feb 16, 1904, 5%. Feb 16, 1903. 2:336. 12,000
- NEW YORK MORTGAGE & SECURITY CO with James A Campbell and Joseph O Clement. 32d st, Nos 11 and 13 East. Extension of two morts, & c. Feb 11. Feb 14, 1903. 3:862. nom
- Onward Construction Co to BANK FOR SAVINGS. Broadway, Nos 2101 to 2115, s w cor 74th st, No 230, runs w 185 x s 102.2 x w — x s 102.2 to 73d st, No 249, x e 249.3 to Broadway x n 213.8. Prior mort \$1,500,000. Feb 13, due Aug 15, 1904, 4%. Feb 14, 1903. 4:1165. 300,000
- Same to same. Same property. Certificate as to consent of stockholders to above mort. Feb 13. Feb 16, 1903. —
- Oppenheim, Herman to William and Julius Bachrach. 81st st, No 235, n s, 175 w 2d av, 24.11x102.2. P M. Prior mort \$—. Feb 13, due Aug 15, 1905, 6%. Feb 16, 1903. 5:1527. 4,000
- Orange, Geo H to Emanuel Marks, of Philadelphia, exr and trustee Meyer Gans. 81st st, No 310, s s, 130 e 2d av, 15x77.5x15x75.11. Feb 19, 1903, 3 years, 5%. 5:1543. gold, 5,500
- O'Sullivan, Mary M A to Josephine E Carpenter. 99th st, No 10½, s s, 200 w Central Park West, 25x100.11. Feb 13, 1903, 3 yrs, 5%. 7:1834. 20,500
- Palmer, John M with Clara A Wagner. Washington terrace, No 4, w s, 17.9 s 186th st, 17.9x62.6. Extension mort. Jan 31. Feb 13, 1903. 8:2156. nom
- Paoli, Alessandro D to Michael Lapp. Mulberry st, No 194, e s, 232.4 n Broome st, 25x100. P M. Prior mort \$22,000. Dec 31, 3 years, 6%. Feb 19, 1903. 2:480. gold, 8,000
- Picken, James C to GERMANIA LIFE INS CO. 118th st, Nos 105 to 113, n s, 125 w Lenox av, 5 lots, each 20x100.11. 5 morts,

each \$18,000. Feb 19, 1903, due Aug 1, 1906, 6%, building loan until completion of buildings, and thereafter 4 1/2%. 7:1903. 90,000

Same to Realty Mortgage Co, a corpn. Same property. Prior mort \$90,000. Feb 19, 1903, due Aug 19, 1903, 6%. 8,000

Polstein, Joseph and Isaac to LAWYERS TITLE INSURANCE CO of N Y. 13th st, Nos 329 and 331, n s, 355 e 2d av, 45x103.3. Feb 13, 5 years, 4 1/2%. Feb 18, 1903. 2:455. 50,000

Polstein, Joseph and Isaac to Anna N Rogers. Mott st, No 160, e s, abt 175 n Grand st, runs n 24.9 x e 94 x s 1.1 x e 14 x s 25 x w 14 x n 1.1 x w 94 to beginning. P M. Feb 3, due Feb 16, 1904, 6%. Feb 16, 1903. 2:470. 4,000

Price, David to Edward Oppenheimer and Isaac Metzger. 118th st, No 126, s s, 296 w Lenox av, 20x100.11. P M. Feb 16, 1903, 3 years, 4 1/2%. 7:1902. 16,500

Rau, Alfred M to Joseph L Stix. West End av, No 702, e s, 138.8 s 95th st, 20.6x—x21.3x100. P M. Feb 18, 1903, 3 years, 4 1/2%. 4:1242. 20,000

Reggel, David to the trustees of the Peabody Education Fund. 107th st, No 84, s s, 25 w Park av, 25x75.11. Feb 13, 1903, 1 year, 5%. 6:1612. 12,500

Rider & Driver Publishing Co to CENTRAL TRUST CO. Stockholders consent to mortgage for \$100,000 their franchise, &c, &c. (Date omitted.) Feb 18, 1903. —

Robinson, Geo H to LAWYERS TITLE INSURANCE CO of N Y. 52d st, No 63, n s, 115 e 6th av, 20x100.5. Feb 16, 1 year, 4 1/2%. Feb 17, 1903. 5:1268. 40,000

Rollwagen, Emily S to Kath K C Lyman widow. Stanton st, No 121, s e cor Essex st, No 154, 25x75. Aug 26, 1898, due Aug 15, 1901, 5%. Feb 16, 1903. 2:354. 2,000

Rollwagen, Emily S to Kath C Lyman widow. 9th st, No 312, s s, 150 e 2d av, 25x87.10. Prior mort \$1,250. Feb 16, 1898, due Feb 16, 1900, 5%. Feb 16, 1903. 2:450. 1,000

Rosenthal, Chas M to LAWYERS MORTGAGE INSURANCE CO. 3d st, Nos 50 and 52, s s, 86.1 e West Broadway, 43x75. P M. Feb 13, 5 years, 4%. Feb 14, 1903. 2:536. 58,000

Sakolski, Isaac to American Mortgage Co. Av B, No 12, w s, 44.8 s 2d st, 22.4x80. P M. Feb 17, 1903, 5 years, 4 1/2%. 2:397. 19,000

Sakolski, Isaac to EQUITABLE LIFE ASSURANCE SOCIETY of the U S. 2d av, No 83, w s, 20.4 s 5th st, 20x80x20.1x80. P M. Oct 28, 1902, due Jan 1, 1904, 4 1/2%. Feb 19, 1903. 2:460. gold, 10,000

Sammet, Joel to Mary McMahon et al trustees William McMahon. Allen st, No 124, e s, 100 n Delancey st, 33.6x87.6. Feb 18, 1903, 3 years, 4 1/2%. 2:415. 28,000

Schlesinger, Henry W to THE STATE BANK. Houston st, No 497, s s, 80 e Goerck st, 20x75; Houston st, No 501, s s, 80 w Mangin st, 20x75. Feb —, 1903, 6 months, 6%. Feb 19, 1903. 2:325. note, 10,000

Schnee, Sigmund to Frieda Hart. 6th st, No 423, n s, 265.6 e 1st av, 21.10x90.10. P M. Prior mort \$—. Feb 16, 1903, 3 years, 5%. 2:434. 2,000

Schwartz, Moses and Gustav Gleeckstern to James Reilly. 104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11. P M. Feb 9, 1 year, 5%. Feb 17, 1903. 6:1697. 10,000

Silverman, Fannie and Annie to Maria Wimpie. 27th st, Nos 145 and 147, n s, 233.3 e 7th av, 41.7x98.9x42.2x98.9. P M. Prior mort \$52,000. Feb 15, 5 years, installs, 6%. Feb 17, 1903. 3:803. 10,000

Silverson, Abraham to Harris Mandelbaum and Fisher Lewine. 2d av, Nos 77 and 79, w s, 60.4 s 5th st, runs w 80 x s 20.1 x w 39.11 x s 16.4 x e 19.10 x s 4.1 x e 100 to av x n 39.8. P M. Prior mort \$28,000. Feb 16, 1 year, 6%. Feb 17, 1903. 2:460. See Mandelbaum. 17,000

Silverson, Abraham to Mary B Schwab. 15th st, Nos 332 and 334, s s, 259 w 1st av, 42x103.3. Feb 17, 1903, due Feb 1, 1908, 4 1/2%. 3:921. 48,000

Silverson, Abraham to THE STATE BANK. 15th st, Nos 332 and 334, s s, 259 w 1st av, 42x103.3. Prior mort \$48,000. Feb 17, 6 months, —. Feb 19, 1903. 3:921. note, 10,000

Silverson, Abraham to Harris Mandelbaum and Fisher Lewine. Eldridge st, Nos 231 to 235, w s, 100.2 n Stanton st, 74x100.1x 74.7x100.1. P M. Feb 11, 1 year, 6%. Feb 13, 1903. 2:422. 12,800

Silverson, Abraham to Wm W Underhill trustee will Abraham S Underhill. Stanton st, No 149, s w cor Suffolk st, Nos 147 and 149, 75x40. Feb 16, 1903, 5 years, 4 1/2%. 2:354. 68,000

Smith, Andrew H and Davidson H to David S McElroy. Madison av, No 314, s w cor 42d st, 36.7x28. P M. Prior mort \$160,000. Dec 3, due Dec 18, 1907, 4%. Feb 16, 1903. 5:1276. 90,000

Sokolski, Dora to Samuel Rosenberg. Madison st, No 287, n s, 115.4 w Montgomery st, 23.2x100. Feb 16, 1 year, 6%. Feb 17, 1903. 1:269. 1,238.94

Spencer, James H to Adam Schulz. Dey st, No 63, s s, 82.3 e Washington st, 23x50.6x22.9x50.6, with any gores or strips adj. Feb 11, 5 years, 4 1/2%. Feb 13, 1903. 1:59. 16,000

Sperry, Amelia to Annie F Brandt. 67th st, Nos 229 and 231, n s, 375 w Amsterdam av, 2 lots, each 25x100.5. Prior mort \$13,000 on each. 2 morts, each \$4,000. Feb 11, due May 26, 1905, 5%. Feb 13, 1903. 4:1159. 8,000

State Realty and Mortgage Co to Max Danziger. 111th st, n s, 275 e 8th av, 100x100.11. P M. Feb 16, 1903, due Aug 16, 1904, 5%. 7:1827. 10,100

Stilwell, Nelson D to FARMERS LOAN & TRUST CO. St Nicholas av, n w cor 125th st, 99.11x100. P M. Feb 17, 1903, 1 year, 5%. 7:1952. 65,000

Same to City Mortgage Co. Same property. P M. Prior mort \$65,000. Feb 17, 1903, 1 year, 6%. 10,000

Stilwell, Nelson D to Brevoort Real Estate Co. 112th st, n s, 100 w Broadway, 87.6x100.11. Feb 11, 1 year, 6%. Feb 16, 1903. 7:1895. 30,000

Stern, Joseph and Lena his wife to Samuel Weinberger. Cannon st, No 130, e s, 100 s Houston st, 25x100. Feb 3, demand, 6%. Feb 17, 1903. 2:330. 3,000

Strauss, Emanuel, Joseph Hoegerl, Bertha E Strauss and Katie J Hoegerl to George Ehret. 31st st, No 147 West. Saloon lease. Feb 13, 1903, demand, 6%. 3:807. 1,500

Stroh, Catherine to Emma Martin. 117th st, No 316, s s, 225 e 2d av, 25x100.11. Prior mort \$19,000. Feb 14, 1 year, 6%. Feb 16, 1903. 6:1688. 4,000

Teachers Building & Loan Assoc to NEW YORK SAVINGS BANK. 108th st, Nos 7 and 9, n s, 150 w Central Park West, 50x100.11. Feb 7, due Feb 1, 1906, 4 1/2%. Feb 14, 1903. 7:1844. 65,000

Teven, Carrie and Louis with Raymond Jenkins. 8th st or St Marks pl, No 54. Agreement that party 1st part will not sell property till \$2,000 is paid to party 2d part. Feb 14. Feb 17, 1903. 2:449. nom

Thorp, Mary A to EMIGRANT INDUSTRIAL SAVINGS BANK. 50th st, Nos 132 and 134, s s, 350 e 7th av, 50x100.4. Feb 13, 1903, 1 year, 4%. 4:1002. 5,000

Tilden, Marmaduke to WASHINGTON TRUST CO. 74th st, No 63, n w cor Park av, 27x102.2. Feb 13, 1903, 3 years, 4 1/2%. 5:1389. 85,000

Tollmann, Gerard P, Mt Vernon, N Y, to Moser Arndtstein. 137th st, Nos 176 and 178, s s, 125 e 7th av, 2 lots, each 25x99.11. P M. 2 morts, each \$2,750. Feb 14, due April 29, 1905, 5%. 7:1921. 5,500

Townsend, James R and Henry E. Coe exrs and trustees Chas A Coe to TITLE GUARANTEE & TRUST CO. 5th av, Nos 239 and 241, e s, 58.8 n 27th st, 52x100. Feb 16, 1 year, 4%. Feb 17, 1903. 3:857. 220,000

Tully, Michael to City Mortgage Co. 112th st, n s, 141.7 e Riverside Drive, 87.6x100.11. Building loan. Feb 10, 1 year, 6%. 7:1895. See Moloughney. 122,000

Same to Edw J Moloughney. Same property. P M. Prior mort \$122,000. Feb 10, 1 year, 6%. Feb 13, 1903. 12,500

Unique Bachelor Apartment Co to Andrew J Dam et al. 95th st, No 63, n s, 191 e Columbus av, 20x100.8. Prior mort \$19,500. Collateral security for lease of 15th st, Nos 102 to 106 East. Jan 30, demand, —. Feb 17, 1903. 4:1209. 6,000

Universal Realty Co to Alice B Colcord. Central Park West, Nos 375 and 376, w s, 50.11 s 98th st, 50x100. Feb —, 1903, due May 1, 1905, 6%. Feb 19, 1903. 7:1833. 8,500

Ure, Sarah to Albert A Fenyvessy. 36th st, No 439, n s, 525 w 9th av, —x98.9x25x98.9. Feb 13, installs, due July 10, 1903, 6%. Feb 14, 1903. 3:734. 250

Vallender, Richard to Mary T Bush. Park av, No 867, e s, 51.2 n 77th st, 25.8x100. P M. Prior mort \$18,000. Feb 16, 1903, due Aug 16, 1903, 5%. 5:1412. 4,000

Vermont Marble Co to John H Hewson and ano. 12th av, n e cor 133d st, 99.11x125. P M. Feb 5, 5 years, 4 1/2%. Feb 18, 1903. 7:2000. notes, 20,000

Victorius, Rachel to Helen Kaiser. William st, No 192, s e s, 17.4 x74.3 n e s x17x72. Feb 17, due Mar 1, 1905, 6%. Feb 19, 1903. 1:103. 3,000

Volz, John to Jacob Schlosser. 95th st, Nos 233 and 235, n s, 100 w 2d av, 2 lots, each 25x100.8. 2 morts, each \$4,000. Prior mort \$11,000 on each. Feb 18, 3 years, 5%. Feb 19, 1903. 5:1541. 8,000

Voss, Mathilde widow to New York and Suburban Co-operative B and L Assoc. 112th st, No 206, s s, 115 e 3d av, 20x100.10. Feb 14, installs, \$45 per month, 6%. Feb 16, 1903. 6:1661. 5,000

Weiber, Lorenz to State Realty & Mortgage Co. 111th st, n s, 475 w Amsterdam av, 75x100.11. Building loan. Feb 18, 1 year, 6%. Feb 19, 1903. 7:1883. 90,000

Same to same. Same property. P M. Prior mort \$90,000. Feb 18, 1 year, 6%. Feb 19, 1903. 14,550

Weil, Markus to American Mortgage Co. 3d st, No 160, s s, 120 s e Av A, 24.9x105.11x24.4x105.11. P M. Feb 17, 1903, 3 years, 5%. 2:398. 19,000

Same to same. 3d st, No 158, s s, 98 e Av A, 22x88.6. P M. Feb 17, 1903, 3 years, 5%. 14,000

Weinstein, Jacob to Michael H Eisman. 13th st, Nos 506 to 510, s s, 96 e Av A, 75x103.3. Prior morts \$35,000. Feb 16, 1 year, 6%. Feb 17, 1903. 2:406. 10,000

Weinstein, Jacob to LAWYERS TITLE INSURANCE CO of N Y. 13th st, Nos 508 and 510, s s, 121 e Av A, 50x103.3. P M. Feb 16, 1 year, 5%. Feb 17, 1903. 2:406. 22,000

Wheaton, Esther A to Wm H Macy, Jr. 106th st, n s, 223.9 e Columbus av, 73.9x100.11. P M. Feb 19, 1903, 1 year, 5%. 7:1842. 25,000

Wheaton, Esther A to American Mortgage Co. 5th av, No 2193, e s, 74.11 s 134th st, 25x75. P M. Feb 19, 1903, 1 year, 5%. 6:1758. 11,000

Same to same. Same property. P M. Prior mort \$11,000. Feb 19, 1903, 1 year, 6%. 2,000

Wheaton, Esther A to American Mortgage Co. 134th st, No 181, n s, 275 e 7th av, 25x99.11. P M. Feb 19, 1903, 3 years, 5%. 7:1919. 13,000

Same to same. Same property. P M. Prior mort \$13,000. Feb 19, 1 year, 6%. 1,500

Wiesen, Elizabeth to Joseph Havender. Av A, Nos 1063 and 1065, s w cor 58th st, No 452, 100.5x40; Bathgate av, No 2008, old line, s e cor 179th st, old line, 24x88.6x24x88.2, except part taken for av; Bathgate av, old line, w s, 250 n 181st st, old line, 29x152.10x29x151.4, except part taken for av. Feb 11, installs, 6%. Feb 14, 1903. 5:1369, 11:3044 and 3049. 10,500

Wilcox, Eliz A, Jersey City, N J, to THE GERMANIA LIFE INS CO. Madison av, Nos 161 and 163, e s, 49.4 s 33d st, 49.4x100. Feb 16, due Aug 1, 1908, 6%, building loan, until building is completed, and thereafter 4 1/2%. 3:862. 300,000

Williamson, Maggie to Mary K Eichhorn. 106th st, Nos 52 and 54, s s, 280 w Park av, 2 lots, each 25x100.11. 2 morts, each \$7,500. Feb 14, installs, due Feb 1, 1908, 5%. Feb 16, 1903. 6:1611. 15,000

Wilson, Fredk L with TITLE GUARANTEE & TRUST CO. 39th st, No 35 East; 40th st, Nos 34 and 36 East. Subordination agreement. Feb 10. Feb 17, 1903. 3:869. nom

Wood, Fernando to Henry De F Weekes. Monroe st, No 60, s s, 286.8 w Pike st, 25x93. P M. Feb 4, due July 1, 1906, 5%. Feb 16, 1903. 1:254. 17,000

Zerega, Eliz M, Louisa A, Barnard, John A and Geo T Zerega trustees Augustus Zerega with Luigi Mega. Mulberry st, No 232. Extension mort. Nov 14, 1902. Feb 13, 1903. 2:494. nom

Zirn, Joseph with John Beckmann. 40th st, No 314, s s, 200 e 2d av, 25x98.9. Extension of mort. Feb 11. Feb 13, 1903. 3:945. nom

Zobel, Fredk C to Jere W Dimick. Jones st, Nos 8 to 12, s s, 104.6 w 4th st, 75x100. Prior morts \$46,500 and \$45,000. Feb 9, 3 years, 5%. Feb 13, 1903. 2:590. 85,000

BOROUGH OF BRONX.

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

*Anderson, Abraham to Louis Fleischmann. White Plains road, w s, 125 s 10th st, 26x75, Wakefield. Feb 18, 3 years, 5%. Feb 19, 1903. 3,000

*Same to same. White Plains road, w s, 100 s 10th st, 25x75. Feb 18, 3 years, 5%, Feb 19, 1903. 3,000

Ast, Charles to Simon Wolf. 3d av, e s, 225 n 171st st, 25x100. Feb 19, 1903, due Feb —, 1906, 5%. 11:2928. 17,000

Same to Susan M Langbein. 3d av, e s, 250 n 171st st, 25x100. Feb 19, 1903, 5 years, 5%. 11:2928. 18,000

Balaban, Olga to Martin Walter. Ryer av, w s, 295.1 w from n w cor Ryer av and Burnside av, runs w 163.11 x n 25.4 x 159.5 to av, x s 25. Feb 16, 1903. Jan 14, demand, 6%. 11:3149. 500

Bastone, Domenico to DeWitt C Flanagan and ano trustees. Brook av, No 550, s e cor 150th st. Saloon lease. Feb 10, demand, 6%. Feb 16, 1903. 9:2276. 2,500

Gillender, Augustus T exr Agnes H Robinson to Park Mortgage Co. Park (4th) av, w s, 60.8 n 63d st, 19.10x75. Feb 14, 1903.	9,278
Goode, Clarence R to Harry B Powell. Confirmation assignment. Madison av, w s, 51.5 n 113th st, 16.6x70. Feb 13, 1903.	nom
Gross, Max to George Berliner and Jacob Schattman. 100th st, n s, 400 e 2d av, 75x100.11. Feb 16, 1903.	6,150
Gross, Max to George Berliner, 2-3 parts, and Jacob Schattman, 1-3 part. 134th st, n s, 75 e 5th av, 25x99.11. Feb 19, 1903.	3,000
Hammerslag, Joseph and David E Oppenheimer to Title Guarantee and Trust Co. Broadway, n w cor 112th st, 100.11x100. Feb 16, 1903.	90,000
Hutchins, Agnes J trustee Robt J Swan to Waldo Hutchins. 158th st, s s, 805.6 w Boulevard (11th av), 19.6x100. Feb 13, 1903.	10,225
Hedges, Geo B to Louis Schaefer et al exrs Frederick Schaefer. Allen st, e s, 100 n Delancey st, 33.6x87.6. Filed and discharged Feb 18, 1903.	nom
Herman, Simon et al to Sarah Goodman. Bowery, s w cor Bayard st, 42.6x75x50x75. Feb 19, 1903.	16,000
Hoar, Eliz H to Jacob London. 50th st, No 412 East. Feb 17, 1903.	omitted
Jeffries, Henry L to Knickerbocker Trust Co. 72d st, No 218 West. (To secure note of \$5,000.) Feb 13, 1903.	nom
Jacobus, Rebecca S et al trustees will Samuel M Jacobus to Frank Mac D Sinclair. 105th st, s s, 126.2 e Amsterdam av, 18.4x 100.11. Feb 16, 1903.	9,000
Lahay Co to Daniel Robert. 89th st, n s, 113.4 w Madison av, 51.1 x100.8. Feb 18, 1903.	30,000
Lawyers Title Insurance Co of N Y to Central Realty Bond & Trust Co. 51st st, n s, 180 e Madison av, 145x100.5. Feb 13, 1903.	105,000
Same to same. Same property. Feb 13, 1903.	227,500
Lawyers Title Insurance Co of N Y to Central Realty Bond and Trust Co. Broadway or 7th av, e s, 60.5 s 47th st, runs e 80 x n 60.5 to s s 47th st, x e 76.3 x s 100.4 x w 56.3 x s 0.1 x w 20 x n 20 x w 80 to Broadway, x n 20 to beginning. Feb 18, 1903.	190,000
Lowenfeld, Pincus and William Prager to Joseph Larchan. Rivington st, No 247. Feb 19, 1903.	5,850
McPherson, Sarah E guardian Stephen G and Belden Roach to Stephen G Roach. Hamilton terrace, w s, 387 n 141st st, 19x100. Feb 17, 1903.	nom
Same to Belden Roach. Hamilton terrace, w s, 406 n 141st st, 19x 100. Feb 17, 1903.	nom
Metropolitan Life Ins Co to John R Hegeman et al trustees for Metropolitan Staff Savings Fund. 7th av, Nos 316 and 318. Feb 19, 1903.	22,000
Morrill, Frank T to John L Vandever. Edgecombe av, No 137. Feb 19, 1903.	nom
Murray, Geo W to Mary H de Crano trustee will Eliza L Moore. Interest to extent of \$9,892.08. 97th st, n s, 125 e Park av, 25x 100.11. Feb 13, 1903.	9,892.08
Same to Mary H de Crano. Interest to extent of \$5,792.92. Same property. Feb 13, 1903.	5,792.92
Schlamp, Jacob to F Wm Heide. Goerck st, No 103. Feb 13, 1903.	1,500
Same to same. Goerck st, e s, 106.4 s Stanton st, 25x98.9. Feb 13, 1903.	2,000
Mark, Jessie to Chas H Dockstader. 10th av, w s, bet 165th and 168th st, 50 s of land Eliza B Jumel, runs w 100 x s 50 x e 100 to av, x n 50. Feb 16, 1903.	3,000
Nevins, Abraham and Harry W Perelman to The State Bank. Cannon st, Nos 119 and 121. Feb 19, 1903.	nom
Same to same. Cannon st, w s, 116.6 n Stanton st, 41.6x100. Feb 19, 1903.	nom
Nicoll, Wm G to Frank B French. 94th st, n s, 175 e 2d av, 75x 100.8. Feb 16, 1903.	6,000
North New York Co-operative B and L Assoc to Carl Ernst. Washington terrace, w s, 142 s 186th st, 19x62.6. Feb 17, 1903.	5,000
Powell, Wilson M to Louisa M Agostini guardian of Clarence M Chauncey. 11th st, No 535 East. Feb 16, 1903.	11,000
Pfizenmayer, Chas F to Emma Pfizenmayer. 2d av, s e s, 53.3 n e 14th st, 25x118. Feb 18, 1903.	6,000
Reis, Karoline to Peter Otten. Stanton st, n s, 32 e Goerck st, 27.5x70. Feb 18, 1903.	2,500
Rouse, Callman to Samuel C Wolfenstein and Samuel Broom exrs Charles Wolfenstein. Broome st, s e cor Norfolk st, 25x51.7. Feb 17, 1903.	5,000
Rosenthal, Chas M to Lawyers Mortgage Insurance Co. 64th st, n s, 500 w Central Park West, 75x100.5. Feb 13, 1903.	65,000
Same to Hudson City Savings Inst. 92d st, No 61 East. Feb 14, 1903.	14,000
Reynolds, Abby R to Alice C and Stephen G Guernsey exrs and trustees Joseph H Guernsey. 30th st, No 311 East. Feb 16, 1903.	22,500
Same to same. 36th st, No 29 West. Feb 16, 1903.	5,000
Same to same. 36th st, No 29 West. Feb 16, 1903.	nom
Robertson, Donald to Alexander Grant. 118th st, No 32 West. Feb 16, 1903.	250
Same to same. Same property. Feb 16, 1903.	1,500
Roosevelt, James R et al trustees will Helen Roosevelt to James R Roosevelt, Jr. Madison av, No 161. Filed and discharged Feb 16, 1903.	nom
Schmidt, Theodore exr Julia Schmidt to Augusta S Leary. 127th st, s s, 306 e 7th av, 16x99.11. Feb 19, 1903.	7,500
Same to same. 129th st, s s, 60.6 w 6th av, old line, 20x99.11. Feb 19, 1903.	7,000
Stillwell, Nelson D to Brevoort Real Estate Co. 112th st, n s, 141.7 e Riverside Drive, 87.6x100.11. Feb 16, 1903.	nom
Sire, Albert I to Joseph Oppenheimer. Lexington av, s w cor 60th st, 100.5x22.6. Feb 13, 1903.	nom
Smith, Cath T to Provident Savings Life Assurance Society of N Y. 86th st, No 321 West. Feb 18, 1903.	26,000
Silverson, Abraham to Samuel Blumenthal. Suffolk st, s w cor Stanton st, 40x75. Feb 17, 1903.	17,000
Thompson, Morris S exr Mary A Paterson to Chas G Koss. Delancey st, s s, 77 w Clinton st, 23x89.2x30x irreg. Filed and discharged Feb 17, 1903.	510.67
Title Guarantee & Trust Co to Westchester & Bronx Title & Mortgage Guaranty Co. 36th st, Nos 206 to 212 West. Feb 13, 1903.	55,000
Same to same. 80th st, No 49 East. Feb 13, 1903.	50,000
Same to Bowery Savings Bank. Vesey st, No 26. Feb 13, 1903.	25,000
Same to same. West End av, n e cor 74th st, 22.2x70. Feb 13, 1903.	20,000
Same to Chas E Timberlake. 111th st, No 73 East. Feb 13, 1903.	5,000
Title Guarantee and Trust Co to National Savings Bank of Albany.	
39th st, No 35 East and 40th st, Nos 34 and 36 East. Feb 18, 1903.	39,000
Same to same. 82d st, n s, 175 e Park av, 75x102.2. Feb 18, 1903.	56,000
Same to same. 40th st, s s, 325 e 8th av, 75x98.9. Feb 18, 1903.	40,000
Title Guarantee & Trust Co to Lincoln Trust Co. Broadway, n w cor 112th st, 100.11x100. Feb 19, 1903.	40,000
Same to same. Same property. Feb 19, 1903.	90,000
Title Insurance Company of N Y to Bowery Savings Bank. Mott st, No 28. Feb 19, 1903.	18,000
Same to same. 32d st, n s, 76 e Lexington av, 19.6x49. Feb 19, 1903.	5,000
Title Insurance Company of N Y to New York Mortgage & Security Co. 111th st, n s, 200 e 8th av, 75x100.11. Feb 14, 1903.	20,000
United States Fidelity and Guaranty Co to Callman Rouse. Broome st, s e cor Norfolk st, 25x51.7. Feb 17, 1903.	nom
Underhill, Wm W trustee Abraham S Underhill to United States Fire Ins Co. Lawrence st, n e s, 274.1 n w from n s 126th st, 39.9x62.1 to s s 127th st, x 54.9x87.6. Feb 16, 1903.	25,000
Volz, John to Jacob Schlosser. 72d st, s s, 333.4 e-2d av, 16.8x 102.2. Feb 19, 1903.	2,000
Warburg, Paul M to Max M Warburg. Franklin st, Nos 51 to 57. Feb 19, 1903.	nom
Watson, Harriet E to The Society for the Relief of the Destitute Blind of the City of New York and its vicinity. Lenox av, n w cor 113th st, 25.11x100. Feb 16, 1903.	37,000
Weil, Marcus to Pincus Lowenfeld and William Prager. Rivington st, No 247. Feb 17, 1903.	5,850
Weinstein, Julius to Charlotte Hastorf. 10th st, Nos 141 and 143 West. Feb 19, 1903.	nom
Wimpie, Maria to Jacob Kottek. 27th st, Nos 145 and 147 West. Feb 17, 1903.	other consid and 100

BOROUGH OF BRONX.

Brady, Daniel to Mary A Brady. Elmwood pl (178th st), s s, 123.7 e Clinton av, 23.7x145. Feb 18, 1903.	1,500
Bergen, Wm C to Louis Gates. Summit av, s s, 318.4 e Anthony av and 194.4 e Concourse, 25x100. Feb 13, 1903.	1,100
Bjorkgren, Charles to Davis Brothers. Morris av, w s, 191.9 s Belmont st and 300 e old line 173d st, 25.1x79.8x24.11x76.7. Feb 13, 1903.	500
*Diller, Eliz A to Margaret Crawford. White Plains road, e s, at division line lots 7 and 8 map M Valentine, runs n 623.6 x e 195 x n 320 x e 68 to Briggs av x e 414.8 x e 1,429.6 x s w 180 x w 200 x s w 197 x s w 75 x w 1,500. Feb 13, 1903.	30,000
Dorzbacher, Henry trustee Louisa Oehler under will Dora Schopp to Jacob Schopp trustee for Louisa Oehler will Dora Schopp. 144th st, s s, 308.4 e Willis av, 16.8x100. Feb 13, 1903.	nom
Durham, Israel W, the Insurance Commissioner of the State of Pennsylvania, as trustee for all the policyholders of the Security Trust & Life Ins Co of Philadelphia, Pa, to the said Security Trust & Life Ins Co. Bathgate av, No 2200, s e cor 182d st, 20x 80.7. Filed and discharged Feb 19, 1903.	4,000
Frank, John to Warren B Sammis. Travers st, n e s, 51.8 s e Valentine av, 25.8x85.9x25x92.5. Feb 14, 1903.	2,500
Fahs, Adam to Emilie Fahs. Fordham av, n w s, 40 s w 4th st or 166th st, runs n w 103 x s w 27 x s e — x s e to av, x n e 24. Feb 18, 1903.	nom
Same to same. Same property. Feb 18, 1903.	nom
Same to same. 3d av, n w s, 41.6 s w 166th st, 25.7x83x27x83. Feb 18, 1903.	nom
Same to same. Same property. Feb 18, 1903.	nom
Same to same. Tremont av, s e cor Boston or Post road, 68.11x 31.8x79.6x40.8. Feb 18, 1903.	nom
Gilbert, Alice L to Alice L Gilbert trustee Amelia R Ga Nun formerly More. Forest av, e s, 90 s 165th st, 17.10x100. Feb 16, 1903.	4,000
Same to Alice L Gilbert trustee Amelia R Ga Nun formerly More. Cauldwell av, e s, 200 n 161st st, 20x125. Feb 16, 1903.	4,500
Garner, Henry J to Evelyn H White. Boston road, s w cor 168th st, 51.2x97. Feb 17, 1903.	100
Hamilton Bank of N Y City to Josephine T Greene. 153d st, s s, 250 e Courtlandt av, 25x100. Feb 16, 1903.	nom
*Keck, Henry to Benj E Weeks. Elliott av, s w cor Wilson pl, 26.2x111.4x25x104.5, Lester Park, Westchester. Feb 18, 1903.	1,514.50
Keck, Lena to Adam Rice. Fulton av, w s, 269 s Pelham av, 25x 100. Feb 18, 1903.	500
Kountze, Herman et al trustees for Catharine Kountze will Augustus Kountze to Luther Kountze exr and trustee Montagnie Ward. 156th st, s s, 150 w Courtlandt av, 50x100. Feb 13, 1903.	2,500
*Pollard, F Ellery to Vahan Z M Boyajian. Lot 11 block 15 map Pelham Park. Feb 18, 1903.	nom
Schmidt, Theodore exr Julia Schmidt to Augusta S Leary. Courtlandt av, w s, 175 n 162d st, 25x133.1x25.3x137. Feb 19, 1903.	16,000
Stanley, Clarence to Louis Gates. Kingsbridge road, e s, 162.6 n Nindham pl, runs e 75 x — 110.11 x n 75.9 x w — to road x s 37.6 to beginning, Kingsbridge Heights. Feb 13, 1903.	nom
Steeves, John F to Filomena Tesoro. Adams pl or av, e s, 100 s 183d st, 25x100. Feb 13, 1903.	nom
Toennigs, (Eckert) Louisa to H Augusta Davidson. Locust av, s e cor 140th st, —x—. (Mort recorded in Westchester Co in 1872). Feb 17, 1903.	nom
Tesoro, Filomena to Louis Gates. Adams pl, or av, e s, 100 s 183d st, 25x100. Feb 16, 1903.	1,200

PROJECTED BUILDINGS.

The first name is that of the owner; ar't stands for architect, m'n for mason, c'r for carpenter, and b'r for builder.
When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Broome st, n e cor Norfolk st, 6-sty brk tenement, 50.2x45.1; cost, \$60,000; Samuel Barkins, 123 Bowery; ar't, Alfred E Barkins, 1 Union sq W.—98.
Charlton st, Nos 130 to 134, 7-sty brk loft building, 69x54; cost, \$65,000; Lizzie L Chamberlin, 156 Broadway; ar't, Ervin Gollner, 156 Broadway.—84.
Mott st, No 5, 6-sty brk loft and stores, 25x77.7 and 97.11; cost, \$25,000; Essie Silverstone, 188 Park row; ar't, Richard Rohl, 128 Bible House.—92.

2d st, No 128, 6-sty brk tenement, 25x108.11; cost, \$30,000; ow'r and b'r, Samuel Makransky, 451 Grand st; ar't, G F Pelham, 503 5th av.—96.
 4th st, n s, 124.9 w 1st av, 6-sty brk tenement and stores, 49.9x83.2; cost, \$40,000; Hillman & Golding, 231 Henry st; ar'ts, Sass & Smallheiser, 23 Park row.—80.
 7th st, n s, 100.11 w Lewis st, 6-sty brk tenement, 40x84.6; cost, \$40,000; Ignatz Roth, 21 West Houston st; ar't, Jacob H Amsler, 875 Washington av.—86.
 5th av, s e cor 12th st (rear), 1-sty brk storage, 21x31.7, brk and concrete roof; cost, \$1,000; Mrs Mary A Wood, care of D Robinson, 160 Broadway; lessee, Wm C Wood, 11 W 34th st; ar't, Geo D Hilliard, 134 E 31st st.—82.
 6th av | e s, 13th st to 14th st, 10-sty brk and stone store, 100x206.6, 13th st | tile and concrete roof; cost, \$600,000; Mary A Chisolm, 14th st | College Point, and Rhinelander Real Estate Co, 31 Nassau st; ar'ts, Cady, Berg & See, 6 W 22d st; b'r, Geo A Fuller Co, 137 Broadway.—99.

BETWEEN 14TH AND 59TH STREETS.

17th st, n s, 225 e 5th av, 7-sty brk loft and store building, 25x98.6, slag roof; cost, \$50,000; Campbell & Clement, 38 Park row; ar'ts, Israels & Harder, 31 W 31st st.—88.
 29th st, s s, 160 e 1st av, 1-sty brk gasolene storage, 8.6x8, brk roof; cost, \$500; United Electric Light and Power Co, 55 Duane st; ar't, H W York, 55 Duane st.—83.
 42d st, s s, 330 w 2d av, 2-sty brk factory, 25x irreg, tar and gravel roof; cost, \$7,000; Frank Dobson, 218 E 42d st; ar't, Thos H Styles, 449 W 28th st; b'rs, John Jordan & Son, 449 W 28th st.—94.
 47th st, Nos 153 and 155 W, 9½-sty brk and stone hotel, 40x90.5, plastic slate roof; cost, \$175,000; Rosa Brown, 31 W 99th st; ar't, G F Pelham, 503 5th av.—81.
 6th av, n e cor 16th st, 4-sty brk store, 29.10x65; cost, \$15,000; Gustave L Morgenthau, 115 Broadway; lessee, Knickerbocker Jewelry Co, on premises; ar't, Simeon B Eisendrath, 92 Liberty st.—90.

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

61st st, Nos 55 to 59 E, 3-sty and attic stone front dwelling and stable, 57x50, tile roof; cost, \$75,000; Lewis Nixon, 43 Cedar st; ar't, Ernest Flagg, 35 Wall st.—87.
 62d st, n s, 64 w 1st av, 1-sty brk and stone church and school, 48x100.5; cost, \$30,000; The Fifth Av Presbyterian Church, Inc, 7 W 55th st; ar'ts, Robertson & Potter, 160 5th av; b'r, Hugh Getty, 274 9th av.—97.
 93d st, s s, 283 w 3d av, 1-sty atelier, 16.6x22.1; cost, \$800; Catharina Stehlin, 162 E 93d st; ar't, Franz Wolfgang, 787 E 177th st.—95.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

111th st, n s, 300 e Broadway, 6-sty brk tenement, 100x87.11, plastic slate roof; cost, \$150,000; Lorenz Weiher, 76 E 86th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—91.
 112th st, s s, 175 w Amsterdam av, 8-sty brk tenement, 50x86.11, plastic slate roof; cost, \$175,000; Frank Woytisek, 1311 3d av; ar'ts, Neville & Bagge, 217 W 125th st.—89.
 Amsterdam av, n w cor 107th st, 6-sty brk tenement, 50.7x90, plastic slate roof; cost, \$125,000; Wm J Casey, 1944 or 1949 7th av; ar'ts, Neville & Bagge, 217 W 125th st.—93.

NORTH OF 125TH STREET.

125th st, Nos 165 and 167 E | alter to theatre; cost, \$75,000;
 126th st, Nos 168 and 170 E | see Alteration plan No 204 for full particulars.
 Lenox av | e s, 136th st to 137th st, 5-sty brk and stone hospital, 37x136th st | 157, and wings 79x34, brk roof; cost, \$300,000; City N Y; 137th st | ar'ts, Horgan & Slattery, 1 Madison av.—100.
 3d av | e s, 83.1 n 127th st, runs to 127th st, 3 and 4-sty brk and 127th st | stone theatre, 100x100, asphalt and gravel roof; cost, \$100,000; Thomas W Miner, 201 Bowery; ar't, J B McElfratrick, 1402 Broadway.—85.

BOROUGH OF BRONX.

Garfield st, w s, 205 n Columbus av, Van Nest, 2-sty frame dwelling, 21x48; cost, \$4,000; A De Andrie, Van Nest; ar't, W C Dickerson, 3d av and 149th st.—60.
 Madison st, w s, 150 s Morris Park av, 2-sty frame dwelling, 20x38; cost, \$3,200; Sarah F Cahill, Morris Park av, Van Nest; ar't, Bernhard Ebeling, West Farms road and Bronx Park av.—53.
 Clay av, e s, 1,620.6 n 168th st, two 2-sty and attic frame dwellings, 20x37, shingle roof; total cost, \$5,000; C H & E A Thornton, 909 6th av; ar't, W C Dickerson, 3d av and 149th st.—54.
 Forest av, w s, 270 s Home st, four 3-sty brk dwellings, 20x54; total cost, \$32,000; Crockett & Hamilton, 2 E 58th st; ar't, W C Dickerson, 3d av and 149th st.—57.
 Teller av, e s, 570 n 169th st, 2-sty frame dwelling, 22x48; cost, \$4,500; C H & E A Thornton, 909 6th av; ar't, W C Dickerson, 3d av and 149th st.—56.
 Teller av, e s, 593 n 169th st, three 2-sty and attic frame dwellings, 16.8x45, shingle roof; total cost, \$7,500; ow'rs and ar't, same as last.—55.
 Walnut av, s w cor 138th st, 1-sty brk factory, 126x322.4, slate roof; cost, \$25,000; De La Vergne Refrigerating Machine Co, foot E 138th st; ar't, A W Falk, 27 William st.—58.
 Westchester Creek, w s, at Castle Hill Point, 1-sty frame boat shop, 60x200; cost, not given; Lozier Motor Co, 1 Broadway; ar't, C Vought, 4394 Park av.—59.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Barclay st, No 42, new elevator shaft in 5-sty brk loft and store; cost, \$3,000; John F McAvoy, on premises; ar't, R T Lyons, 225 4th av; b'r, Norman Fireproof Construction Co, 412 E 125th st.—220.
 Dey st, Nos 13 to 17, add 3 stys to 12-sty brk office building; cost, \$150,000; N Y Telephone Co, on premises; ar't, C L W Eidlitz, 1123 Broadway; m'n, Chas T Wills, 156 5th av.—214.
 Division st, No 242, new windows and water closets in 5-sty brk tenement and store; cost, \$800; Alter Gotlieb, 326 Grand st; ar't, Hy Rockmore, 292 Delancey st.—223.
 Fulton st, No 65, new store fronts in 4-sty brk loft and store building; cost, \$3,000; E V Z Lane, 143 Liberty st; ar't, Ernest Greene, 5 Beekman st.—205.
 Gold st, cor Ryder alley, new roof house on 7-sty brk loft building; cost, \$400; Phelps Dodge Co, 99 John st; ar't and b'r, Wm Young, 125 E 23d st.—217.
 Gold st, No 46, new tank on roof of 5-sty brk factory; cost, \$200; F Wolke, on premises; ar't, O Reissmann, 32 1st st.—213.
 Gouverneur st, No 58, new water closets in two 3 and 5-sty brk tenements and stores; cost, \$2,000; Morris Weinstein, 35 Nassau

st; ar'ts, Sass & Smallheiser, 23 Park row.—211.
 Grand st, No 271, new store fronts and stairs in 3-sty brk tenement and stores; cost, \$6,000; Jacob Froelich, 50 Canal st; ar't, Nathan Langer, 762 8th av.—198.
 Irving pl, Nos 30 to 34, new door, stairs, skylight, in 4-sty brk dwelling; cost, \$12,000; A Eimer, 205 3d av; ar'ts, De Lemos & Cordes, 130 Fulton st; b'r, A G Imhof, 115 E 13th st.—209.
 James st, No 77, new store front in 4-sty brk tenement; cost, \$250; Andrew Barbieri, 100 Park st; ar't, David Stone, 88 Centre st.—202.
 South st, n w cor Peck slip, new windows and toilets in 5-sty brk tenement and store; cost, \$3,000; Hy L Meyer, 121 Henry st, Brooklyn; ar't, Max Muller, 3 Chambers st.—228.
 Stanton st, No 127, new toilets and sinks in 5-sty brk tenement; cost, \$1,200; Julius Zweig, 623 E 6th st; ar't, Oscar Lowinson, 39 Cortlandt st; b'r, A Schlesinger, 12 W 112th st.—199.
 6th st, No 341 E, build light shaft in 5-sty brk tenement; cost, \$1,000; Gordon, Levy & Co, 230 Grand st; ar't, C Dunne, 602 Water st.—210.
 13th st, s s, 234 w Av D, building to be raised 12 ft of 1-sty brk boiler house; cost, \$400; N Y Mutual Gas Light Co, 36 Union sq.—225.
 23d st, Nos 64 and 74 W, 6-sty extension, 9.8x11.6, to 6-sty brk store; cost, \$7,500; James McCreery Realty Co, 23d st and 6th av; ar't, Jas J F Gavigan, 1123 Broadway.—219.
 30th st, No 30 W, 2-sty extension, 25x8.4, to 5-sty brk tenement and store; cost, \$2,500; Chas Joseph, 3 W 30th st; ar't, Geo W Spitzer, 41 W 24th st.—227.
 34th st, No 476 W, 1-sty extension, 19x35 to 3-sty brk dwelling and store; cost, \$1,200; Geo Ehret, 245 E 92d st; ar't, Julius Kastner, 1133 Broadway.—215.
 40th st, No 426 W, new windows, partitions and water closets in 3 and 4-sty brk tenements; cost, \$1,500; Geo F Fischer, 292 W 127th st; ar't, Jas W Cole, 403 W 51st st.—221.
 43d st, No 20 W, new stairs, dumb waiter, in 3-sty and basement brk dwelling; cost, \$1,000; ow'r and ar't, Grosvenor Atterbury, 20 W 34th st.—212.
 50th st, No 65 W, 1-sty and basement extension, 9.6x21 to 4-sty brk dwelling; cost, \$1,500; Charlotte D Ferry, 65 W 50th st; ar't, Warren H Conover, 116 W 33d st.—216.
 56th st, No 120 E, 3-sty extension, 14x31.8 to 5-sty brk dwelling; cost, \$2,000; Mrs Geo Hoadley, 120 E 56th st; ar'ts, Carriere & Hastings, 28 E 41st st.—206.
 57th st, No 233 E, 1-sty and basement and gallery extension, 20x42.3 to 3-sty and basement synagogue and dwelling; cost, \$4,500; L Hirsch, 1051 2d av; ar't, Wm C Sommerfeld, 59 W 117th st.—201.
 66th st, No 67 E, 2-sty extension, 9x12, to 4½-sty brk dwelling; cost, \$700; Seth B Robinson, 35 Nassau st, and on premises; ar't, Wm S Boyd, 561 Hudson st.—208.
 70th st, No 118 E, 2-sty extension, —x29.2, to 5-sty brk dwelling; cost, \$5,000; Grace Lubig, 118 E 70th st; ar't, H Davis Ives, 160 5th av.—222.
 103d st, No 215 E, new steel beams in 4-sty brk tenement; cost, \$400; Simon Epstein, 38 W 119th st; ar't, Nathan Langer, 762 8th av.—226.
 125th st, Nos 165 and 167 E | 3 and 5-sty buildings will be altered to 126th st, Nos 168 and 170 E | a theatre; cost, \$75,000; Washington Life Ins Co, 141 Broadway; lessees, Sullivan & Kraus, 126 E 14th st; ar't, Hackett-Hankinson Building Construction Co, 93 Watts st.—204.
 Broadway, n w cor 66th st, new openings and passage in 8-sty brk hotel; cost, \$3,000; estate Wm G Flanagan, 44 W 45th st; ar't and b'r, Thompson Starrett Co, 51 Wall st.—218.
 Columbus av, No 300, new doors and steps in 5-sty brk tenement and store; cost, \$75; Margaretta Card, 248 W 73d st; ar't, W E Thompson, 327 W 70th st.—200.
 Madison av, s e cor 115th st, new store fronts and steel beams in 5-sty brk tenement and stores; cost, \$2,500; Nevins & Perelman, 111 Broadway; ar'ts, Bernstein & Bernstein, 11 Broadway.—207.
 West End av, s e cor 88th st, 3-sty and basement extension, 20.8x26 to 4-sty and basement brk dwelling; cost, \$9,000; Stephen Farrelly, 39 Chambers st; ar'ts, Turner & Kilian, 9 Maiden lane.—203.
 5th av, e s, 50.6 n 53d st, 3-sty and basement extension, 14x15, and general alterations to 5-sty brk dwelling; cost, \$35,000; Mrs O H P Belmont, 677 5th av; ar't and b'r, John Fulton, Jr, 451 W 32d st.—224.

BOROUGH OF BRONX.

138th st, s w cor Mott Haven Canal, new windows and roof on 1-sty frame coal office; cost, \$200; Olin J Stephens, 146th st and Gerard av; ar't, John Sexton, 146th st and Gerard av.—45.
 151st st, No 523 E, raise building 4 ft to 2-sty frame dwelling; cost, \$500; Edward T Hardman, 129 Lincoln av; ar't, John H Knubel, 318 W 42d st.—33.
 154th st, s s, 20 e Melrose av, 1-sty extension, 25x6 to 3-sty frame dwelling and store; cost, \$1,500; Robert Molk, 673 E 147th st; ar't, Anthony F A Schmitt, 604 Courtlandt av.—43.
 Park av, w s, 100 s 176th st, new partitions in 3-sty brk dwelling and store; cost, \$400; Northern Gas Co, 1815 Webster av; ar't, Arthur Boehmer, 751 Tremont av; b'r, Bart Schiavone, 4177 Park av.—38.
 Park av, w s, 50 n 175th st, interior alterations in 2-sty brk dwelling; cost, \$300; L Klopfer, 4119 Park av; ar't, R Werner, 4019 3d av.—39.
 St Anns av, s w cor 134th st, new steel beams, columns and rear wall of 5-sty brk flat and store; cost, \$1,100; Frederick A Budde, 826 E 134th st; ar't, Harry T Howell, 138th st and 3d av.—35.
 St Anns av, s e cor 161st st, 1-sty extension, 41x9.6, to 1-sty brk engine house; cost, \$1,300; Anton Hupfel & Son, on premises; ar't, Bronx Architectural Co, 3307 3d av.—36.
 Villa av, w s, 98 n 204th st, 1-sty extension, 10x10 to 1-sty frame dwelling; cost, \$100; Tobe Kleinberg, 2715 3d av; ar't, Chris F Lohse, 627 Eagle av.—41.
 Washington av, No 1846, 2-sty extension, 13.4x8.7 to 2½-sty frame dwelling; cost, \$600; Annie Majilton, 750 E 176th st; ar't, J J Vreeland, 1965 Washington av.—44.
 White Plains av, e s, 50 n 10th st, Wakefield, move 2-sty frame dwelling and store; cost, \$225; Jasper M Odell, on premises; ar't, Wm M Rouzee, Wakefield.—34.
 White Plains av, e s, 83.5 n Sommer pl, move 2-sty frame dwelling; cost, \$500; Jas T Penfield, Wakefield; ar't, Wm T Mapes, Wakefield.—40.
 3d av, n w cor 152d st, new store front, beams and plumbing in 3-sty brk dwelling and store; cost, \$3,200; August Kuhn, 141 Broadway; ar'ts, Schwartz & Gross, 160 5th av.—42.
 3d av, n w cor 164th st, 2-sty extension, 31.2x99.10 and 50, to 4-sty brk store building; cost, \$7,500; Louis E Levy, on premises; ar't, Bronx Architectural Co, 3307 3d av.—37.

ELBERT BRUSSEL, E. E. M. E.

15 West 29th St., New York

Telephone, {3060} Madison Sq. {3061}

ELECTRICAL CONTRACTOR

Feb. 19.

McDonald & Co, James P; Arthur Sariol; \$25,- 586.91; P Allen. Lezinsky, Geo and Saml L Leszynsky; Julius Leszynsky; \$50,600; S B Livingston.

CHATTEL MORTGAGES.

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

Feb. 13, 14, 16, 17, 18 and 19.

AFFECTING REAL ESTATE.

Astoria Land & Construction Co. 55 and 57 W 116th..Consol Chandelier Co. Gas Fixtures, &c. 400 Acker, J. 418 and 420 W 118th..Nat Elevator & Machine Co. Elevators. 4,400 Carnegie Hill Hotel. Madison av, and 92d st.. Van Kannel Revolving Door Co. Doors. 500 Gent, A E. 2117 to 2141 Arthur av, 2118 to 2124 La Fontain av..American Radiator Co. (R) 295 McIntosh Construction Co. S s E 16th, bet Avs U & V, Brooklyn..American Radiator Co. Radiators. \$101 Same. N s E 17th st, bet Avs U & V, Brooklyn..American Rad Co. Radiators. 101 Pinchin, W C, Jr. 1142 2d av..Roesser & S. Gas Fixtures. 125 Ruege, J, Sr. 354 Willis av..Roesser & S. Gas Fixtures. 120 Ruege, A. 140 Amsterdam av..Roesser & S. Gas Fixtures. 125

MISCELLANEOUS.

Alexander, V W. 504 3d av..T Coxen. Dental Fixtures. 1,000 American Book Bindery..T W & C B Sheridan. Cutter. 680 Avella, F. 86 Chrystie..Archer Mfg Co. Barber Fixtures. 90 Auturi & Beato. 386 Broome..Conner, F & Co. Press, &c. 572 Adickes, A. 547 2d av..R M Green & Sons. Soda Fixtures. 365 Apfelbaum, L. J Reidenbach. (R) 75 Bornstein Bros. 39 and 40 East st..G A Ohl & Co. Machinery. 935 Black, G. 74 E 125th..M Landman. Books, Fixtures, &c. 100 Botta, A. 183 Mulberry..W Muirhead. Butcher Fixtures. 75 Badolato, J. 1049 1st av..M E Sandford. Pool. 270 Barnard & Mager. 55 Whitehall..Nat C R Co. Register. 60 Berman, L. 405 Grand..H Shwiller. Photo Fixtures. 225 Bing, Alex. 339 E 10th..L Reiman. Laundry agreement (R) 450 Biber, L..D Gambost. 184 Bowery..J T Robinson & Co. Machinery. agreement Bradshaw, Eliza A. 36 W 27th..Arthur Bradshaw. Office Fixtures. 300 Bloom, J. 241 Division..Manhattan M S Co. Machinery. 285 Buchner, L. 721 6th st..Bennett & G. Soda Fixtures. 215 Barnett, P..H H Moss. (R) 25 Bretz, P L. 518 W 48th..J H Meusing. Livery Fixtures. 2,500 Brauer, S. 1165 2d av..J House. Butcher Fixtures. 50 Blomeier, H. 439 9th av..I Heimath. Drug Fixtures. 1,200 Brower, E A..O Hentschel. Truck. 350 Breslan Bros. 283 Madison..L Krupnitzky. Machines. 300 Bruski & Green. 208 E 106th..J Souvay. Barber Fixtures. 415 Beckman & Stevenson. 202 W 62d..J Souvay. Barber Fixtures. 292 Boyarsky, A. 180 Grand..C Goldstein. Machinery. (R) 242 Buhling, F. 136 E 32d..P J Ferrier. Presses. 541 Black, P. 109 W 29th..H Wagner. Pool. 500 Blumenthal, S. 319 and 321 E 75th..Schechler, S & Co. Mantels. 154 Cohen, Grotsky and Grushoff. 78 Delancey..I Siegel. Machines, &c. 400 Connolly, A. 173 W 98th..C Diehl. Van. (R) 125 Coudax, E A & Co..T W & C B Sheridan. Cutter. 95 Casario, D. 626 Morris av..J Souvay. Barber Fixtures. 65 Coonan, J E. 888 8th av..Nat C R Co. Register. 140 Cooper, B M & G D. 1858 Washington av..M Huggins. Confectionery Fixtures. 250 Cooper, J J. 27 W 42d..Louis Cooper. Bicycle Fixtures. 2,500 Cobb, G W, Jr. 131 to 135 12th st, Bklyn..J Greiner Co.'s Machinery. (R) 2,169 Cascone, R. 185 Hester..F & G Haag & Co. Barber Fixtures. (R) 30 Carroll, J J. 363 Hudson..Nat C R Co. Register. 200 Carlaftes, J G. 628 E 138th..Hallwood C R Co. Register. 85 Campagna, G. 652 2d av..F Wagner & Sons. Van. 275 Collotti, S..G Londi. (R) 46 Cuomo, Do G & A. 193 Mott..R Fasano. Cheese Fixtures. 325 Cometti & Giolito. 181 Macdougall, 36 and 38 W 10th..S Comollo. Hotel Fixtures. 1,500 Coumoulos & Coronides. 238 E 14th..Nat C R Co. Register. 100 Cirrioncone & Sragusa. 315 Rivington..Diabella & Divona. Grocery Fixtures. 1,200 Commercial Co Limited..F J Ludington. Machinery. lease

Same...same. Machinery. lease Coniglio, J. 356 1/2 W 37th..T J Collins. Barber Fixtures. 52 Capuano, B. 514 Morris av..T J Collins. Barber Fixtures. 340 Charyn, V. 415 Grand..S Levy. Photo Fixtures. 225 Davidson, Zweibelson & Lachman. 322 E Houston..M Stiefel. Machinery. 700 D'Ambrisi, C. 863 Columbus av..P Westphal. Barber Fixtures. (R) 134 Derso & Demarino. 503 W 41st..L Schnurmacher. Horses, &c. 322 Dagenais, V..American Soda Co. (R) 280 Davis, L. 250 E 87th..A Warsanski. Shoe Store Fixtures. 200 Downing, J J. 305 W 16th..Julia Downing. Horses, Vans, &c. 1,000 Deile, Annie. 639 and 652 E 12th..Eugenia F Deile. Butcher Fixtures. 1,000 Director, H & S. 97 Suffolk..P Mahl. Grocery Fixtures. 60 Dreyfoos, A. 316 E 98th..J Levy. Horses, &c. 500 Del Balso, F. 1481 Hoe av..Senderling Mfg Co. Truck. 205 Devita & Russo. 474 Grand..T J Collins. Barber Fixtures. 85 Doctors, H. 20 6th av..W Muirhead. Machines, &c. 150 Dunn, J J & M E. 303 to 307 W 53d..G W Smith. Horses. 100 Dorner Bros. 212 E 86th..Nat C R Co. Register. 185 David, F. 203 E 4th..A B Roossin. Soda Fixtures. 130 Di Vimenzo, V A. 131 Mott..F Procopio. Grocery Fixtures. 850 Denbosky Bros. 149-153 Wooster..Singer Mfg Co. Machines. 300 Dunn & Shapiro. 369 to 373 Cherry..M Herman. Horses, &c. 200 Davidson, S. 1583 3d av..E Silberman. Drug Fixtures. 190 Diamond, J H. 2234 8th av..M Aaronson. Machinery, &c. 220 Engelbach, A T. 222 W 125th..E W Dunstan. Confectionery Fixtures. 1,900 Eisenbud, K. 68 Rivington..H J Kopp. Drug Fixtures. 1,640 Eschler, J. 1515 2d av..Nat C R Co. Register. 145 Epstein & Mendelson. 43 E 10th..Singer Mfg Co. Machines. 179 Englander, Phil. 174, 176 and 178 E 105th..Goldie Englander. Horses, Vans, &c. 6,000 Engle, D S. 37 1/2 Clinton..Nat C R Co. Register. 200 Ettinger, M. 292 Cherry..Bennett & G. Soda Fixtures. 75 Elias, I..P Mahl. (R) 327 Empire Bindery. 192 Fulton..Hoole M & E Wks. Machinery. 274 Edelchick, J. 359 E 10th..Bennett & C Co. Soda Fixtures. 750 Epstein, S. 1854 2d av..H Shajowitz. Hotel Fixtures. 2,000 Epstein, S. 2333 3d av..H Shajowitz. Paint Store Fixtures. 1,000 Same. 2d av and 96th st..Nat C R Co. Register. 200 Featherstone, W J. 487 3d av..Nat C R Co. Register. 400 Friedrich, H. 351 Park av..Nat C R Co. Register. 150 Friedman, E M. Elton av and 159th..Nat C R Co. Register. 135 Ferkser, M. 324 Bdway..C Kramer. Machines. 130 Fisik, M. 611 E 6th..H Brand. Butcher Fixtures. 70 Friedlander, J. 1470 Lexington av..S Wolf. Butcher Fixtures. 130 Friedman, H. 155 Av B..B J Rossman. Cigar Fixtures. 100 Frank & Monsheimer. 50 W 3d..Singer Mfg Co. Machines. 254 Friedman, Emanuel. 825 Elton av..Sam Friedman. Butcher Fixtures. 270 Flanagan, J E..J C Proudman. Personal Jewelry. 250 Frank, S J. 116 Nassau..R Jacobs. Office Fixtures. 250 Fink & Hirsch. 938 2d av..H Brand. Butcher Fixtures. 110 Grozzman, M. 212 E 111th..Silberman, F & S. Soda Fixtures. 265 Gerterbach, G. 1006 Tinton av..H Brand. Butcher Fixtures. 85 Golden, A & Bros. 34 Bayard..A Mietz. (R) 123 Gluckman & Gordon. 98 Canal..J Crausman. Machines. 78 Gottlieb, S. 238 E 88th..Silberman, F & S. Soda Fixtures. 150 Glaubach, H. 52 Willett..Liquid C A Mfg Co. Soda Fixtures. 250 Gold, J. 345 E 74th..Bennett & G Co. Soda Fixtures. 247 Goodstein, L. 363 Canal..Singer Mfg Co. Machines. 266 Gladstone, P N. 328 E 15th..Singer Mfg Co. Machines. 610 Garfinkel, M. 230 Monroe..Feldman & Riolin. Soda Fixtures. 90 Galler, J. 27 and 29 Goerck..A Greenberg. Machinery. 500 Same..P Guidier. Machinery. 800 Gautier, K. 556 Cortlandt av..K Kuhner. Horses and Bakery Fixtures. 2,150 Goldberg, Isaac M. 152 Green..Meier Goldberg. Horses, Trucks, &c. 3,000 George, A M. 439 W 28th..Standard Rubber T Co. Cab. 26 Grammas, M. 1930 3d av..Nat C R Co. Register. 106 Garcia, A. 7 Warren..G G Hubbel. Machines, &c. 25 Ginsberg Bros. 163 Attorney..C Rheims. Horses. — Grammas, J & M. 1930 3d av..Liquid C A Mfg Co. Soda Fixtures. 550

Grieve, L F. 75 Fulton..S O A Bitz. Machinery. 3,500 Gimberg Bros. 163 Attorney..J Schmidt. Wagon. 80 Galione, G. 373 1/2 Bowery..A Nicolini. Barber Fixtures. 360 Glickman & Gordon. 98 Canal..A Glickman. Machines. 100 Greenberg & Co. 292 Bowery..W H Jeffers. Engine. 475 Gassner & Willner. Watkins st and Blake av, Brooklyn..J E Homan. Engine. 350 Goldstein, I & J. 161 Allen..B Levin. Bakery Fixtures. 500 Games, P J. 501 W 161st..T J Collins. Barber Fixtures. 50 Gmelin, A. 213 E 55th..J Hoyler. Machinery. (R) 800 Heermance, DeW. 375 and 377 Main, Poughkeepsie, N Y..H Levine. Drug Fixtures. Securities note Hungarian Literary Society. 272 E 10th..M E Sandford. Pool. 172 Hoggan, G C. 235 8th av..Brunswick B-C Co. Pool. 100 Herschman, H..F C Goppoldt. (R) 180 Halpern, C. 69 Clinton..Bennett & G Co. Soda Fixtures. 325 Hepburn, W P. 170 W 23d..M Gardner. Office Fixtures. 75 Hladik, V. 44 Beekman..Damon & P. Press. 106 Howes, S B. 235 W 34th..J F Beekman. Machines. 200 Horowitz & Miller. 116 Monroe..H Brand. Butcher Fixtures. 50 Halpern, J M. 595 Lexington av..M H Petigor. Soda Fixtures. 600 Hogan, J J. 121 W 46th..Clark Bros. Horses, &c. 646 Isaac, L & Co. 381 Van Brunt, Brooklyn..Nat C R Co. Register. 200 Ibbeker, A G. 27 W 27th..A Cahn. Machinery, &c. 50 James, G W. Amsterdam av and 159th st..H A Betz. Drug Fixtures. 1,600 Kuper & Lapin. 28 and 30 E 4th..F A Jones Co. Machines. 800 Karazianakos, G. 323 8th av..N Drivas. Oyster House. 90 Kull, A. 2865 3d av..M Heim. Photo Fixtures. 214 Kantor, L & Son. 48 E Bdway..Latham Machy Co. Machines. 65 Kronengold, P. 42 W 35th..Archer Mfg Co. Barber Fixtures. 390 Korasch, G..Archer Mfg Co. (R) 514 Katzop, J. Stanton st and East River..M Bard. Wagon.. 65 Krause, D & B. 192 Greene..Singer Mfg Co. Machines. 1,296 Krimko, —. 456 W Bway..Singer Mfg Co. Machines. 160 Johnson, J. Greenpoint, N Y..Fiss, D & C H Co. Horses. 540 Kaltman, A. 2396 7th av..G Bender. Motor. 175 Kavanagh, T. 410 W 52d..Standard Rubber T Co. Cab. 35 Klopfer, L H. 4119 Park av..J Hunecke. Bakery Fixtures. 617 Kanareck, J. 146 Essex..J Kulla. Bakery Fixtures. 300 Koch, W J. 211 St Anns av..A J Silverman. Drug Fixtures. (R) 750 Kronenberger, F. 883 E 169th..H Brand. Butcher Fixtures. 540 Klebold, A A..Mergenthaler L Co. Machines. (R) lease Kevitz, L. 23 Spring..S Levy. Machinery. 380 Kahl, H F. 159 W 18th..F Nicola. Horse, Express Fixtures, &c. 2,500 Kleinhopf, J. 50 Columbia..T J Collins. Barber Fixtures. (R) 32 Kliemeck, A..Fitzgerald Bros. (R) 4,000 Koch, G. 177 Prince..J E Homan. Engine. 350 Lack, M. 255 1st av..Metropolitan Fix Co. Millinery Fixtures. 400 Levin & Feil. 505 W Bdway..J H Furrer. Machines. 800 Lebovitz, M. 24 Gouverneur..H Brand. Butcher Fixtures. 70 Lieberman & Rubin. 313 Broome..R Geller. Press, &c. 25 Levy, L. 2 and 4 Barclay..T J Murphy. Merchandise. 1,000 Lipshitz, S. 98 E Bdway..E C Fuller & Co. Machinery. (R) 128 Larnore, J E. 407 E 91st..A La Forge. Machines. (R) 925 Linden, D. 3d av and 139th st..Nat C R Co. Register. 275 Luckhardt & Belder..C T Rockar. (R) 210 Same...same. (R) 210 Little, F W and Bon Ton Printing Co..F C Goppoldt. (R) 120 Lehmann, R. 515 and 517 E 137th..E F Rodler. Machines. (R) 1,200 Logindice & Roccocoleuno..Archer Mfg Co. (R) 625 Landin, W H..Archer Mfg Co. (R) 214 Morando, L. 159 MacDougal..M E Sandford. Pool. 110 Monjoel & Altaman. 27 Monroe..M Lefkowitz. Machines. 75 Morrell, L. 34th st and 2d av..J Coffee. Paper Stand. 200 Murray, John F. 529 W 37th..John A Murray. Horses, &c. 1,500 Middlemore, T. 58 Thomas..E Greenebaum. Press. 90 Miller, B & H. 229 Grand..Singer Mfg Co. Machines. 160 Muhlheiser, E. 103 Bleecker..Singer Mfg Co. Machines. 247 Messer, L. 1014 2d av..W Greenberg. Grocery Fixtures. 115 Marino, D. 238 9th av..G Barbano. Barber Fixtures. 100 McDonald & Woodfield. 518 and 520 W 147th..D B Dunham & Son. Coach. 75 Munno, F. 243 E 29th..F Romano. Barber Fixtures. 200

The Private Branch Exchange System of supplying TELEPHONE SERVICE is particularly adapted to the requirements of LARGE HOTELS and APARTMENT HOUSES

By means of a Private Branch Exchange the general telephone service, local, suburban and long distance, is available in every room and apartment. A complete interior service is also supplied, adding largely to the efficiency, and decreasing the cost of the hotel service proper. No modern Hotel or Apartment House should lack a **Private Branch Telephone Exchange.**

Full information on request at any of the Contract Offices:

15 Dey Street.

111 West 38th Street.

220 West 124th Street.

NEW YORK TELEPHONE CO.

Morrone, D. 356 E 112th..M E Sandford. Pool. 97	Pruemers, H. 737 and 739 1st av..A Levitt. Machinery. 1,000	Squire, E F. 552 Columbus av..Metropolitan Fix Co. Bakery Fixtures. 175
Moebius, C. 1643 3d av..Nat C R Co. Register. 300	Pomerantz, H. 67 and 69 St Nicholas av..Nat C R Co. Register. 290	Sidgreaves, H. 114 E 124th..American Laundry M Co. Laundry Fixtures. 2,000
Morning Journal Asso..Mergenthaler L Co. Machines. (R) lease 1,100	Phillip, R. 62 Columbia..J Schmidt. Wagon. 150	Sugerman, J..Blisnikoff & Williams. Machinery. 405
Markowitz, A. 98 E Houston..L Mendel. Clothing Fixtures. 1,100	Posner & Goldberg..Blesnekoft & Williams. Machines. 226	Seeger, L. 452 W 125th..J E Homan. Engine. 225
Macaluso, A. 187 6th av..C Braucato. Barber Fixtures. 200	Pinz, M & D. 189 E Houston..S Levy. Butter and Egg Fixtures. 110	Singer, I & B. 234 Henry..S Bernstein. Siphons. (R) 300
Messina, C. 423 Lenox av..F & G Haag & Co. Barber Fixtures. (R) 335	Persico, J. 218 Canal..T J Collins. Barber Fixtures. (R) 353	Siegel, A M. 61 to 65 Stanton..S Bernstein. Siphons. (R) 130
Marks, A. 62 1st..F & G Haag & Co. Barber Fixtures. 250	Rosenblum, S. 135 E 110th..Silberman, F & S. Soda Fixtures. 225	Schwartz, S. 281 W 114th..T J Collins. Barber Fixtures. (R) 45
Mangus, M. 35 Jackson..F & G Haag & Co. Barber Fixtures. (R) 106	Rieger, F. 950 Columbus av..C Diehl. Van. 175	Soste, Antonio. 250 E 2d..Alfonso Soste. Barber Fixtures. 150
Munch, F. 675 Morris av..L Schnurmacher. Horses. 115	Rubin, L. 178 Prince..M Rudinger. Machine. 394	Sessofofsky, M. Mangin, bet Stanton and Houston sts..R Geller. Wagon and Furniture. 31
McGrane, T V..Rosenfield Mfg Co. Machines. 200	Rosenthal, Meyer. 1996 2d av..Geo Rosenthal. Stationery Fixtures, &c. 275	Sinaberg, I. 1773 Madison av..H D Baker. Barber Fixtures. 126
McQuade, J J. 314 E 46th..Conner, F & Co. Press. 185	Rom, H. 203 E 75th..Silberman, F & S. Soda Fixtures. 110	Struever, E. 876 Broadway..Nat C R Co. Register. 200
McElhinney, J W. 518-520 W 22d..J E Homan. Engine. 500	Rottenberg, L. 30 Bond..E B Stimpon & Son. Machines. 160	Studdnitz, A..P Diamond. (R) 275
Mayer, Isaac. 61 W 102d..Barbara Mayer. Butcher Fixtures. 600	Rasulo, P. 759 E 162d..A Mangino. Barber Fixtures. 100	Schaefer, J S. 90 White..F Wittman. Press, &c. 500
Monahan, John. 25 Cherry and Pier 24, E R..Wm J Monahan. Horses, Trucks, &c. (R) 2,750	Rimallino, F. 137th st and Willis av..L Schnurmacher. Horse, &c. 333	Schevitz, H. 87 Walker..Singer Mfg Co. Machines. 293
Newman, A. 25th st, bet 3d and Lexington avs..G Karger. Horses, &c. 750	Rickert, H. 66 Nassau..J J Robinson. Machinery, &c. 1,000	Snyder & Joseph. 34 E 9th..Singer Mfg Co. Machines. 202
Nicolosi & Farulio. 8 Carlisle..Cureri & Sclafani. Grocery Fixtures. 180	Rosenwasser, P..Blisnikoff & Williams. Machines. 100	Semansky, J. 2313 8th av..M E Sandford. Pool. 634
Nellis, A A and Dora H, or Dora H Blakely. 1568 Broadway...A Cahn. Office Fixtures. 125	Rubin, L. 177 Prince..J E Homan. Engine. 250	Sexsmith, A W. 16 E 18th..W M Ritter & Co. Office Fixtures. 55
Nahl & Powell. Storage..C C Schacht. Painting. 770	Ritton, A S. 61 to 65 Stanton..S Bernstein. Siphons. (R) 230	Slot, A..B Rosenson. Horses, &c. 250
Same...same. 1,100	Rose, S. 79 Osborne, Brooklyn..J House. Butcher Fixtures. 50	Simon, B. 39 Forsyth..R Silver. Horses, Trucks, &c. (R) 1,700
Nichols, B F. 204 W 116th..F C Kane. Laundry Fixtures. 1,000	Raved, I..American Soda Co. (R) 1,358	Schull, L D. 150 Nassau...Jordan, M & Co. Office Fixtures. 100
Nagler, A A. 2890 3d av..M Zuckert. Store Fixtures. 350	Reuben, J..J S Levin. Machines. 500	Thomas & Brown. 104 & 106 E 129th..Crompton & Knowles Loom Works. (R) 1,500
Neglia, N. 15 2d av..S De Salvo. Barber Fixtures. 265	Rubinstein & Rabinowitz. 25 White..Weld & S. Gauge. 82	Thomas, H A and Wylie Litho Co. 130 to 134 W 24th..C C Powelson. Stones, &c. (R) 14,000
Neary, G F. 75 3d av, Brooklyn..J E Homan. Engine. 375	Richard, J. 2136 1st av..Nat C R Co. Register. 125	Turner, P..Archer Mfg Co. (R) 3,950
Oberdorfer, G. 2393 8th av..K Fleischer. Drug Fixtures. 750	Reynolds, J J & R H P. 336 3d av, 420 6th av..J H Henshaw. Store Fixtures, &c. 300	Tyner, Ralph..Eleanor J Tyner. (R) 1,260
O'Brien, G E. 200 E 113th..E Greenbaum. Press. 85	Ropes, J G. 255 Pearl..E C Fuller Co. Machines. 525	Thomas & Brown. 104 and 106 E 129th..Crompton & Knowles Loom Works. (R) 1,500
Ohlmann, C..D Ahrens. Horse, &c. 150	Rubin & Vogel. 5 Pelham..L Goldfine. Machines. 150	Trow Directory P & B Co..Mergenthaler L Co. Machines. (R) lease
Orler, Malter & Levene. 856 1st av..Conner, F & Co. Cutter. 85	Samuel, M. 190 Delancey..P Pincus. Machines. 64	Tortorici, S. 98 10th av..G Corsetto. Barber Fixtures. 125
Ogle & Madocks. 2248 3d av..M E Sandford. Pool. 604	Stein, J. 163 Grand..E F Fuller Co. (R) 285	Thomas, G M. 14 Platt..E Greenebaum. Press. 200
Orenshten, G. 419 Cherry..Archer Mfg Co. Barber Fixtures. 188	Serra, V..S Ribando. Horse, &c. 120	Toldstein, J. 239 Canal..G Bender. Motor. 130
Oberdorfer, G. 47 E 125th..E B Young. Drug Fixtures. 6,826	Sadker, J. 159 Ludlow..I Goldberg. Machinery, &c. 125	Tomford, J. 70 Catherine..M Doscher. (R) 3,500
Orseck, S & O. 20 and 22 Pitt..S Bernstein. Siphons. 120	Settipane & Rini. 174 E Houston..S Di Salvo. Barber Fixtures. 250	Tolchinsky, J. 32 Monroe..Bennett & G Co. Soda Fixtures. 370
Powhatan Co. 11 Bdway..W M Ritter & Co. Office Fixtures. 1,370	Stepat, Otto. 59 9th av..Louise Stepat. Cigar Fixtures. (R) 200	Topping, E S & W J. 12 Fulton, 169 E 120th and 145 Kosciusko, Brooklyn..Nassau S Co. Express Fixtures. 400
Pfund, W. 268 Cherry..Solomon & Platkin. Wagon. 150	Schulman, Chas. 34 Eldridge..Jos Schulman. Jewelry Fixtures. 300	Ulrick, M. 117 Hester..Z Okra. Machines. 100
Padowitz Bros. 16 Howard..J Lewine. Machines. 35	Schindler, M. 75 Broome..H Brand. Butcher Fixtures. 50	Voight & Muecke..C Muecke. (R) 1,000
Paolo, T. 315 E 107th..C Milone. Grocery Fixtures. 90	Schwartz, M. 99 Columbia..H Brand. Butcher Fixtures. 75	Vastalo, C..Archer Mfg Co. (R) 28
	Seebacher, A. 1793 Madison av..W Muirhead. Store Fixtures, &c. 75	Verga & Fabre. 2157 1st av..Nat C R Co. Register. 50
		Valintiner, W. 1123 Broadway..S Schreyer. Barber Fixtures. 50
		Van Scoten, A M. 439 Manhattan av..Cowperthwait. 1,035
		Wolf, A. 216 Clinton and 177 Monroe..L Greenberg. Seltzer Fixtures. 112

ROCK PLASTER

Acknowledged as the **STANDARD**

Ask your Plasterer and he will tell you

ROCK PLASTER CO., of N. Y. and N. J., 11 Broadway, New York

BROOKLYN RECORDS.

AUCTION SALES OF THE WEEK.

The following are the sales that have taken place in the city auction rooms during the week ending Feb 19, 1903.

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

WILLIAM H. SMITH.

*34 av, w s, 25 s 85th st, runs s 100 x w 340 x n 125 to s s 85th st, x e 260 x s 25 x e 80 to beginning.\$12,000
 3d av, s w cor 85th st, 25x80.....
 (Sub to mort \$9,000.) Kings Co Trust Co.
 New York av, e s, 190 n Av G, 40x100. Edgar H Robie.3,200
 *Herkimer st, s s, 136.1 e Schenectady av, 18.2 x 98.9. John M Bowers as exr2,800
 East 19th st, e s, 260 n Av K, 40x100.....
 Av K, n e cor East 18th st, 40x100.....4,500
 Samuel U Bailey.
 *9th st, n s, 422 w 3d av, 25x100. (Sub to mort of \$5,750.) William Hunt.6,750
 *Somers st, n s, 225 w Stone av, 18.9x100. Mary Caswell3,800
 *6th st, s s, 281.2 w 7th av, 16.8x100. Wm P Hill6,000
 Fulton st, n s, 80.11 w Bedford av, 20x93.6x 21.10x84.7. Withdrawn.
 *Degraw st, s s, 393 w 5th av, 19.2x100. Margt McGregor.3,800

JAMES L. BRUMLEY.

*Russell st, e s, 133 s Engert av, 56.6x112.7x 97.5.....
 North Henry st, e s, 83.3 n Engert, 18x100...
 (Three actions; sub to mort \$3,750.) Pauline Wirth.6,050

WILLIAM P. RAE CO.

Highway leading to New Utrecht, n e s, adj lands formerly John Johnson, runs n — x s — x n —. Adjourned sine die
 2d av, s e cor 60th st, 111.11x350. Patk J Skelly.11,400

BRYAN L. KENNELLY.

Montgomery st, n s, 45 e Nostrand av, 23.6x—x 100x50x75.7, vacant. Samuel N Garrison. 875

RAE & HENDRICKSON.

Lewis av, w s, 100 n Mason st, 40x95. John P Petty1,825

REFEREE'S SALE.

*East 12th st, s e, 850 s Beverly rd, 50x100. (Mort, \$4,500.) Walter R Lusher and ano... 6,500
 Total \$69,500
 Corresponding week, 1902..... 101,812

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 189 and 191 Montague street, except as elsewhere stated.
 Feb. 21.
 No Sales Advertised for this day.

Feb. 21.

Feb. 24.

Tompkins av, e s, 80 s Lafayette av, 20x100. Patk H McLaughlin agt Jessie E Parker et al; Henry M McKean, att'y, 189 and 191 Montague st. By Wm H Smith.
 Lafayette av, s s, 518 e Lewis av, 17x100. The Mutual Life Ins Co agt Wm M Gibson et al;

Edward L Short, att'y, 34 Nassau st, Manhattan. By Wm H Smith.
 Melrose av, n w cor Woodbine pl, 64.9x100x57.5 x100.3. Lewis D Mason agt Wm Berlinger et al; Edwin Kempton, att'y, 175 Remsen st, By Wm H Smith.
 St Marks av, s s, 392.4 e Troy av, 25x100. Mary J Foley agt Jas H Quinn and ano; John F Foley, att'y, 71 Wall st, Manhattan; Wm H Hale, ref. (Amt due \$230.44; taxes, &c, \$120. Sold sub to mort for \$1,600.) By Wm H Smith.
 Pacific st, s s, 247.4 e Rochester av, 49.11x107.2. Ruth E Harvie individ and as extrx agt Thos G Field as exr, et al (3 actions); C & T Perry, att'ys, 77 Greenpoint av; H B Hathaway, ref. By Referee at Court House.

Feb. 25.

Classon av, e s, 575 s De Kalb av, 25x100. Albion Man and ano as exrs etc., agt Eva McK Friel et al; Man & Mann, att'ys, 56 Wall st, Manhattan; Fredk P Bellamy, ref. By Referee at Court House.
 Devoe st, No 150, s s, 231.3 e Manhattan av, runs e 26.9 x s 100 x w 58 x n 25 x e 31.3 x n 75 to beginning. Hattie Ehrlich agt Louisa Blau, individ, et al; Weschler & Burstein, att'ys, 309 Broadway, Manhattan; John A Quintard, ref. By Wm H Smith.
 Stockholm st, s e s, 150 s w Hamburg av, 50x 56.6x54.2x77.5. Alexander G Watson agt Francis A Watson, et al; Edward A Richards, att'y, 16 Court st; Edmund F Briggs, ref. By Jas L Brumley.
 Washington st, e s, 84 n Tillary st, 21.1x81.2 Louis F Gauntt agt Martha W B Mulford et al; Turner, Rolston & Horan, att'ys, 22 William st, Manhattan; Carl J Heyser, ref. By Leonard Moody Real Estate Co.

Feb. 26.

Dumont av, n s, extending from Hinsdale st and Snedeker av, runs w 200 x n 195 x e 100 x n 205 x e 100 x s 400 to beginning. Francis T Ingraham agt James Demarest et al; Edwin Kempton, att'y, 175 Remsen st. By Wm H Smith.
 80th st, n e s, 260 n w 13th av, 160x100. Chas R Bellows agt Louise H Draper et al; Chas H Lott, att'y, 206 Broadway, Manhattan; Chas F Moody, ref. By Referee at Court House.
 Commencing at a point on the division line of land of Martin Kalbfleisch and ano, which point is 102.7 e Judge st, runs n 120.2 x e abt 12.7 x s abt 2.10 to a point distant 125 from Devie st x w 259.10 from Olive st x e 14.1 x s 112.3 x w 25.1 to beginning.
 Powers st, n s, 100 e Judge st, 25x46.4x25x45.5. Judge st, e s, 205.8 n Powers st, 24.6x112. Theresia Bill agt Henry Kneip et al; Adolph Vanrein, att'y, 147 Broadway; David Teese, ref. By Referee at Court House.
 18th st, n e s, 325 s e 8th av, 25x100. Chas S Whitman as trustee agt Margt A Hendrickson and ano; Joseph G Deane, att'y, 35 Nassau st, Manhattan; Jas W Glendenning, ref. By Jas L Brumley.

Feb. 27.

19th st, n e s, 200 n w 7th av, 25x45x—x46. Sarah A Baum agt Conceto F Cahio et al; F P Bellamy, att'y, 204 Montague st. F B Van Fleck, ref. By Referee at Court House.
 Ashford st, e s, 250 s Ridgewood av, 25x100. Same agt Mabel A Snedeker et al; same att'y and ref. By Referee at Court House.
 Atlantic av, n w cor Grant av, 125x138.1x125x 115. Same agt Helena M Botticher et al; same att'y and ref. By Referee at Court House.
 Carroll st, n s, 225 e Hicks st, 50x100. The Produce Exchange Bldg & Loan Assoon agt John T

Wheeler et al; Geo Holmes, att'y, 30 Broad st, Manhattan; Ralph H Sheppard, ref. (Sold sub to dower right, &c.) By James L Brumley.
 North Oxford st, No 97, e s, 384.1 s Park av, 18.9 x100. Julia Bulkeley agt Florita Palmer et al; Hyland & Zabriskie, att'ys, 45 Broadway, Manhattan; Henry A Powell, ref. (Partition.) By James L Brumley.

Feb. 28.

No Sales advertised for this day.

March 2.

Lefferts pl, n s, 92.10 e Classon av, runs n 90 x w 24.7 x s e 30.5 x s w 0.7 x s 59.9 to place, x e 20 to beginning.
 Adams st, No 219, 30x102.9. Wm J McConvill agt Clara B Morley et al; Wm H Good, att'y, 44 Court st; Lewis C Grover, ref. By Referee at Court House.

LIS PENDENS.

Feb. 13.

4th av, n e cor Warren st, 40x82.2. Selma A Young guard Carrie Young agt Herman H Intemann et al; att'ys, Moffett & Kramer.
 Putnam av, n w s, 270 n e Central av, 25x100. John Rueger agt Anna Rapp et al; att'ys, Moffett & Kramer.
 Reid av, w s, 52 s McDonough st, 32x86. Magdalena Fischer agt John H Dougherty and ano; specific performance; att'y, R H Bergman.
 Lynch st, w s, 220 s Marcy av, 20x100. Julia Scully agt Arthur Hidey et al; partition; att'y, W C Hughes.
 12th st, No 156, s s, 74 e 3d av, 26x75. 19th st, No 207, n s, 325 w 5th av, 16.8x100. Moses T Cooper et al agt Kate Zarmarkowitz et al; partition; att'y, L A Malkiel.
 Monroe st, No 540, s s, 22.6 w Lewis av, 19.6x 81. Johnston Andrews et al agt William Andrews et al; partition; att'y, P H Adee.
 58th st, n s, 100 w 17th av, 60x100. William Bennett agt Frances Pfalzgraf et al; att'ys, Hubbard & R.
 59th st, n s, 540 w 17th av, 40x100.2. Adrianna Bergen agt same; att'ys, Hubbard & R.
 Feb. 14.
 5th av, e s, 41.10 s 56th st, 16.8x100x16.8x100.8. John Frost agt Michael J Crane et al; partition; att'y, M L C Keating.
 Fulton st, s s, 150 e Utica av, 25x100. Allan H Baxter agt Jacob Fine et al; att'y, J P Kirby.
 Feb. 16.
 St Frances pl, n w cor Degraw st, 18x90.6. Charles McLoughlin agt Charles Wilton et al; att'ys, Murphy & Metcalf.
 Bristol st, n e cor Pitkin av, 50x100. Warren Cruikshank agt George Mohrmann et al; att'y, J B Tanner.
 4th av, w cor 77th st, 109.4x100. Edward E Everit agt Margaret Swan et al; att'y, G W Pearsall.

Feb. 17.

Carlton av, w s, 95 s Willoughby av, 29x100. Wm A Ballance agt Margt A Loughran and ano; to foreclose mechanic's lien; att'y, G S Billings.
 Tompkins pl, e s, 300 n Degraw st, 25x112.6. Hamilton av, e s, 50 n e Lexington av, runs s e 232.6 to Gelston av, x n e 50 x n w 232.6 to Hamilton av x s w 50 to beginning.
 Bath Gas Light Co agt John Claffy et al; to set aside deeds; att'y, W D Brush.
 Lafayette av, s s, 475 e Bedford av, 25x100. Gates av, n s, 390.8 e Norstrand av, 17.2x100.

NOW READY

The Tenement House and Apartment House Law

and the **Lodging House Law** of the City of New York

PRICE \$1.50

KING'S WINDSOR CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material

FOR Plastering Walls and Ceilings J. B. KING & CO., No. 1 Broadway, New York

Graham st, e s, 176 n Lafayette av, 20x91.5. Henrietta M Swan and ano agt May A Spear et al; partition; att'y, W F Connell.
 Broadway, Nos 628 and 630. Throop av, Nos 59 and 61. Jacob Camenez agt Joseph Storch; specific performance; att'y, J Brenner.
 Clinton av, w s, 119.4 s Uark av, 24.6x115. Mary A Blanck agt New York Building Loan Banking Co; specific performance; att'y, E V Frothingham.
 Ocean av, n s, at w s land William Yost, runs w 30 x n 95 x e 30 x s 95. Flora Beanstein agt Olga Schmidt; att'y, S E Klein.
 83d st, n s, 20 w 11th av, 100x100. Chas M Pratt et al agt Wilhelmine Schramek et al; att'y, A R Johnson.
 Benson av, e cor Bay 22d st, 38.4x100x32x100.2. Julia A Collender agt Peter C Moore et al; att'y, W Sullivan.

Ocean av, s w cor Kensington Walk, runs w 65 x s 500 to Atlantic Ocean x n — x e 40 x n — to Walk x n 270 to beginning. Hyman Brilliant agt Abraham Lent; att'y, S E Klein.
 Feb. 18.
 West 9th st, s s, 108.6 e Columbia st, 25x100. Josephine Ewers agt Cath P McNally and ano; att'y, E L Holywell.
 Osborn st, e s, 250 n Dumont av, 2 lots, each 25 x100. Morris Endel and ano agt Hyman Sirota and ano; 2 actions; specific performance; att'y, G Tonkonogy.
 Herkimer st, s s, 95 e Ocean pl, 19x87. Frank H Rose agt Chas E Cloud et al; att'y, F H Rose.
 19th av, east cor 81st st, 120x100. Jacob L Van Pelt agt Eliz K Greene et al; att'y, M Furst.
 85th st, n s, 160 e 12th av, 60x100. Annie C Raymond agt Jane A Seaver et al; att'y, C W Wright.

Feb. 19.
 Linden Boulevard, n s, 220 e Flatbush av, 17x 93. James H Pittinger agt Clarence H Tabor et al; att'y, Roy, W & N.
 Keap st, s e cor Ainslie st, 25x75. George F Stolte agt Clara Dutcher; to set aside deed; att'ys, Hurd & Baker.
 Marcy av, e s, 50 n Pulaski st, 25x100. Mary E Williams agt Nathaniel F Cornwell et al; att'y, A G McDonald.
 29th st, n s, 300 e 3d av, 25x100.2. Lawyers Mortgage Ins Co agt Antonio Colosimo et al; att'ys, Cary & W.
 Bergen st, n s, 291.8 e Hopkinson av, 16.8x100. James T Ackerman agt James K Leonard and ano; att'y, D B Ackerman.
 Atlantic av, n s, 77.8 w Williams av, 26x76.5x 24.8x84. Wm R Webster trustee Harriet B Belden will Hosea Webster agt Elizabeth Connolly et al; att'y, J D Snediker.

BOROUGH OF BROOKLYN.

CONVEYANCES.

Whenever the letters Q. C. and C. a. G. are preceded by the name of the grantee, they mean as follows:

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

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

February 13, 14, 16, 17, 18 and 19.

Ainslie st, s s, 25 w Leonard st, 25x77, h & l. Partition. Geo S Billings to William Bedford. \$1,460
 Adams st, s s, 876.1 w Coney Island road, 28.7x104x37x103.7. Jacob Harman, New Rochelle, N Y, to Charles Kruse. nom
 Adelphi st, e s, 210.5 n Lafayette av, 22x100. Mary D Lamson, Alfred W and Henry M Dater to Hattie A Griffin. 8,250
 Adelphi st, e s, 650 s Park av, 25x94, h & l. Wm S and Edwd V Gallagher to John P Gallagher. Mort \$2,500. 4,500
 Bainbridge st, n s, 281.3 w Patchen av, 18.9x100, h & l. Chas F Aukamp to John R Ryon. See South 4th st. ncm
 Bainbridge st, s s, 370 e Stuyvesant av, 20x100. Marie A Ross, N Y, to Jennie H Suydam. Mort \$5,250. exch and 250
 Bayard st, No 143, n s, 113.9 w Graham av, 18.9x100. Solomon Styler to John Thomson. Mort \$1,200. exch
 Bergen st, n s, 200 e Nostrand av, 20x100, h & l. Grace L Thallon to Schuyler B Peck. nom
 Bergen st, n s, 377 w Albany av, 20x107.2, h & l. Wilfred Burr to Carrie L Kelsch. Mort \$4,500. nom
 Bergen st, s w s, 48.10 n w Flatbush av, 22x100. Carrie V Mesick to Chas F Holm. Mort \$4,000. 7,500
 Bergen st, n s, 100 w Nevins st, 20x100, h & l. James T McAvoy child and heir Anastasia McAvoy to James Downey. 1-3 part. nom
 Bergen st, s s, 450 e Grand av, 50x131. Martha A McDonald to Ella M Pelletreau. Morts \$3,000, and liens \$284. nom
 Bergen st, n s, 200 e Nostrand av, 20x100, h & l. Schuyler B Peck to Cooper Co. Mort \$4,000. nom
 Bond st, n w s, 55.9 w Livingston st, 20x67.6, h & l. John and Sarah J Fraser to City Real Estate Co. nom
 Bridge st, n w cor John st, 24x80. Margaret McDonough to John Arbuckle, Wm R Smith, James N Jarvis and Wm A Jamison firm Arbuckle Bros. nom
 Broadway, n s, 200 e Roebing st, 20x100, h & l. Augustus E Lawrence to City of New York. 19,500
 Broadway, s w s, 36.4 s e Sumpter st, runs s w 102.3 x s e 54.2 x n e 81.5 to Broadway x n w 50. Long Island Real Estate Exchange & Investment Co to Catharine Moser. Mort \$21,000. nom
 Broadway, No 251, n s, 120 w Havemeyer st, 20x100, h & l. Jane Barker to City of New York. 16,500
 Butler st, s w cor Smith st, 50x60. James J McInerney to Samuel Bruck. Mort \$8,000. nom
 Butler st, n s, 225 w Ralph av, 207.6x73.2x228.4x126.6. Butler st, s w cor Ralph av, 421.2x125.4x404.6x48.7. Sherman Loomis to Frances M Denney. All liens. nom
 Carroll st, n s, 130 w 6th av, 20x100, h & l. Foreclos. Wm E Melody to Marguerite M Yeager. 6,275
 Clinton st, w s, 203.5 s Harrison st, 21.6x99.9x21.10x90.7, h & l. Wm E Naughton, N Y, Jennie M, Eleanor A and Ellen Naughton heirs James W Naughton to Gaetano Bottaro. Mort \$4,000. nom
 Columbus pl, w s, 144.7 n Atlantic av, 23x105. Roman Catholic Church of St Benedict, City of Brooklyn, to Adam Rothar. 1,300
 Dean st, s s, 140.4 e Stone av, 19x107.2. Foreclos. Frederick B Van Vleck to J Eugene Baum. 500
 Dean st, n s, 180 e Kingston av, 20x107.2, h & l. Wm B Ferguson to Wm L Dawling. Mort \$5,000. nom
 Dean st, n s, 140 e Albany av, 20x80. John Thomson to Solomon Styles. Mort \$2,500. exch
 Dean st, n s, 440 e Albany av, 40x107.2, h & l. Rachel V Annin to John Rogers. Mort \$1,400. 2,000
 Decatur st, s s, 120 e Hopkinson av, 20x100, h & l. George Hodgkins to Ella K Hodgkins. Mort \$3,800. gift
 Decatur st, n w s, 202 s w Evergreen av, 17x100, h & l. James H and Chas T Lamb to Edward Thompson. Mort \$2,500. nom
 Decatur st, s s, 64 w Howard av, 18x100, h & l. Otto Singer to Henry J Schroeder. nom
 Decatur st, s s, 157.10 e Patchen av, 19.9x100, h & l. Decatur st, s s, 206 e Patchen av, runs s 100 x w 25 x n 100 x e 28.4. Decatur st, s s, 628.1 w Ralph av, 17.8x—17.8x100. Decatur st, s s, 610.4 w Ralph av, 17.8x100, h & l. Otto Lindwall to Selma C Lindwall. Sub to mort. nom
 Decatur st, s s, 64 w Howard av, 18x100. Release mort. South Brooklyn Savings Institution to Otto Singer. 4,500
 Degraw st, s s, 75 e 4th av, 16x100, h & l. John M Bowers receiver Bernheimer & Schmid, Simon E Bernheimer and Josephine Schmid, to Julia MacDonald. 2,800
 Douglass st, n s, 410 w Franklin av, 130x100. Franklin Phillips,

N Y, and Geo H Huber to John N and Elena Bose. See Malbone st; also Franklin av. nom
 Douglass st, n s, 320 e Rogers av, 27.1x102.2x6.2x100 to beginning. John Connor to Mary C Connor. nom
 Douglass st, s s, 100 e Albany av, 36x107.10. Douglass st, s s, 171 e Albany av, 54x107.10. Edward Hartwig, Laton, Cal, to John C Beekman. nom
 Fulton st, s s, 44.6 w Wyona st, 19.6x75. Agatha Griffin and Christiana Uppsackaski to Rebecca Hyman, N Y. Mort \$2,500. nom
 Fulton st, s s, 194.8 e Grand av, 20x102, h & l. Lizzie W Davidson to Annie F Brandt. Mort \$8,000. nom
 Fulton st, s s, 74.4 e Classon av, runs s 135.4 x 24 x 135.4 x 24.3 x 121. Helena M Botticher to Sarah A Baum. Morts \$14,000. nom
 Garfield pl, n s, 145.7 w 6th av, 16.7x114x16.7x113.3. Alex G Calder to Augustus C Lytle. Mort \$3,000. nom
 Garfield pl, No 63, n e s, 127.9 n w 5th av, 16x77.11x16.1x78.8. Southold Savings Bank, Southold, L I, to Luigi Lombardi. 2,500
 Garfield pl, No 67, n e s, 95.9 n w 5th av, 16x79.5x16.1x80.2. Same to Carlo Lombardi. 2,700
 Grand st, s s, 40.9 e Union av, 19.3x75. Andrew H Pride to Henry M Earle. Mort \$3,500. nom
 Grand st, s s, 161.8 w Driggs av, 29x100. Theo F Jackson et al trustees Loftis Wood to Jessie Van Every. 10,000
 Grant st, n e cor East 54th st, 40x100. Peter Wehr to Kate T Ogden, Yonkers, N Y. exch
 Gunther pl, Nos 22 and 24, w s, 98.7 n Atlantic av, 34.6x95, h & l. Andrew T Burke to Gottfried Beck. Mort \$3,600. nom
 Gwinnett st, No 82, s s, 211 e Marcy av, 18x71x18x71.11. Gwinnett st, No 80½, s s, 193 e Marcy av, 18x71.9x18x72. Gwinnett st, No 88, s s, 265 e Marcy av, 18x70.11x18x71.2. Julius I Livingston, Bound Brook, N J, to Mayer Zaeka, N Y. Mort \$2,500. 6,000
 Halsey st, s s, 140 w Stuyvesant av, 25x100.6. Halsey st, s s, 165 w Stuyvesant av, 20x100. Halsey st, s s, 185 w Stuyvesant av, 20x100. Catharine McQuilkin to Geo B Shilling. nom
 Halsey st, n s, 358.4 e Ralph av, 16.8x100, h & l. Mary A Liedman to Daniel J Brinsley, Jr. Mort \$2,900. nom
 Hampton pl, n e cor Sterling pl, 19.9x85. Release mort. Charles McLoughlin to Southgate Building Co. nom
 Same property. City Real Estate Co to Harry M Hollister. All liens. 11,750
 Same property. Realty & Personality Corporation, N Y, to City Real Estate Co. Mort \$7,500. nom
 Hancock st, n s, 118.4 w Howard av, 18.4x100, h & l. Daniel McDicken to Lillie, Sila and Theresa A Longson. Mort \$3,500. nom
 Hancock st, s e s, 355 n e Bushwick av, 20x100. Louise A and Alexander Rosengarden by Annie Thieme guardian to Alwin Zitzman. 467
 Same property. Dora wife of James L Scott to same. Mort \$3,300. nom
 All title. Hancock st, n s, 324.2 w Throop av, 18x100. Webster Wright, Poughkeepsie, N Y, to Carrie A Bassett. nom
 Hancock st, s s, 117.8 w Ralph av, 17.8x100, h & l. Herbert L Utter to Arthur I Hack. Mort \$4,000. nom
 Harman st, n w s, 100 n e Evergreen av, 20x100, h & l. Elizabeth Studt to Julius Metzger. ½ part. Mort \$3,000. 1,100
 Hart pl, n w s, 119.9 n e West 17th st, 120x139.7. Teresa V Enis and Sarah A McCarty to Edwd H and Albert B Cook and Charlotte S Wells firm E H Cook & Co. nom
 Hendrickson st, n e s, 320 s e Av R. 20x100. Germania Real Estate & Impt Co to William Fleming. nom
 Herbert st, s s, 232 w Humboldt st, 20.6x67.7x24x75.2, h & l. Caroline Biersack, N Y, to Christian Biersack. nom
 Hicks st, w s, 50 s Coles st, 25x84.6. Charles Bradley, Newark, N J, to Saranac Realty Co. nom
 Himrod st, s e s, 100 s w Irving av, 25x100, h & l. Lasar and Leib Lurie to Emma Lehmann. Mort \$4,500. exch
 Hubbard pl, north cor East 39th st, 40x100. Germania Real Estate and Impt Co to Wilhelmina F Parissette. nom
 Jay st, e s, 175 n Willoughby st, 25x107.6, h & l. Jerome Jung to Sophia Collette. Mort \$4,000. nom
 Jerome st, w s, 325 n Liberty av, 50x100. James J Long and as trustee Congress Brewing Co, Lim, to Nicholas Balevre. nom
 Same property. Congress Brewing Co, Lim, to same. C a G. nom
 Joralemon st, s w cor Garden st, 22.1x60.4x22x62.11. Geo F Dobson to Evelyn E Thompson. All liens. nom
 Kossuth pl, s e s, 265 n e Broadway, 20x100. Kossuth pl, s e s, 225 n e Broadway, 20x100. Geo H Meyer to Alonzo P Meyer. gift
 Leonard st, n s, 25 s Scholes st, 25x75. Ray wife of Alexander Reisenburger to Louis J Altkrug. ½ part. Mort \$5,000. nom
 Linden st, s e s, 300 n e Bushwick av, 20x100, h & l. Augustus C Becker to Conrad Peter. Mort \$3,000. 4,000
 Livingston st, s s, 192.6 w Bond st, runs w 89.6 x s 100.9 x e 14.6 x s 100.9 to Schermerhorn st x e 45 x n 75.9 x w 20 x n 72.9 x e 50 x n 53. Bond st, s w cor Livingston st, 75.9x67.6. Bond st, w s, 75.9 s Livingston st, 25x92.6.

WE MAKE Good Old Fashioned also Up-to-Date

CHARLES WARNER COMPANY
30 William Street, New York
Telephone, 1789 John

LIME AND "LIMOID"

Schermerhorn st, n w cor Bond st, runs w 92.6 x n 79.8 x e 12.6 x s 21 x e 80 to Bond st x s 58.8.
City Real Estate Co to John, Howard and Arthur Gibb firm Frederick Loeser & Co joint tenants. All liens. omitted
Malbone st, n w cor Rogers av, 22.7x90x36.5x91.1, h & l. John N Bose to Franklin Phillips. See Douglass st. nom
Maple st, s s, 305 e Rogers av, 200x100. Andrew N Petersen to Jacob Voelbel. Mort \$2,500. nom
Marion st, n s, 80 e Hopkinson av, 20x60. John J Berger to Herman Frauendorf. Mort \$1,000. nom
Marion st, n s, 100 w Ralph av, 100x100. Patrick H Flynn to Helen I Meht. Mort \$12,000. nom
McDonough st, s s, 72.9 w Ralph av, 17.7x80, h & l. John R Ryon to Wm C Ryon. Mort \$3,500. nom
McDonough st, s s, 55.2 w Ralph av, 35.2x80, hs & ls. Marie W Barton, N Y, to John R Ryon. Morts \$7,000. nom
McDonough st, s s, 40 e Throop av, 20x100. Francis H Macy, N Y, to City Real Estate Co. nom
McKibben st, n s, 175 w Bushwick av, 25x100, h & l. Marcus Krueger, N Y, to Aaron N Mirell and Ezekiel Speisman. Mort \$9,150. 11,150
McMahon st, n s, 125 w Bushwick av, 25x100, h & l. Henry Phillips, N Y, to Joseph Cohen. Mort \$5,400. val consid and 100
Midwood st, n s, 160 w Bedford av, 200x100.
Midwood st, s s, 560 w Bedford av, 140x100.
Midwood st, s s, 100 w Bedford av, 230x100.
Midwood st, s w cor Bedford av, 100x100.
Midwood st, n w cor Bedford av, 160x100.
Fenimore st, n e cor Bedford av, 105x100.
Rutland road, s e cor Bedford av, 105x100.
Wm A A Brown to John, Jr, James and Robert Lefferts exrs John Lefferts. Sub to morts. 63,850
Midwood st, s s, 160 w Bedford av, 200x100. John, Jr, James and Robert Lefferts exrs John Lefferts to Wm A A Brown. 14,000
Monroe st, s s, 77 w Franklin av, 18.3x75, h & l. Henry Parker to May I P Bessey. Sub to life estate Henry and Sophia J Parker. nom
Montague st, No 69, n s, 204 e Pierrepont pl, 25x100. Matilda W White, Lenox, Mass, to James H Kollmyer. B & S. nom
Same property. James H Kollmyer to Realty Buyers. nom
Same property. Realty Buyers to Robt S Holt. nom
Newell st, e s, 205.1 n Driggs av, 25x100, h & l. Matthew Foster to Rosie Kellner. Mort \$4,500. nom
Osborn st, w s, 125 n Glenmore av, 50x100. Rosa Frankel to Henrietta Wortzel. nom
Pacific st, s s, 463 e Rockaway av, 31x107.2. William McMahon to Francesco Brigante. Mort \$2,250. nom
Pacific st, s s, 200 e Franklin av, 60x120. Marianna M Jones, N Y, to Edw S Delamater, Hoboken, N J. Mort \$7,000. nom
Park pl, n s, 194.7 e 6th av, 20x100, h & l. Foreclos. Wm E Melody to Augusta M Voss. 6,800
Park pl, s s, 183.8 e Carlton av, 17.6x100, h & l. Jessie O and Elmer E Wilkinson to Sarah wife John T Pirie. nom
Powell st, w s, 90 s Blake av, runs w 75 x s 10 x w 25 x s 25 x e 100 to st x n 35. Elias Reisman to Hannah Neumann. 1,000
President st, n s, 120 e Columbia st, 20x100, h & l. Louis Goldstein to Louis Valentino. Mort \$3,500. nom
Pulaski st, s s, 200 w Stuyvesant av, 16.8x100, h & l. George Lechner to Sussana wife August Muller. nom
Same property. Sussana wife August Muller to George and Annie Lechner. nom
Pulaski st, s s, 125 w Lewis av, 20x100, h & l. Henry Zuehl to Henry Boehle and Paul Wittner. Mort \$1,800. 2,800
Quincy st, s s, 425 w Ralph av, 25x100. Charles Crook to Robert Weiden. nom
Quincy st, s s, 139.6 e Sumner av, 19x100, h & l. James F Cadarette to Katharine Gross. Mort \$4,500. nom
Remsen st, s s, 83 w Clinton st, 22x119.1x22.1x117.6. Chas L Babcock to E Howard Babcock and Augusta B Ostrom. Mort \$12,000. nom
Richardson st, No 178, s s, 200 e Graham av, 25x132.3x—x128.6. John J, Robert, Harry and Frank Martin and Kath C Dalton to Catharine Saunders. Q C. nom
Rutland road, n s, 345 e Rogers av, 40x100, hs & ls. Margaret Phillips to Julia Chapman and Elizabeth J Read. Mort \$2,500. nom
Sackett st, s s, 103.4 w Court st, 23.4x100. Ella Neubauer to Flora T Low. B & S. Mort \$1,000. nom
Schaefer st, n w s, 235 n e Hamburg av, 140x100. Timothy G Sellow, Montclair, N J, and Mary E Koster. Mort \$4,000. nom
Scholes st, n s, 100 e Graham av, 25x100, h & l. Arthur Roth to Morris Bergmann and Joseph Fetner. Morts \$4,450. nom
Siegel st, No 54, s s, 75 w Manhattan av, 25x100. Samuel Lustbader, N Y, to Herman Lando and Louis Langman, N Y. Morts \$14,600. val consid and 100
St Felix st, w s, 228 n Hanson pl, 21x96.10. Elizabeth Nunez to Anna C Koch. Mort \$3,500. nom
St Francis pl, w s, 18 n Degraw st, 35x90.6, h & l. Lizzie W Davidson to Annie F Brandt. Mort \$5,000. nom
St James pl, w s, 215 s Greene av, 20.9x100.3. Hermann F Strybing exr and Mary Strybing to City Real Estate Co. 6,400
Stockholm st, n w s, 275 n e Irving av, 25x100, h & l. Joseph Monds, Farmingdale, L I, to Anton May. 1,700
Sumpter st, s s, 350 e Howard av, 25x100, h & l. Caroline Biersack, N Y, to Christian Biersack. nom
Suydam st, s s, 175 e Central av, 24x100, h & l. Kaspar Oppel to Jacob Schneider. Mort \$1,800. 2,500
Union st, s s, 125 e 7th av, 21x95, h & l. William Flanagan to Lulu wife Herman Schoenijahn. nom
Union st, n s, 263.4 e Hoyt st, 16.8x100, h & l. Harriet F Goetchius to Bond & Mortgage Brokerage Co. Mort \$2,750. nom
Union st, s s, 200 w Rogers av, 40x127.9.
President st, n s, 200 w Rogers av, 20x130.5x47.9x127.9. Zella Bogardus et al exrs Phil p Weck. 1,000
Union st, s s, 240 w Rogers av, 34x130.5x7.1x127.9. Lillian M Lynes only child and heir Wm B Lynes to James C McLeer. Q C. nom
Union st, s s, 100 w Rogers av, 100x255.7 to President st. James M Leavitt to same. nom
Union st, s s, 240 w Rogers av, 34x130.5x7.1x127.9. Release dower. Isabella B Lynes widow to James C McLeer. nom

Vermont st, e s, 115 s land Cemetery of the Evergreens, runs e to land Wm H Furman x n w to point 25 from land Cornelia Jansen x w to st x s 25. Henry J Bookman to Reinhold Hafner. Mort \$200. nom
Voorhies pl, w s, 490.1 n Neptune av, 40x87x40.1x89.6, h & l. Jane Gilfeather to Edward Curley. nom
Vorhies pl, w s, 551.1 n Neptune av, 20x84.6x20x85.9. Jane Gilfeather to John J Lydon. nom
Wallabout st, s s, 391.6 w Marcy av, 50x100. Jacob Meurer to Margt C Meurer. nom
Warren st, n w s, 105.5 s w Atlantic av, 200x123.6. Joseph Leydet to Jennie Leydet. nom
Weirfield st, n w s, 355 n e Bushwick av, 20x100, h & l. Mary L Keyes to Jennie Burgheim. Mort \$400. nom
Weirfield st, n w s, 260 n e Central av, 26x100, h & l. Anna wife of Herman Proses to Herman and Anna Proses. Mort \$2,500. nom
West st, e s, 60 s Av O, 20x100. Brooklyn Development Co to Norman S Rankin, Puerto Principe, Cuba. nom
Wyckoff st, n s, 391.8 e Bond st, 16.8x100. Emilie A Cowen to Hanna Strome. 3,500
Wyckoff st, s s, 200 w Hoyt st, 95x100, h & l. Martin J Suydam to Chas C Clare. Morts \$12,000. nom
2d pl, No 46, s s, 80 w Clinton st, 16x113.5. John W Peckett, Lisbon, N H, to Margaret Layden. 5,500
2d pl, n s, 76.6 e Clinton st, 26.6x133.5, h & l. Geo G King, Newport, R I, to Ella M Bainber. nom
South 2d st, n w cor Wythe av, 25x50, h & l. Herman Berman to Morris Perfit. Mort \$2,000. nom
North 3d st, being lot 41 map property John Luther, 25x80. Mary A McEntee to Alicia A McEntee. nom
South 4th st, n s, 100 e Rodney st, 12.6x65, h & l. John R Ryon to Chas F Aukamp. Mort \$1,200. See Bainbridge st. nom
South 5th st, s s, 20 e Roebling st, 20x80. Release dower. Lillian A Martian, Easton, Pa, to City of New York. nom
Same property. Felix Martian to same. 6,750
West 5th st, w s, 140 s Av Q, 20x100. Brooklyn Development Co to Benj F Herrick, Stamford, N Y. nom
6th st, s s, 117.10 e 6th av, 20x100, h & l. Franziska Schlesinger to John F Halsted. nom
North 6th st, n s, 125 e Kent av, 25x100, h & l. Catharine Sinnott and Julia Nugent to Peter Kluchar. All liens. 3,475
North 6th st, n e s, 128 n w Berry st, 22x100, h & l. Mary A wife of John T Gallagher, Alice R wife of John P McCormick, Lizzie G wife of Geo S O'Keefe heirs Ann Cartan to John W Frey. 5,000
8th st, n s, 202.4 w 6th av, 18.3x100, h & l. Emily B Brookes, Rye, N Y, to Hugh C Munday. Mort \$4,500. nom
East 9th st, w s, 280 s Av U, 200x100. Harbor and Suburban Building and Savings Assoc to Benj S Jones. 4,250
East 9th st, w s, 240 s Av U, 40x100. Same to same. 850
East 9th st, w s, 180 s Av B, 60x100. Charlotte M Brownhead widow to Anthony J Cieslinski. nom
12th st, n e s, 490.4 s e 7th av, 40x100. Charles, William and Louis Reimer and Otto Luhrs to Howard Cooper. Mort \$1,200. nom
12th st, n s, 350 e 3d av, 18.9x100, h & l. Mathilde J Rosenquist to Mary A Heffernan, N Y. Mort \$3,250. nom
East 12th st, w s, 180 n Av I, 40x100. John H Storer, Waltham, Mass, to James Dillon, N Y. nom
East 12th st, w s, 480 s Av I, 40x100. John H Storer, Waltham, Mass, to Daniel and James Campbell. nom
East 12th st, w s, 122.11 n Av R, 140x100. Wm T Yale to William Richardson. nom
East 15th st, e s, 130 s Albemarle road, 70x130. Alice A Hill, Akron, Ohio, to John S Simmons. Mort \$7,500. 11,000
East 15th st, w s, 303.3 s Av C, 40x100, h & l. Ada E Grant to Thos H Radcliffe. Mort \$2,600. See East 17th st. nom
East 15th st, w s, 150 s Av N, 50x100, h & l. Jane A Voorhies widow, Jessie B Latham and Chas S Voorhies children and heirs James S Voorhies to Geo J and Gustave Ahearn. nom
West 15th st, e s, 100 n Neptune av, 20x100. Teresa V Ennis and Sarah A McCarty to Dominico Martorello. nom
West 15th st, w s, 100 n Neptune av, 40x100. Teresa V Ennis and Sarah A McCarty to Angelo Martorello. nom
East 17th st, w s, 280 n Av P, 63x101.7x28.11x94.7.
East 21st st, e s, 540 n Av P, 40x100.
Release mort. John H Shults, Greenwich, Conn, to John H Storer. 610
East 17th st, w s, 352.10 s Av D, 55x100. Thomas H Radcliffe to Ada E Grant. Mort \$7,000. See East 15th st. nom
Bay 17th st, s e s, 103 n e Benson av, 50x96.8. Mary A Young et al exrs, & c, will Archibald Young, to Elsie C Oviatt. 5,000
18th st, n s, 175 e 7th av, 16.8x100.2, h & l. Jacques Sandmeyer to Mrs Peter C wife Peter Rutan, Port Jervis, N Y. nom
East 19th st, w s, 100 s Av V, 40x100. Daisy P wife of John Van Cleef to Emma B wife James Cumming. nom
20th st, s s, 100 w 4th av, 25x80, hs & ls. Franz T Kretschmar to Mary wife of Andryas Wasalski, tenants by entirety. nom
East 24th st, w s, 190 n Av F, 50x100. Christian Baur to Frank E Macrery. Mort \$4,500. nom
Bay 24th st, s e s, 84 s w Bath av, 71x96.8. Release mort. Artlissa V Gearon to Rose E Austin. 600
East 28th st, e s, 128.9 s Voorhies av, 102.6x366.7x122.6x316.10. Henry Montanus to Daniel Gillespie. nom
East 28th st, w s, 200 n Av F, 40x102.6. Bernard Brile to Gustave B Fribourg. 500
West 28th st, w s, 425 s Mermaid av, 67x100.8x78.2x100, h & l. Thos A Walsh to Katherine Fleming. nom
East 31st st, w s, 100 s Av I, 100x105. Elizabeth J Metzger to John J Daly. nom
East 35th st, w s, 225.4 s land Manhattan Beach R R, 40x100. Robt F Pratt to Germania Real Estate and Impt Co. exch
39th st, n e s, 240 n w 10th av, 100x95.2. Benjamin Fogle, N Y, to Christine Bommer. Correction deed. 2,150
40th st, n e s, 280.3 e Fort Hamilton av, 20x95.2. John E Peterson to Gussie R Peterson. Q C. 400
40th st, s s, 58.4 e 10th av, 19x100.2, h & l. Ernest Raymond to Frederick Olsen. Mort \$2,000. nom
Same property. Alice M Raymond to Ernest Raymond. All liens. nom

JOHN C. ORR & CO.

India, Java and Huron Sts. and East River
City of New York, Borough of Brooklyn
Telephone, 23 Greenpoint.

**SASH, DOORS, BLINDS
AND HOUSE TRIM**

Lumber of all kinds for Builders

40th st, n s, 160 e 10th av, 20x95.2, h & l. Joseph M Waters to Franklin Society for Home Building and Savings. All liens. nom
 41st st, north cor 13th av, 525x100.2. Frank A Kateley, Mt Vernon, N Y, to Wm C Stevenson. Q C. nom
 42d st, s w s, 200 s e 4th av, 180x100.2. Patk H Flynn to Geo J Bryan. nom
 42d st, s s, 66.11 e 2d av, 16.8x100.2. William Mingst to John J Cotter. Mort \$350. nom
 42d st, e s, 100 s 12th av, 50x100.2. James M Jagger, Southampton, L I, to Alice L Dawe. nom
 East 42d st, e s, 260 s Av J, 40x100. Germania Real Estate & Impt Co to Jacob H Schilling. nom
 Bay 43d st, s e s, 180 n e Bath av, 40x96.8. Wm D Buckner to Fannie C Quirk. Q C. Correction deed. nom
 44th st, s s, 100 w 5th av, 100x100.2. Patrick H Flynn to Helena I Meht. nom
 44th st, n w cor 6th av, runs n 106.2 x w 100 x n — x w to line 375 w 6th av x s — to centre of block x w 25 x n — x w to line 425 w 6th av x s to c l block x w 50 x w — x w to line 500 w 6th av x s 135.4 to 44th st x e 500. nom
 6th av, s w cor 48th st, runs s 25.2 x w 100 x s 75 x w 400 x n 100.2 to 48th st x e 500. nom
 6th av, n w cor 48th st, runs w 380 x n 100.2 x s 280 x n 60.2 x e 100 to 6th av x s 160.4. nom
 6th av, n w cor 47th st, runs w 303 x n 88.4 x e to 6th av x s 107. nom
 6th av, n e cor 48th st, 200.4 to 47th st x 100. nom
 6th av, n e cor 47th st, runs e 100 x n 100.2 x e 109 x n — x w to 6th av x s 110.2. nom
 48th st, s s, 100 e 6th av, runs s 100.2 x e 80 x n 100.1 x e to 48th st x w 181.6. nom
 Patk H Flynn to Helena I Meht. All liens. nom
 44th st, s w s, 183.4 n w 12th av, 33.4x100.2. Alice L Dawe to James M Jagger, Southampton, L I. See 42d st, also 57th st. Mort \$2,400. nom
 44th st, n s, 200 e 4th av, 20x100.2. Margaret Kane to Bridget Kane. nom
 46th st, east cor 16th av, 40x100.2. The Borough Park Co to aMr-garet Walsh. nom
 Beach 46th st, n w s, 260 s w Surf av, 76x106.8x64.4x113.5. Clara Fischer to Julia M Meyer. 1/2 mort \$3,500. nom
 47th st, n s, 100 e 6th av, 109x100.2. nom
 47th st, s s, 100 e 6th av, 107.6x100.2. nom
 Patk H Flynn to Helena I Meht. Sub to mort. nom
 49th st, s w s, 140 s e 14th av, 40x100.2. John R Stevens, N Y, to Edward Johnson Building Co. Mort \$450. nom
 East 49th st, e s, 180 s Linden av, 40x100. Arthur Lyman, Waltham, Mass, to Myra C Crater. nom
 Same property. Myra C Crater to Arthur Lyman, Waltham, Mass. Mort \$4,000. nom
 50th st, s w s, 200 s e 8th av, 80x100.2. nom
 59th st, s w s, 322.2 n w 16th av, 20x100.2. nom
 16th av, south cor 58th st, 40.2x90. nom
 Geo A Shufeldt to Richard Murphy. nom
 Same property. Richard Murphy to William Anderson. Q C. nom
 50th st, s s, 240 e 8th av, 40x100.2. William Anderson to Daniel G Engel. nom
 East 51st st, w s, 280 s Vernon av, 40x100. Arthur Lyman, Waltham, Mass, to William Valentine. nom
 53d st, n s, 200 e 5th av, 20x100.2, h & l. James G Carroll to Charlotte L Duppen. Mort \$3,500. nom
 53d st, s s, 200 e 7th av, 20x100.2. Jennie M Witte to Edwd S Warriner, Voorheesville, N Y. Sub to mort, &c. 1900. 250
 53d st, s w s, 275 s e 14th av, 50x100.2. James and Francis J Ball to John Connelly. Mort \$300. nom
 East 53d st, e s, 180 s Beverly road, 40x100. nom
 Beverly road, s w cor East 53d st, 48x102.10x81.8x100. nom
 East 53d st, w s, 160 s Beverly road, 40x96.2x41.2x86.7. nom
 East 53d st, w s, 240 s Beverly road, 20x110.8x20.1x105.10. nom
 Beverly road, s w cor East 55th st, 40x100. nom
 Release mort. Jackson L Ryder to Michl L McLaughlin and Milton S Kistler. 1,257
 54th st, s s, 200 e 6th av, 20x100.2. Margaret McGrath to Phillip Callan. 500
 East 54th st, w s, 240 n Beverly road, 20x100. nom
 East 54th st, w s, 140 n Beverly road, 40x100. nom
 Beverly road, n s, 40 e East 53d st, 20x100. nom
 Release mort. Abbie J McKown to Michl L McLaughlin and Milton S Kistler. nom
 East 55th st, e s, 180 n Beverly road, 20x89.4x20.7x84.3. Release mort. Abbie J McKown, N Y, to Michael L McLaughlin and Milton S Kistler. nom
 East 55th st, w s, 240 n Beverly road, 24.2x100.7x35x100. nom
 East 55th st, w s, 120 n Beverly road, 40x100. nom
 Beverly road, n s, 80 e East 54th st, 20x100. nom
 East 54th st, e s, 200 n Beverly road, 85.9x100.7x75x100. nom
 Release mort. Same to same. nom
 57th st, s s, 200 w 4th av, 20x100.2. Wm S Hassan to Minnie Moore. nom
 57th st, n e s, 440 n w 11th av, 40x100.2. James M Jagger, Southampton, L I, to Alice L Dawe. See 44th and 42d sts. nom
 Same property. Alice L Dawe to Fred L Isaacs. nom
 57th st, s s, 200 w 4th av, 20x100.2. Release mort. Bond and Mortgage Guarantee Co to Wm S Hassan. 3,500
 62d st, n e s, 240 n w 15th av, 40x114.9x40.10x123.2. Borough Park Co to William Malone. nom
 73d st, n e s, 670 n w 15th av, 22.6x100x25.4x100. Harmon W Cropsey and Lewis G Mitchell to John Kinsey. nom
 75th st, n s, 150 w 3d av, 40x94. Forbes Townsend, Charlotte, Thomas and Adolph L Townsend to Johanne Iversen. nom
 77th st, n s, 163.8 w 5th av, 40x100, h & l. Maria Johnson to Albert Enteman. Morts \$4,720. nom
 79th st, s s, 160 w 4th av, 40x109.4. Joseph G Cartney to Helen C Cartney his wife. nom
 83d st, n e s, 100 s e 24th av, 60x100. Geo A Lockhart to Elizha M Fort, N Y. Mort \$4,500. exch
 84th st, n e s, 200 s e 23d av, 40x100. Albert I Pulling, Wappinger Falls, N Y, to William Wolf. nom
 88th st, n e s, 175 n w 1st av, 50x100. nom
 88th st, n e s, 100 s e 3d av, 50x200 to 87th st. nom
 Susan L, Albion W and Ellen L Porter heirs John W Porter to Thos A McManus. Mort \$1,100. 1,500

Av H, n w cor East 35th st, 60x107.6. Magdalena Kempf to Anna J Jeppener. Mort \$2,000. nom
 Av J, n e cor East 28th st, 100x100. Release mort. Germania Real Estate & Impt Co to Joseph F Powers. 7,000
 Same property. Joseph F Powers to Albert L Baker. nom
 Av U, n s, 80 w West 8th st, 40x100. Susan W Nichols et al exrs Effingham H Nichols to Joseph L Geary. 800
 Albany av, e s, 100 s Bergen st, 30.1x100, strip of land lying on s of above, 3.6x100. Foreclos. Fredk B Van Vleck to J Eugene Baum. 10,700
 Albany av, e s, 75 s Bergen st, 25x95. Hannah K Van Vranken, Hempstead, L I, to Simon A Weber. nom
 Atlantic av, s s, 100.3 e Boerum pl, 18.9x66.5x18.9x65.5. Foreclos. Gerard M Stevens to Robt E Topping. 1872. 7,500
 Atlantic av, s s, 120 e Rochester av, 20x100. Foreclos. Fredk B Van Vleck to J Eugene Baum. 2,000
 Atlantic av, s s, 425.4 e Rochester av, runs w 25.4 x s 100 x e 40.5 x n 101.1, h & l. Aaron Almstrom to Elish M Fort, N Y. Mort \$3,500. nom
 Atlantic av, s w cor Beach 38th st, 100x100. Mary M Gilbert to John Offerman. Morts \$7,000. See Glenmore av. nom
 Atlantic av, n s, 96 e Nevins st, 27x90, h & l. Charles Tasche to Marie D Ahlers. Mort \$7,000. nom
 Bedford av, e s, 120 s Greene av, 40x100, h & l. Edward S Brown, Jersey City, N J, to Charles Mosher. Mort \$18,500. nom
 Beverly road, s e cor East 58th st, 40x100. Michl J McLaughlin and Milton S Kistler to John C Eckels. 1,100
 Beverly road, s w cor East 55th st, 40x84.2x—x90.11. Release mort. Abbie J McKown to Michl L McLaughlin and Milton S Kistler. nom
 Bushwick av, s w s, 69 s e Dodworth st, 22.6x71.2, h & l. Carrie J wife of Joseph Probst to Martin and Anna M Eichmann, tenants in common. 5,800
 Bushwick av, No 489, e s. Anna and Eva Seibert heirs and legatees Maria Seibert to Fanny G Seibert. Q C. nom
 Bushwick av, s w s, 20 w Dodworth st, 16.8x74. Annie Goldflam to Esther Friedman. Sub to mort. nom
 Bushwick av, e s, 25 s Monteith st, 25x—x—x—. Nathan Platzer to Max Brecher. Morts \$6,200. nom
 Carlton av, w s, 59.11 s DeKalb av, 19.4x67x19.5x63. Edward V Gallagher to John P Gallagher. Mort \$2,500. 6,000
 Carlton av, s e cor Park pl, runs e 100 x s 37 x s w 10.10 x n w 38 x n w 22.11 x s w 47.1 to Flatbush av x n w 13.3 to Carlton av x n — to beginning. Peter H Reppenhagen to John J Grace and John Herrmann. nom
 Classon av, s w cor Lafayette av, 25x100. Katharine Ehler to Henry C Christgau. Mort \$12,000. nom
 Classon av, e s, 49.11 s Park av, 50.2x94.4x50.2x94.8. William Benne to August Grill. Mort \$3,000. nom
 DeKalb av, s s, 25 w Carlton av, 25x69x25.6x65. Jane D Rockwood to Anna E Lambert. Mort \$7,000. nom
 Ditmas av, n w cor East 19th st, runs n 107.4 x w 100 x s 41.10 x n e 5.6 x s 100 to av, x e 60. Release mort. Olin G Walbridge to Emma Henson. 2,550
 Division av, s s, 93.9 w Marcy av, runs s 69 x w 6.3 x s 11 x w 12.6 x n 80 to av x e 18.9. Lizzie W Davidson to Annie F Brandt. Mort \$3,500. nom
 Dorchester road or Av D, n w cor East 16th st, 81.10x106.1x75x73.3. Harvey O Dobson to Wm N Kenyon. Mort \$1,400. nom
 Evergreen av, s w s, 84.1 n Woodbine st, 16.10x92.8x16.8x94.11. Joseph Lang to Charles Ross. Mort \$1,500. 3,100
 Flatbush av, s w s, 420 s e Av G, 20x100. Henry B Davenport to Eliz J Read and Julia Chapman. Mort \$4,000. nom
 Flushing av, n w s, 391 s w Marcy av, 49.4x100. nom
 Flushing av, n s, 450 w Marcy av, 50.6x100. nom
 Jacob Meurer to Margt C Meurer. nom
 Franklin av, n e cor Degraw st, 22x90.6, h & l. John N Bose to Franklin Phillips, N Y. See Douglass st. nom
 Glenmore av, n s, 20 w Chestnut st, 100x100. John Offerman to Mary M Gilbert. See Atlantic av. nom
 Gravesend av, w s, 280 n Av F, 20x100. Mary Denehy to Mary T Chambers. 450
 Greene av, s s, 140 w Tompkins av, 20x100, h & l. Geo H K White to Georgianna B White. Mort \$6,000. nom
 Greene av, s s, 152 e Grand av, 96x100, hs & l. Chas W McChesney, South Orange, N J, to Abby A McChesney, Amityville, L I. Mort \$30,000. nom
 Hamilton av, n e cor 16th st, 8.6x42x83.3x93.1. I Irving and Norman S Brooks to Samuel S Brooks. All liens. nom
 Hamilton av, e s, 77.5 s 9th st, runs e 31.8 x n e 31.8 to Church st x s e 20 x s 39.10 x s w 39.10 to av x n 20. Catharine Gillen to Charles Wilton. nom
 Same property. Charles Wilton to Chas A Murphey. Mort \$3,000. nom
 Hudson av, No 215, e s, 77.9 s Nassau st, 18.9x75, h & l. Margt T Ludlow, N Y, to Antonio Perfetti. 2,800
 Jefferson av, n s, 50 w Howard av, 50x72, hs & ls. Joseph Strauss to Herman Berman. Morts \$13,000. nom
 Jefferson av, north cor Hamburg av, 100x100. nom
 Hamburg av, s w cor Cooper st, 50x100. nom
 John J Hennemann to Saml H Coombs. All liens. nom
 Jefferson av, n s, 135 w Sumner av, 20x100, h & l. Amelia Hall to Caroline Bloch. 100
 Lafayette av, No 38, s e cor St Felix st, 85x16. Phoebe C Ketcham to City Real Estate Co. nom
 Lafayette av, s s, 467 e Lewis av, 17x100. nom
 43d st, n e s, 300 s e 4th av, 100x100.2. nom
 Patk H Flynn to Geo J Bryan. nom
 Lafayette av, n s, 260 e Stuyvesant av, 20x100, h & l. Caroline A Ducker extrx and trustee Christian H Ducker to Marie Schmidt. nom
 Lafayette av, s s, 467 e Lewis av, 17x100. nom
 42d st, s w s, 200 s e 4th av, runs s w 100.2 x s e 100 x s w 100.2 to 43d st x s e 100 x n e 100.2 x n w 20 x n e 100.2 to 42d st x n w 180. nom
 Release judgment. James K O Sherwood to Geo J Bryan. nom
 Lexington av, n s, 174.6 e Nostrand av, 25x100. Lizzie W Davidson to Annie F Brandt. Mort \$6,000. nom
 Lincoln road, n s, 425.9 e Bedford road, 20x102.6. Zachary Taylor to Chris W Ruhl. Mort \$4,500. nom
 Lincoln av, w s, 114.8 n Liberty av, 100x100. Wm L Dowling to Wm B Ferguson. exch

GAS HEATERS GAS COOKERS

SOLVE THE FUEL PROBLEM CLEANLY, EFFICIENT, ECONOMICAL

A handsome up-to-date line of appliances may be seen at our offices

CONSOLIDATED GAS COMPANY OF NEW YORK

<p>Linden av, s e cor East 55th st, 40x100. East 55th st, e s, 340 s Linden av, 20x100. Release mort. Arthur T Lyman trustee will Mary Pratt to Brooklyn Development Co. Livonia av, n s, 50 w Watkins st, 25x100, h & l. Mary Almenoff to Abraham Spatt. Mort \$1,300. Manhattan av, No 256. Powers st, Nos 136 and 138. Manhattan av, s e cor Powers st, 25x100. Partition. Geo S Billings to Geo J Beebe. 3,975 Marcy av, No 944, w s, 125 s Macon st, 45x100, h & l. Julia Diefendorf, N Y, to James H Kollmyer. Mort \$25,000. Mermaid av, n s, 98.10 w Warehouse av, 40x95. Joseph J Kittel, N Y, to Joseph Steigerwald, N Y. Myrtle av, s s, 50 e Walworth st, 25x111.10. Andrew J Provost to Edwd H Hauff. Mort \$2,000. 4,000 Myrtle av, No 597, n w cor Graham st, 20x73, h & l. John McGarry to Catharine McGarry. Mort \$7,500. Nassau av, s s, 100 w Russell st, 25x100, h & l. Swen H Wiberg to George Dippold. Mort \$3,500. Neptune av, n s, 39.8 w West 15th st, 19.9x100. Teresa V Ennis and Sarah A McCarty to John Capozzucca. Neptune av, n e cor West 16th st, 39.7x100. Teresa V Ennis and Sarah A McCarty to Francesco Velente. Neptune av, n s, 110 e old lot B map common lands Town of Gravesend, runs w 20 x n to Coney Island Creek x e 37 x s — to beginning. Joseph A Walsh to Frederick Bailey. Mort \$600. New Lots road, s s, abt 105 e Junius st, being lots 45 and 48 on map Jacob Snediker, 26th Ward. Contract. Elizabeth C Caruana with Wm P Jones. 750 New York av, e s, 267.6 s Av G, 40x100. Wm F Blume, Livingston Manor, N Y, to Carrie Jaeger. New York av, e s, 187.6 s Av G, 40x100, h & l. Herman F Lauerer to Katie Lauerer. North Portland av, Nos 46 and 48, w s, 87.10 n Park av, runs n 40 x w 84.3 x s 20 x s 5.1 x e 25.6 x s 15.3 x e 62.10, hs & ls. Cath T Schieffelin to Primo Ampolini. North Portland av, w s, 127.10 n Park av. Grant of easement. Christina T Fester with Cath T Schieffelin. Nostrand av, w s, 80 n Monroe st, 20x125. Monroe st, n s, 105 w Nostrand av, 20x80. Release covenant. Henry N Dodge, Morristown, N J, to Joseph Y Peek. Nostrand av, w s, 100 s Gates av, 20x100. Release covenant. Joseph Y Peek to Frank E Hathaway. Nostrand av, n w cor Winthrop st, 106x94.6. Nostrand av, n w cor Hawthorne st, 166x60.4x166x60.5. Hawthorne st, n s, 23.9 e Rogers av, 80x166.8. Rogers av, e s, extends from Winthrop to Hawthorne st, 212x103.9. Daniel F Doody to Ralph W Wardell. All liens. Nostrand av, w s, 126.7 s Park pl, 17.9x100. Release mort. South Brooklyn Savings Institution to Otto Singer. 5,250 Nostrand av, No 49. Contract. George Harberger with Beecher Bros. 4,400 Nostrand av, w s, 100 s Gates av, 20x85. Frank E Hathaway to John G Jenkins, Jr. Nostrand av, s w cor Gates av, 100x125. Henry N Dodge, Morristown, N J, to same. Nostrand av, w s, 111.3 n Sterling pl, 17.9x100, h & l. Otto Singer to Henry J Schroeder. Nostrand av, w s, 201.3 n Myrtle av, 19.1x100. Tillie B McGonagil to Phineas T Spencer, Jr, Newark, N J. Morts \$4,500. Ocean av, w s, between Albemarle road and Beverly road. Agreement and release covenant. Cath W Boardman with Samuel E Maires, Waitie W Tyler, Williamsburgh City Fire Ins Co and Walter L Tyler committee Wm A Tyler and Cornelius J Bergen exr John C Bergen. Patchen av, e s, 25 n Lexington av, 25x95. Jacob Voelbel to Andrew N Petersen. Mort \$7,500. Patchen av, e s, 50 n Lexington av, 25x95. Same to same. Mort \$7,500. Pitkin av, s w cor Watkins st, 75x100. Foreclos. Wm E Melody to Edward Mandel. Morts \$16,000. 12,250 Pitkin av, s w cor Watkins st, 75x100. Release dower. Esther Krakower to Edward Mandel. Prospect av, n s, 130.11 e 4th av, 20.1x96.1x20.2x94.5, h & l. Fanny J wife Geo W Furman to Amos H Cropsey. Putnam av, s e s, 290 s w Hamburg av, 20x100. Robert Jones to Theophile Souweine. Mort \$2,500. Putnam av, n s, 119 e Tompkins av, 19x100, h & l. Emily M Leslie to Leonora S Campbell. Mort \$5,500. Railroad av, s e cor Etna st, 32.6x100x46.5x101. Margaret Young to Salomia Moeller. Same property. Jacob and Salomia Moeller to Margaret Young. Ralph av, n e cor St Marks av, 20.1x100, h & l. Kate T Ogden, Yonkers, N Y, to Mary Wehr. Mort \$3,500. Rockaway av, s e cor Livonia av, 25x100. Raffaele Dangelo to Samuel Rosenzweig, N Y. Mort \$125. Rockaway av, e s, 175 s Belmont av, 50x100.1. Rockaway av, e s, 300 s Belmont av, 75x100.1. Watkins st, e s, 150 s Dumont av, 50x100. Watkins st, e s, 225 s Dumont av, 50x100. Osborne st, e s, 25 n Blake av, 75x100. Release mort. Leon Tuchmann to Louis Manheim. Rogers av, e s, 129.3 s Lenox road, 40x138.2. Edward C Herber to John W Egan. Same property. John W Egan to Joseph Dangler. Rogers av, w s, 200 n Newkirk av, 48.11x100x49.11x100. Flora L Davenport to Joseph Schwarz. Mort \$7,000. Rutland road, s s, 175 e Rogers av, 30x100. Wm A A Brown to Thos P Swift. Mort \$3,500. Schenck av, w s, 145 s Hegeman av, 20x100. William Anderson to Rose Steiabacher. Sheffield av, s e cor Virginia av, 200x100, h & l. Pauline Midas now Sacks to Harry Midas. Mort \$16,200. 16,500 Skillman av, n s, 225 e Lorimer st, 25x100. Louis Riechers to Chas F Riechers. Skillman av, n s, 175 w Lorimer st, 25x100, h & l. Mary Meehan devisee will Michael Meehan to Nicola Courtneila. 2,500</p>	<p>Smith av, west cor Church st, 50x110. Clark st, s w s, 275 n w Stewart av, 25x100. Joseph Leydet to Jennie Leydet. St Marks av, n s, 160 e Classon av, 104.9x138.6 x w 47.4 x s 126. John P Cranford, N Y, to Walter V and Fredk L Cranford. 1/2 part. St Marks av, n s, 325 w Buffalo av, 25x155.7. Solomon Styler to John Thomson. Mort \$1,500. exch Stone av, e s, 118.9 s Sutter av, 18.9x100, h & l. Isaac Wechsler to Louis and Jacob Miller, N Y. Mort \$1,500. 2,600 Stuyvesant av, No 297, e s, 102 n Halsey st, 19x100. Harry Robinson to Mercy C Smith. Mort \$6,500. Stuyvesant av, s e cor Bainbridge st, 100x100. Walter F Clayton to Elizabeth Prosser widow. Mort \$12,000. Sutter av, s w cor Sackman st, 50x100. Nathan T Schwartz to Joseph M Schwartz. All liens. Sutter av, n e cor Watkins st, 50x100, n & l. Same to same. All liens. Tompkins av, e s, 35.11 n McDonough st, 80.7x100. Frances O Van Riper to Fredk W Fielding, Rockville Centre, L I. Morts \$32,000. Vernon av, n s, 394.6 e Nostrand av, 18.6x100, h & l. Sanford K Lockwood to Ida H Lockwood his wife. Sub to mort. Washington av, s s, 550 w 3d st, 50x100. Ellen E Falvey to Thos F Guerin. Washington av, e s, 101.6 n Sterling pl, runs n 27 x e 103.8 x e 10.4 x s 25 x e 1.2 x w 104.1. James T Ackerman to Ella T Mayer. 16,250 Willoughby av, s s, 100 e Spencer st, 16x90. Foreclos. Wm E Melody to Model Building & Loan Assoc. Mort \$2,500. 100 Willoughby av, s e s, 200 n e Hamburg av, 25x100. Magdalena wife Alfred Huber to Frederick Stutzmann. Mort \$3,800. 2d av, s e s, 60 s w 92d st, 0.3x100. Edith Bossey to Theresia Hoehne. 100 2d av, south cor 92d st, 60x100, hs & ls. Kate V Hines widow, Granville, Ohio, to same. Mort \$2,000. 2,800 4th av, w s, 45 n Union st, 25x75. Annie E Mingus to Remsen Realty Co. Mort \$4,000. 4th av, w s, 20 s 22d st, 20x60. Annie Hoff formerly Wade to Gustave E Boehlau. 5th av, w s, 20.2 n 55th st, 20x80. Wm H Abbott, Jr, to Philip E Smyth. Mort \$5,000. 6th av, s e cor 48th st, 20.2x100. Patk H Flynn to Helena I Meht. Mort \$1,000. 6th av, w s, 40 s Sterling pl, 20x90, h & l. Edwd C Philip, Fryeburg, Me, to Louis B Philip. 8th av, north cor 9th st, runs n e to 8th st x n w 97.10 x s w to 9th st x s e 97.10. Release covenant. Edwd H and Grace D Litchfield and as trustees will Edwin C Litchfield for Henry P Litchfield and Edwd H Litchfield exr Edwd C Litchfield for Francese L Turnbull with Asa R Davidson. val consid 8th av, w s, 20 s 15th st, 27.3x56.3x25.11x55.9, h & l. Gouverneur Tillotson, N Y, to Wm J Smith, N Y. 14th av, north cor 55th st, 100.2x100. Release mort. Wesleyan University of Middletown, Conn, to the Borough Park Co. 1,250 21st av, n w s, 107.9 n e Bath av, 100x96.8. Bay 28th st, s e s, 340 n e Benson av, 60x96.8. Bay 31st st, n w s, 140 s w Benson av, 60x96.8. Bay 31st st, n w s, 260 n e Benson av, 60x96.8. Bay 31st st, s e s, 240 s w Benson av, 60x96.8. Bay 31st st, s e s, 120 s w Benson av, 60x96.8. Release mort. Title Guarantee & Trust Co and same as trustee to Bensonhurst Company. 9,750 23d av, s e s, 175.4 s w Bath av, 40x96.8. Contract for property. Howard E Wheeler with Lillian S Maas. 5,750 Interior lot, 120 n Dean st and 120 w Bedford av, runs s 49 x n 54 x e 23. Release mort. Harry E Seal to Louis F Seitz. Lots conveyed to Lizzie Regan et al May 23, 1894, and lots conveyed to Eliz T Regan Oct 26, 1895. All title. Russell Johnson to Roswell H Johnson, Portchester, N Y. All liens. 450 Lot 28 block 10 assessment map 24th Ward. Melvin Brown to James C McLeer. Lot 23 same block and map. Jane Turnbull to same. Lot 10 Denyse tract, New Utrecht. Order of court cancelling deeds made by Comptroller State of N Y to Brace Millard, recorded Mar 27, 1901, in favor Stephen M Hoyer.</p>
--	---

MISCELLANEOUS.

General release, especially as to liability as extrx. Mary McDevitt widow to Catharine Sinnott extrx Julia McDevitt. 60

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.

February 13, 14, 16, 17, 18 and 19.

Abbott, James M to Lawyers Title Ins Co. Sackett st, No 98, s s, 280 w Columbia st, 20x95. Feb 19, due Feb 1, 1906, 5%. 2,000
Austin, Rose E to Title Ins Co, N Y. Bay 24th st, s e s, 84 s w Bath av, 71x96.8. Feb 10, 3 years, 5%. 4,250
Austin, Rose E to Helen M Higbee. Bath av, south cor Bay 24th st, runs s w 155 x s e 96.8 x n e 148.9 to av, x n w 96.10. Feb 16, due May 15, 1903, 6%. 160
Same to Herbert Rice. Bay 24th st, s e s, 84 s w Bath av, 71x96.8. Sub to mort \$4,250. Feb 10, 1 year, 6%. 400
Alexander, Marguerita to Adjustment Corporation as trustee. Sands st, s s, 75 w Gold st, 25x100. Feb 13. Secures credits. Sub to morts \$16,000. 1,459
Adams, Benj F to Mary A Dames. Ocean av, w s, 580 n Av P, runs w 151.7 x n 15.5 x n e — to Ocean av x s 69.3. Feb 13, due Dec 24, 1904, 6%. \$200

Rockland-Rockport Lime Company

Manufacturers of the following Brands
of Rockland Lime:

EXTRA FINISHING LUMP No. 1 or
Commes

Also Sole Manufacturers of

EUREKA BRAND OF PREPARED PURE WHITE LIME
which is superior to any other lime or wall plaster now on the
market GUARANTEED NOT TO PIT

Look for these words on the head of every barrel:
"Manufactured by Rockland-Rockport Lime Company"
DO NOT BE DECEIVED BY ANY SUBSTITUTE

Greenpoint ave. & Newtown Creek
Borough of Brooklyn, N.Y. City
Telephone 207 Greenpoint.

NEW YORK OFFICE, FULLER BUILDING, BROADWAY AND 23D STREET.

Ahearn, Geo J and Gustave to Henry Stryker. East 15th st. P M. Feb 9, 3 years, 6%.	850	Diaso, Rocco to Curtis Bros Lumber Co. Thatford av, s e cor Liberty av, 20x60. Sub to all previous mortg. Feb 10, 6 months, 6%.	181
American Power & Construction Co to Brooklyn Lumber Co. Hubbard st, n w s, 60 s w division line lots 5 and 6 on map valuable lots at Mill road and Hubbard st, Gravesend Beach, runs n w 129.1 x s w 84.5 to highwater mark Gravesend Bay x s e 137.6 to st x n e 39.8; Hubbard st, s e s, 180 s w Centre pl, runs s e 57.6 x s w to Gravesend Bay x n w 57.6 to st x n e — to beginning; Centre pl, s w s, 57.2 s e Hubbard st, runs s w 365.10 to high water Gravesend Bay x s e 57.5 x n e 360.8 to pl x n w 57.2. Feb 13, secures indebtedness.	50,000	Dobson, Geo F to Frances Huber. Havemeyer st, e s, 20 s South 5th st, 20x70. Feb 14, 3 years, 5%.	4,000
Ampolini, Primo and Adelaide to Cath T Schieffelin. North Portland av. P M. Feb 11, 5 years, 5%.	3,500	Dugan, Dennis F to Title Insurance Co, Co of N Y. 47th st, s s, 100 w 13th av, 40x100.2. Feb 17, 3 years, 5%.	3,250
Aymerich, Mariana widow to Title Ins Co, N Y. Bay 34th st, s e s, 320 n e Benson av, 60x96.8. Feb 18, 3 years, 5%.	3,500	Dangler, Joseph to Lawyers Title Ins Co, N Y. Rogers av. P M. Feb 13, due July 1, 1903, 6%.	6,500
Bach, Henry M and Ralph Bookman mortgagors with Francis Pitkin. Extension of mort. Jan 16.	nom	Same to John W Egan. Same property. Sub to last mort. Feb 13, installs, 6%.	1,250
Boehlan, Gustave E to Annie Hoff. 4th av. P M. Feb 17, 3 years, 5%.	3,000	Duppen, Charlotte L to James G Carroll. 53d st. P M. Feb 9, installs, 6%.	1,700
Boardman, Cath W to Brooklyn Savings Bank. Ocean av, w s, 200 s Albemarle road, 75x151.7. Feb 17, 1 year, 4 1/2%.	8,000	Dietz, Herman and Louisa to Green Point Savings Bank. Noble st, n s, 70 e Franklin st, 25x100. Feb 14, 1 year, 5%.	2,500
Brown, Wm A A to John Lefferts, Jr, et al exrs John Lefferts. Midwood st, s s, 160 w Bedford av, 200x100. Nov 4, due Feb 1, 1904, 5%.	7,500	Duhme, Anna to United States Title Guarantee and Indemnity Co. 7th st, n s, 117.4 w 9th av, 19x100. Feb 14, due May 1, 1904, 4 1/2%.	7,250
Bailey, Frederick to Joseph A Walsh. Neptune av. P M. Feb 9, installs, 6%.	600	Edelmann, Simon and Anna to Title Insurance Co, N Y. Broadway, n e s, 70 s e Eldert st, 30x81.6. Feb 17, 3 years, 4 1/2%.	10,000
Balevre, Nicholas to Germania Savings Bank, Kings Co. Jerome st. See Cons; includes in bond James J Long. Feb 11, due Feb 13, 1904, 5%.	4,500	Enteman, Albert to Maria Johnson. 77th st. P M. Feb 17, 3 months, 5%.	200
Baum, Leopold mortgagor with Susannah Waldeck. Extension of mortgage. Feb 13.	nom	Fernandez, Joseph M and Julius J Lyons to Samuel Riker, N Y. Gates av, n e cor Grand av, 41.10x94.7x41.10x96.4; Gates av, n s, 41.11 e Grand av, 47.1x92.8x47.1x94.7. Feb 16, 1 year, 5%.	13,300
Baumann, Antonia to John Puckhaber et al trustees Brooklyn Tent No 34, K of M. 67th st, s s, 200 e 13th av, 40x125. Feb 11, due July 1, 1906, 5%.	5,000	Ferguson, Wm B to Albro J Newton. Lincoln av, w s, 114.8 n Liberty av, 100x100. Feb 16, 1 year, 6%.	1,100
Baumann, Louis mortgagor with John and Anna Stadler. Extension of reduced mortgage. Feb 13.	nom	Fleming, Katharine to Thos A Walsh. West 28th st. P M. Feb 18, installs, 5%.	1,300
Bloomfield, Charles and Sophia to Watson & Pittinger, a corporation. Mermaid av, n s, 58.10 w Warehouse av, 40x95. Feb 10, installs, 6%.	700	Same to same. West 32d st, w s, 20 s New York & Coney Island av, 60x118.10. Feb 18, installs, 5%.	500
Bose, John N and Elena to Geo H Huber. Douglass st, Nos 717 to 725, n s, 410 w Franklin av, 5 lots, each 26x100. 5 mortg, each \$5,000. Feb 13, due Mar 1, 1908, 5%.	25,000	Fleming, Wm H to Daniel Underhill guardian Grace A Prince. Bay 26th st, s e s, 60 s w Bath av, 2 lots, each 19x96.8. 2 mortg, each \$2,750. Feb 17, 3 years, 5%.	5,500
Bottaro, Gaetano to Ellen Naughton. Clinton st. P M. Feb 14, 1 year, 5%.	2,000	Same to Geo W Davison, Hempstead, L I. Bay 26th st, south cor Bath av, 22x96.8x15.9x96.10. Feb 17, 3 years, 5%.	4,500
Brigante, Francesco to Harriet M Coffin. Pacific st. P M. Feb 13, 1 year, 5%.	1,600	Same to same. Bay 26th st, s e s, 22 s w Bath av, 19x96.8. Feb 17, 3 years, 5%.	2,750
Burkhardt, Rudolph to Nassau Trust Co. Broadway, north cor Greene av, 28x90. Feb 13, 3 years, 4 1/2%.	25,000	Same to Caroline and Charlotte Hewlett, Hempstead, L I. Bay 26th st, s e s, 41 s w Bath av, 19x96.8. Feb 17, 3 years, 5%.	2,500
Burr, Wilfred to John F Saddington. Bergen st, n s, 417 w Albany av, 20x107.2. Feb 14, 1 year, 6%.	1,000	Same to Samuel J Underhill exr Jackson Tappen. Bay 26th st, s e s, 98 s w Bath av, 2 lots, each 19x96.8. 2 mortg, each \$2,500. Feb 17, 3 years, 5%.	5,000
Bamber, Ella M to Samuel Corse et al trustees will Henry Corse. 2d pl. P M. Feb 16, 3 years, 5%.	6,000	Same to Mary E Watson. Bay 26th st, s e s, 136 s w Bath av, 19x96.8. Feb 17, 3 years, 5%.	2,750
Bassett, Carrie A to Webster Wright trustee for Matilda Wright. Hancock st. P M. Feb 16, 3 years, 4 1/2%.	3,000	Frankel, Rosa to Archibald Vanliba. Glenmore av, n w cor Stone av, 100x100. Feb 16, demand, 6%.	7,500
Beebe, Geo J to Ansel L and Carrie E Freeman. Manhattan av. See Cons. Feb 14, due Feb 15, 1906, 5%.	2,500	Feistel, Lester and Annie to Ophelia Feistel. South 4th st. P M. Jan 4, installs, without interest.	4,000
Berman, Herman to Joseph Straus. Jefferson av. P M. Jan 30, installs, 5%.	2,500	Flint, Mary A to Mary J Reid. Union av, w s, 62 n Frost st, runs w 45.10 x n e 23.6 x n w — x e to Union av x s 43. Jan 28, 4 years, 5%.	2,000
Bermel, Christian and Cora L to Anna M Bermel. Dean st, n s, 280 w Sackman st, 20x107.2. Jan 26, 1 year, 6%.	1,600	Fraudendorf, Herman and Louise to John J and Emma P Berger. Marion st. See Cons. Feb 14, due April 1, 1903, 5%.	1,700
Brecher, Max and Rebecca to Joseph Schmurack. Moore st, n s, 421.2 e Bushwick av, 25x100. Feb 18, installs, 6%.	500	Frey, John and Ella to Kings County Savings Inst. North 6th st. P M. Feb 14, 1 year, 5%.	3,000
Buckhout, Sarah E, Charlotte W and Genevieve S, Minnie J Seymour and Edward D Seymour as guardian Henry D Seymour to Genevieve S Buckhout. Franklin st, No 172, e s, 42 s Java st, 27.8x69. Feb 16, 5 years, 5%.	6,000	Falk, Radia and Minnie Strammer formerly Falk mortgagors with Henry N Brush exr, &c, will Conklin Brush. Extension of mort. Jan 27.	nom
Same to Minnie J Seymour. Franklin st, No 168, e s, 97.4 s Java st, 27.8x69. Feb 16, 5 years, 5%.	6,000	Gibb, John, Howard and Arthur to Dime Savings Bank of Brooklyn. Schermerhorn st, n w cor Bond st, runs n 142.6 x n 100.9 x w 50 x s 100.9 to Schermerhorn st x w 75 x n 100.9 x w 14.6 x n 100.9 to Livingston st x e 282 to Bond st x s 201.6 to beginning. Feb 14, 1 year, 5%.	200,000
Same to Charlotte W Buckhout. Franklin st, No 170, e s, 69.8 s Java st, 27.8x69. Feb 16, 5 years, 5%.	6,000	Goebel, Louis and as exr Elizabeth Decker to Maria Inverarity. Lorimer st, e s, 50 n Ainslie st, 25x100. Feb 14, due July 1, 1906, 5%.	2,000
Capozzucca, John to Teresa V Ennis and Sarah A McCarty. Neptune av. P M. Nov 13, 1902, installs, 5%.	500	Golding, Thos F to Title Guarantee & Trust Co. 86th st, n e s, 100 s e 19th av, runs s e 175 x n e 200 to 85th st x n w 75 x s w 100 x n w 100 x s w 100. Feb 13, 3 years, 4 1/2%.	12,000
Cohen, Joseph to Samuel Bergman. McKibbin st. P M. Feb 16, installs, 6%.	2,500	Gregory, Geo D and Evelyn F to Eliz H Mills. East 32d st, w s, 175 s Av F, 35x100. Jan 2, 1 year, 5%.	2,750
Curley, Edward and Catharine to Jane Gilfeather. Voorhies pl, w s, 490.1 n Neptune av, 40.1x87x40.1x89.6. Feb 14, 1 year, 5%.	1,000	Grill, August to William Benne. Classon av. P M. Feb 11, 1 year, 5%.	4,000
Cahn, Asne B to Betty Bernstein. McKibbin st, s s, 100 w Leonard st, 25x100. Sub to mort \$3,500. Feb 11, 3 years, 6%.	1,000	Gerstenfeld, Leon with Ida E Davis. Agreement as to priority of mortgages by Ignatz Spatz. Feb 14.	nom
Colman, Reuben W to Joseph Falk. Belmont av, n w cor Watkins st, 25x100. Feb 11, installs, 6%.	690	Griffin, Agatha to Jacob V and Johanna Haslach. Harmon st, s e s, 100 n e Evergreen av, 2 lots, each 18x100. 2 mortg, each \$2,000. Feb 16, 3 years, 5%.	4,000
Connor, Richard J and James J Gardiner to George Bechtel Brewing Co. Flushing av, No 101. Lease. Feb 11, due May 1, 1907, 6%.	726	Griffin, Hattie A to Title Guarantee and Trust Co. Adelphi st. See Cons. Feb 16, installs, 5%.	5,500
Cook, Edwd H and Albert E and Charlotte S Wells firm E H Cook & Co to Teresa V Ennis and Sarah A McCarty. Hart pl. P M. Feb 4, due Feb 1, 1920, 5%.	8,500	Grofcsik, Louis F to George Burian, Sr. East 9th st, w s, 140 n Av D, 20x100. 1/2 part. Feb 18, installs, 4%. Substitute mortgage.	300
Cooper, Howard, N Y, to Title Guarantee & Trust Co. 9th st, s s, 38 e 7th av, 18x82.6. Feb 11, 3 years, 5%.	4,000	Grace, John J and John Herrmann to Anna C wife Peter H Repenhagen. Carlton av. P M. Feb 19, due Jan 1, 1908, 5%.	11,000
Same to same. 9th st, s s, 231.9 w 6th av, 18x75. Feb 11, 3 yrs, 5%.	3,000	Hoeinghausen, Peter and Mary mortgagors with Catharine Hubbard. Extension mort. Feb 18.	nom
Cozine, Chauncey G to Title Guarantee & Trust Co. Euclid av, e s, 246.6 n Ridgewood av, 20x100. Feb 13, 3 years, 5%.	2,250	Hafner, Reinhold to Emma Heidenreich. Vermont st, e s, 115 s from lard of Cemetery of the Evergreens, 25x100. Feb 14, due July 1, 1906, 5%.	100
Crater, Myra C to Title Ins Co, N Y. 49th st. P M. Feb 10, 3 years, 5%.	4,000	Hornbostel, Johanna wife of Edward to Ernst Bilhuber. Berden av, centre line, 200.2 n e Flatbush av, runs n w 232.7 x n e 100 x n w — x n e 746 to centre of a creek, x e, s and s e along same to centre Berden av, x s w 880.8 to beginning. Feb 10, 1 year, 5%.	1,000
Cumming, Emma B and James to Title Guarantee & Trust Co. East 12th st, e s, 400 s Av X, 50x100. Feb 14, 3 years, 5%.	2,700	Hunter, Mary and Jennie C Cassidy to Nassau Trust Co. Greene av, s s, 180 w Stuyvesant av, 20x100. Feb 17, 3 years, 5%.	4,600
Collins, Peter J to Title Guarantee & Trust Co. 8th av, e s, 40 n Montgomery pl, 45.10x112. Feb 17, demand, 5%.	17,000	Same to Andrew D Baird. Same property. Feb —, 1 year, 5%.	1,000
Courtneila, Nichola to John F Simpson. Skillman av, n s, 175 w Lorimer st, 25x100. Feb 17, due Feb 15, 1906, 5%.	1,500	Hanley, Timothy, Cornelius, Mary and Ellen I by Henry Thompson guardian and Maggie Hanley trustee to Margreat Hanley. Nelson st, s s, 120 w Smith st, 20x100. Feb 13, 3 years, 5%.	2,000
Same to Mary Meehan devisee will Michael Meehan. Skillman av, n s, 175 w Lorimer st, 25x100. P M. Feb 16, installs, 6%.	300	Hauff, Edward H to Andrew J Provost. Myrtle av, s s, 50 e Walworth st, 25x111.10. P M. Feb 6, 2 years, 6%.	500
Same to New York Building Loan Banking Co. Same property. Feb 16, installs.	2,470	Hauff, Henry A to Title Guarantee & Trust Co. Clarendon road, n s, extends from Bedford av to East 25th st, 200x300. Feb 14, 1 year, 5%.	7,000
Clare, Chas C to Theodore Crohen. Wyckoff st, Nos 104 to 112, s s, 200 w Hoyt st, 95x100. Feb 10, 2 months, 6%.	2,000		
Cummin, J Louise and Joseph H to Frederic B. Geo D and Harold I Pratt. Monroe st, s s, 380 w Marcy av, 20x100. Feb 19, installs.	2,000		

DYCKERHOFF PORTLAND CEMENT.

E. THIELE,

Sole Agent,

99 John St., New York.

- Hines, Kate V, Granville, Ohio, to Title Guarantee & Trust Co. 2d av, n s, 198.6 e Shore road, 40x100. Feb 3, due Feb 11, 1903, 6%. 900
- Hollister, Harry M to City Real Estate Co. Hampton pl, n e cor Sterling pl, 19.9x85. Sub to mort \$7,500. Feb 4, 2 years, 5%. 2,600
- Henson, Emma and John W to Title Guarantee & Trust Co. Ditmas av, n w cor East 19th st, runs n 107.4 x w 100 x s 41.10 x n e 5.6 x s 100 to av x e 60. Feb 17, 1 year, 5%. 11,000
- Huter, Robt L and Mary M to Bond & Mortgage Guarantee Co. 54th st, s w s, 140 s e 15th av, 60x120.2. Feb 17, demand, builders loan, 6%. 3,200
- Houchin, Henrietta W wife of and Alfred W to Frederic B, Geo D and Harold I Pratt. East 39th st, w s, 280 n Grant st, 20x100. Feb 18, installs, 6%. 1,475
- Isaacs, Fred L to Bond and Mortgage Guarantee Co. 57th st, n s, 440 w 11th av, 40x100.2. Feb 18, demand, 6%. Building loan. 2,250
- Jenkins, Carrie M to 5th Av Co-operative Building & Loan Assoc. Dean st, n s, 228.6 e Bond st, 21x100. Feb 14, installs. 5,000
- Jenkins, Estelle to Martha E Durban. 9th st, s s, 355.5 w 8th av, 20.2x82.6. Feb 14, 3 years, 6%. 650
- Jacobs, Matilda to Lawyers Title Insurance Co. Carroll st, n s, 141 w Clinton st, 24x100. Feb 17, due Feb 1, 1906, 5%. 3,500
- Jones, Benj S to New York Mortgage and Security Co. East 9th st. P M. Feb 14, demand, 6%. 17,250
- Same to Harbor and Suburban Building and Loan Assoc. East 9th st, w s, 240 s Av U, 40x100. Feb 14, 1 year, 6%. 450
- Same to same. East 9th st, w s, 280 s Av U, 200x100. Feb 14, 6 months, 6%. 4,250
- Koster, John W to Title Ins Co, N Y. Decatur st, s s, 450 w Lewis av, 50.4x100. Feb 16, 3 years, 4½%. 3,000
- Keppler, Adam N, Louis and Henrietta and Kate Drummond to Dora Bartels. Henry st, w s, 80.4 n Cranberry st, runs n 20.6 x w 87.10 x s 20 x e 35.10 x s 0.6 x e 52. Feb 11, 1 year. 650
- Kopelowitz, Abraham and Charles to Abram S Underhill, Ossining, N Y. Thatford av, e s, 229.7 n Glenmore av, 17.7x100. Feb 14, due Feb 1, 1906, 6%. 1,000
- Same to same. Same property. Feb 14, due Feb 1, 1905, 6%. 200
- Krauss, Fred to the Joseph Fallert Brewing Co. Wyckoff av, No 197. Lease. Jan 29. 540
- Kluchar, Peter to Title Guarantee and Trust Co. North 6th st. P M. Feb 16, 3 years, 5%. 1,750
- Koster, Mary E to Timothy G Sellew, Montclair, N J. Schaeffer st. P M. Feb 16, 1 year, 5%. 4,000
- Kane, Bridget and Thomas to Eagle Savings & Loan Co. 44th st, n s, 200 e 4th av, 20x100.2. Feb 19, installs, 6%. 2,760
- Kollmyer, James H to Title Guarantee & Trust Co. Marcy av, w s, 125 s Macon st, 45x100. Feb 19, notes. 9,000
- Lombardi, Luigi to Southold Savings Bank. Garfield pl, n e s, 127.9 w 5th av, 16x77.11x16.1x78.8. P M. Jan 30, 1 year, 5%. 1,900
- Lombardi, Carlo to same. Garfield pl, n e s, 95.9 w 5th av, 16x 79.5x16.1x80.2. Jan 30, 1 year, 5%. 2,000
- Lyon, Frank D to James I Stockman. Halsey st, n s, 291.8 e Ralph av, 16.8x100.4. Feb 14, 1 year, 5%. 300
- Lehmann, Emma to Leib and Lasar Lurie. Himrod st. P M. Feb 14, due Feb 1, 1906, 5%. 1,000
- Levy, Joseph and Jette to Geo A Minasian. Osborn st, w s, 272 n Blake av, 25x90. Feb 16, installs, 6%. 500
- Layden, Margaret to John W Peckett, Jr. 2d pl, No 46, s s, 80 w Clinton st, 16x113.5. P M. Feb 14, 3 years, 5%. 3,500
- Lytle, Augustus C to Alex G Calder. Garfield pl. P M. Feb 14, 1 year, 6%. 1,250
- Lurie, Leib and Lasar mortgagors with Julia E Mathison. Extension mort. Feb 11. nom
- Martorello, Angelo to Teresa V Ennis and Sarah A McCarty. West 15th st, w s, 100 n Neptune av, 40x100. P M. Nov 13, 1902, due Oct 1, 1905, 5%. 575
- Mayer, Ella T to James T Ackerman. Washington av, e s, 101.6 n Sterling pl. P M. Feb 13, installs, 6%. 2,000
- Martorello, Dominic and Columbia to Teresa V Ennis and Sarah A McCarty. West 15th st, e s, 100 n Neptune av, 20x100. Nov 13, due Oct 1, 1905, 5%. 300
- Magilligan, John J to Albert Morton. Pacific st, s s, 400 e Franklin av, 21.6x120. Feb 17, 3 years, 5%. 2,600
- Mengis, Margaret to Flora A Stryker. Voorhies av, s w cor East 16th st, runs s 227.9 x w to land N Y & Manhattan Beach R R x n e to av x e 212. Feb 17, 4 months, 6%. 450
- Morton, Albert and Bond & Mortgage Guarantee Co both mortgagors. Agreement to subordinate mort made by Geo T Brown. Feb 17. nom
- Mott, Mary A to Title Guarantee & Trust Co. Fulton st, n s, 80.11 w Bedford av, runs n 93.6 x w 21.11 x s 84.7 to st x e 20. Feb 17, 3 years, 5%. 9,000
- Mertz, Constantine to Geo H Perry. Freeman st, n s, 175 w Oakland st, 25x100. Feb 10, 3 years, 6%. 1,800
- Meyer, Dorothea and Henry to Title Guarantee & Trust Co. Elton st, w s, 99.10 s Fulton st, 28x100. Feb 13, 3 years, 5%. 3,000
- Mirell, Aaron N and Ezekiel Speisman to Marcus Krancer. McKibben st. P M. Sub to mort \$6,000. Feb 13, installs, 6%. 3,150
- Morrell, Edmund B to Frederic B, Geo D and Harold I Pratt. East 94th st, n e s, at intersection dividing lines land Schmeelk and land Lohmann, runs s e 50 x n e 100 x n w 50 x s w 100. Feb 13, installs. 1,400
- Morrell, Edmund B to John Vanderveer. East 94th st, n e s, — s e from Flatlands av, at land of Henry L Schmeelk, runs s e 50 x n e 100 x n w 50 x s w 100. Feb 27, due Jan 2, 1904, 5%. 225
- Mowlem, Almira to Anna G Vanderveer, Hempstead, L I. Woodruff av, s s, 170.4 w Ocean av, 30x125. Feb 13, due Feb 15, 1904, 5%. 1,000
- Murcott, Caroline widow to Mary J Reid, Philadelphia, Pa. Union av, e s, 75 n Frost st, 25x100. Feb 1, 4 years, 5%. 1,500
- Murcott, Thomas to same. Ross st, s s, 200 w Marcy av, 25x100. Nov 15, 1901, 3 years, 5%. 2,400
- Meruk, William to Title Ins Co, N Y. 68th st, n s, 117.7 e Fort Hamilton av, 2 plots, each 40x100. 2 mortg, each \$2,300. Feb 11, due Feb 18, 1906, 5%. 4,600
- Merino, Leontine T and Juan F to Annie Taaffe, N Y. Stuyvesant av, n e cor Hancock st, 60x100. Feb 13, due July 1, 1904, 6%. 750
- Miller, Louis and Jacob to Isaac Wechsler. Stone av. P M. Feb 17, installs, 6%. 700
- Mandel, Edward and Elizabeth to Charles Gotthelf. Pitkin av, s w cor Watkins st, 75x100. Sub to mort \$15,000. Feb 16, installs, 6%. 8,000
- Macrery, Frank Edith to Germania Real Estate and Improvement Co. East 24th st. P M. Feb 11, installs, 6%. 3,500
- May, Anton and Anna M to Joseph and Elizabeth Mondts, Farmingdale, L I. Stockholm st. P M. Feb 11, due Feb 16, 1913, 5%. 1,100
- Miele, Frank to Mary Cassidy. Withers st, n s, 175 e Lorimer st, 25x100. Feb 1, 1 year, 6%. 1,000
- Moore, Minnie widow to Title Guarantee and Trust Co. 57th st. P M. Feb 16, 3 years, 5%. 3,500
- Same to Wm H Hassan. Same property. Feb 16, installs, 6%. 1,500
- Moser, Catherine to Long Island Real Estate Exchange and Investment Co. Broadway, s w s, 36.4 s e Sumpter st, runs s w 102.3 x s e 54.2 x n e 81.5 to Broadway, x n w 50. Feb 14, 1 year, 6%. 1,000
- McCarthy, Loretta L widow to Charles McLoughlin. Coney Island av, w s, 80 s Av M, 20x100. Feb 5, installs, 6%. 80
- McMullen, Thomas and Mary to Mary N Scranton. Rutland road, s s, 155 e New York av, 40x100. Feb 14, 3 years, 6%. 900
- McKenna, Patk J to Title Guarantee & Trust Co. 5th av, n w cor 76th st, 107.2x485.1x100x523.8. Feb 17, 3 years, 5%. 7,000
- McChesney, Abbie A to Dime Savings Bank of Brooklyn. Greene av. P M. Feb 18, 1 year, 5%. 40,000
- Neumann, Hannah and Michael to Mary W Smith. Powell st, w s, 90 s Blake av, runs w 75 x s 10 x w 25 x s 25 x e 100 to st x n 35. Feb 17, 4 months, 6%. 2,500
- Neumann, Michael J, Jr, to Title Guarantee & Trust Co. East 5th st, e s, extends from Turner pl to Hinckley pl, 200x100; East 8th st, n e cor Turner pl, 100x100. Feb 19, 1 year, 6%. 4,500
- Olsen, Frederick to Ernest Raymond. 40th st. See Cons. Feb 2, installs. 1,000
- O'Keefe, Wm C to Title Guarantee & Trust Co. 11th st, n s, 360.10 e 5th av, 17.9x100. Feb 18, 3 years, 5%. 3,750
- Perfit, Morris to Joseph Straus. South 2d st, n w cor Wythe av. P M. Jan 27, installs, 5%. 2,000
- Peck, Schuyler B to Fredk W Carpenter. Bergen st. P M. Feb 16, 3 years, 4½%. 4,000
- Philip, Louis B to Edward C Philip, Fryeberg, Me. 6th av. P M. Feb 11, 3 years, 5%. 6,000
- Page, Emmett D to Thos H Baker. Tapscott av, e s, 333.8 s East New York av, 25x88.8. Dec 26, 3 years, 5%. 2,000
- Plumb, Wm E and Annie L to Southold Savings Bank. Lefferts pl, s w s, 182.10 s e Hall st, 20x90. Jan 30, 1 year, 5%. (Corrected from 14th inst.) 4,000
- Polytechnic Institute of Brooklyn to Brooklyn Savings Bank. Livingston st, n e cor Court st, runs e 270.11 x n 150 x w 222.3 x s 23 x w 23 x s 70.10 x w — to Court st x s 55.6. Feb 11, due Feb 13, 1904, 4½%. 230,000
- Petersen, Andrew N and Olga E to Jacob Voelbel. Patchen av, e s, 25 n Lexington av, 25x95. Feb 16, 1 year, 6%. 1,000
- Same to same. Patchen av, e s, 50 n Lexington av, 25x95. Feb 16, 1 year, 6%. 1,700
- Quirk, Fannie C and Wm W to Catharina Kaiser. Bay 43d st, s e s, 180 n e Bath av, 40x96.8. Feb 16, 5 years, 5%. 2,000
- Rogers, John and Rose to Rachel V Annin. Dean st. P M. Feb 16, 1 year, 6%. 400
- Riechers, Chas F to Title Guarantee & Trust Co. Skillman av, n s, 225 e Lorimer st, 25x100. P M. Feb 17, 3 years, 5%. 1,200
- Ruhl, Christopher W and Eliz F to Elizabeth Ruhl. Lincoln road. P M. Sub to mort \$4,500. Feb 14, installs, 6%. 1,000
- Same to Gertrude Danberry. Same property. Feb 14, 3 years, 5%. 4,500
- Ryon, John R to Chas F Aukamp. Bainbridge st, n s, 281.3 w Patchen av. P M. Feb 14, 3 years, 5%. 2,750
- Scott, Caroline wife of Thomas to Robert J Halgin, Jr., Rockville Centre, L I. Hicks st, w s, 50 n Cranberry st, 25x44. Feb 10, 1 year, 6%. 1,000
- Seifert, Ernestine and Adam to Henry Pfadenhauer, Knickerbocker av, n e s, 100 n w Putnam av, 20x90.11x20x92.1. Feb 16, due Jan 1, 1906, 5%. 500
- Spatz, Ignatz to Ida E Davis. Bartlett st, s s, 250 w Throop av, 25x100. Feb 16, 3 years, 5%. 4,200
- Strome, Hanna to Emily A Cowen. Wyckoff st, n s, 391.8 e Bond st, 16.8x100. Feb 16, 3 years, 5%. 2,800
- Schmitt, George to Title Guarantee & Trust Co. Pilling st, s e s, 285 s w Evergreen av, 5 lots, each 20x100. 5 mortg, each \$3,000. Feb 13, 3 years, 5%. 15,000
- Schroeder, Henry J to Title Guarantee & Trust Co. Nostrand av, P M. Feb 11, 3 years, 4½%. 3,000
- Same to same. Decatur st. P M. Feb 11, 3 years, 4½%. 2,000
- Schwencke, Edward F to Title Guarantee & Trust Co. Kent st, s s, 325 e Manhattan av, 25x100. Feb 13, 3 years, 5%. 4,000
- Seitz, Louis F to Title Guarantee & Trust Co. Bedford av, w s, from Pacific to Dean sts, runs s e to Dean st x w 120 x n 71 x n w 54 x w 57 x n 100 to Pacific st x e 122 to beginning. Feb 13, 1 year, 5%. 48,000
- Shay, Annie widow to Title Guarantee & Trust Co. Hancock st, n s, 140 w Nostrand av, 20x100. Feb 14, 3 years, 5%. 3,500
- Smyth, Philip E to Wm H Abbott, Jr. 5th av, w s, 20.2 n 55th st, 20x80. Sub to mort \$5,000. Feb 10, installs, 5%. 2,850
- Spatz, Abraham to Mary Almenoff. Livonia av. P M. Feb 11, installs, 6%. 150
- Spencer, Phineas A, Jr, to Harry K Monroe. Nostrand av, P M. Sub to mort \$3,000. Jan 19, due —, 1905, 6%. 1,800
- Straubel, Hermann to Luther G Corwith. Noble st, n s, 440 e Franklin st, 25x100. Feb 12, due Oct 16, 1904, 6%. 500
- Sarnese, Louisa and Rosario and James to Title Guarantee & Trust Co. Lawrence st, w s, 75.9 s Tillary st, runs w 33 x n 0.6 x w 49.6 x s 25 x e 51.6 x s 0.6 x e 31 to st x n 25. Feb 17, 3 years, 5%. 1,750
- Same to Bernard Agnetti. Same property. Sub to last mort. Feb 17, due May 28, 1907, 5%. 1,350
- Schwarz, Joseph to Flora L Davenport. Rogers av, w s, 200 n Newkirk av, 48.11x100x49.11x100. P M. Aug 9, 1902, installs, 6%. 800

ALPHA PORTLAND CEMENT

"EVERY BARREL GUARANTEED"

FREDENBURG & LOUNSBURY
Metropolitan Building
23d St., Madison Ave., New York

**Highest
Grade**

Front Bricks

Schneider, David and Rebecca to Wilhelm and Marie Mattfeld. Osborn st, s e cor Blake avy 25x75. Feb 1, due Jan 1, 1906, 5%. 3,500

Same to same. Osborn st, e s, 25 s Blake av, 3 lots, each 25x75. 3 morts, each \$2,500. Feb 1, due Jan 1, 1906, 5%. 7,500

Smith, Wm J to Joseph I Grady. 8th av, w s, 20 s 15th st, 27.3x 56.3x25.11x55.9. Feb 16, 1 year, 5%. 4,300

South Reformed Protestant Dutch Church of the City of Brooklyn to Title Guarantee & Trust Co. 4th av, s w cor 55th st, runs w 145 x s 100.2 x e 60 x n 25 x e 85 to av x n 75.2. Feb 17, 3 years, 5%. 27,000

Spies, Bruno B to New York Mortgage & Security Co. Bay 17th st, n w s, 178.3 n e Cropsey av, 50x96.8. Feb 17, demand, 6%. 6,250

Sanford, Watson and Lawyers Title Ins Co both mortgagees. Agreement to subordinate mortgage made by Carrie M Hartwig. Feb 7. nom

Schmidt, Marie to Caroline A Ducker extrx and trustee will Christian H Ducker. Lafayette av, n s, 260 e Stuyvesant av, 20 x100. Sub to mort \$5,300. Feb 17, 5 years, 5%. 5,300

Seaver, Chas A and Daniel B to Wm W and Robt M Spence. 3d av, w s, 60.2 s 52d st, 40x80. Feb 18, due Feb 1, 1906, 5 1-5%. 15,000

Thompson, Alice E, Chicago, Ill, to Manhattan Terrace Impt Co. Ocean av, n w cor Av I, 50x131.7. P M. Feb 5, 3 years, 5%. 2,350

Same to same. Ocean av, w s, 50 n Av I, 50x131.7. P M. Feb 5, 3 years, 5%. 2,250

Townshend, Mary A to Title Ins Co, N Y. East 21st st, e s, 10 s Av C, 16.8x80. Feb 17, 3 years, 5%. 2,500

Tyler, Charles to Audley Clarke. East 26th st, e s, 140 s Av Z, 40x100. Feb 4, demand, 6%. 1,400

Union Dime Savings Bank and Samuel Riker both mortgagees with Carolina T Kohly. Agreement as to priority of mortgage. Feb 10. nom

Valente, Francesco to Teresa V Ennis and Sarah A McCarty. Neptune av, n e cor East 16th st, 39.7x100. P M. Nov 13, 1902, due Oct 1, 1905, 5%. 1,000

Van Every, Jessie to Theo F Jackson et al trustees will Loftis Wood. Grand st, s s, 161.8 w Driggs av, 29x100. P M. Dec 1, 1902, due May 1, 1907, 4%. 10,000

Valentino, Louis and Gelsomina to Louis Goldstein. President st, P M. Sub to mort \$3,500. Feb 13, due Feb 15, 1905, 6%. 1,500

Walsh, Margaret to Borough Park Co. 16th av, east cor 46th st. P M. Feb 18, 3 years, 4%. 415

Weinberger, Moritz and Bertha to Williamsburgh Savings Bank. Harrison av, w s, 25 n Wallabout st, 25x100. Feb 18, 1 year, 5%. 3,500

Wasalski, Mary and Andryas to South Brooklyn Co-operative Building & Loan Assoc. 20th st. P M. Feb 17, installs. 4,500

Weiden, Robert and Alvina to Charles Crook. Quincy st. P M. Feb 17, 3 years, 5%. 2,500

Weber, Simon A to Hannah K Van Vranken. Albany av. P M. Feb 14, 3 years, 5%. 8,500

Same to same. Same property. Feb 14, 1 year, 5%. 800

Wiltcher, Aaron to Title Guarantee & Trust Co. Sackman st, w s, 200 s Blake av, 2 lots, each 25x100. 2 morts, each \$2,250. Feb 13, 3 years, 5%. 4,500

Wilton, Charles to Title Guarantee & Trust Co. Hamilton av. P M. Feb 16, 3 years, 5%. 3,000

Wolff, Lena and as extrx Joseph Geis to Greenpoint Savings Bank. Manhattan av, s e cor Freeman st, 25x100. Feb 13, 1 year, 5%. 4,500

Woods, Lizzie wife Thos F to Clarence A Eldredge. Coney Island av, e s, 220.8 n Av V, 80.3x113.9x80.1x110.5. Feb 11, due Feb 1, 1904, 6%. 600

Wagner, Peter to Henry Wagner, Locust Valley, L I. Midwood st, s s, 114.4 w Troy av, 99x34x99x31; Midwood st, n s, 116.8 w Troy av, 99x100.1x99.1x100.1. Feb 16, 3 years, 6%. 800

Winter, Henry to John J and Margaret E Cotter. Certificate of reduction of mortgage to (Feb 16) 350

Yeager, Marguerite M and William to Metropolitan Life Ins Co. Carroll st. P M. Feb 13, due Mar 1, 1906, 5%. 4,500

Zuehl, Henry and Anna mortgagors with Antoinette B De Witt, Morristown, N J. Extension mort. Feb 4. nom

MORTGAGES—ASSIGNMENTS.

Anderson, Elbert to Kath R Hunter. 2,500

Assip, John T to J Herbert Watson. nom

Andrews, Wm A exr Benjamin Andrews to Jane Gilfeather. 5,000

Brown, Ulysses and Wm L to Franklin Society for Home Building & Savings. nom

Bonacci, Dominick to Empire State Surety Co. nom

Brower, Geo G to Harry H Farmer, Syracuse, N Y. nom

Bruce-Brown, Ruth A guardian William and David L Bruce-Brown to Elise Freifeld. 5,000

Bryon, Robert H, N Y, to South Brooklyn Co-operative Building & Loan Assoc. 1,750

Berman, Herman to Joseph Straus. 350

Caterson, Robert to Geo W Bogart. 3,000

Cloud, Nellie M to Frank H Rose. 1,500

Cole, John, Williamson, N Y, to Annie G Atkins. 1,750

Cole, George, Williamson, N Y, to Annie G Atkin. Assigns 2 morts, each \$1,750. 3,500

Craigen, Geo J and Frank C Kohart to Robert Magaw. nom

Cooke, Abram to Charles Cooke. 2,250

Coombs, Saml H to Anna B Cole and ano committee Henry Monaghan. 5,000

De Bones, Antonia, Vincenzo Bonano, William McIntyre and Pietro Tripoli to Audley Clarke. Assigns 2 morts. nom

Dimiceli, Vincenzo, N Y, to Antonio De Bones, Vincenzo Bonano, William McIntyre and Pietro Tripoli. Assigns 2 morts. nom

Dames, Mary A to Hersey Egginton guardian Mary E Egginton. 200

Same to same. 300

Everit, Caroline L to Title Guarantee & Trust Co. 3,500

Forbes, Emily F, Manchester, Eng, by Asa A Spear, att'y, to Walter A Stuchfield. 1,500

Franklin Trust Co to Lawyers Mortgage Ins Co. 1,300

Frankel, Rosa to Archibald Vanliba. nom

Geiger, Frederick to Margaretha Ihrig. 1-3 part. 2,333

Geiger, Frederick exr Margaretha Geiger to Geo H Geiger, Frederick Geiger and Margaretha Ihrig. 1/4 part. 1,750

Same to Frederick Geiger. 3,000

Geiger, Frederick exr Margaretha Geiger to Frederick Geiger trustee of Caroline Geiger under will Margaretha Geiger. 2,500

Gordon, Mary, Williamson, N Y, to Annie G Atkin. 1,750

Giebel, John admr Dorothea Fennel to John Giebel. 2,534

Same to same. 2,506

German Savings Bank of Brooklyn to John Rueger. 2,273

Germania Real Estate & Impt Co to Louis T Schroeter. nom

Same to Ida Iverson. 1,000

Greve, William and ano exrs John N Eitel to Thos F Fitzhugh Lee. 2,075

Heaton, Eliza P to Congress Brewing Co, Lim. 5,000

Hunter, Kath R to E Ellery Anderson trustee will Gerard H Coster. 5,000

Harper, J Henry, John and Tacie McD exrs and trustees estate Fletcher U Harper to Title Guarantee & Trust Co. 19,500

Same to same. 3,500

Same to same. 5,000

Same to same. 4,000

Isaacs, Fred L to Alice L Dawe. 1,325

Jackson, Theo F to Theo F Jackson et al trustees will Loftis Wood. 1893. 3,100

Kissam, W Ryerson exr Phebe R Kissam to W Ryerson Kissam. 6,000

Kissam, W Ryerson exr Phebe R Kissam to Wm Ryerson Kissam. 2,000

Same to same. 3,500

Kissam, Eleanor B to Phebe R Kissam. 3,500

Kimball, Ellen G, Albany, N Y, to Wm J Mahon. nom

Lawyers Title Ins Co to Lawyers Mortgage Ins Co. 2,750

Same to same. 4,750

Same to same. 5,500

Lawyers Title Ins Co, N Y, to Eliz A W Woolston. 1,200

Lawyers Title Ins Co, N Y, to Lawyers Mortgage Ins Co. 5,000

Lawyers Title Ins Co to John B Whitlock. 300

Lawyers Mortgage Insurance Co to Long Island Loan and Trust Co trustee Sarah C Butler. 3,000

Lambert, Mary to Rachel Martense. 2,500

Mason, John W et al exrs Thomas Webster to Hudson City Savings Institution. 4,000

May, Emma individually and as extrx May M Swazey to Nassau Trust Co, of Brooklyn. nom

May, Benjamin to Lena Reizenstein. 2,062

McHench, Caroline to Mary B Cromie. 505

Michel, Leopold to Louis Siegbert, N Y. 350

Nostrand, Henry L to Geo F Simpson trustee estate Thomas Simpson. 2,000

Osborn, Samuel P to Chas W Osborne. 3,000

Onderdonk, Andrew J et al guardians of George Linkletter et al to George Linkletter. nom

Peck, Chas A exr Wm J Peck to Margaret Hendrickson. 2,250

Same to same. 2,800

Rider, John M trustee for Dewitt C Morrell under will Thos I Morrell to Parmelia D-Smith. 3,500

Rushmore, Stephen T exr Thomas Rushmore to Francis N Dowling. 1,500

Sheindelman, Samuel to Emanuel and Leopold Levy. 3,400

Schmitt, George to Andrew Hahn. Assigns 2 morts, each \$600. 1,200

Same to same. 600

Schweckendieck, Edith M to Susannah Waldeck. 5,000

Segalowitz, Israel to Curtis Bros Lumber Co. Assigns 2 morts. nom

Sheffer, Winifred G, N Y, to Title Guarantee & Trust Co. 11,000

Solomon, Max to Leah Solomon. Assigns 2 morts. nom

Spence, Phebe L to Title Guarantee & Trust Co. 2,200

Schlaegern, Max to Leon J Levin. 2,500

Seaman, Carrie L to Mary W Smith. 1,912

Stillwell, Alletta A to Martha M Binns. 1,600

Tebbetts, Noah to Chas W Comins. 500

Title Ins Co, N Y, to New York Mortgage & Security Co. 1,500

Same to same. 2,500

Title Ins Co, N Y, to Chamberlain City N Y. 2,500

Title Ins Co, N Y, to Gustav T Kreppel. 5,000

Title Guarantee and Trust Co to Peekskill Savings Bank. 7,500

Same to Long Island Historical Society. 4,000

Same to Brooklyn Eye and Ear Hospital. 1,850

Same to same. 3,500

Same to same. 2,750

Same to same. 1,900

Same to C Mortimer Palmer. 8,000

Same to same. 2,300

Same to Wm H Van Allen and ano exrs Margt Smith. 2,000

Same to Chas H and Anna J E Von Glahn. 3,250

Same to same. 2,750

Same to Carrie E Deshon and ano exrs Samuel F Engs. 1,200

Same to same. 3,450

Same to Frances R Wallace. 9,000

Same to Josephine Malone. 1,500

Same to Hattie V Harbison. 5,000

Same to Magan Van Brunt. 7,500

Same to Anna I Lidford. 4,500

Same to Vina K Chapman. 3,250

ATLAS PORTLAND CEMENT

30 Broad Street, New York

Same to Maria P Jarvis. 1,500
 Same to Edward R Rollins. 1,750
 Same to Adele H Lewis. 4,500
 Same to John Thornton, Jr. 5,000
 Same to Ernst Kreuzler. 2,800
 Same to John M Whiton. 5,500
 Same to Thos C Harden. 2,500
 Same to Frank B Andreu. 1,800
 Same to Brooklyn Childrens Aid Society. 3,500
 Same to same. 3,250
 Same to National Savings Bank, Albany. 8,000
 Title Guarantee & Trust Co to Germania Savings Bank of Kings County. 2,000
 Same to same. 6,000
 Title Insurance Co, N Y, to New York Mortgage & Security Co. 2,500
 Same to same. Assigns 3 mortg, each \$3,600. 10,800
 Title Insurance Co, N Y, to New York Mortgage and Security Co. 2,750
 Same to Williamsburgh Savings Bank. 10,000
 United States Title Guaranty and Indemnity Co to City Savings Bank of Brooklyn. 7,250
 Vowles, Ann to Clementine S Patchen. 4,500
 Van Allen, Wm H and ano trustees Margaret Smith to City Trust Co of N Y substituted trustee Margaret Smith. Assigns 2 mortg. nom
 Welken, Lillie, N Y, to Eliza M Hough. 1,200
 Williamsburgh Savings Bank to Sarah J Poor et al trustees Sarah H Jacobson. 10,000
 Worcester, Elizabeth guardian Edwin C Worcester to Edwin C Worcester. nom
 Same to same. nom
 Worcester, Elizabeth to Elizabeth Worcester guardian Edwd C Worcester. 500
 Worcester, Edwin C to Johanna M Williams. 2,010
 Same to same. 503
 Wallant, Dora to Leon I Levein. 800
 Warner, Mary E to J Herbert Watson. nom
 Watson & Pittinger, a corporation, to Walter E Warner. nom
 Weinstein, Jacob and Max Lurie to Max Shapiro. nom

212—Jerome av, s e cor Bay st, 1-sty frame sitting rooms, 11x31.6, shingle roof; cost, \$500; ow'r and ar't, same as last.
 213—Debevoise st, n s, 50 w Morrell st, 5-sty and basement brk tenements, 50x87, 22 families; cost, \$30,000; M Kotlowitz, 54 Graham av; ar'ts, Sass & Smallheiser, 23 Park row, N Y.
 214—Emmons av, s s, 2,105.10 e East 27th st, 2-sty and attic frame dwelling, 51.10x58, 1 family, shingle roof; cost, \$6,000; A Scharman, 743 Greene av; ar't, Th Engelhardt, 905 Broadway.
 215—Flatbush av, n e cor Hanson pl, 5-sty brk stores and tenement, 64.10x42.5, 4 families, steam heat; cost, \$20,000; P Kelly, 51 West 16th st, N Y; ar'ts, J B Snook & Son, 261 Broadway, N Y.
 216—Hawthorne st, s s, 460 e Flatbush av, 3-sty brk dwelling, 20x53.6, 2 families, steam heat; cost, \$6,000; Catharine Doenecke, 716 Washington av; ar't, H E Funk, 300 Suydam st.
 217—East 12th st, e s, 120 n Av P, 2-sty and attic frame dwelling, 23x40, 1 family, shingle roof, steam heat; cost, \$5,000; R Gill, 459 Lafayette av; ar't, J C Walsh, 793 Coney Island av.
 218—East 8th st, e s, 220 s Beverly road, 2-sty and attic frame dwelling, 24x42, 1 family, shingle roof, steam heat; cost, \$6,000; W Inglesby, 793 Coney Island av; ar't, same as last.
 219—West 12th st, e s, 248 n Surf av, 1-sty frame shooting and photo gallery, 35x56; cost, \$650; Sea Beach Land Co, 56 Wall st, N Y; ar'ts, Thompson & Dundy, Luna Park.
 220—Bristol st, w s, 165 s Pitkin av, two 2-sty brk dwellings, 20x54, 2 families; total cost, \$8,000; J Kuetterer, 447 Rockaway av; ar't, L Danancher, 256 East New York av.
 221—57th st, s s, 335 e 15th av, four similar dwellings, 20x50; total cost, \$14,000; J M Comstock, 889 3d av; ar'ts, Pohlman & Patrick, 1235 3d av.
 222—Thatford av, e s, 150 s Glenmore av, 3-sty frame store and dwelling, 19x47, 2 families; cost, \$3,800; J Falk, 1718 Pitkin av; ar't, L Danancher.
 2223—Beach front, 650 e Brighton Beach Hotel, 2-sty frame hotel pavilion, 30x50, gravel roof; cost, \$6,500; Brighton Beach Impt Co, 187 Montague st; ar't, E H Brinkerhoff, Neptune av and West 17th st.
 224—West 5th st, e s, 437.5 s Sheepshead Bay road, 2-sty brk shop, 25x40, gravel roof, steam heat; cost, \$3,200; W Reitman, Surf av and West 12th st; ar't, same as last.
 225—Stone av, e s, 50 n Glenmore av, 2-sty frame tenement, 25x52, 4 families; cost, \$3,500; Anna Simon, Blake av near Sackman st; ar't, L Danancher.
 226—Powell st, e s, 66.6 s Glenmore av, similar tenement; cost, \$3,500; Max Kronengold, 230 Sackman st; ar't, same as last.
 227—East 23d st, w s, 350 n Av F, 2-sty frame dwelling, 26x36, 1 family, shingle roof; cost, \$5,000; C Baur, Flatbush av and Av G; ar't, B Driesler, 13 Willoughby st.

PROJECTED BUILDINGS.

The first name is that of the owner; ar't stands for architect; b'r for builder.
 All roofing material is tin, unless otherwise specified.

192—43d st, s s, 420 w 1st av, 3-sty brk office, 50x50, tile roof, steam heat; cost, \$9,000; Bush Terminal Co, on premises; ar't, E P Goodrich, on premises.
 193—East 19th st, e s, 280 n Voorhies av, two 2-sty and attic frame dwellings, 26x47, 1 family, shingle roof, steam heat; total cost, \$8,000; F Teete, on premises; ar't, A E Angel, 243 Broadway, N Y.
 194—Bay 21st st, s e s, 420 s w 86th st, 2-sty and attic frame dwelling, 21x30, 1 family, shingle roof; cost, \$3,000; H Wigand, 984 Madison st; ar'ts, Pohlman & Patrick, 1235 3d av.
 195—East 14th st, w s, 152 s Dorchester road, 2-sty and attic frame dwelling, 26x37.6, 1 family, shingle roof; cost, \$5,000; H Grattan, 572 8th av; ar't, A D Isham, 220 Broadway, N Y.
 196—East 16th st, e s, 270 s Caton av, similar dwelling, 24x43.6; cost, \$5,250; J C Hawkins, 81 Church av; ar't, same as last.
 197—66th st, n s, 160 e 14th av, frame shed, 20x36, gravel roof; cost, \$200; J De Masi, on premises; ar't, A Adamo, on premises.
 198—66th st, s s, 200 e 13th av, frame shed, 15x20, shingle roof; cost, \$200; Giuseppe Russo, on premises; ar't, same as last.
 199—Sackman st, w s, 125 n Glenmore av, two 3-sty brk tenements, 20x54, 3 families; total cost, \$9,000; J Weiss, 108 Thatford av; ar't, L Danancher, 256 East New York av.
 200—Lincoln road, n s, 100 e Nostrand av, 3-sty frame dwelling, 30x50, 2 families, gravel roof, steam heat; cost, \$5,000; T K Timony, 662 Sterling pl; ar'ts, Parfitt Bros, 26 Court st.
 201—7th st, s s, 175 w 5th av, 2-sty brk stable and loft; cost, \$2,500; Pauline C Heberlein, 300 7th st; ar'ts, Pohlman & Patrick.
 202—East 8th st, s w cor Henry st, 1-sty and attic frame shed, 25x25, shingle roof; cost, \$200; W J Monahan, on premises; b'r, S B Tilton, Greenwood and Coney Island avs.
 203—Pacific st, s s, 148 w 3d av, 4-sty brk school, 56.8x137.11, slag roof; cost, \$145,000; City of New York; ar't, A W Ross, 31 Livingston st.
 204—84th st, s s, 100 w 19th av, 2-sty and attic frame dwelling, 22x36, 1 family, shingle roof; cost, \$3,500; S Putnam, 347 West 19th st, N Y; ar't, R D Walters, 57th st, near 16th av.
 205—Hawthorne st, s s, 275 e Nostrand av, two 2-sty brk dwellings, 20x42, 1 family, gravel roof; total cost, \$6,000; W J Reineking, 285 Hemlock st; ar't, C Infanger, 2590 Atlantic av.
 206—East 9th st, w s, 240 and 280, s Av U, three 2-sty and attic frame dwellings, 21x32, 1 family, shingle roof, steam heat; total cost, \$12,000; B S Jones, 415 14th st; ar't, J Former, Av U and Coney Island av.
 207—East 56th st, e s, between Avs T and U, 1-sty frame stable, 50x20; cost, \$200; E C Strong, on premises; ar't, W Pierce, 1127 Flatbush av.
 208—Ocean Parkway, e s, 80 n Av L, frame hotel shed, 39.8x150, gravel roof; cost, \$700; G Kuchhuber, on premises; ar't, F C Rudolf, 1624 41st st.
 209—Nostrand av, e s, 80 n Av C, two 3-sty brk stores and dwell'gs, 20x50, 2 families; total cost, \$8,000; J K Atkinson, 1 Verona av; ar't, M Scholtz, 807 Sterling pl.
 210—Dorchester road, n w cor East 14th st, 2-sty and attic frame dwellings, 29.6x49, 2 families, shingle roof, hot water; cost, \$6,500; G W Egbert, 126 East 19th st; ar't, A D Isham, 220 Broadway, N Y.
 211—Jerome av, s s, 50 e Bay st, frame stable, 38x204.6, shingle roof; cost, \$2,000; A Aste, Jerome av and East 24th st; ar't, A P Koch, 26 Court st.

ALTERATIONS.

153—Atkins av, w s, 90 n Sutter av, raise building; cost, \$235; C Haow, on premises; ar't, E Dennis, 591 Liberty av.
 154—Whitwell pl, n w cor 1st st, interior alterations; cost, \$175; C E Monroe, 290 St James pl; b'r, A C Hall, 146 Cumberland st.
 155—East New York av, s s, 75 e Amboy st, 1-sty frame extension; cost, \$500; H Miles, on premises; ar't, H Ramsey, 2037 Bergen st.
 156—Stanhope st, s s, 475 e Evergreen av, 2-sty brk extension, 14x14; cost, \$600; Katy Wetzel, 57 Scholes st; ar't, S H Schmidt, 67 Stanhope st.
 157—Fort Hamilton av, w s, 75 s 63d st, raise building and interior alterations; cost, \$800; S Barone, on premises; ar't, H L Spicer, 326 56th st.
 158—Central pl, w s, 151.9 s Greene av, 1-sty frame extension, 15x50; cost, \$350; L Altkrug, 712 Broadway; ar't, A R Koch, 26 Court st.
 159—Kingston av, n w cor St Johns pl, interior alterations; cost, \$100; Consumptives Home, Mrs C V White, 210 Columbia Heights, Pres; ar't, Chas Olsen, on premises.
 160—Concord st, s s, 72 e Washington st, 1-sty and basement brk extension to home, 27x33; cost, \$2,500; Right Rev C E McDonnell, Clermont and Greene avs; b'r, J Savage, 457 DeKalb av.
 161—Myrtle av, s s, 25 w Graham st, interior alterations; cost, \$20; D Barry, 600 Myrtle av; ar't, W J Ryan, 164 Ryerson st.
 162—West 12th st, e s, 448 n Surf av, 1-sty frame extension, 42x52; cost, \$900; Sea Beach Land Co, 56 Wall st, N Y; ar'ts, Thompson & Dundy, Luna Park.
 163—Flatbush av, s w cor Rutland road, interior alterations; cost, \$1,000; R Freeman, 610 Flatbush av; ar't, T J Kennedy, Temple Bar Bldg.
 164—West 15th st, e s, 305 n Mermaid av, remove building, brk piers; cost, \$200; Rosina Admolffi, 60 West 15th st; ar't, F H Collins, West 17th st and Neptune av.
 165—Wyckoff st, s s, 300 e Smith st, interior alterations; cost, \$500; Emma F Garney, 273 West 132d st, N Y; ar't, Isidor Pollack, 164 West 66th st, N Y.
 166—84th st, n s, 250 w 18th av, 1-sty frame extension, 65x27; cost, \$200; Harriet Cropsey, on premises; ar't, J B Slee, 186 Remsen st.
 167—Waverley av, e s, 175 n Willoughby av, rebuild brk wall; cost, \$75; S McKnight, 193 Waverley av.
 168—Kouwenhoven lane, e s, 150 n Hubbard pl, move shed; cost, \$75; W Brennan, Neck road near Hubbard pl.
 169—Nostrand av, w s, 60 s Monroe st, alter basement walls; cost, \$1,100; C A Willander, 414 Nostrand av; ar't, H Wood, 201 Clifton pl.
 170—Kent av, e s, 289 s Park av, 1-sty brk extension, 22x6.3; cost, \$300; L Imperiale, 839 Kent av; ar't, A MaGinn, 229 Sullivan st.
 171—Tilyous walk, w s, 100 s Bowery, interior alterations on three 2-sty frame amusement buildings; total cost, \$900; G C Tilyou, West 15th st and Surf av; ar't, C B Murphy, Bay 34th st and Bath av.
 172—Ocean av, s e cor Van Bergens walk, 1-sty frame extension, 40x100; cost, \$2,500; E J McInerney, on premises; ar't, same as last.
 173—West 17th st, w s, 200 s Surf av, interior alterations on balloon shed; cost, \$1,500; ow'r and ar't, same as No 171.
 174—Vernon av, n e cor Rogers av, 1-sty frame extension, 23x25; cost, \$600; J Brandon, on premises; ar't, B Driesler.

ALSEN'S PORTLAND CEMENT

Is the Standard.

Hamburg, Germany,
and 45 Broadway, New York.

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.

- Feb.
- 13 Anderson, Rosanna—O B Quigley.....\$30.05
 13 Adler, Jacob—E Koenig.....495.89
 19 Armstrong, James L—G L Ayers.....44.40
 13 Bartling, Christina exrtr Henry Bartling—
 Emma Dallery.....1,756.45
 13 Brickley, Eugenia S & Wm C—Ella L Brown
1,595.23
 13 Bals, Conrad—B G Hitchings et al.....126.08
 13 Baldwin, Stephen C—Frances Barker.....128.99
 13 Blackmar, Horace A Jr—R J Morrison.....61.40
 17 Brunck, William—A M Stein & Co.....214.25
 17 Brumagham, Jesse—W H Remsen.....15.00
 17 Blokus, Frank—B W Kane.....122.54
 18 Black, Clara E—P H Smith.....104.70
 18 Broderson, Jacob—Bklyn Heights R R Co.
106.82
 19 Bird, James S—C W Wilson exr.....69.14
 19 Bradley, James W—J Smith.....272.40
 19 Bowman, Jay F—M Davidson.....59.81
 13 Cederstrom, Sigfried—Abraham & Straus.
87.83
 13 Chynthal, John O—W H Remsen.....50.00
 13 Cunnihan, James—Nellie Law.....1,142.43
 13 Criscollo, Lorenzo—M E Finnegan.....160.57
 13 Clark, Mary K—L Weill.....218.80
 16 Campbell, Mary—Brooklyn Heights R R Co.
119.82
 16 Carney, John F—W H Remsen.....40.00
 16 Canal, Josephine exr of—L E Cuinet.....484.65
 17 Cox, Martin F—Lucretia Sawtelle.....235.44
 17 Cheever, Josephine A—W V Geis.....388.90
 18 Carroll, Wm P—Ludlam & Suchfield.....23.00
 16 Doscher, Chas H—Evelyn M Doscher.....67.82
 16 Dunne, Thos P—W H Remsen.....36.00
 18 Deperino, Catherine—Burger Brewing Co.....
156.87
 18 Duffy, John—Bklyn Heights R R Co.....106.82
 17 Esposito, Guiseppino—Brooklyn Heights R
 R Co.....112.82
 13 Ferruggiario, "Biaggio"—S Ottenberg.....37.00
 16 Farghar, Bridget—Bklyn Heights R R Co.
118.07
 16 Fitzgerald, Maurice—J Reid.....276.39
 16 Flynn, Patk F—B Farrington.....25,399.74
 18 Flynn, Chas B—J O Ellery Jr.....509.09
 18 Field, Wm A—J B Watkins.....282.75
 18 Fisher, James W—W H Remsen.....20.00
 19 Frick, "Philip" L—Columbia Wine & Liq-
 uor Co.....78.14
 13 Golden, Patrick J—W H Remsen.....50.00
 16 Geiger, Morris—Bklyn Heights R R Co.....106.82
 17 Gaab, Charles—Henderson & Quinn.....177.41
 17 Gardner, John M—The Brown Green Co.....708.29
 18 Giacommaro, Croce—Bklyn Heights R R Co.
106.82
 18 Gallagher, Mary—P Gallagher.....125.49
 19 Goeb, Ottilie—J H Voorhies et al.....175.82
 19 Goetz, Joseph—B Schellenberg & Son.....84.43
 18 Hastings, John J—Eliz McKnight.....399.22
 16 Hurwitz, Abraham—Bklyn Heights R R Co.
112.76
 16 Heinan, Matthew guardian Alice Heinan—
 the same.....119.82
 16 the same, guardian Dora Heinan—the
 same.....105.82
 16 Higham, Raymond A—W H Remsen.....30.00
 17 Haight, Clarence M—B W Kane.....122.54
 19 Hall, James S—J F Turner et al.....27.90
 19 Herrmann, Henry, Frederick & Leo—A N
 Spence.....499.07
 14 Johnson, Wm E—F M Barrell and ano.....93.75
 16 Johnson, Elmer E—Corporation Liquidating
 Co.....171.91
 17 Johnson, Jennie S—W H Remsen.....30.00
 17 Jordan, Cornelius—D Eilan.....1,410.54
 18 Johnson, Walter L & Margt M—H Movious.
197.81
 18 Johnston, Amanda O—Bklyn Heights R R
 Co.....76.82
 13 Klein, Jacob—Emma Dallery.....1,756.45
 13 Kunzemann, Josephine—O Hahn.....221.57
 13 Keylaher, Michael—J M Flannigan.....227.22
 14 Kladowky, Pincus guardian of Sadie Klad-
 owsky—G C Tilyou.....114.35
 16 Kilmer, Frank P—J H Steinwerth.....32.96
 18 Krauth, Ida—W H Remsen.....40.00
 17 Levy, Adolph—W H Remsen.....10.00

- 17 the same—the same.....30.60
 17 La Rosa, Robert—J F O'Rourke.....109.43
 19 Levy, Jane—M Levy et al.....113.37
 13 Mantenes, Francis F—M Jacobs.....989.70
 13 the same—Caroline Jacobs.....238.70
 13 Mullins, Robert F—A S Bacon.....139.57
 14 Munch, Joseph—L B Montanya.....1,250.29
 14 Mulcahey, Edmund—J C Bonn.....412.33
 14 McNally, Eliza—Brooklyn Heights R R Co.
123.32
 16 Maxwell, Delia—Brooklyn Heights R R Co.
106.82
 16 Micha, Max—State Comr of Excise.....135.25
 16 Maurer, Ulrich individually and as admin of
 Louisa Maurer—P Dugro.....70.90
 16 Mentz, Julius—Sun Printing & Publishing
 Co.....87.97
 16 McCarty, John—B Farrington.....25,399.74
 16 Mikkelsen, Christian—J Olsen.....271.98
 17 Marr, John Jr—G H Roberts Jr and ano.....226.53
 17 Mante, John and Ursula—Anna G Williams
455.92
 17 Moran, Margaret—H Sobel.....151.90
 18 McKeegan, Sarah—L Rosensen.....97.40
 19 Martin, Anna—Kate Dalton.....839.86
 19 Martin, T H—G H Thompson.....143.56
 19 Miller, Thomas—H J Peiper.....341.98
 13 Nevins, Geo W—W H Remsen.....40.00
 14 Newmann, Walter G—Lelia M Newman.....78.28
 17 O'Callaghan, Thomas—Mary J Dickinson.....30.52
 17 Pratile, Nicolo—J M Bowers et al.....53.09
 19 Pappendall, Robert—R Reimers.....168.52
 17 Quick, Edward H—H Klein.....40.65
 19 Quayle, John F—Cath Dowling.....207.41
 16 Rooney, Thomas—C C Webb.....40.10
 16 Riordan, Margaret—Brooklyn Heights R R
 Co.....109.82
 16 Ryan, Harry R—S H Tucker.....2,042.95
 16 Regny, Alfred exr Josephine Canal—L E
 Cuinet.....484.65
 16 Rothenstein, Erail—M Heumann.....121.44
 18 Roessler, Fedoline—L Appel and ano.....100.53
 13 Saladino, Anthony—F Coccaci.....55.40
 14 Schweitzer, Charles—L B Montanya.....1,250.29
 14 Shellard, Alfred—Josephine Brielmann.....45.75
 14 Stutzmann, August and Gus—North Side
 Bank of Brooklyn.....730.12
 16 Szerlip, Hirsch—J Gallagher.....109.27
 16 Stainton, Richard—T F Moore.....109.20
 16 Schuneman, Elsa and Gustav—Consumers
 Park Brewing Co.....131.30
 17 Sherman, Chas E—A M Stein & Co.....214.25
 18 Smullen, Wm J—F J O'Brien.....69.40
 18 Shaffer, Nathan—D B Levy.....204.91
 18 Sheridan, Bartholomew—W H Remsen.....55.00
 19 Sloat, Horace M—L Meyer.....113.17
 13 Taylor, Wm H—Kings County Trust Co and
 ano.....(D) 6,969.22
 17 Terry, John W—L W Hill et al.....70.85
 17 Teed, Henry N—Model Building & Loan
 Assn.....(D) 909.25
 18 Traver, Chas B—W H Remsen.....40.00
 19 Terrel, Harry A—A J Newton Co.....243.40
 13 Uberoth, Henry G—W H Remsen.....25.00
 14 Ulrich, Magdalena—North Side Bank of
 Brooklyn.....730.12
 16 Uberoth, Harry G—W H Remsen.....25.00
 16 Volkomer, Carrie & Fred—R Schnibbe.....
126.48
 17 Valentine, Amelia M—Mary A Buskirk.....48.04
 17 Windel, Annie—N Hutkoff.....109.35
 17 Witzel, Christopher—Standard Caster &
 Wheel Co.....109.43
 17 Wilcox, Helen A—Abraham & Straus.....1,410.54
 18 Wyman, Daniel J—Manhattan Rubber Mfg
 Co.....59.93
 18 Wheeler, Henry E—H Haffner.....35.29
 18 Willis, Chas E—Metropolitan Street Rwy Co.
304.82
 19 Wittner, Joseph & Sigfried—A Johnson.....57.40
 19 Weinphal, Otto—Matilda Weinphal.....250.00

CORPORATIONS.

- 13 Brooklyn Heights R R Co—P Clarke.....130.92
 13 the same and Brooklyn Union Elevated
 R R Co—Jane A McKenna.....182.22
 14 Metropolitan Street Rwy Co—M Jacobs.....989.70
 14 the same—Caroline Jacobs.....238.70
 16 Metropolitan Street Rwy Co—Flora M Wood
10,666.20
 16 Universal Trust Co—J Vandecar.....94.48
 16 the same—Sarah Vandecar.....138.98
 16 Stein Casket Co—L C Mertz et al.....151.03
 17 American Ice Manufacturing Co—H J
 Ketcham.....76.40
 17 Metropolitan Street Rwy Co—J H Quail.....479.44
 17 Brooklyn Heights R R Co—A Himpter.....328.50
 18 Brooklyn Heights R R Co—B Smith.....876.40
 18 the same—Lena Markowitz.....438.82
 18 the same and Long Island R R Co—H
 Dunn.....5,912.08
 19 Brooklyn Heights R R Co—B Reynolds.....101.78
 19 the same—T Grace.....661.00
 19 Metropolitan Street Ry Co—M Foley.....101.78

- 19 New York, City of—Cath Levy.....500.00
 19 The T H Martin Co—G H Thompson.....208.81
 19 Metropolitan Street Ry Co—J Gill.....238.60
 19 the same—G Bretsch.....124.60
 19 Long Island Real Estate Exchange & Invest
 Co—J Paul.....224.40

SATISFIED JUDGMENTS.

Feb. 13, 14, 16, 17, 18 and 19.

- Burke, Bernard J—Isaac Isaacs. 1883.....139.54
 Bromberg, Tobie—Hilton & Dodge Lumber Co.
 1902.....290.00
 Barnard, Henry E—R G Packard. 1902.....3,803.78
 Brown, Elmer R—J Kahn. 1893.....\$266.79
 Colvin, John—Adaline Meve admin. 1903.....250.00
 Cocheu, Fredk D—W F Wagner. 1902.....323.58
 Cinque, Teresa & Giuseppe—H Heath. 1902.....48.62
 Same—same. 1902.....149.39
 Conlan, Lewis J exr C P Haughian—W T Egan.
 1903.....4,981.26
 Chrystal, Thos E exr Chas P Haughian—W T
 Egan. 1903.....4,981.26
 Field, Cornelius J—W Marquart. 1899.....211.69
 Foster, Florence—J A Murtha Jr. 1902.....113.07
 Gallo, Giuseppe & Saverio—V Alberti. 1902.....
3,150.32
 Haughian, Chas P exrs of—W T Egan. 1903.....
4,981.26
 Heurich, Wm J—E Reineking. 1903.....218.72
 Jones, Thos I exr Chas P Haughian—W T Egan
 1903.....4,981.26
 Kronenberg, Bertha—Hilton & Dodge Lumber
 Co. 1902.....290.00
 Krakower, Tobias & Joseph Krinko—Esther
 Krakower. 1902.....185.01
 Mandel, Edward & Hyman Meyersohn—Esther
 Krakower. 1902.....185.01
 McNeely, Charles, James A, Richard A and
 John A—W F Walton. 1900.....367.83
 Madden, Wm J—Burrill Bros Co. 1902.....82.86
 Neufeld, Charles—Hilton & Dodge Lumber Co.
 1902.....290.00
 Newmann, Michael—E A Gillespie. 1894.....384.68
 Same—Hall Sash & Door Co. 1894.....144.60
 Same—M D Stener. 1894.....383.90
 Same—J N Bruns. 1898.....136.65
 Pittelli, Francesco—V Alberti. 1902.....3,150.32
 Raymond, Benj C—J W McElhinney. 1902.....103.80
 Reilly, John—I Hupert. 1901.....335.07
 Schultz, Harry L—Butterick Publishing Co.
 1902.....123.80
 Snelling, Grenville T—J H Merritt. 1903.....237.67
 Schwartz, Harry—Hilton & Dodge Lumber Co.
 1902.....290.00

CORPORATIONS.

- Northern Assurance Co of London, England—
 J Kelle. 1902.....5,771.66
 De Dion-Bouton Motorette Co—W F Wagner.
 1902.....323.58
 H C Camp Co—G W Schiverea. 1903.....114.49

MECHANICS' LIENS.

Feb. 13.

- Lexington av, No 531, n s, 312 w Sumner av.
 George A Drake agt Charles W and Ella M
 Wells.....\$11.95
 Sigourney st, n s, extends between Hicks and
 Columbia sts, 44x100. John H O'Rourke agt
 Agnes A White.....123.17
 Same property. Same agt same and Robert
 White and Andrew M Anderson.....2,217.60

Feb. 16.

- Leonard st, Nos 482 and 484, e s, — n Engert av,
 50x100. Moeller & Engert agt David and
 Rebecca Alpher and Hyman Sirota and Morris
 Kronenberg.....83.50
 Osborn st, No 360, w s, 150 n Livonia av, 16.8
 x100. Joel Billig agt Julius and Fannie
 Fredmann.....48.00
 Fulton st, Nos 254 to 258, w s, 80 n Clinton st,
 60x90. Edward J McConologue agt Simon
 Ottenberg.....1,770.50

Feb. 17.

- Brooklyn av, e s, 187.6 n Av H, 80x100. W R
 Craw & Bro agt Wm R Brown.....50.00

Feb. 19.

- Jefferson av, No 379, n s, 360 e Tompkins av,
 19x100. James L Moran agt Sarah H & Chas
 W Nickerson and Mrs Malcom E Parrott.....176.50
 East 14th st, w s, 200 s Ave P, 40x100.....
 Ave P, s w cor East 15th st, 100x100.....
 Ave U, n s, 60 w East 17th st, 40x100.....
 Domenico Fallica agt Francesco Anastasio
 Luigi Mandanici and Angelo Amoroso.....151.00
 17th st, s s, 200 e 9th av, 20x100.2. Eugene
 Hartisch agt Hannah & John O'Neill.....356.46

Pittsburgh
Plate-Glass
Company
 PITTSBURGH, PA.

Warehouses, 310 to 322 Hudson St., and
 50 to 74 Vandam St. New York
 W. W. HEROY, General Eastern Manager.

JOBBER IN ALL KINDS OF GLASS

ARCHITECTS, BUILDERS and OWNERS are invited to send for
 Estimates. We are the largest makers of Plate Glass in the world, and
 the quality of our production is known to be the best and purchasers
 will find it much to their advantage to communicate with us.

Surely you
want to know
in advance
before every
contract in
your line is let

DODGE REPORTS

are obtained only through personal inter-
view by a corps of some twenty-five ex-
perienced traveling men

Each man has a personal acquaintance
with the Architects and Builders in the
locality where he is stationed and each gives
his entire time and attention to this work

The F. W. Dodge Co.

289 Fourth Ave.
New York

Boston Philadelphia

SATISFIED MECHANICS' LIENS.

Feb. 17.

Lefferts av, Nos 80 and 81, n s, 249.6 w Brook-
lyn av. Guiseppe Cerullo agt Teresa Monta-
perto. (Nov 26.).....\$90.00
17th st, No 562, s s, —x—. Frank J Creighton
agt Mary & Charlotte Murphy. (Jan 9.)180.75

Feb. 18.

Conselyea st, n s, 100 e Manhattan av, 25x100.
W E Blackford & Co agt George Hilgenhan.
(Jan 2.).....179.85

ORDERS.

Feb. 14.

Schenck av, w s, 25 s Vienna av, 40x100. Jacob
Heilmann on Keindl Bros; Kapp & Law,
att'ys; for Mrs Jane Krumsier; to pay John
C Creveling63.89

CHATTEL MORTGAGES.

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

Feb. 11, 13, 14, 16, 17 and 18.

MISCELLANEOUS.

Anderson, J G and A C Hutton..E G Black-
ford. (R) \$4,000
Aronson, L & S Soloff. 9 Prince..J Kutscher.
Wagon. 90
Aldino, C. 2706 Atlantic av..M E Sandford.
Pool Table. 98
Andrews, E F. 431 Gates av..Prager & Nubel.
Wagon. 165
Amblo, A. 189 Eagle..N Santangelo. Barber
Fixtures. 225
Abrahams, Fannie. 522 Broadway..Bennett &
G. Soda Fixtures. 100
Armstrong, Mamie C. 461 Malbone..Senderling
Mfg Co. Truck. 190
Belchman, A. 174 Varet..Isaac Slutz. Ma-
chines. 250
Bonny, H R. 398 Nostrand av..F Hathaway.
Florist Fixtures. 215
Brooklyn Bicycle Club. 127 South Elliott pl..
J O Kline as trustee. Club Furniture, &c. 215
Bennett, F. 1846 Bergen..W Gluckmann. Cows,
&c. 300
Burton, J N. 339 Sumner av..E R Mead.
Wagon, &c. 100
Bossow, E T. 610 3d av..Diebold Safe Co. 80
Benzlowicz, F. — Greenpoint av..L Kaminsky.
Horse, &c. 44
Bloch, Julius..Washington Real Estate Co.
Grocery. 60
Bruckner, M. 557 Vanderbilt av..Nat C R Co.
125
Buschmann, H. 416 7th av..P F Massen. Con-
fectionery, &c. 2,150
Brooklyn Union Publishing Co..M F Smith and
W Berri. (R) 15,000

Same.same. (R) 5,250
Same.same and others. (R) 10,000
Banta, J A & E W. Dean st, near 6th av..W
M Brown. Horses, &c. 225
Bolland, H. 235 Keap..Nat C R Co. 40
Buchbinder, C A. 760 Flushing av..Nat C R
Co. 163
Burkard, L. 1649 B'way..Wicke Drug Co.
Drugs. 3,850
Coglianese, G. 111½ Dupont..A Cappetta. Bar-
ber Fixtures. 275
Consumers Importing & Distilling Assn. 73
Washington av..Dorothy Kuttner. (R) 2,500
Ciaccio, C. 2808 Fulton..G Sucher. Barber
Fixtures. 475
Costales, A. — Jefferson av..Commercial C Co.
Medical Library, &c. 150
Domanico, Charles. 706 Driggs av..G Sucher.
Barber Fixtures. 45
De Baum, D H. 182 South Portland av..L E
Van Horn. (R) 2,000
Doscher, F W. Nostrand av and Winthrop..
Van Brunt, Maynard & Co. Grocery. 93
Delius, H A. 26 Stone av..H Duhamel. (R) 537
Erickson, E. 213 Hamilton av..S Liebmann's
Sons. Cash Register. 300
Esposito, E..T N Bowles. (R) 281
Edler, W C. 510 Central av..Nat C R Co. 125
Economopolous & Dalury. 1387 B'way..Nat C
R Co. 115
Fielding & Knight. 1128 Manhattan av..Nat
C R Co. 110
Friedrich, J B. 1083 Gates av..A Friedrich.
Tailor Fixtures. 1,000
Frest, A W. 373 Palmetto..Commercial C Co.
Printing Plant and Furniture. 50
Faulhammer, J. 117 Greenpoint av..P John-
son. Butcher Fixtures. 225
Fulton, J. 1752 Fulton..Metropolitan Store
Fixture Co. Store Partition. 60
Fantozzi, G. 414 Liberty av..J Souvay. Bar-
ber Fixtures. 240
Fesperman, J. 390 Rockaway av..Nat C R Co. 40
Goldstein, J. 249 Smith..Bennett & G. Soda
Fixtures. 130
Greenwald, S. 74 Wythe av..Nat C R Co. 170
Hinck, G. 2246 Pitkin av..Minnie Slobohm.
Grocery. 1,000
Himmer, R. 639 Myrtle av..Mary Woltmann.
Candy Store. 2,500
Hart, Charles..Carey C Barr. Sums due under
Sewer Contract in Queens Borough. 30,000
Hughson, H E. Bible House, N Y..Amanda
Cahn. Office Furniture. 150
Hunter, J J. 167 Clymer..H Duhamel. Wagon.
400
Hemberger, L. 192 Grand..I S Remson. Wagon.
164
Ippolito, C and P Campeso. 52 Havemeyer.
B Monteleone. Maccaroni Plant. 220
Jordan, S. 341 Nevins..Nat C R Co. 40
Jackone, T. 108 Graham av..H Schomaker.
Barber Fixtures. 510
Jemmolo, G. 47 Havemeyer..A Lauro. Gro-
cery and Butcher Fixtures. 90
Johnson, J. 135 Driggs av..Fiss, Doerr & Car-
roll. Horses. 540
Killerlane, T. 4th av and 79th and 32 New
Bowery, N Y..Commercial C Co. Plumbers
Fixtures, &c. 100

Klein, K H. 889 Grand..Nat C R Co. 125
Knapp, A J. Wolcott and Ferris..A Bonaro &
M. Sieger. Presses. 558
Kessler, M. 130 Canal..I Jacobs. Grocery. 250
Kallstrand, Hilda. 149 4th av..Nat C R Co. 175
Kenwell, W M. 1460 Broadway..J J Bushman.
Fish Store. 175
Loomis, R B. 191 Quincy..C S Buell. (R) 360
Lipetri, N. 440 6th av..A V Sasso. (R) 540
Leth, I. 190 8th..M Calleson. Horses. 200
Lentol, J. 384 Grand..Filomena Spampuata.
Barber Fixtures. 460
Longmore Co. 763 Myrtle av..Diebold Safe Co. 85
Lanza Bros. 71 Main...same. 165
Moodh, Eliza A..M H Leonard. (R) 465
Mazzao, R. Buffalo and East N Y avs..Emma
Rothschild. Cows. 110
Martin, P. 742 Union..G S Seaver. Wagons.
&c. 300
Miller, C E..M Armstrong & Co. (R) 200
Maytum, C L. 287 Snediker av..I S Remson.
Wagon. 90
McKenzie, F R..T N Bowles. (R) 350
Morro, Domenica. 193 Smith..T N Bowles.
Barber Fixtures. 134
Minkoff, J. 55 Harrison av..J T Robinson &
Co. Shears. 190
Mandraccia & Co. 262 Graham av..Diebold
Safe Co. 90
McCormick, J F. 643 Park av..Cath Hoenig.
Tools, &c. 350
Marquart, C & F. 892 Madison..Beta Mar-
quart. Horses, &c. 1,200
Mandel, J. 36 Walton..A Bierer. Sewing Ma-
chines. 160
McGuire, H. Hunts lane..G S Seaver. Cab.
&c. 110
McGrath, G E. 206 Bond..Laura F Monahan.
Grocery Wagon, &c. 300
Marquart, C & F. 892 Madison..S Bender.
Horses. 3,053
Moore, J L. 510 E 6th,NY..The Printing Press
Co. Press. 165
Nilsen, A. 46 Greenpoint av..Hallwood C R
Co. 125
Napolitano, F. 381 Metropolitan av..Filomena
Spananato. Barber Fixtures. 480
National Copper & Iron Construction Co. 30
Franklin..J J McCall. Machinery. 1,347
Norris, F E. West 25th near Surf av..P
Skelly. Bathing Suits, &c. 400
Noble, R E. 10 Warren, N Y..J Allen. Ma-
chinery, &c. 1,500
O'Toole, J..M Armstrong & Co. (R) 50
Phillips, T. 648 Gates av..S A Underhill.
Scaffolding, &c. 100
Pietrone, Z. 358 Atlantic av..T N Bowles. Bar-
ber Fixtures. 530
Peterson, F. 1005 3d av..Diebold Safe Co. 60
Payne, F. 47 Broad, N Y..Mergenthaler L Co.
Machine. 3,075
Preston, J W. 612 Vanderbilt av..Nat C R Co. 53
Roessler, F. 497 Rogers av..J N Hecker.
Butcher Fixtures. 800
Ryan, R. 245 Adelphi..Aronson Credit Centre.
Ring. 115
Ryder, L. 41 Flatbush av..Commercial C Co.
Tools. 70
Rogers, M. 201 York..D P Nichols & Co.
Hansom. 525

Old Style Tin

MF Roofing Tin is the original old-style roofing tin—made entirely by hand labor from perfect black plates, the surface of which is covered and thoroughly amalgamated in the old style M F process with a heavy coating of pure tin and new lead.

MF Roofing Tin

has been used since the early part of the Nineteenth Century in Great Britain and America, and covers a great number of important buildings in this great territory, where it has lasted more than 50 years. Specify M F Roofing tin in your building estimates.

or Write to WCCRONEMEYER Agt. CARNEGIE BUILDING PITTSBURG PA For Free Book on Roofing.

AMERICAN TIN PLATE COMPANY, NEW YORK

Special Directory

ARCHITECTURAL.

JOS. E. WOOD, Interior and Exterior Relief Ornamentation.
45 East 42d St., New York.

FIREPROOF WOOD.

Electric Fireproofing Co. The only process approved unconditionally by the Department of Buildings of New York City.
19th St. and East River, New York. Tel., 1270-18th.

OFFICE PARTITIONS.

OFFICE PARTITIONS A SPECIALTY.
MOUNT & ROBERTSON, 28 Beaver St., N. Y. Telephone, 1957 Broad.

PAINT SPECIALTIES.

HYDROFUCOL.

Preserves Steel, Plaster and Cement.
CENTRAL CHEMICAL CO., 18 East 17th St., N. Y.

SALOON AND RESTAURANT FIXTURES.

- Atkinson, J J. Navy st and Lafayette av. Howard & F. (R) 60
- Abram, M H. 346 Marcy av. Welz & Z. 1,400
- Arnold, Harriet L. D Stevenson B Co. (R) 1,000
- Borst, J D and F Nugent. 197 North 8th. Huber. (R) 900
- Burke, R T. 725 Grand. O Huber. license
- Bachmann, F. 97 Franklin. Diogenes B Co. 100
- Bonny, H R. 1264 Fulton. Laura F Langer. Restaurant. 300
- Connor, R J & J J Gardiner. 101 Flatbush av. G Bechtel B Co. 726
- Campbell, N. D Stevenson B Co. (R) 1,000
- Collins, Julia. 271 Nassau av. P Doelger. (R) 1,500
- Dowling, J W. 1154 5th av. B Bloom. Pumps, &c. 235
- Enright, D J. 70 Atlantic av. P Ballantine. (R) 1,500
- Finger, W. 18 Melrose. Meltzer Bros. (R) 600
- Fin, J F. 348 Atlantic av. Nassau B Co. (R) 2,100
- Gruber, H. Dahlgreen pl and 92d. Howard & F. (R) 10
- Hazen, W H. 1073 3d av. E Ochs. (R) 1,363
- Heinz, H. 221 Wyckoff. J G Grauer. (R) 1,550
- Hess, F. 133 Norwood av. Frank B. 100
- Johnson, Emma. 11 Union. India Wharf B Co. (R) 671
- Joyce, Ellen M. 115 Atlantic av. Rubsam & H. (R) 1,900
- Kearney, J. Bridge and High. Howard & F B Co. (R) 52
- Kamper, R. 1083 Halsey. S Liebmann's Sons. 4,500
- Larsen, Julia. 147 Van Brunt. J Fallert B Co. (R) 1,600
- McNeill, R J. 995 Manhattan av. Rubsam & H. 2,000
- McCauley, C. 500 Myrtle av. India Wharf B Co. 1,728
- Mannix Bros. 500 Henry. Howard & F. (R) 50
- Morrow, Bertha. 108 Kent av. J Fallert B Co. (R) 1,200
- Miller, Josephine. 1266 4th av. Obermeyer & L. (R) 100
- Miller, P H. 1266 4th av. Obermeyer & L. (R) 800
- Nagle, D. 208 Franklin. P Doelger. (R) 1,550
- O'Brien, J H. 915 De Kalb av. O Huber. (R) 1,500
- Pitz, J. Myrtle and Kent avs. Howard & F. (R) 20
- Remmers, R. 271 Smith. Obermeyer & L. (R) 700
- Rathkamp, A. 1 Wallabout Market. Excelsior B Co. 3,500
- Romanelli, M. 498 Carroll. M Seitz. 231
- Scalix, L. 73 Skillman. Kips Bay B Co. (R) 700
- Schmitt, J. 1196 3d av. O Huber. (R) 3,000
- Scheller, A. 504 Carroll. Excelsior B Co. 1,194
- Schrell, Kate. 548 Hamburg av. Diogenes B Co. 750
- Schlobohm, O L. 532 5th av. Bernheimer & S. (R) 2,500
- Schroeder, H & Co. 375 Canal, N Y. J C H Hupfel B Co. 2,500
- Williamson & Trenka. P Strobel & Sons. Tables, &c. 50
- White, M. 251 Gold. Obermeyer & L. (R) 570
- Wilting, D A. North Amer B Co. (R) 2,577

TO ARCHITECTS, BUILDERS AND OWNERS: Samples and Circulars Free

Attention is called to Fireproof and Vermin Proof **MINERAL WOOL** as a Lining in Walls and Floors FOR PREVENTING THE ESCAPE OF WARMTH AND THE DEADENING OF SOUND

UNITED STATES MINERAL WOOL CO., 143 Liberty St., N.Y.
Brooklyn Branch, Cor. Atlantic and Waverley Aves. Tel., 185-A Bedford. N. Y. Tel., 6714 Cortlandt

DUPARQUET, HUOT & MONEUSE CO. BOSTON WASHINGTON CHICAGO
Established 1852 Telephone, 2473 Spring 43 & 45 Wooster Street, New York

Imperial French Ranges

High Grade Cooking Apparatus also General Kitchen Outfitters
CATALOGUE AND PLANS FURNISHED ON APPLICATION

Specified for **ASTORIA, WALDORF and MANHATTAN HOTELS**
The Morstatt Inside Blind
MORSTATT & SON 227-229 West 29th Street NEW YORK
Patentees and Sole Manufacturers

PETER THEIS' SONS,
Architectural Marble Works
Carvers in Marble, Onyx and Stone,
636-644 FIRST AVE., Cor. 37th St., NEW YORK.

A. KLABER,
MARBLE WORKS,
238 to 244 EAST 57TH STREET.
At 2d Ave. Elevated R. R. Station. NEW YORK.
Telephone, 679-88th St.

DAVIS BROWN Telephone 3673-79th St.
Ornamental Plasterer
Exterior Stuccoing ARTIFICIAL MARBLE
1615-1617 SECOND AVE., Cor. 84th St., NEW YORK

Edw. H. Peugnet. Telephone, 4621 Cortlandt. R. Sabatini. P. Testi.
PEUGNET, FRANCINI & COMPANY,
MARBLE IMPORTERS,
Agents for Monsummano (Italy) Marbles.
Offices: 14 Maiden Lane, New York City.

Joseph Martinelli. Tel., 637-79th. Fred C. Thoma.
MARTINELLI & THOMA,
Manufacturers of Artificial Marble,
Works and Office, 1218-1220 2d Ave., cor. 64th St.

- Robustelli, A. 725 Franklin av. T N Bowles. Barber Fixtures. 62
- Reilly, M. 175 Pacific. Diebold Safe Co. 50
- Ruggiera, M. T N Bowles. (R) 54
- Sokolow, J. 50 Bartlett. G Hersch. (R) 400
- Simorettil, T. 41 Withers. Filomena Spamanato. Grocery. 600
- Sussmann Bros. 636 Broadway. Diebold Safe Co. 57
- Sloane, D B. 73 Fulton. Diebold Safe Co. 70
- Sammareo, P. 1701 Fulton. A Sammareo. Barber Fixtures. 100
- Specketer, H. 32 Grand. O Huber B. Agreement assuming mort by O P Stollmeyer. 2,336
- Strisik, J. 188 Moore. H Gross. Machines. 200
- Savage, E S & L T. Richards and Coffey. Fuchs & Lang Mfg Co. Lithographic Plant, &c. 14,182
- Schulz, H, Sr. 1055 Willoughby av. Mary Friedrich. Ice and Trucking Plant. 500
- Seyferth, F. Central av and Moffett. E Bieling. Coal Wagon, &c. 150
- Solan, M. T R Chapman. (R) 900
- Topping, Eliza S and W J. 145 Kosciusko & 12 Fulton. Nassau S Co. Horses, &c. 400
- Thompson-Bonney Co. 45 York. Diebold Safe Co. 75
- Tietjen, N F. 333 Myrtle av. Nat C R Co. 100
- Unger, J A. 35 Frankfort. Bertha Unger. Drugs. 500
- Vail, D C & Son. 70 Greenpoint av. Printing Press Co. Cutter, &c. 100
- Williams, W H. 2124 Fulton. H Runge. Pool Table, &c. 60
- Weinhold, E. Sinderling Mfg Co. (R) 40
- Walker, J. 328 Gold. T F Ryan. 30 Chairs. 25
- Wuest & Baese. 351 Myrtle av. Nat C R Co. 100
- Weinstein, B. 373 Myrtle av. A Miller. Stationery, &c. 500
- Woodley, J W. 23 Duane, N Y. I M Rice. Press, &c. 50
- Zoda, J. 164 Guernsey. T J Collins. Barber Fixtures. 389

THE MAIL CHUTE
CUTLER PATENT MAILING SYSTEM

is the CHEAPEST OF THE GREAT MODERN CONVENIENCES. Don't guess at the cost or take someone's wild statement. He may not know. Write us for the facts in the case of any building not equipped and in which you may be interested either as owner or tenant. Readily introduced into completed buildings. Made under the Cutler System of Mail Chute and Letter Box Patents only by

THE CUTLER MFG. CO.,
CUTLER BLDG., Rochester, N. Y.

HOUSEHOLD FURNITURE.

Andrews, W.	1041 Myrtle av..J Kurtz.	136
Arundel, T.	774 Halsey..Mills Bros.	107
Blaines, P J.	178 Oakland..J Michaels.	117
Boldt, C A.	91 Stuyvesant av..J Michaels.	124
Bagley, Nellie.	145 Albany av..I Mason.	132
Brandt, J K.	225 Hull..Mills Bros.	304
Ballard, Maggie.	469 37th..Cowperthwait Co.	275
Boschen, Annie.	763 Union....same.	220
Bachin, R.	335 21st..Michaels Bros.	117
Berman, L.	168 Gwinnett..G S Seaver.	100
Bennett, W L Jr.	254 79th..Brooklyn S Co.	200
Bennett, W W.	123 Hart..G S Seaver.	125
Brown, A L.	305 Lafayette av..Cowperthwait Co.	207
Corkill, J J.	691 Lafayette av..Cowperthwait Co.	164
Cain, J D.	210 South 3d..A Schulz.	148
Carroll, J T.	Wythe av and South Sth..J Michaels.	740
Copeland, O J.	1030 42d..J M Rice.	100
Cubberly, C.	29 Spencer pl..Cowperthwait Co.	126
Cheever, Josephine A.	169 Pacific..Gussie Hanson.	1,000
Duryea, Ella.	218 South 3d..A Schulz.	112
Diaso, R.	Thatford and Liberty avs..Cowperthwait Co.	124
Daniel, R C.	176 Prospect Park West..L Baumann.	134
Ellery, Sarah M.	688 Nostrand av..T A Barber.	189
Edwards, Sarah.	369 9th..Michaels Bros.	246
Firehock, Jennie.	85 Ross..Cowperthwait Co.	162
Fellows, E J.	989 Hancock..Mills Bros.	125
Farley, S C.	794 Prospect pl..Mills Bros.	112
Fitzgerald, Mary.	448 7th av..Michaels Bros.	100
Franklin, Fannie.	223 Pulaski..H J Bierman.	200
Gillen, J.	Wythe av and South Sth..J Michaels.	840
Guant, Amelia.	265 Humboldt..Commercial C Co.	100
Gaunig, L H.	529 Lexington av..Cowperthwait Co.	252
Gluck, Mary.	83 Lafayette av..Cowperthwait Co.	234
Gwynne, T J.	424 6th..Cowperthwait Co.	189
Gleason, Julia M.	28 Hawthorne..Cowperthwait Co.	214
Gannon, Susan.	700 Degraw..J McEnery.	105
Gerdes, J.	46 Tompkins pl..I Mason.	108
Guerineau, W S.	98 Rodney..E D Johnson.	800
Gillette, E A.	753 East 22d..Cowperthwait Co.	405
Hare, M L.	764 McDougal..Cowperthwait Co.	139
Harris, W.	1653 Broadway..R Treacy.	164
Hearsey, J.	44 Hancock..Cowperthwait Co.	299
Held, C.	223 Hamburg av..Conner, F & Co.	(R) 31
Harvey, Minerva.	381 Atlantic av..Treacy & T.	199
Hogan, J L.	140 Concord..Mullins & Sons.	214
Hierchberg, R.	257 West 92d, N Y..Michaels Bros.	256
Hoag, R.	209 Clarkson..G S Seaver.	175
Israelson, J S.	85 Leonard..S Baumann.	287
Jordan, E B Jr.	820 President..Brooklyn S Co.	125
Johnson, Julia E.	572 Baltic..Cowperthwait Co.	125
Kelly, W J.	306 Stuyvesant av..Cowperthwait Co.	258
Kohart, F C.	316 East 21st..Commercial Credit Co.	150
Keane, Sadie.	725 Myrtle av..Sussmann Bros.	292
Katzing, W.	146 Palmetto..Schwarz & B.	111
Kelly, Mary.	166 Carroll..Cowperthwait Co.	279
Kane, Anna M.	394 Sands..J McEnery.	181
Kelty, T F.	1753a Atlantic av..Cowperthwait Co.	171
Kelley, E.	354 State..Cowperthwait Co.	232
King, Ida.	65 Ryder pl..Mullins & Sons.	112
Koenig, Lillie M.	42 7th av..Cowperthwait Co.	196
Levine, G.	102 Ridgewood av..F Grasman.	649
Lockwood, Cath.	Port Hamilton av near 90th..Michaels Bros.	311
Lowabee, Sarah E.	319 Jay..F R Carter.	600
Mills, Gertie.	208 North 6th..J Michaels.	145
McCarthy, K.	196 McDonough..Cowperthwait Co.	135
Mariager, P.	11 Montague Terrace..Cowperthwait Co.	477
Mulcahey, Kate.	445 Degraw..Cowperthwait Co.	145
Miller, J.	65 Montrose av..J Kurtz.	250
May, E J.	62 Norman av..Rosie Geller.	155
Mikkelsen, Helga.	38 16th..Treacy & T.	160
Maguire, F.	525 Grand av..Treacy & T.	150
Moss, Louise.	161 Remsen..Cowperthwait Co.	711
Madison, Lillian.	27 Lincoln pl..Jesse French Piano Co.	150
Meyers, C L.	95 17th..Michaels Bros.	361
Mann, F.	206 Himrod..Schwarz & B.	184
Manning, J.	57 Vandam, N Y..J A Whelen.	105
Moll, W C.	225 Reid av..W H Remsen.	100
Noffko, R.	644 Hamburg av..R Treacy.	131
Newfeld, F J.	123 Montauk av..A Pearsons Sons.	123
Olin, S.	17 Chester..J M Rice.	150
Poynter, Cath.	220 17th..Michaels Bros.	165

LEWINSON & JUST

Specialties

**Iron Work for Buildings
Foundations
Expert Reports
Examination of Structures**

Consulting Engineers and Contractors

Telephone Calls, 800 and 801 38th St.

128 West 42d St., New York

JACKSON ARCHITECTURAL IRON WORKS

Office, 315 East 28th St.

Foundries and Shops,
East 28th and 29th Sts.

Telephone, 2009-38th.

*All kinds of Iron, Bronze and
Brass Work for Buildings
Improved Stable Fittings and Fixtures*

WE WILL BE PLEASED TO FURNISH ESTIMATES OF COST OR DESIGNS

JNO. WILLIAMS

Jno. Williams, J Mitchell,
Jas. Williams.

B. Stillman, Associate,
Wrought Iron Dept.

Architectural, Ornamental and Ecclesiastical

Bronze, Brass and Wrought Iron.

Foundry and Works, 544 to 556 West 27th Street, New York

Telephone, 212-18th

STEEL BEAMS,

ANCHORS, BRIDLES, ETC.

"Ordered to-day, delivered to-morrow.
Don't wait for mills or foreign beams."

HAWKINS IRON CONSTRUCTION CO.

Also Structural and Ornamental Iron Work.

29 BROADWAY, NEW YORK. Tel., 1534 Broad.

RAVITCH BROTHERS

Telephone Call
2832 Spring

Structural and Ornamental IRON WORKS

OFFICE AND WORKS: 81-83-85-87-89 Mangin Street, Bet. Rivington & Stanton Sts.

All sizes of Beams always on hand and cut to lengths as required.

ESTIMATES FURNISHED ON APPLICATION
NEW YORK

THE SNEAD & CO. IRON WORKS

Telephone
212 Jersey City

JERSEY CITY, N. J.

Office and Works
FOOT OF PINE STREET
Reached by Central R.R.
of New Jersey
Pacific Avenue Station
16 minutes from Liberty St., N. Y.

Makers of **Structural, Ornamental Iron
and Bronze Work for Buildings**

STEEL BEAMS

IN STOCK CUT TO LENGTH
FOR IMMEDIATE DELIVERY
Finished material furnished at short notice.

WAHLERS CONSTRUCTION CO.

OFFICE AND YARDS
610 WEST 25TH STREET

TELEPHONE
1189-18th ST.

NEW JERSEY YARDS
HOBOKEN, N. J.

Reilly, B.	751 Franklin av..Mullins & Sons.	150
Reilly, T A.	183 Stockton..Mills Bros.	148
Riley, Mary.	437 5th av..Michaels Bros.	242
Russell, J R.	460 Prospect av..Cowperthwait Co.	143
Ringin, Mela.	— Park pl..Commercial C Co.	200
Skilton, F S.	166 Monroe..Cowperthwait Co.	164
Schoonmaker, W J.	73 Van Buren..Commercial C Co.	150
Shimmel, H.	683 Hancock..Mills Bros.	230
Simmons, B D.	1043 5th av..Mullins & Sons.	164
Scott, Annie M.	190 55th..Commercial C Co.	150
Smith, Mary A.	179 6th av..Michaels Bros.	154
Skin, G.	226 4th av..Michaels Bros.	180
Tice, F M.	Av G and East 94th..Cowperthwait Co.	135
Trousdale, R B.	55 Throop av..Cowperthwait Co.	440
Thomas, Ida.	243 Quincy..Cowperthwait Co.	247
Terrill, F L.	1200 Myrtle av..Cowperthwait Co.	199
Taylor, Laura.	60 Middagh..Cowperthwait Co.	203
Tinsdale, Bessie.	759 Manhattan av..R Treacy.	118
Von Heim, H.	204 Atlantic av..Mullins & Sons.	135
Wilhusen, Rebecca.	292 Willoughby av..S Baumann.	230
Waugh, Augusta E.	341 Lafayette av..Cowperthwait Co.	289
Waddle, Phoebe A.	995 4th av..Cowperthwait Co.	180
Willey, A H.	348a 4th..Cowperthwait Co.	294
Walsh, Eliz.	899 Greene av..Cowperthwait Co.	171

Webbe, Sophie M E.	75th st near 3d av..J Moriarty.	122
Wagner, H C.	— Decatur st..Commercial C Co.	200
Youngs, E L.	Brooklyn S Co.	100
Yunker, C.	633 Vanderbilt..Michaels Bros.	124

BILLS OF SALE.

Aronhold, J.	195 Scholes..Lela Aronhold Grocery.	250
Applegate, W W.	Bay 47th and Gravesend Beach..E J Shalvley Sail Boat.	200
Breidenbach, E.	413 Knickerbocker av..S Osswald Saloon.	400
Bonara, A & M.	Sieger, Wolcott and Ferris..A J Knapp Presses, &c.	558
Central Novelty Co.	A S Cook Tools, &c.	4,000
Diliberto, G.	259 3d av..Guiseppa Calderera Shoemakers Supplies, &c.	600
Frederickson, F E.	248 Madison..F C Manning Furniture.	190
Levinsky, J.	40 Moore and 38 Manhattan av..R Goldfarb Saloon.	1,300
Lazarowitz, I.	246 Canal, N Y..A F Lamson Machines.	290
Maggio, S.	374 Classon av..A Maggio Barber Fixtures.	500
Schrell, Kate.	548 Hamburg av..Diogenes B Co. Saloon Fixtures.	300
Stonehill, M.	64 Washington av..L E Gottlieb Broom Factory.	600
Simon, Fanny.	East 92d st and Schenck av..M Lubin Furniture.	nom
Sackin, A.	632 Bdway..B Sackin Plumbers Fixtures.	2,000
Woltmann, Mary.	639 Myrtle av..R Himme Machinery.	3,500

HECLA IRON WORKS

Formerly
POULSON & EGER

Architectural and Ornamental Iron and Bronze

Offices, Showrooms and Works, N. 11th and Berry Sts., BROOKLYN, N. Y.

*New Specialties in
Combined Lignolith and
Metal in Fire-Proof
Building Details*

FIREPROOF Floor Construction, Lignolith Arches
FIREPROOF Lignolith Partitions, Permanent or Portable
FIREPROOF Doors, Plain, Lignolith or Ornamental Bronze
FIREPROOF Windows, Metal and Lignolith, Electro-Glazed
FIREPROOF Stairs, Ornamental Lignolith Treads, Risers, Panels, Etc.

