

REAL ESTATE RECORD AND GUIDE

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

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

J. T. LINDSEY, Business Manager

Telephone, Cortlandt 3157

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THE clue to the current stock market seems to be that it goes down because it has particular reason to go up. Stocks do not tempt people at the present prices, and nothing is likely to happen during the next few months to make them more valuable. Increases in dividends are apparently over for the present, and while some of them will be forthcoming in the course of the year, they will not be made until the railroads and industrial companies have gathered some of the fruits of renewed prosperity. For a time the stock market is likely to be slow, with occasional spurts either up hill or down. There can be no doubt, however, that a loss of several points in the value of securities would encourage renewed buying. The situation is essentially sound and does not warrant much of a movement either in one direction or the other.

THE real estate market is as interesting and as active as ever. The week's business has been concentrated along one or two lines, but it is good, wholesome business, which helps to confirm the pleasant promise of 1905. The whole length of that part of 5th avenue which is devoted to business is still extraordinarily active. During 1905 four corners between 18th and 15th streets, inclusive, will be in the course of improvement with store and loft buildings. This part of the avenue is passing so completely into the possession of the wholesale trade that the piano and the other stores still lingering on its blocks will soon find it necessary to move further north. But the retail part of the avenue is even more active than the wholesale district. During the past week there has been one big purchase, at a very high price, for improvement, and another for investment. The number of corners on which new buildings will be in the course of erection is uncertain as yet, but if the negotiations now under way develop, that number will be very large. All the expensive property left in the hands of the realty companies is being either improved or sold, and these companies will doubtless soon be in the market for more property of this kind. Residences of all kinds continue to be in good demand, considering the period of the year, and an unusually large number of them will undoubtedly be built in 1905. On the block in the eighties recently purchased by Mr. Dowling, alone, half as many private residences will be built as there were started in the whole of Manhattan in 1904. It is noticeable also that the activity in the Bronx is being transferred to the line of Jerome avenue and to the heights in the western part of that borough. It is very desirable that property-owners in that part of the borough should combine to maintain a high level of improvement.

MR. BIRD S. COLER is doing the city a valuable service in again calling attention to the necessity of making radical alterations in the constitutional restriction on the city's debt. It is not to be supposed the amendment which he will have introduced into the Legislature will immediately pass that body and will be approved by a large popular majority, because very few people understand what a straight-jacket that limit will become within the next few years, and what an awkward and clumsy restriction it is. The constitutional provision was proposed and passed at a time when public opinion was frightened by the rapid increase in the municipal debt, and when it had no conception of the future expansion of the city and the financial necessities of such expansion. Hence it was blindly imposed for the purpose of absolutely limiting municipal indebtedness; and it did not discriminate between a debt representing a productive improvement and a debt incurred for a non-productive purpose. The consequence is that, as Mr. Coler points out, the more income-producing docks and subways the city

owns, the less money it can borrow. A similar provision incorporated in the charter of a railroad company would bar that company from making permanent improvements absolutely essential to the expansion of its business and to its successful competition with its rivals; and this is precisely the effect it will have upon New York City. Our city is peculiarly a city of great and necessary corporate enterprises. The stupendous process of reconstruction and expansion which is continually being carried on by individuals must be paralleled by equally stupendous plans of public improvement. The delay of such plans in the past has cost the city heavily, and in the future if subways, new docks, an additional water supply, and necessary street improvements are postponed because of this debt restriction, the loss will be still heavier. What is equally as bad, however, is the fact that if the city evades its responsibilities, owing to its lack of capital, there is always a danger that private corporations will take advantage of its negligence or incapacity. Thus the lack of the money necessary to construct an entirely adequate new aqueduct and reservoir would be the opportunity of the Ramapo Co., while private corporations will undoubtedly take advantage of the necessary economy of the city's credit in bidding on the new subways. Apart from the debt limit, there is no reason why it should be any advantage to New York to allow private corporations to use their own credit in constructing subways; and it would be much better, from the public standpoint, for private corporations to make their bids attractive by other inducements—such as unlimited transfers, cheap fares, or short leases. As it stands, however, the board would necessarily be much influenced by an offer on the part of the Interborough, or any other company, to finance without the help of the city any extension to the subway system. In this, and in many other ways, vital corporate activities of New York will be paralyzed by the debt limit, and it will be unable to provide sufficiently for its own growth until the terms of that limit are modified.

HOW long will it be before it dawns upon the people of New York that its police force will, under existing conditions, never be reformed? One well-intentioned Police Commissioner succeeds another, but they all fail because they are unable to exercise any effective authority over their subordinates. As long as under the law the courts reinstate members of the force, except when absolutely convicted of gross official negligence, so long will the members of the force be an independent body, which can stubbornly resist any attempt to reform abuses. There can be no discipline where there is no authority, and the police commissioner has no authority. He can give orders, but he cannot compel them to be executed, because he has no power of dismissal. Instead of being a semi-military organization, strictly subordinate to civil authority, the police force is practically an independent body of men, who can defy the laws and their superiors. This condition has come about gradually, and the members of the force, although they take advantage of the situation, are not wholly responsible for it; but, whatever the cause, it is obvious that discipline must be restored before any abuses can be reformed. The Legislature should put it up to the Police Commissioner really to reform the force by bestowing on him the power of dismissal, and this action should be taken in spite of any and all opposition.

THE increase in the provisional real estate assessments for 1905 over 1904 appears small, but it is probably all that is warranted by the course of real estate values in 1904. There was a well-distributed enlargement in the value of five-story flats and tenements, which did not receive much notice from the assessors; but, on the whole, they were right in restricting the increase in assessments to about the value of the improvements completed during the year. The list has been criticized because of the small increase in the Bronx, and in other existing centres of speculative activity, but this activity is too recent to receive notice from the assessors. It will be their duty to revise the whole list of Bronx and Washington Heights assessments during the fall of the current year, because by that time values will have reached a definite level. But just at present the recent increases are too young and doubtful to affect values for tax purposes.

Washington Heights Announcement.

The Record and Guide is authorized to make an announcement, which throws an interesting light upon conditions on Washington Heights. The lots on Broadway, owned by the syndicate of which Mr. Chas. T. Barney is the leading member, are withdrawn from the market at the prices which have hitherto prevailed. This announcement is, of course, equivalent to declar-

ing that hereafter the prices asked for the extensive holdings of the syndicate on the Heights will be advanced, and it must mean that conditions have become such as to justify that asking of these higher prices. Such an advance is indeed only what was to be expected. The early and rapid development of the section is assured. A large amount of building will be undertaken dur-

ing the coming spring; and this building will be of a quality to justify a further advance in the price of vacant land. The Washington Heights prices have been kept in close relations with the value of the land for immediate improvement, and this announcement is tantamount to the assertion that its value for early improvement has increased.

REAL ESTATE AND BUILDING IN 1904

The Reconstruction of Manhattan

Looking back over the real estate history of the last few years, certain dominant tendencies stand out in plain prominence. What may be called the modern period—the contemporary situation—began in 1897. In that year the several boroughs of New York were consolidated into one great city, while at the same time real estate and building began to feel the effects of what we have called the modern conditions. During the years from 1897 to 1901 the building of residences in Manhattan rapidly decreased, owing to the increase in the price of available land, while at the same time the building of apartment houses on the West Side and tenements on the lower East Side was very active. The lower East Side was feeling more than ever the effects of the ability of the Russian and Polish Jews to live thickly in crowded tenements and pay large rents, and the value of the tenement property east of the Bowery increased steadily. At the same time certain economies in apartment house operation, which came from building on larger plots and taking power from the streets, assisted by the diminution in the construction of private dwellings, brought about a large and even an excessive construction of seven-story apartment houses on the West Side and in Harlem. All this showed that building in New York was rapidly being transformed by the pressure of population on space, which was caused by the insular situation of its business centre, unrelieved by any means of transportation adequate to the traffic demands. At the same time these particular years were by no means prosperous ones for the New York real estate owner. Consolidation had resulted in increased taxes. The excessive building in Harlem and on the West Side led to many vacancies and widespread cutting of rents. The only section of the city in which real estate was fairly prosperous was the lower East Side. Property owners had to look somewhat unhappily towards the future—in which the expensive legal consolidation, which had taken place, would help to cement a closer economic union by the construction of subways and bridges. It was during these years that the magnitude of New York's rapid transit problem began to be appreciated, and the first attempts made by beginning the Williamsburg bridge and the existing subway effectively to meet the exigency.

Real Estate in 1904

Better times, however, soon came for the Manhattan property owner, and that from an unexpected source. The subway, from which he expected so much, did not in the beginning help him at all. On the contrary, it was the deficiency of adequate means of transportation which had much to do with the peculiar expansion of Manhattan real estate values which took place in 1901 and 1902. The necessity of building in large numbers and in convenient locations some type of multiple residence, which should utilize expensive land to the limit, resulted in the erection of almost 100 residence hotels. Rentals in these hotels were dear, compared to the space leased; but tenants could live in them on the whole more cheaply than in apartment houses of similar grade. They were, in fact, a method of providing comparatively cheap accommodations in buildings so tall that they had to be fireproofed—after a fashion; and their success resulted in a lively advance in property along the line of Broadway from 27th to 57th streets, for the best apartment-hotel sites were contained in this vicinity. At the same time other important causes were at work creating activity and advancing prices in contiguous sections. The general business prosperity, the growing importance of New York as the financial centre of the country, the larger and wealthier floating population—all these causes co-operated to intensify the demand for high-priced properties of all kinds—for high-priced business property on which to erect office build-

The Background of the Present Market

ings, for high-priced property in the wholesale district whereon to place more and larger loft buildings, for high-priced real estate on 5th and 6th avenues, so that retail trade might expand; and for high-priced residence lots to the east and south of Central Park. Values increased rapidly and considerably along the lines of Broadway and 5th avenue, and speculative real estate and construction corporations were organized with sufficient capital to conduct operations demanding large expenditures, and enormous sums of money were invested in expensive fireproof buildings. It was the period favorable to the big operator, and the rich man, and during the years from the spring of 1901 to the spring of 1903 little or nothing was done to distribute the poorer tenement and flat-house population and to increase their stock of living accommodation. There was, indeed, a good deal of tenement-house building in anticipation of the passage of the new tenement-house law in April, 1901, but thereafter the new conditions created by that law discouraged the erection of tenement houses and flats, so that during these years of reconstructive operations in the rich man's territory, there was an actual underproduction of ordinary living accommodations. This was a fortunate circumstance from the property owners' point of view, because it gave the real estate market something to fall back upon when the reconstruction movement in Manhattan had temporarily spent its force. It happened in the spring of 1903 that these big operations were largely suspended. The slackening of general business, added to labor troubles in the building trades, stopped the projection of new hotels, office buildings and the like. The demand for this class of property diminished; and many experienced business men believed that the level of real estate prices would not be maintained. This anticipation proved to be wholly wrong; but times would have been dull in real estate, if not depressing, had it not been for the fact that during the years of big business building small residence building had been neglected. The consequences of this neglect began to show themselves in the summer of 1903. Residents of the lower East Side, finding that section of the city too overcrowded for them, began to move into the upper East Side, and across the East River into Williamsburg. This immigration caused a re-distribution of the population of Harlem, very much increased the gross rentals of the old five-story flats and tenements in that district, and prepared the way for the speculation in upper East Side tenements which raged during the fall of 1903 and the winter and spring of 1904.

This brings us to the year which has just closed. It opened with the real estate and building market dominated by the conditions outlined above. A good deal of high-priced construction was under way, but it was confined almost entirely to jobs started some years before. High-priced real estate was dull, but firm. The one class of expensive property which was active and advancing was property on 5th avenue between 26th and 48th streets, and this still continued in excellent demand, because there were so many retail business men who found it more than ever necessary to secure permanent locations on or near the avenue. For the rest, a furious speculation continued in tenements along the stretches of the East Side and in Harlem, which was due both to the absence of vacancies in that region and to the higher rents, which the scarcity of accommodation enabled landlords to charge. In those parts of Manhattan a veritable famine was found to exist, the effects of which spread to the other residence sections. The West Side began to fill up, and landlords all over the city found their properties earning better returns than ever before. There could be only one result to such a condition. The growing population had to have more living room; more tenement and apartment houses had to be built; and vacant lots had to be bought on which to build them. Early in the spring much of the

remaining vacant land on the upper East Side and in Harlem passed into the hands of building loan operators, who also began to acquire plots of small residences for the sake of erecting six-story tenements in their place. As the spring and summer advanced the area of this speculation in vacant lots increased. The Bronx began to be the scene of lively operations, and prices in available sections augmented rapidly. Tenement-house building was undertaken on a large scale throughout Manhattan and the lower part of the Bronx. Indeed, the great fact of the building year has been the much more considerable construction of tenement houses than during any year since 1901. In the spring and summer these houses belonged almost entirely to the cheapest grade; but recently a larger proportion of them has consisted of elevator buildings—particularly on the West Side. Until the fall the buying of vacant property, except in the neighborhood of 140th street and 8th avenue, was not particularly excited; but when the fall came, the prospective opening of the subway, coupled with renewed business activity and easier money, started one of the liveliest speculations in vacant property which New York has ever seen. This speculation affected primarily real estate on Washington Heights and in the Bronx along the line of the subway; but it soon spread to other property in the Bronx which could only be indirectly assisted by the present tunnel. Practically all the important real estate operators and operating corporations have been actively engaged during the past few months in trading in lots, and the character of these operations has resembled frequently the character of the trading in tenement houses last spring. The same lots would frequently be sold and resold several times before title was taken. Quick, small profits were seized, and the level of values was in this way gradually, but steadily, forced up. The larger plots were divided up and distributed, and the property available for immediate improvement has passed into the hands of building loan operators. In the Bronx, tenement house building has proceeded during the fall at an accelerated rate, and has already begun to feel the effect of the lot speculation. Building on Washington Heights is not very vigorous as yet, and that which has been done is confined chiefly to five-story flats erected on or near Amsterdam avenue; but it is showing signs of increasing activity. Large as has been the tenement-house construction during the past year, that which is promised for the coming year must be described as even larger. The supply of residence accommodation is still somewhat short of the demand, and this fact, together with the opening of the subway and the excellent state of general business, will ensure the investment probably of \$70,000,000 in new Manhattan and Bronx tenements during 1905.

**The
Outlook**

The prospects for 1905 must, consequently, be described as exceedingly bright. General and local conditions are favorable. The demand for additional house-room has not begun to be satisfied, and will assure builders that, at least during the coming year, the flats and tenements which they erect will be readily rented. The demand for lofts and offices, while not equally as good, will be good enough. Already we are assured that the erection of about eight office buildings on the margin of the financial district will be begun, while many more smaller enterprises are under consideration. Large loft buildings will not be so numerous; but a number of them will be under construction in the district on or near 5th avenue south of 23d street.

Building will also be very active on and near 5th avenue north of 26th street. Indeed, what with the projects which are already announced, and those which are under consideration, these particular streets are likely to be more active than any other part of the city. As to the building of apartment hotels, we do not expect it to obtain anything like the proportions which it reached in 1901 and 1902; but it will probably call for double the expenditure, which has been justified by the conditions of the past year. From the announcements already made, it seems probable that the building of very expensive residences, both by private owners and by operators, will again become a feature of the market. The outlook for the erection of less expensive dwellings on Washington Heights is more uncertain; but it looks as if builders would have the courage to test whether the market has the power of absorbing one or two hundred buildings of this class. As for flats and tenements, we have already expressed our opinion that in Manhattan and the Bronx probably \$70,000,000 will be invested in new tenement construction. Rarely before in the history of the city have the opportunities for real estate operators and builders been so various and so considerable. For many years past they have been restricted

to a comparatively few types of building, but hereafter they will have the chance to adapt their improvements to residential land of all degrees of value. New kinds of residence, such as the attractive semi-suburban apartment house, or the comparatively expensive detached residence, will be tried, and may become popular. It will be a market in which builders with modest capital may participate, as well as builders with very large capital. There will be room and opportunities for everybody—but particularly for the man with initiative and good ideas.

While we are contemplating the prospects for the coming year, it is hard to avoid a glance still further ahead. New York real estate is undoubtedly entering upon a new era. During the past fifteen years the city has been gradually adjusting itself to the lack of any freedom of circulation—to a species of congestion which was saved from being seriously harmful because of the great vitality of its industrial growth. Had the subway been built and the two rivers tunneled ten years ago, New York would have been a very different city to-day. We do not believe that any radical change would have taken place in the development of the business districts, but its population would have spread over a much larger area. Hereafter the habits of its inhabitants in the matter of their residences will be adapted to constant improvement in the means of transportation, until at the end of ten years the population of the city will be as free to move in every direction from the heart of the city as is the population of a city situated on the mainland. But the process will not be one merely of growth and expansion. It will be quite as much one of readjustment and, consequently, of reconstruction. The same transit routes which carry people to the outskirts of Brooklyn and the Bronx for the sake of residence will carry them back to the heart of Manhattan for the sake of doing business and obtaining amusements. In this way business will increase in volume as the city grows in extent. Owing to quicker transit and cheaper houses, people will be able to live more cheaply and accomplish more work. Of the 350,000 people who use the subway to-day, probably 200,000 of them gain anywhere from 15 to 30 minutes from its excellent service; and this gain represents millions of dollars a year to the business of the city, as well as more rest and refreshment to its citizens. What the subway is doing along one line, the new tunnels and bridges will soon be doing along other lines; and the net gain will be incalculable. The effect of this increased economy on the real estate of Manhattan will be an intensification of the reconstruction processes which were so conspicuous in 1901 and 1902. It will mean that more and more room must be provided for business, until practically the whole of the middle section of the island will be devoted to offices, lofts and places of amusement.

**The Year's
Figures**

The prominent fact brought out by the figures covering the real estate transactions of the year is the enormous increase in the number of those transactions. The following table shows the total number of conveyances recorded in the New York county offices for a period of nine years.

	No. of Cons.	Amt. Involved.
1904.....	24,641	\$76,064,430
1903.....	18,649	109,075,595
1902.....	17,265	137,562,422
1901.....	15,919	156,413,052
1900.....	14,587	114,243,112
1899.....	15,023	130,317,427
1898.....	14,937	104,061,581
1897.....	14,988	111,232,874
1896.....	14,072	132,522,092

This table tells its own story. Between the years 1896 and 1901 the total number of conveyances of Manhattan and Bronx property did not vary considerably from year to year. In 1902 a comparatively large increase took place, which carried the total number of recorded transactions up to 17,265, which was more than those recorded during any previous year in the history of the city. The year following added 1,350 to this total; but the increase was nothing to that which took place during the past year. The total for 1904 is 24,641, which is about 6,000 more than the total of 1903, and some 10,000 more than the total of 1900. The increase, that is, in one year, has amounted to 33 per cent., while the increase since 1900 has been somewhat over 70 per cent. In view of the small variations in the number of conveyances recorded for a period of many previous years, this sudden and enormous expansion is staggering. It indicates, as we have pointed out above, the influence of wholly new conditions on the behavior of the New York real estate market. Of course, the Bronx is responsible for the major portion of this increase. The number of conveyances of Bronx real estate recorded during the year was 8,121, against 4,644 during 1903. This is an increase of 3,417, or about 73 per cent. in one year. Large, however, as was this increase in the Bronx, the expansion in the

number of recorded transactions in Manhattan real estate is by no means inconsiderable. The Manhattan total for 1904 is 16,520, against 14,005 for 1903, which is an increase of about 2,500. Considering the dullness of many important districts in Manhattan, this increase is, comparatively speaking, no less remarkable than is the increase in the Bronx. It was from every point of view a year of record-breaking totals, and it foreshadows another year in which precedents will again be overturned.

The amount of money involved by these conveyances is apparently very much less than it was during the previous year; but it is almost unnecessary to add that this showing is wholly misleading. The decrease in the amount involved is to be traced solely to the increasing practice among New York real estate owners of concealing the price at which a piece of property is transferred. Fifteen years ago the amount involved by the real estate transactions in Manhattan and the Bronx reached a total of almost \$300,000,000, whereas the total for the past year was only about \$76,000,000. But fifteen years ago the prices at which four-fifths of the real estate was sold was expressed in the deeds, whereas now nine-tenths of all the papers recorded indicate nominal considerations. At the present time it is only when real estate is sold by executors and trustees or at auction that the price is stated in the deed. In the beginning this increase in the number of conveyances containing nominal considerations measured with sufficient accuracy the increase in the professional interest in the real estate market—the interest which was buying for trading purposes and wished to conceal the prices paid or received. However, since the Tax Department raised the rate of assessed valuation two years ago, an additional motive was provided for concealing the prices at which real property was transferred. The object is as much to make the tax assessor uncertain as to the value of a piece of property as it is to make an intending purchaser, so that now no one betrays real estate prices unless he is compelled to do so. The universality of this practice has very much tightened the grip of the professional real estate man upon the New York real estate market. Prices are becoming a matter of secret records, stored in brokers' and operators' offices. They are very rarely a matter of public record, as they formerly were. It can not be said that this radical change establishes a very excellent condition for the real estate owner and investor, and the man who invests in a small way is placed particularly under a disadvantage. But it certainly is a very excellent thing for the broker and operator. He knows values where others can only guess at them. The knowledge he possesses must be bought, and this fact will increase both the opportunities and the profits of the professional real estate man.

While, however, the value of the recorded deeds have little as a public record of real estate values, another change has taken place during the year which enables one to estimate approximately the total value of the Manhattan real estate transferred. Since August 27th last the Record and Guide has been publishing the assessed values of all the properties appearing in the Manhattan records. The number of transfers to which this information was attached was 5,238, and the total assessed value \$164,434,380. This is an average of about \$30,000 for each conveyance. Assuming that the same average would obtain throughout the year, the 16,520 Manhattan conveyances would aggregate an assessed value of about \$295,600,000, and if we add a little over 10 per cent. to this total, so as to obtain an ordinary market value, we reach the figure of \$450,000,000 as the approximate value of the Manhattan real estate which changed hands by public record in 1904.

The mortgage market in 1904 has naturally been marked by very much the same characteristics as the real estate market. The activity of real estate transactions depends in large measure upon the ability of money-lending institutions to supply an abundance of cash on easy terms. Under ordinary circumstances this money is forthcoming whenever real estate owners and builders can offer good security; but such was not the case towards the end of 1903 and the beginning of 1904. At that time, owing to the fact that the country has been diverting too large a proportion of its fluid capital into buildings, into other permanent improvements and into stock speculations, loanable capital was exceedingly scarce, and the people who had it to loan were loth to lock it up for comparatively long periods in real estate mortgages. While this condition lasted it had a depressing effect upon real estate activity, but, fortunately, it did not last very long. Owing to the contraction of lending operations, money began to accu-

mulate very rapidly, particularly in New York; and by the middle of the summer prominent financial institutions, instead of avoiding real estate mortgages, began actively to seek them. The result was that during the last quarter of the year the conditions which prevailed during the first quarter were precisely reversed. The extent and the completeness of this upheaval may be inferred from the following table, which shows the amount of money loaned at the different percentages during the first and last quarters of the two years respectively:

MONEY LOANED AT MORE THAN 5 PER CENT.			
	1904.	1903.	
First Quarter	\$21,259,000	\$24,452,000	
Last Quarter	37,600,900	15,209,500	
MONEY LOANED AT 5 PER CENT.			
	1904.	1903.	
First Quarter	\$21,155,250	\$15,230,000	
Last Quarter	22,504,100	17,606,500	
MONEY LOANED AT LESS THAN 5 PER CENT.			
	1904.	1903.	
First Quarter	\$29,767,600	\$47,205,900	
Last Quarter	23,292,300	16,753,700	
MONEY LOANED BY BANKS, INSURANCE AND TRUST COMPANIES.			
	1904.	1903.	
First Quarter	\$29,388,000	\$45,141,500	
Last Quarter	37,417,800	23,764,500	

This table shows very plainly the course of the money-lending market in 1904. Thus, whereas less than \$30,000,000 was loaned at four and four and one-half per cent. during the first quarter of 1904, during the corresponding quarter of 1903 more than \$47,000,000 had been loaned at the same rates of interest. On the other hand, during the last quarter of 1904 over \$23,000,000 was loaned at four and four and one-half per cent., against less than \$17,000,000 during the corresponding quarter of 1903. The mortgage transactions of financial institutions reveal a similar tendency. A little less than \$30,000,000 was loaned by the banks, insurance and trust companies during the first three months of 1904, and a little more than \$45,000,000 came from similar sources during the early months of 1903. But during the last quarter of the year these companies loaned over \$37,000,000, against less than \$24,000,000 during the fall of 1903. The statistics of five per cent. loans are capable of the same interpretation. It is true that about \$6,000,000 more money was loaned at five per cent. during the first quarter of 1904 than during the first quarter of 1903, but the reason for this doubtless was that borrowers who had to have the money and would ordinarily have been accommodated at least at four and one-half per cent., were obliged to pay five per cent. The changes in the total of the six per cent loans are due, of course, to different causes. The majority of mortgages carrying six per cent. are practically building loans on tenements and apartment houses, and the large increase in the construction of tenement houses which has taken place during the year is measured by the increase in the amount of money loaned at six per cent. During the first quarter of 1904 the amount of six per cent. money loaned was about \$3,000,000 less than the amount loaned during the corresponding quarter of 1903, whereas during the last quarter two and one-half times as much six per cent. money was loaned in 1904 as in 1903. Throughout the whole of 1904 approximately \$113,000,000 was loaned on Manhattan real estate at six per cent., against \$71,500,000 in 1903.

The total amount of money loaned in 1904 was very much larger than it was in 1903. During the year just closing there were 46,149 mortgages recorded on real estate in the three big boroughs, of which 15,355 were placed on Manhattan property, 6,185 on Bronx property and 24,609 on Brooklyn property. It will be seen that the number of mortgages recorded in Brooklyn is larger than it is in both the Bronx and Manhattan. The amount of money involved in these mortgages is, however, much smaller in Brooklyn. Thus in the three large boroughs mortgages aggregating \$448,671,845 were recorded in 1904, as compared with mortgages aggregating \$344,319,152 in 1903. The increase in 1904 over 1903 was about one-half in the number of mortgages and one-third in the amount involved. Of this enormous total, which is much the largest in the history of the city, approximately two-thirds was loaned on Manhattan property, less than one-ninth on Bronx property, and a little over two-ninths on Brooklyn property. The amount involved by the average mortgage in each of the three boroughs was about \$20,000 in Manhattan, \$6,600 in the Bronx, and \$4,300 in Brooklyn—a comparison which indicates that the Bronx will, like Manhattan, be a borough chiefly of tenements, while Brooklyn will continue to be a borough of small private residences.

Mortgages

in 1904

**How
New York Built
in 1904**

Each of the three large boroughs of the Greater New York spent more money in building during the past year than during the year before, but, whereas in Manhattan the increase was infinitesimal, in the Bronx and Brooklyn it was enormous. The increase of the whole amount of money spent in new buildings in the three major boroughs is very large. Plans filed in 1904 have called for an expenditure of over \$150,000,000, while during the previous year the plans filed called for an expenditure of less than \$120,000,000. This expansion of \$30,000,000 was divided pretty equally between Brooklyn and the Bronx. In the former borough building increased by 66 per cent., whereas in the latter borough it increased by two hundred per cent. The standard of building in the several boroughs is fairly indicated by the cost of the average building erected in each. In Manhattan each structure erected cost on the average \$53,500; in the Bronx, \$13,400, and in Brooklyn, \$7,000. So far as Manhattan is concerned, the total for the year is not large, compared with the totals for several past years in the building history of the city. The plans filed called for an expenditure of about \$75,000,000 on new buildings, and of about \$9,000,000 on alterations. In the Bronx and Brooklyn, on the other hand, the year surpassed all previous years in the amount of money invested in new constructions. The figures for the boroughs are contained in the following table, the plans filed for alterations being omitted:

	1904.		1903.	
	No.	Cost.	No.	Cost.
Manhattan	1,402	\$74,952,600	988	\$74,070,400
Bronx	1,671	23,144,500	766	7,104,514
Brooklyn	5,733	39,872,740	3,914	23,538,837

Although the estimated cost of new Manhattan buildings was about the same in 1904 as in 1903, some very radical alterations took place in the comparative expenditure on different classes of building. What these alterations were is shown by the following table, containing the estimated cost of the several important kinds of improvement for 1904, 1903, 1902 and 1901:

	1904.		1903.		1902.		1901.	
	No.	Cost.	No.	Cost.	No.	Cost.	No.	Cost.
Offices, Buildings	10	\$3,849,000	19	\$12,315,000	31	11,166,000	49	11,166,000
Lots, Factories, etc.	176	13,406,500	182	13,406,500	182	13,406,500	182	13,406,500
Hotels	10	3,095,000	28	20,374,000	28	20,374,000	28	20,374,000
Apartments and Tenements	714	45,186,500	442	43,474,000	442	43,474,000	442	43,474,000
Private Residences	61	2,014,500	56	6,020,000	56	6,020,000	56	6,020,000
Cost.								
\$7,712,500	30	\$10,929,000	49	\$12,315,000	31	11,166,000	49	11,166,000
18,106,000	170	19,264,000	149	11,166,000	149	11,166,000	149	11,166,000
9,420,000	46	21,070,000	46	20,374,000	46	20,374,000	46	20,374,000
23,204,000	238	14,947,000	921	43,474,000	921	43,474,000	921	43,474,000
2,881,000	130	8,161,000	100	6,020,000	100	6,020,000	100	6,020,000

It will be seen from this table that in 1904 less money was spent on every important type of building in 1904 than in 1903 or 1902—the only exception being apartment houses and tenements. Thus the estimated cost of the office buildings in 1904 was a little less than \$4,000,000, against almost \$8,000,000 in the preceding year, almost \$11,000,000 in 1902, and over \$12,000,000 in 1901. The falling off was, of course, the result partly of the lull in business, which diminished the demand for offices in the financial district, partly of the uncertainty produced by labor troubles, and partly of the excessive cost of fireproof construction; and from the present outlook it is safe to predict that, unless labor conditions forbid, there will be a revival of office-building during the coming year. The construction of miscellaneous business buildings did not diminish so considerably as did the construction of office buildings; but it was smaller by something like a third than it was during the previous year. A still sharper decrease was noticeable in the construction of hotels. Indeed, plans were filed for only ten buildings of this type, to cost a little over \$3,000,000—a shrinkage of two-thirds from 1903 and of almost 100 per cent from 1902. The reason was, of course, that the business of building apartment hotels had been overdone, particularly in the Longacre square district, and that further building of this kind had to be postponed until the demand overtook the supply. As to private residences, the number projected slightly exceeded that of the previous year, but their estimated cost diminished by almost one-third from that of 1903, and by three-quarters from that of 1902. Less money was spent on private residences in Manhattan than during any year since about 1825. Half of the 61 private dwellings projected were situated on Washington Heights.

When we turn, however, to the plans filed for new tenements and apartment houses, we are confronted by a totally different condition. The plans filed for new tenements and apartment houses in Manhattan called for double the expenditure of last year, and three times the expenditure of 1902. It was about equal to that of 1901, the year in which the new tenement house

law was passed. Furthermore, the new tenements erected were distributed pretty evenly over the several districts of the island, and included a good proportion of high-class buildings. For several years past the bulk of tenement-house building took place on the lower East Side; but during 1904 the amount of money spent upon new buildings in several of the up-town districts exceed the amount spent south of 14th street. The following table shows the distribution of tenement-house building in 1904:

No. 174	SOUTH OF 14TH ST.	Cost. \$7,496,500
No. 51	14TH TO 59TH ST.	Cost. \$3,334,500
No. 213	EAST SIDE, NORTH OF 59TH ST.	Cost. \$9,697,500
No. 98	WEST SIDE, FROM 59TH TO 125TH ST.	Cost. \$11,171,000
No. 185	HARLEM.	Cost. \$8,896,000
No. 90	WASHINGTON HEIGHTS.	Cost. \$4,336,000

This table shows a tremendous revival of tenement-house construction north of 59th street. About \$35,000,000 was spent in that section alone, and the building is likely to continue at even a higher rate in 1905. The majority of the fireproof apartments were built on the West Side, as may be seen from the fact that, whereas the average cost of each tenement erected on the whole island was \$64,500, the average cost of each West Side tenement was \$114,000. Washington Heights made a very fair beginning with 90 new buildings, to cost \$4,336,000. The character of the building was not, however, very good, the majority of them belonging to the five-story type. No builder has ventured as yet to erect a first-class, fireproof building in that coming section. The proportion even of ordinary six-story elevator buildings was very small, and property owners and builders in that section should take some concerted action looking towards an improvement in the character of the apartment houses erected.

The real estate conditions in the Bronx have been covered in the foregoing paragraphs, but the building of the past year deserves more specific reference. The amount of building has been enormous, showing an increase of more than 200 per cent. over the figures of the year preceding.

**The
Bronx**

The total amount of money invested in new buildings in the Bronx is approximately as large as it is in any city in the country, excluding Chicago, while so far as Brooklyn is concerned, not even this exception need be made. The distinguishing characteristic of the Bronx building movement is its largely residential character. The Bronx is developing almost entirely as an annex to Manhattan. It does not preserve as much independence of conditions as does Brooklyn. It is natural that it should not, for it is separated from Manhattan only by a narrow inlet. Its local business development has not been very large during the past year. In the whole borough plans have been filed for only 38 business buildings, to be erected at a cost of \$1,312,000, and this does not include more than half a dozen factories—all of them small. But if the Bronx is not developing very rapidly from the industrial point of view, its property owners are compensated by the extent to which it is receiving the residential overflow from Manhattan. Out of the \$23,000,000 which the new Bronx buildings, for which plans were filed in 1904, were estimated to cost, more than \$18,000,000 were destined for residences of various kinds, and of these over \$15,000,000 were invested in flats and tenements. The following is a table showing the number of residences of the several classes for which plans were filed during the past year:

TENEMENTS AND FLATS.	
No.	Cost.
479	\$15,001,200
BRICK DWELLINGS.	
173	\$1,278,700
FRAME DWELLINGS.	
431	\$1,601,000

It will be seen from this table that a very small proportion of the new residents of the Bronx will occupy private dwellings. It is possible that this proportion will increase slightly here-

after, because so far it has been chiefly a tenement-house section which has been developed in the Bronx, but, on the whole, the character of the building in the Bronx will be the same as that of contiguous sections in Manhattan. Of course, as the fire limits are extended, the number of frame dwellings will diminish and the number of brick dwellings will increase; but considering the results of great activity of the past year, the outlook for the erection of a large proportion of private dwellings in the Bronx are not very encouraging.

The Borough of Brooklyn

The borough of Brooklyn has prospered wonderfully in 1905, both as regards real estate and building, and it has prospered in spite of many adverse circumstances. Its transit conditions with Manhattan have been improved, in that the Williamsburg bridge has been opened for traffic, and in this way the Brownsville section of the city has received the overflow from the East Side of Manhattan. But owing to the lack of proper railway connections, the Williamsburg bridge has not been made anything like as useful as it is capable of becoming. It has done nothing to make Brooklyn a more convenient place of residence for the great majority of the people who live there and work in Manhattan; and a couple of years must elapse before any radical improvements can be made in the transportation conditions under and over the East River. In spite, however, of the morning and evening jam on the Brooklyn bridge, Brooklyn has gained tremendously during the year at the expense of Manhattan. The general increase of rents in the larger borough has induced many families to seek permanent residences across the river, and when they make the change they generally look for something different from what they have been accustomed to in Manhattan.

Brooklyn has always been known as a City of Homes, and during the development of the past year it has preserved this characteristic. A large proportion of the people who go there still seek individual houses, and even those who live in tenements and apartment houses demand and obtain accommoda-

tions and buildings of a special type. The three and four-story tenement prevails in the cheaper parts of Brooklyn, just as the six-story tenement has become the prevailing type in Manhattan. The fact that Brooklyn still enjoys the advantage of comparatively cheap land, makes the essential and ineradicable difference. It is the city of the small house-owner, and owing to the successful activity of real estate and building companies on its outskirts, it shows a tendency to lose this character, as it increases in population.

The results of this condition of things can be plainly seen in the Brooklyn statistics of real estate and building activity. In spite of its smaller population, there were 6,000 more conveyances recorded in Kings county in 1904 than there were in New York county. The transfers of twice as many parcels of Brooklyn property were published in the Record and Guide as there were parcels of Manhattan property. In the same way 24,509 pieces of Brooklyn real estate were mortgaged, while only 15,351 pieces of Manhattan property appeared in the mortgage records. Almost three times as many Brooklyn buildings were projected as there were Manhattan buildings. In every instance Brooklyn leads in the number of transactions, but, of course, the amount of money involved by each transaction is comparatively small. As we have already pointed out, the average mortgage on Brooklyn property carried with it a liability only of \$4,300, while the average mortgage on Manhattan property involved a liability of \$20,000. In the same way the average building projected in Brooklyn was estimated to cost \$7,000, while the average building erected in Manhattan was estimated to cost \$53,500. The Brooklyn transactions are always larger in volume but smaller in scale. Brooklyn, consequently, is the borough in which the comparatively poor man keeps his interests in real estate. Its real estate transactions are not as much determined by professional operators as they are in Manhattan. Moreover, the prospects for the future in Brooklyn were never better. Transit conditions will never be any worse than they are now. They will, on the contrary, improve constantly. As they improve Brooklyn will draw a larger proportion of the population which hitherto has crowded the flats and tenements of Manhattan.

YEARLY BUILDING MATERIAL MARKET

Review of the Leading Departments for the Year Ending December 31, 1904

ANY retrospect of the course of business in the building material markets of New York for the year 1904, to be intelligent and accurate, must consider the subject under two phases. Both can be put in the same frame, but scarcely in the same picture. Like other composite photographs, it would be confused and meaningless. But when the building operations of the year, with the attendant supply business, are divided into classes, one of which was very active and the other slow, the situation becomes clearer. Accepting the suggestion of a leading contractor, we set the line of division between the large forms of structural achievement and those that were smaller, between sky-scrapers and tenements, between big work and little work.

It will then be recalled that at the beginning of the year the large building interests had not recovered confidence after the long delays and great losses connected with the great strike of 1903. Hopes that confidence would be fully restored before the spring months passed away were not realized. The apprehensions of a presidential year, joined to the fresh outbreaks in the labor field, served to turn capital away from large undertakings. Such as were in course were more or less impeded during the whole season.

But in the class of small buildings there was marked activity, owing to the great demand for housing by the people. The contractors having this work in hand were seldom interfered with by labor organizations, and the material houses supplying this trade found themselves very much engaged, while the firms particularly devoted to the requirements of fireproof and steel construction were not sufficiently employed.

The aggregate of building was in reality large. In Manhattan the value of tenement building for 1904 doubled the record for 1903, and the aggregate of all kinds of Manhattan work was a little above the record of the previous year. In the Bronx more than double the number of foundations were started, and in Brooklyn the new work was nearly fifty per cent. greater. To put it in another form, plans were filed during the year for some three thousand buildings more than in the previous year in the three principal boroughs, not counting Queens, in which there was also extraordinary activity.

The weight and bulk of the material utilized, corresponding to the nature of the work, exceeded in some lines the amount taken in the preceding year. Costs, on the average, were but a little higher than in 1903, though the quotations of at least one staple reached exceptionally large figures.

The expectations in all departments of business connected with building work are high. The Bronx, especially, is expected to be a theatre of great development, and with ordinary encouragement all the boroughs should see such growth and improvement in 1905 as have not been witnessed in a number of years.

Brick.

LET us, in taking up one after another the materials most required in building construction, speak first of brick. Under the limitations imposed by a latter-day metropolis the primacy of brick must be conceded. New York is built of brick,—not of wood, stone or iron. Once wood was supreme, and some time in the future it may be the turn of cement to reign; or the lot may fall upon metal or stone, in the changing processes of time. But in this era it is brick that is mostly required. Buildings can be erected without wood, or without iron, almost without stone, but brick is indispensable. Then as to value, it can be readily figured that the annual expenditure for brick in the metropolitan district exceeds the total cost for any other material used in building construction.

The possible production of common brick at the points from which the market derives its supply was estimated for the year 1904 at 1,400,000,000. If the value of this great quantity is reckoned at \$7 per thousand the total amount is \$9,800,000. Add to this the total value of front and enameled brick and there is disclosed an aggregate with which the cost of no other raw material can compare, not even structural iron and steel, to which, in the standard of value, the second position must be assigned; though for other reasons either the lumber or cement trade might be considered of greater importance. Moreover, brick is peculiarly a local product for the most part, the principal source of supply being near at hand and altogether dependent on the New York market, which is true of no other material entering into the composition of our buildings, with the possible exception of sand, which, though a necessary, is scarcely an interesting subject of study.

Manufacturers and dealers may look back upon 1904 as a

satisfactory brick year. The temptation is for others to speak of it enthusiastically on their account, under the influence of the high quotations of the closing weeks of the season. The manifest disposition of the daily press is to overlook various circumstances that should modify an exultant feeling. Even a slight analysis of the market would reveal that the cost price of brick worked no appreciable diminishment of the volume of building. No one was heard to complain that the price of brick alone prevented him from entering upon a building enterprise. The present quotations for common hard brick, \$8.25 to \$8.50 per M., are far from typical of the whole season. Rather does the average wholesale figure in the open market lie between \$7 and \$7.25, and when one comes down to "brass tacks" and long-term contracts the figures that confront the examiner are still smaller.

It was in the unusually large requirement that the success of the year consisted, more than in the ostensibly good prices. At least one other feature was more apparent than real. Seemingly the city was given over to strikes and lockouts during most of the year, but notwithstanding an immense amount of work was being done. In Manhattan the record of tenements, officially so classified, under construction, doubled the record of the previous year, while in the Bronx and in Brooklyn the building activity was also remarkable. Had it been a season of uninterrupted work in all departments of construction, had all the intentions of the early spring for the larger forms of edifice achievement, for office buildings and mercantile buildings, assumed visible and material shape, we cannot conceive the heights to which brick prices might have soared.

As they were, values remained considerably below the marks set in other years. In 1882, for comparison, common hards were selling by the cargo afloat for \$9 per M., in April for \$10.50 and in the early part of May for \$11, though by May 23d they had fallen to \$7.50, and on June 3d to an even \$7. These were actual prices paid by dealers, as recorded in the usual course of business in their books. In the years 1884 and 1885 prices rose from \$8.25 to \$8.75 and \$9 for ordinary delivery at buildings. Averaging the year 1904, prices in the open wholesale market did not rise above a mean level of \$7@7.25. In the spring, after the opening of navigation, cargoes were released at very cheap rates, and while quotations in the fall and up to the close of navigation were good, the producers were not obtaining the full benefit of them, owing to the contracts which many had made when, at the outset of the season, laborers and bricklayers went on strike and succeeding labor troubles threatened to tear the building business into shreds.

When a season promises well long-term contracts are unpopular with manufacturers, and 1903 had closed in a manner that prophesied well for 1904. One looking for the origin of the present upward movement must go back to the spring of 1903, when the greatest war in the history of the New York building trades broke out. The association of dealers in masons' building materials locked their gates and went off on a vacation. Nobody could buy a load of brick anywhere, and, making a virtue of necessity, the mason builders followed the flag of the dealers. It was not many days until everything in the line of brick building was stopped in New York, not nominally, but actually. The manufacturers of brick quit also, in sympathy with the cause of the dealers; and to the consequent hiatus in manufacturing, extending over a number of weeks, of what is ordinarily the best part of the period within which actual brickmaking is possible, and also to the fever of building that followed the triumph of the employers' associations, was due the fact that at the beginning of 1904 there was 30 per cent. less brick on hand than at the corresponding date of the previous year.

More particularly stated, the visible supply of Hudson river and Hackensack brick combined, by actual count, was two hundred and four million. It followed that, with ordinary favor from the fates, the manufacturers expected a good selling year, notwithstanding that it was a presidential year. This was the feeling up to the day when the hod carriers and laborers on buildings quit work. Through the winter, until the second week of March, little in the way of bricklaying was done, owing to the severity of the weather. It was a rare winter, an old-fashioned winter, one of the kind we all remembered to have dug and waded through when we were boys. New York builders who had become accustomed to saying that winter made little difference, called in all such pretensions. Very little outside work was done, except excavating and structural steel setting. Cow Bay was locked up by ice floes and no sand from there was coming to town. Some contractors said they were laying no brick because of the high market, which precluded the use of material in such buildings as had been contracted for on the basis of the values of the previous summer. Otherwise they might have tried to do something for a few hours in the middle of the day now and then. Navigation to Haverstraw was still closed, the second week in March; powerful tugs had failed to break a path through to Rockland Lake. Through most of the winter quotations in the wholesale market, under the circumstances, were practically motionless and nominal. Just before navigation opened the figures were \$8.25@8.50 for tops.

As building was resumed to some extent before the river opened, all cargoes which had laid at the city through the winter, amounting to twenty million brick, had gone into consumption

at satisfactory prices, while stocks in the material yard and on the city bulkheads were being rapidly depleted when the strikes began. On March 25th the first shipment arrived from Haverstraw, and there yet remained on hand of the winter stock a quantity estimated at ten million. That morning, March 25th, following the receipt of the Haverstraw cargoes, the wholesale price of hards was quoted at \$7.25 to \$7.50, which was the same as the price the previous fall, and at this level the manufacturers hoped to keep the market until the new brick should come in. Had there been a "trust" among them, they might have done so, but if there is a business in New York more open to competition at the present time, and which in the past has suffered more from acute rivalry, it has not yet been identified. Some flowers and shrubs of harmony have grown up among the manufacturers, in the ground fertilized by the ashes of the agents' trust, and are being watered and trained by wise and conservative leaders.

The Hudson River Brick Manufacturers' Association met at Haverstraw in the middle of March, with President William K. Hammond in the chair. Most important of the resolutions was one declaring the members' intention not to begin manufacturing until May 16th, but subsequently this order was modified, and manufacturing began at an earlier date. With the beginning of the strike the prospects of a good season became discouraging to manufacturers, and many of them were led to make contracts for the principal part of their product. Thus, it is estimated that nearly 50 per cent. of the season's manufacture was sold under contract. Most of these agreements were made when brick had been pegged down to a low mark by influences connected with the strike, and it is believed that the figures which formed the basis of most of them ranged around \$6 per M.

Further, it is estimated that 75 per cent. of the sales by dealers to builders were under contract. It follows that the average cost of the material to the consumers was not exorbitant, and it depends on several circumstances difficult to summarize how dealers, on the one hand, or manufacturers, on the other, made out. This, however, is of less importance than the fact that bricks cost the builder much less on the whole than is generally supposed, and from present indications they cost him a great deal less than they will in 1905. But then, he is somewhat rash who prophesies about the brick market for very far ahead. President Hammond himself never does it, or tries not to. The uncertain quantity is labor. Could there be an assurance of peace the chance of an over-supply this year would be exceedingly remote. An estimate of the amount of brick received in the metropolis during 1904 places it at nearly 200 cargoes more than in 1903, which was not, however, a typical year.

Mr. Robert T. Boyd, secretary of the Brick Manufacturers' Association, gives the following as a resume of the North River brick industry for the season of 1904:

"In January, 1904, the John B. Rose Co. computed the brick on hand at the yards of the manufacturers as follows: Hackensack, 10,650,000; Haverstraw bay, 83,980,000; Newburgh bay, 43,768,000; Kingston, 34,642,000; up-river, 31,431,500; total, 204,471,500.

"Navigation opened March 24, 1904, with this supply of a little over 200,000,000 brick to distribute. Indications for an unusually good season were not encouraging in the early spring, owing to threatened labor upheavals and other causes, and it was generally conceded that prices would not be high; that the opinion as entertained in the spring of 1904 was erroneous is shown by the shipments and prices during the season just closed, which have made a very successful year for the manufacturers of common brick on the Hudson river.

"It is estimated that about 850,000,000 brick have been shipped from date of opening of navigation to date (Jan. 9). At the opening of navigation brick sold for \$7.25 per M., and prices gradually dropped to \$5.50 per M., and have advanced from that price to \$8.25 per M., present price of brick for immediate delivery.

"The season just closed finds a short supply of brick on hand at the yards, with prospects for a good demand in the spring of 1905."

Pale bricks have, as usual, managed to secure quite as good a season relatively as hards—to the extent in which they were manufactured. But they were in for less quantity than has been usual for a long period of years, as the average quality of the output of the yards was exceptionally high. In other words, it paid to make good brick. In the middle of the season pales commanded \$4.50, and late in the fall \$5.25 and even higher. Custom for this class of stock has by tradition been credited to Brooklyn, and latterly also to the Bronx, but never to Manhattan!

Fronts of the lighter shades have held on to the supremacy they acquired some 15 years or more ago, before which time the dark or red color was most in favor. The production has maintained its high standard, notwithstanding the competition that has entered the trade; and though the requirement of the year has been large, front bricks of all sorts have maintained a very uniform price. Almost entirely they have been sold hitherto from sample to suit the specific job. North River fronts have done very well, some maintaining one uniform price for the season, others fluctuating with, but at a higher altitude than, com-

mon brick. They fill a place between the higher grade of fronts and the common hands very nicely, but are far less prominent in the market than twenty years ago.

The very noticeable return to reds in 1903 was not continued in 1904. Light and still lighter colors, cream and yellow, are the fashion. Moreover, there was a distinct ascendancy for light-colored brick over stone last year, attributable in some degree to the strikes in the stone trade and the freedom from trouble of the bricklaying department of building. Buildings which at other times might have been built of stone were shaped and fronted in brick instead.

Enamelled bricks, formerly largely imported, but now for the most part of domestic manufacture, are steadily finding a wider and more liberal employment, though the falling off in first-class construction has been felt in the trade.

As mostly bright shades, and a large proportion of white, are used, they are a factor to give additional light to interiors, and their splendid surface makes them a most excellent assistant in sanitary measures, as nothing can adhere to or become absorbed by them. Quality has been well sustained, indeed, has improved if anything, as manufacturers are shrewd enough to adapt themselves to the requirements of the market and produce both conditions and shapes to suit the outlet. There is a fair general supply on hand, and additions can be promptly ordered, but at present trade is quiet, with some doubt regarding the new year, except that this class of stock will hold its own along with other material, especially where fine work is done.

COMPARATIVE PRICES, JAN. 1ST.

	North River.	Fine.	Croton F's.
1885	\$3.00@3.25	\$2.50@3.25	\$13.00@15.00
1895	5.25@5.37½	2.00@2.50	—@11.00
1898	5.00@5.12½	3.00@3.25	—@12.00
1903	6.25@6.50	3.00@3.50	12.00@ —
1904	7.75@8.00	4.00@4.50	12.00@ —

PRODUCTION.

The following is the record of the production (shipment) of common brick during the years named:

1881... 500,000,000	1885... 850,000,000	1889... 1,000,000,000
1882... 600,000,000	1886... 962,000,000	1890... 1,200,000,000
1883... 650,000,000	1887... 960,000,000	1902... 782,930,000
1884... 600,000,000	1888... 900,000,000	1903... 798,000,000
		1904... 850,000,000

SURPLUS.

Amount of brick left over at points of manufacture in the years named:

	1902.	1903.	1904.
Hackensack	15,610,000	18,362,000	10,650,000
Haverstraw Bay	118,648,000	102,962,000	83,980,000
Newburgh Bay	67,830,000	74,352,000	43,788,000
Roseton	64,504,000	45,678,000	34,642,000
Upper Hudson	41,662,000	54,815,000	31,431,500
	308,334,000	295,859,000	204,471,500

The figures for 1905 have not been fully compiled at this writing. (The returns from Haverstraw under date of Dec. 24, 1904, footed up 1,523 arches.)

The valley of the Hudson river continues to be the most important common-brick making region in the world. The State as a whole marketed 1,068,464,000 in 1903, of which quantity 798,254,000, or 74.1 per cent., were produced along the Hudson river, as compared with 782,930,000, or 73.74 per cent., in 1902, a gain of 15,322,000, or 1.96 per cent. The Haverstraw district (or Rockland county) had the largest output, and Rensselaer the smallest.

Production of common brick in the Hudson River district, from Cohoes to New York City, in 1902 and 1903, by counties.

County.	1903.		Average price per thousand
	No. of firms reporting.	Thousands.	
Albany	8	46,000	\$244.851
Columbia	5	57,382	243,707
Dutchess	17	143,402	697,455
Greene	4	28,225	129,625
Orange	7	89,045	450,683
Rensselaer	7	17,504	85,328
Rockland	29	184,255	921,511
Ulster	23	190,981	765,504
Westchester	7	49,500	240,264
Total for New York.	107	798,254	\$3,741,903
Bergen County, N. J.	8	46,246	231,413
Total	115	844,500	\$3,973,316

County.	1902.		Average price per thousand
	No. of firms reporting.	Thousands.	
Albany	11	40,550	\$184.674
Columbia	5	55,500	309,625
Dutchess	19	133,081	585,873
Greene	4	30,101	134,748
Orange	8	88,900	412,950
Rensselaer	7	11,200	56,350
Rockland	33	209,905	898,065
Ulster	23	159,130	638,063
Westchester	9	51,565	242,793
Total for New York.	119	782,932	\$3,463,683
Bergen County, N. J.	8	50,133	219,696
Total	127	833,065	\$3,683,379

Of New Jersey's output of 272,178,000 common brick, one coun-

ty, Bergen, included in this table, produced 46,246,000, or a little more than one-sixth of the total. According to statistics collected by the United States Government, the average price per thousand ranged from \$4.01 in Ulster county to \$5.57 in Orange county, the average for the New York portion being \$4.69, as compared with \$4.42 in 1902. The average value per thousand in Bergen county, N. J., in 1903 was \$5 as compared with \$4.33 in 1902. The average for the whole region was \$4.70 in 1903 as compared with \$4.42 in 1902.

As heretofore, the figures embraced in this table include principally the output made along the river, which is shipped mostly to Greater New York, though of course there is more or less local consumption, especially in the northernmost counties.

OTHER CLAY PRODUCTS.

Ornamental terra cotta showed the largest proportional gain in value of any clay product, rising from \$3,526,006 in 1902 to \$4,672,028 in 1903, a gain of \$1,145,122, or 32.47 per cent., thus attesting the popularity of this material. The use of glazed terra cotta in modern buildings in large cities where bituminous coal is the principal fuel is on the increase, as its merits as a building material are unquestioned.

Fireproofing, another material which finds its chief use in large buildings, is also gaining in popularity, as is shown by the large increase in 1903. The product in that year was valued at \$3,861,343, as compared with \$3,175,593 in 1902, a gain of \$685,750, or 21.59 per cent. Recent large configurations have testified most forcibly to the great advantage of fireproof construction.

The drain tile product increased in value from \$3,506,787 in 1902 to \$4,639,214 in 1903, a gain of \$1,132,427, or 32.29 per cent. The gain in 1902 over 1901 was \$363,786, or 11.57 per cent. The unusually wet seasons of 1902 and 1903 undoubtedly were responsible for this large increase. There seems, however, to be a growing confidence in the benefits of drainage in the middle West, which may be in part, at least, responsible for this large increase in the drain tile industry.

The sewer pipe product is another that has made constant gains in recent years, going from \$7,174,892 in 1902 to \$8,525,369 in 1903, a gain of \$1,350,477, or 18.82 per cent. The gain in 1902 over 1901 was \$437,923, or 6.50 per cent. This product has steadily gained in value from \$3,791,057 in 1898 to more than double that value, or \$8,525,369, in 1903.

Cement.

THE most unsatisfactory year in the history of the cement industry is the decision against 1904 by the books.

On account of a large accumulation of cement in the storehouses at the mills, an unusually large stock of (foreign) cement in the storehouses along the coast, a late spring and labor troubles in the building trades, the manufacturers found it necessary in order to move stock to name the lowest prices ever quoted for American Portland cement. The tendency of the market was downward until mid-summer, when, the surplus stock having been largely disposed of, a halt was called and prices remained stationary until September, when a slightly increased demand induced some mills to make a feeble effort to advance them.

As a matter of fact, Portland cement was sold during the year at less than cost, and there are few, if any, mills able to show a profit. Most of them will show a loss. The trouble is that the cement business has been overdone. The enlargement of old mills and the construction of new ones during the past two or three years has increased the production to such an extent that the markets of the country will not consume it, and we presume the manufacturers will now have to wait until the consumption increases sufficiently to even up matters.

The present productive capacity of the mills in the Manufacturers' Association is about 30,000,000 barrels per annum. The consumption in 1904 was about 25,000,000. The membership of the association represents over 90 per cent. of the productive capacity of the United States.

Of Portland cement there remains on hand 2,500,000 barrels. Prices declined as low as 60 cents a barrel in bulk at the mill, which is equivalent to \$1.13 in wood, alongside, in New York. One of the effects of the low prices for Portland cement during the past year has been the substitution of the higher grade Portland for the well-known natural cements of this country, such as Rosendale, Cumberland, Lehigh and Louisville. All these districts show a remarkable falling off.

Prices are, however, slowly recovering, though the margin of profit is still small. In Germany 14 of the larger plants in Rhinish Westphalia have united to regulate production, fix prices, tax exports, carry a sufficient surplus to meet outside competition, and divide the balance of profits pro rata. Fully one-half of the 405,000,000 pounds of cement imported into the United States in 1904 was from Germany, but compared with 1903 there was a marked falling off.

It is understood that at the second annual convention of the Portland Cement Manufacturers, at the Hotel Astor on Dec. 13th, it was decided to advance the price of the material to \$1 at the mill, which will be the standard quotation after April 1st. Other business at this meeting consisted of reports from committees having to do with the gathering of statistics of the

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trade, which had had a steadying influence upon the selling of cement for the year; from the Committee on New Uses, which reported new methods and uses for cement on large construction, railroad and other purposes; from the Committee on Legislation, which reported on tariff matters and on the development of reciprocity treaties in foreign markets; and from the Committee on the Collective Exhibit at St. Louis, which made a full report on the remarkable exhibits made in the building put up at the Louisiana Purchase Exposition.

An adequate view of the present situation must be for a perspective not only the undersold output of 1903, but also the splendid returns of 1902, when at the height of the season the demand far exceeded the supply. These good times led many companies to embark in cement manufacturing. New companies were organized on every hand, mills were enlarged, and when the strikes and lockouts came to paralyze building all through the summer of 1903, there was a blockade in cement. Prices fell as a result, only the oldest and best known brands being able to maintain a rate approximating their usual market value. At the present time the outlook seems to indicate that care is required to avoid overproduction.

In 1890 the number of Portland cement mills in the United States was only 16, of which 4 were in this State and 9 in Pennsylvania and New Jersey. At the last counting there were 79, 12 being in this State, 13 in Pennsylvania, 29 in other counties, 13 in Michigan and 8 in Ohio. Two of the New York mills make both natural rock and Portland.

RELATION OF DOMESTIC PRODUCTION AND CONSUMPTION TO IMPORTS.

The increase in the production of Portland cement in the United States within the last fourteen years, as compared with natural-rock cement and with imported cement, is shown in the following table:

Year.	Natural cement, barrels.	Portland cement, barrels.	Portland cement, barrels.	Imports, barrels.
1890	7,082,204	335,500	7,417,704	1,910,186
1893	7,411,815	590,652	8,002,467	2,674,149
1895	7,741,677	930,224	8,731,901	2,907,935
1897	8,311,688	2,677,775	10,989,463	4,090,242
1899	9,868,179	5,652,266	15,520,445	2,108,388
1900	8,383,519	8,482,020	16,865,539	2,386,683
1901	7,984,823	12,711,225	19,796,048	839,330
1902	8,041,305	17,220,044	25,271,349	1,911,013
1903	6,930,271	22,342,978	29,899,140	2,251,969

CEMENT, ROMAN, PORTLAND, AND OTHER HYDRAULIC (POUNDS, DUTIABLE).

Imported from—	1903.		1904.	
	Quantities.	Values.	Quantities.	Values.
United Kingdom	58,797,537	\$190,444	6,411,230	\$22,262
Belgium	292,393,023	\$85,435	154,062,117	\$48,530
France	4,715,787	19,808	12,134,502	41,536
Germany	532,302,579	1,733,208	183,927,773	613,330
Other Europe	10,966,107	30,575	3,010,635	10,265
British North America	1,768,274	8,516	2,267,475	1,180
Other countries	3,705,880	15,561	2,836,512	9,899
Total	904,622,187	\$2,943,607	363,194,334	\$1,182,832

ROSENDALE CEMENT.—There are twenty plants for the manufacture of natural-rock cement in this State.

The manufacture of natural-rock cement in the United States greatly antedates that of Portland cement, the former beginning about 1818, in New York State, and the latter about 1870, in Pennsylvania. Although the phenomenal growth of the Portland-cement industry within the last few years has made a large increase in the total output of that product, yet by far the greater total still stands against the production of natural-rock cement. The transportation of cements was formerly made in barrels, that being considered the best means that could be used. At present, however, the large proportion of all cement made in this country is shipped in cotton or paper bags.

In a pamphlet entitled "The Inspection and Testing of Cements," by Mr. R. L. Humphrey, the author says: "Where cement is going to be used immediately and will not be held long in storage, the bag shipments are undoubtedly more convenient and satisfactory, besides being more easily handled on the work. Such shipments can also be sampled much more thoroughly. Cement was shipped in barrels in this country in the early days, as it was generally accepted that cement must be kept in tight packages, as it deteriorated in the air; and, besides, nearly all the early natural-cement mills were located along canals, and the cement had to be placed in wooden packages for water shipments. Again, prior to 1893 foreign Portland cement was used very extensively in this country, and on account of the ocean voyage it was absolutely necessary to pack the cement in tight, well-coopered barrels in order to avoid damage to the cement from sea-water, and to the barrel from the handling it received in loading and unloading. When the American cements began to replace the foreign Portland cements the American engineers had become so accustomed to cement in barrels that they continued to insist on shipments of cement being delivered in wood. This sentiment is, however, undergoing a change, and bag shipments are becoming the rule. Another advantage of having cement delivered in sacks is the reduced cost of the package.

Iron and Steel Products.

HAD there been more structural steel work to do, there would have been a marked advantage to the building trades of New York City in the decline of iron and its influence on other materials. As things were, the dealers in structural material had cause for dissatisfaction. Business in finished products followed the fortunes of pig iron, and could not be called good in comparison with years of recognized prosperity. Structural iron was weak nearly all the year. Marked indeed was the contrast between the business of 1904 and that of 1902, when the requirement far exceeded the capacity to supply it within ordinary limits. For such opportunities as the year afforded there was keen competition among manufacturers.

Under other circumstances a termination of the agreement between the Iron League of this city and the manufacturers of structural material, which is announced, would be followed by lower prices. Large building operations, which give opportunity for fitting shops, are still insufficient in number. While apartment houses and small constructions take in the aggregate considerable steel and iron, this class of work does not call for much fitting. The new prices announced last month are well maintained under a gradually strengthening demand.

The following table shows the fluctuations in prices of certain raw and finished materials during 1904:

Local No. 2	Steel tank	Beams.	Bar Iron.	Wire Nails.
1904. Foundry, Cut Nails, plate.				
Jan. 14.12	1.77	1.74	1.74	1.35
Feb. 13.56	1.70	1.74	1.74	1.36
Mar. 13.70	1.72	1.74	1.74	1.45
April 14.00	1.74	1.74	1.74	1.48
May 13.50	1.75	1.74	1.74	1.48
June 13.35	1.75	1.74	1.74	1.48
July 13.25	1.72	1.74	1.74	1.48
Aug. 13.25	1.65	1.74	1.74	1.48
Sept. 13.50	1.60	1.78	1.58	1.60
Oct. 13.75	1.60	1.54	1.54	1.60
Nov. 13.63	1.62	1.54	1.54	1.62
Dec.	1.73	1.58	1.58	1.60

On Sept. 6th the beam pool cut prices of shapes \$1 a ton. The plate pool also made a cut of \$1 and the steel bar pool ordered a reduction of \$1 a ton on bessemer and open-hearth bars.

A series of steel meetings to further adjust prices began in New York on Dec. 19th. Contrary to expectations, no change was made in prices of billets and sheet bars. Advances of \$2 a ton were made in plates, steel bars and structural shapes.

Merchant pipe was advanced \$2 a ton on March 1, but the old price was soon restored, and reductions aggregating \$8 a ton were made at intervals up to July 1. On Oct. 19th prices were advanced \$2, and a further advance of \$2 was made on Nov. 1st.

Wire products were advanced \$1 a ton in February, and no change was made until Aug. 4th, when a cut of \$2 a ton was ordered.

Stone.

EXPERIENCES in the stone business during 1904 were variable. Some dealers professed to have all they could do, notwithstanding the labor disension, which continued from early summer through the fall and into the new year. Other dealers were much put out by the strikes. Undoubtedly the amount of stone business which the public intended to give out, but either withheld or changed to other forms, was larger than in any spring in the city's history. What remained was considerable, indeed, but the trade cannot survive with profit many more such years of warfare.

To comprehend fully the change in stone fashions, comparison must be made with what was going into use only ten years ago. The most striking change is the enlarged, not to say lavish, use of stone and marble for interior finish. We have attained to the elegance of "marble halls" in our daily business life. Our stores, banks, offices, hotels and apartments are more beautiful than the "palaces" of old. A store on Broadway has green and white Cippolino marble, with colored borders; the walls are lined with polished marble, and marble columns carry the marble beams on which the ceiling rests. Banks and offices have counters, wainscoting and columns of rich stone or beautiful marble.

The gratification of this taste for stone work has encouraged the making of artificial material. Much that looks real is imitation in both our outer and inner walls, and some things that look unreal are entirely genuine. The making of substitutes for stone and marble has become a great industry. Real stone and marble have the first place in the estimation and affections of all who build, and as wealth increases and opportunity offers they will be more and more widely used. This is fully indicated by statistics collected in the trade. The values of the different kinds quarried in the United States are as follows:

	1902.	1903.	Changes.
Granite	\$16,076,787	\$15,703,793 D.	\$372,994
Trap rock	2,181,157	2,732,294 L.	551,137
Sandstone	9,337,646	9,482,802 L.	145,156
Blue stone	3,169,525	1,779,457 L.	615,922
Marble	5,044,182	5,592,686 L.	318,504
Limestone for building	24,959,751	26,642,551 L.	1,682,800
Slate	5,636,051	6,256,885 L.	590,834

The most precise summary of the general condition of the stone trade as a whole is best shown by the total value of the stone product. The fluctuations of this net result form a valua-

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Cost Insurance in the sense above meant can only be obtained by employing one responsible contractor for the whole work. The builder who, without an organization, undertakes for a nominal fee to parcel the work out among a number of subcontractors has little or no control over the cost of his work, and none whatever over the time in which it is to be finished, and, in the conditions existing in New York to-day, disaster impends for every owner who patronizes him.

The owner who intrusts his affairs to a builder who is unable or unwilling to insure him against increased expenditures or time of completion is like a merchant who would send a valuable cargo of goods to sea uninsured or leave his property unprotected against loss by fire.

Very rich owners who have had disappointing experiences, and who may be said to be able to afford them, have taken to themselves the false consolation that increased cost meant increased value. But every one who builds, from the multi-millionaire to the small investor, studies to get his money invested in such a way that it will produce a good revenue.

He is a reckless man who risks his money by going into a building operation without protection. One recent and typical example in New York City—that is not the worst that we know of, by any means—is a building which was expected by the owner to cost \$900,000. When it was finished it had cost \$1,500,000. The owner had been advised that he could undoubtedly get the building finished for \$900,000 and tried to save the cost of insurance. He lost \$600,000 just as completely as though he had taken the money and burnt it up, for he had made a lease to continue during the life of the building based on the expected cost, and he could not revise it. Had he obtained a policy of **Cost Insurance** he might have found that his building would cost him \$1,000,000 or even \$1,100,000, but he could have decided before embarking on the enterprise whether the income would warrant the expenditure.

The question that the owner has to answer, therefore, is—

Whether he will pay a price that he can afford and know that it is all he has to pay, or whether he will choose the uncertainty of irresponsible estimates with evidence on every hand of the almost invariable result of doubled, trebled and quadrupled total expenditure.

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ble barometer as to the general prosperity of the business. A general review of these totals for a succession of years shows a rather phenomenal growth in the use of building stone, and also an increasing production of crushed stone, which has advanced from a small and unimportant industry to one now representing one-fifth of the entire stone output.

The total value of the stone reported in 1903 was \$67,600,468. The value in 1902 was \$64,559,099. This shows a gain in 1903 of \$3,401,369. The corresponding gain in 1902 over 1901, when the figures were \$55,615,926, was \$8,943,173, a larger increase in 1902 than in 1903.

Lumber.

CONDITIONS prevailing in the lumber trade of Greater New York were all on the side of the merchant rather than the builder during 1904, though the latter had the consolation of a steady and very uniform market, even if prices were maintained at a level very high. Builders are learning to regard lumber values with some complacency, making fewer remonstrances than when the figures were smaller, but constantly expanding.

The Lumber Trade Journal reviews the year to this effect:

"The general expression of views in both wholesale and retail circles during the balancing-up process of the year's business has been to the effect that 1904 has been a very fair year and a majority of the concerns in both branches of the trade have made money; particularly is this so of the yard dealers in the outlying sections of the district and with those who cater to the suburban trade. We have had so much to say in recent issues about the business possibilities for next year as to make a reiteration almost superfluous, and suffice it to say that the trade of the Metropolitan District never entered upon so promising a year as they do at this, the opening of 1905, and unless all signs fall or some unforeseen circumstances arise, the Metropolitan District will be the producer of a large amount of good business to the wholesale and manufacturing trade during the coming year."

Hopes in the lumber trade for 1905 center in the Bronx, which is expected to be an immense producer of business, as the class of structures erected there is mostly of lumber and brick, and therefore is of more use to lumber merchants than the steel skyscrapers of the business section of the city.

Paints and Oils.

TRADE was steady and evenly distributed in these lines throughout 1904. It was for the most part a year of good business, increasing toward the latter end. Dry white lead showed little disposition to fluctuate.

Zinc, as usual, was steady. The American product continued active, both in the domestic market and for export account, and the price fixed by the New Jersey Zinc Co. of 4%⁶⁴/₁₀₀ was maintained without change.

There has been considerable experimenting as to the actual value of zinc white as a pigment in competition with white lead, and the experiments have resulted in showing that zinc white can be used satisfactorily in competition with white lead. The production of zinc white has increased steadily for the last ten years, and during 1903 it amounted to 62,962 short tons, valued at \$4,801,718, as compared with 52,730 short tons, valued at \$4,023,299, in 1902, an increase of 10,232 short tons in quantity and of \$778,419 in value.

Dry colors moved in a quiet but steady way during the year. There were no disturbances in the market for raw materials, sufficient to affect the range of values, which for mineral earth and chemical colors remained within the extremes quoted as to quality and quantity.

Varnish gums also moved with considerable freedom, not, perhaps, in such heavy lots as in some former years, but in the aggregate business was entirely satisfactory.

The total production in 1903 of the natural mineral paints, consisting of metallic paint (including mortar colors), ochre, umber, sienna, Venetian red, zinc white, slate, graphite and carbonaceous shales and schists, amounted to 126,649 short tons, valued at \$5,437,275. As compared with the production of 125,694 short tons, valued at \$4,960,831, in 1902, this is an increase of 955 short tons in quantity and of \$476,444 in value. This increase in value is due to the increase in the production of the higher priced pigments.

The total amount of lead pigments consumed in the United States in 1903 was equal to 142,689 short tons, valued at \$15,814,907, as against 124,725 short tons, valued at \$12,767,456, in 1902.

Lime.

REPORTS were received during the year of sharp rate-cutting in this line of business. At one stage the price dropped to 62 and 67 cents, except with a few concerns who have been content with less business rather than sell their high-grade material for less than the market price. Under the circumstances builders have had nothing to complain of in regard to the cost of this product, the mean level of quotations being lower than in the previous year, which on the whole was better for the manufacturer than 1904.

There was an increase in production over 1903, but the exact totals have not yet come to hand.

Limestone, not including furnace flux, increased more in value of production in 1903 than any other kind of stone, the figures for 1903 being \$26,642,551 and for 1902 \$24,059,751, a gain of \$1,682,800 for 1903.

The limestone quarried in Connecticut is mostly burned into lime, the value of which decreased from \$205,371 in 1902 to \$154,536 in 1903, a loss of \$50,835. The lime output was materially affected by the builders' strikes in and near New York City, which is the principal market for this lime.

Limestone valued at \$2,543,756 was quarried in New York in 1903. The value for 1902 was \$2,419,121, a slight increase in 1903. Limestone quarried for the manufacture of Portland cement is not included in the table. The value of this stone amounted to more than \$100,000 in 1903.

Plaster.

THE forms in which gypsum reaches the market are known as wall plaster, plaster of Paris, land plaster and crude gypsum, the first of which is the most important. Much of the gypsum sold as plaster of Paris is subsequently manufactured into wall plaster. The total production of wall plaster in the United States for 1903 was 478,347 tons, valued at \$2,472,103. Its average price per ton was \$5.17 throughout the country. Of plaster of Paris 264,196 tons were manufactured in 1903, valued at \$1,078,287, with an average price of \$4.08.

These are larger figures than were produced in 1902, when the total production of wall plaster was 350,685 tons, valued at \$1,326,262, with an average price per ton of \$3.78. For plaster of Paris the figures for 1902 read 188,702 tons, valued at \$562,928, with an average price per ton of \$2.98. The records for 1904 have not as yet been compiled. The increased use of wall plasters in modern building during recent years has had as one effect a considerable advance in the gypsum industry.

A large amount of the raw material (gypsum) is imported from Nova Scotia and New Brunswick at the port of New York. This is nearly all calcined and is converted into land plaster. The following table shows the importations at New York during recent years:

Year.	Quantity (tons).	Value.
1900	121,728	\$150,074
1901	117,989	138,565
1902	157,639	167,444
1903	160,232	184,935

The total importation of gypsum into the United States for 1903 was 144,434 tons, valued at \$468,597. In 1902, 52,533 tons, valued at \$360,700. In 1901, 68,603 tons, valued at \$326,670.

The year just ended was one of great activity in the local trade, but otherwise uneventful. All kinds of buildings need plaster, and the plaster trade is good when building is in the same mood. It pursues the even tenor of its way unruffled by contentions, uniformity of conditions tending to make uniformity of costs. Formerly the trade had great difficulty at times in obtaining its raw material promptly, due to the scarcity of vessels. Oftentimes the taking away of vessels for ice transportation left gypsum importers in serious difficulties. Dependent largely upon promiscuous charters, they got all sorts of shipments, irregular rates and worrying uncertainty in the matter of voyage. It was difficult to calculate on the arrival of supplies, and consequently the element of increased costs was added to that of uncertainty.

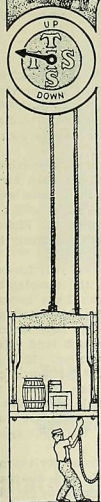
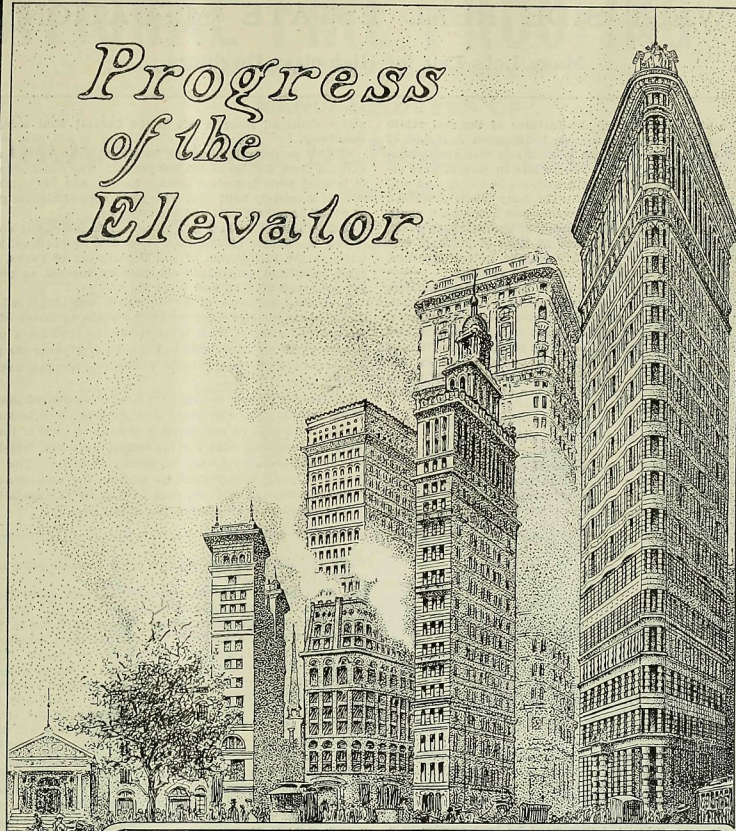
But now the manufacturers supplying the market have their own special vessels, upon whose movements and abilities they can count with certainty. Competition in the trade has been reduced to a courteous business basis, and prices have been generally uniform during the year.

EXPORTS OF MATERIALS.

The following table shows the value of articles exported in the years named:

	1895.	1898.	1902.	1903.
Bricks (Building) . . .	\$39,134	\$30,014	\$51,350	\$26,310
Bricks (Fire)	88,639	127,260	449,161	403,598
Cement	—	86,208	561,526	419,361
Doors, Sash & Blinds . .	275,876	317,515	920,688	1,727,387
Boards	—	—	—	—
Planks	8,860,235	12,080,313	16,978,322	20,965,328
Timber (Sawed)	2,971,785	3,438,578	5,225,030	7,462,111
Shingles	39,046	101,040	80,729	86,245
Lime	—	42,208	45,674	32,694
Iron and Steel (Soft) . . .	—	1,183,482	3,202,029	1,963,797
Wire	1,277,479	2,503,306	5,278,454	5,172,140
Hardware (Builders) . . .	2,483,696	3,397,796	5,838,156	7,401,394
Electrical Machinery . . .	—	2,052,564	5,370,740	5,779,459
Bar Iron	143,221	163,261	778,798	721,284
Cut Nails	283,648	612,234	1,338,538	847,067
Wire Nails	—	458,787	947,242	1,245,946
Tin & Turned Plates	—	952	90,792	66,010
Pipes and Fittings	—	1,092,016	5,153,080	5,431,459
Window Glass	11,140	23,480	51,353	59,519
Marble and Stone	83,359	95,953	172,273	194,879
Roofing Slate	38,806	1,370,075	945,352	628,612
Paints	729,706	1,079,518	2,096,379	2,350,337
Plaster	—	50,632	63,713	50,427
Lined Oil	37,363	28,439	63,617	98,116
Turpentine	3,998,277	5,380,806	7,431,248	8,014,322
Total	\$21,415,440	\$36,806,502	\$62,325,814	\$70,709,142

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SEVENTEEN BATTERY PLACE

WEST SIDE REAL ESTATE SITUATION

Many Lots Left for High-class Dwellings

During the past week one of the features of the real estate market has been the sale and re-sale by Slawson & Hobbs of the Clark estate property, bounded by 85th and 86th sts, Columbus av and Central Park West. Twelve lots on 85th st were re-sold to James Carlew, who builds a high-grade house, and will immediately improve the property with 5-sty 20-ft. American basement houses. Sixteen of the twenty-two lots on the south side of 86th st, commencing 150 ft. west of Central Park West, have been bought by W. H. Hall and W. W. & T. M. Hall, who have for the past five or six years, except in one instance, operated exclusively in the 5th av residential section.

About two years ago the Clark estate sold to these builders four lots on 73d st, 100 ft. west of Central Park West, upon which they erected five high-class, elevator private residences. These houses were all sold within a period of a few months, and in every case for cash, the buyers being people of wealth and high social standing. The two lots bought in the rear on 74th st are now being improved with 25-ft. residences, one of which has been sold from the plan to a member of one of the best-known banking houses in the city.

The opinion generally prevailing among those not in close touch with the private-house situation on the West Side is that there are a number of vacant lots still available for improvement. Analysis of the real condition discloses the situation that there are a limited number left. Seven lots on the south side of 77th st, a plot of five lots on the north side of 81st st, joining the Colonial Bank building, and three other lots on 81st st, com-

prises about all there is left in the Central West Side, east of Broadway.

All this property is in strong hands, and can be sold at prices varying from \$40,000 to \$65,000 per lot. The south side of 85th st is filled with first-class private houses, and the north side of 86th st is entirely built with wide residences of highest grade, all of which have been sold and are occupied.

One important feature of this street is the recent enactment of the Legislature placing 86th st—which, by the way, is 100 ft. wide—in the jurisdiction of the Department of Parks, and the same rules and safeguards are thereby secured as prevail on 5th av, above 50th st, and West 72d st.

A striking evidence of public spirit was displayed by the Clark estate in restricting the entire block, exclusive of Columbus av and Central Park West fronts, so that for a period of twenty years no other buildings can be erected on the property other than high-class private residences for the use of one family only.

The lots for private houses have become so limited that houses of old type in choice locations must be torn down to make way for the more modern residences, especially in view of the desirability of the West Side for residential purposes, which is enhanced by the convenience of transit facilities. The elevated road and many trolley lines, as well as the underground road with its numerous stations, making it more accessible than the most favored part of other parts of the city.



Law Department

In consequence of the high degree of usefulness of our Law Department to our readers, we have decided to extend its scope.

Experience with our subscribers has demonstrated that litigation is frequently to be averted by sound, unbiased legal advice. Often "questions" sent to our Law Department are, in the nature of cases, submitted to counsel by both parties to a controversy, for adjudication instead of to the courts. The unbiased position, which the Record and Guide occupies, is possibly the prime source of the confidence which this action evinces. Doctors, we know, are coming to admit that prevention rather than cure is the real purpose of their art. Similarly with lawyers, much is to be gained if litigation can be prevented; for after all, the purpose of litigation is only to arrive at a settlement.

Associated now with our Law Editor are several eminent counsel and with this increase of staff, it will be possible to answer our correspondents much more promptly than heretofore, for the reader must keep in mind the fact that an apparently very simple question is not always to be answered "off hand," but entails considerable study and reference. Moreover, the layman does not always state his questions very clearly for the legal mind. It is often very evident by the context of his correspondence that he has omitted to state essential circumstances or details because they did not seem to him to have any bearing on the case. There is, of course, nothing for our Law Department to do in the face of an omission of this kind but to "speak to the brief." The statement submitted must perforce be taken just as it is and answered in relation to the exact words used. In this way, no doubt, some of our correspondents are, in a measure, led astray; that is, they get from our Law Department the law so far as their question calls for it, possibly not the law as they would get it were they to be questioned by counsel before an answer was made in our columns.

We purpose hereafter to remove this defect. If a correspondent wishes us to specially investigate his query; that is, write to him for any additional information that may seem to be necessary, we will do so and in that way, insure to him a definite reply exactly suited to his case. To cover the expense of this special investigation, we will charge the nominal fee of \$2.00. If our correspondents would like us to carry the investigation further than can be done by correspondence, we stand

ready to help them even further for a nominal price to be arranged by agreement.

It must be distinctly understood that these small fees in no way change the nature of our Law Department. We will continue to answer questions as we have been doing in the past for our subscribers without any cost to them whatsoever, so long as the query is confined to the letter we receive. The reply will be printed in the paper, as usual. If our correspondents, however, desire us to specially look into any case by correspondence, we will charge \$2.00 for the service—practically the cost of paper and ink and typewriting. Finally, if our subscribers wish us to carry their cases further for them, we will do so, for a fee which must, from the very nature of the circumstances, be fixed by agreement.

Correspondents must please, in all cases, sign their letters with full name and address, and state whether they are regular subscribers of the paper. They must please write on one side only of each sheet of paper. If they desire "special investigation" at a cost of \$2.00, they must please state so clearly. Any infraction of these rules will lead to a neglect of their correspondence.

The Mortgage Outlook for 1905.

The mortgage transactions in New York and Brooklyn for the past year have exceeded in volume those of any previous year. In round figures the mortgage loans aggregate \$450,000,000 for 1904 as against \$350,000,000 each for the two preceding years and an average of about \$200,000,000 per annum eight or ten years ago.

Interest rates at the beginning of 1904 were approximately on a level with those in 1903, being $\frac{1}{2}\%$ higher than for 1900 to 1902. During the first six months of 1904 these rates were maintained, but during the last six months there has been a gradual lowering of rates, beginning naturally with the higher grade properties. The savings banks which have previously held to a $4\frac{1}{2}\%$ minimum rate have broken the rate to 4%.

There has been no difficulty during the past year for borrowers to obtain all legitimate accommodations, the complaint of lack of money coming either from those who have impracticable plans for new buildings or from those who desire to borrow the entire value of the property. Careful lenders have discriminated somewhat, however, against sections in which land values have advanced rapidly, fearing the natural reaction. It is much to be doubted whether any legitimate demand for mortgage money has ever gone unsatisfied in New York, the difficulty with the great lending institutions, such as the title companies and the mortgage companies, being to secure a sufficient volume of thoroughly safe, well-margined loans on the right type of improvements and in good locations.

A feature of great interest in the business for the past year is the growth in importance of the title and mortgage companies, which, together, handled in the aggregate for 1904 about \$150,000,000 of mortgages. In the same way that the title companies by furnishing a guarantee of title at less cost than was

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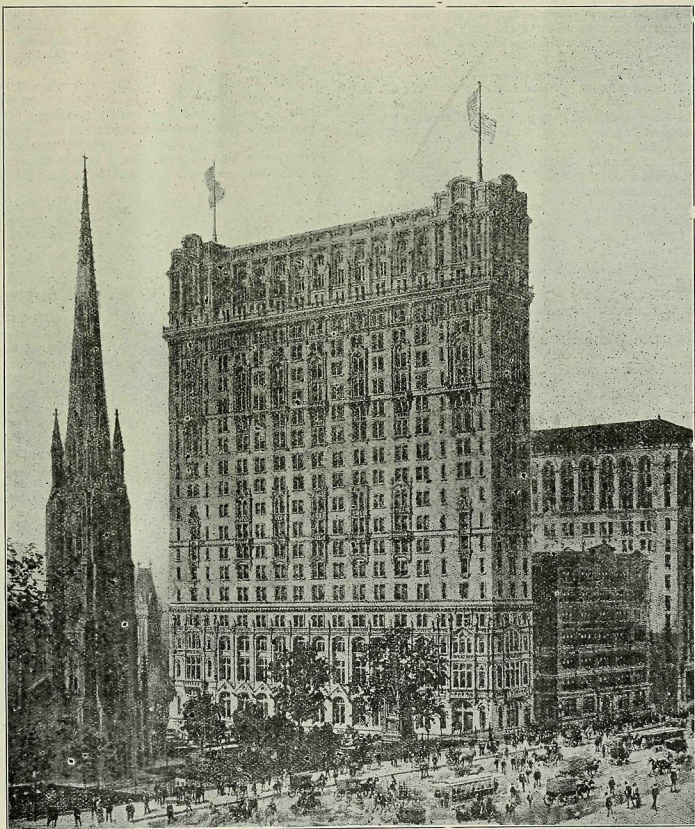
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formerly charged by lawyers for an opinion of title only have absorbed the title business of New York, the mortgage companies with their large supply of desirable loans and absolute guarantee of principal and interest, are more and more absorbing the mortgage business of New York. The mortgage business of Europe has been done for the past century almost exclusively by the great mortgage banks and similarly the mortgage business in New York will ultimately pass into the hands of the great mortgage companies.

The outlook at present is for a large volume of business in 1905 at about the current rates, the chief factor which would interfere with this being possible strikes and labor difficulties, which would check building operations and hence the demand for mortgage money.

RICHARD M. HURD,
President Lawyers' Mortgage Co.

Meeting of the West End Association.

The West End Association held its first meeting of the year on January 9th, the president presiding. Committees for the year were announced as follows:

Committee on Local Improvements.—James Van Dyck, Chairman; Lucius M. Stanton, William R. Ware, George A. Bowman, Josiah C. Fumpelly, Henry B. Wilson, Calvin Tomkins, James G. Wentz, and John Laimbeer, Jr.

Sanitary Affairs and Nuisances.—Judson Lawson, Chairman; Scott Foster, J. M. Smith, A. L. Root, M. D., and Charles S. Benedict, M. D.

Membership.—George Clinton Batcheller, Chairman; Alexander Walker, Edward Payson Cone, J. L. Brower, John F. Doyle, Warren C. Crane, and Duane S. Everson.

Grievances.—J. L. Brower, Chairman; W. Wallace Brower, John F. Doyle, Spencer Aldrich, Charles O. Maas, Alfred L. Manierre, and Charles H. Studin.

Finance.—George Clinton Batcheller, Chairman; Judson Lawson, Wm. H. Chapman, Philip Rosenheim, and John H. Judge.

Legislation, Law and Schools.—John C. Coleman, Chairman; James A. Deering, Wm. H. B. Totten, Francis B. Swayne, J. L. Brower, C. De Witt Rogers, David M. Holmes, John J. Schwartz, and W. Johnson Quinn.

Taxation.—De Borden Wilmot, Chairman; Cassius M. Wicker, Charles E. Sprague, Theodore P. Gilman, and Cyrus Clark Marble.

Railroads.—Waldron Williams, Chairman; Cassius M. Wicker, De Borden Wilmot, A. Walker Otis, Julius H. Seymour, Henry B. Wilson, Cord Meyer, Edward K. Beddall, and Parker D. Handy.

House.—Frank R. Houghton, Chairman; Lucius M. Stanton, Walter Stabler, John Elderkin, and William P. Glenney.

An important point was that the committee on legislation was directed to specially investigate and report on any bills relative to the city anticipating in matters of taxation.

The next meeting of the association will be held on Monday, February 6th, 1905.

New Realty Corporation.

The City Investing Co. has been incorporated with a capital of \$3,000,000 for the purpose of dealing in real estate in the city of New York. Albert Flake and Robert E. Dowling will give their entire attention to the actual management of the company. The new corporation purchases the following properties with an equity of \$593,375: East side of Broadway, 72d to 73d st; Colonial Club, southwest corner Broadway and 72d st; 1733 to 1737 Broadway and 235 West 55th st; one-half interest in 68 William st; Sherman Square Hotel. George C. Clark, Robert E. Dowling, Albert Flake, Robert Goelt, Theodore A. Havemeyer, Charles F. Hoffman, Bradish Johnson, B. Aymar Sands, William Rhinelander Stewart, Henry S. Thompson, Frank Tilford and Henry R. Wilson will be the directors. Messrs. Flake and Dowling will shortly retire as vice-presidents and directors of the United States Realty & Improvement Co. The officers of the new company are: President, Robert E. Dowling; vice-president, Albert Flake; secretary and treasurer, M. B. Mead; chairman of Board of Directors, Bradish Johnson.

Attention.—Investors.

Jerome avenue, long neglected by speculators, is now enjoying a small boom. Men like Charles T. Barney, president of the Knickerbocker Trust Co.; William H. Chesebrough, president of the Century Realty Co.; John B. McDonald, builder of the Subway, and other shrewd real estate men, are buying largely on Jerome avenue and to the east and west of it.

Jerome avenue is asphalted from Fordham road south to the Central bridge, and the Jerome avenue trolleys now run, after a three years' fight for them at the City Hall, across Central bridge to the 155th street "L" station.

So that it is now possible to get from Rector street via Ninth avenue express to the Jerome avenue trolleys in 33 minutes.

Besides, the elevated railroad is to be extended from 155th street up to and along the line of Jerome avenue.

Lots can now be bought for \$3,000 that will be worth \$6,000 to \$8,000 within a year, and snug profits can be made by invest-

ors with from \$5,000 to \$20,000 and upwards. I am forming a syndicate to raise \$75,000 to \$100,000 to purchase one of the finest estates on Jerome avenue and adjacent thereto. It can be secured for about \$1,900 per lot, for one single lot of which I am now offered \$7,500. The estimated profit in one year or less is about \$250,000, an average of about \$1,000 per lot, which is most conservative. Investors with from \$2,000 to \$20,000 preferred—money to be made payable to a trust company and deposited with this company for two weeks to allow for final subscriptions. Money returned intact if property is not purchased. Quick action imperative. Address immediately, Louis Rodney Berg, 35 Nassau street.—Advt.

Convention of Builders.

The annual convention of the New York State Association of Builders will convene in this city at Elks' Hall, Pabst Grand Circle, 59th st and 8th av, on Wednesday, Jan. 18, 1905, at 10 o'clock a. m. After the organization of the convention, an adjournment will be taken at 12:30 o'clock, and the convention will reconvene at 2 o'clock p. m.

Anyone identified with the building industry will be made welcome and is particularly invited to attend these meetings and thereby familiarize himself with the advantages to be secured through the efforts of this association, particularly along the legislative work.

In the evening, at 6:30 p. m., the delegates will be tendered a complimentary dinner jointly by the Mason Builders' Association and the Mechanics' and Trades Exchange of this city, at Pabst Grand Circle Hotel, 59th st and 8th av, to which a limited number of tickets of admission can be purchased from Mr. Forbes, the steward of the Building Trades Employers' Association, admitting a member of any trade or such guests as he may choose to invite.

Charles A. Cowen is the president of the State Association. The committee of arrangements consists of Stephen M. Wright, Lewis Harding, Ronald Taylor, Harry Stephenson, Edwin Outwater, A. E. Pelham and Augustus Meyers.

Library Stack-Work Contract.

SUBJECT REFERRED TO CORPORATION COUNSEL.

Yesterday, at the meeting of the Board of Estimate and Apportionment, the following resolution relating to the contract for the stack-work in the Public Library, was adopted:

RESOLVED, That the papers be transmitted to the Corporation Counsel, with the request that he advise us whether or not the Board has any legal power to reconsider the award on any ground of misrepresentation or of misapprehension of the facts, or of any illegality in the specifications as to patented articles or otherwise, or of any allegations that the Snead Company sent warning letters against infringements of patents to others bidders, in view of the fact that the contract has been executed and sureties approved, and that the transaction has been completed, except the certificate of the Comptroller as to the appropriation.

On Jan. 7th, Secretary Stevenson of the Board, notified the Hecla Iron Works that the Board would, at its meeting yesterday, consider the question whether or not it shall reconsider the award. This is remarkable because the Board having once disposed of a subject seldom reopens the matter or takes preliminary steps toward ultimately rescinding a decision.

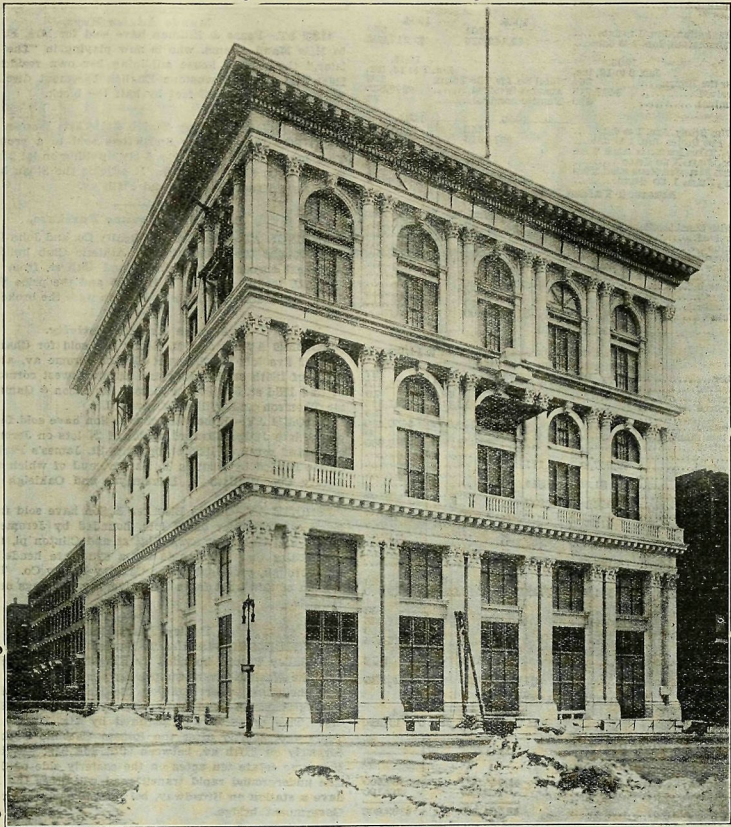
Public opinion, however, and the just claims of Mr. Poulson of the Hecla Co. have had their desired effects, and the subject of the award now stands in a fair way of being finally disposed of with justice.

Convention of Architects.

The American Institute of Architects held its 38th annual convention in Washington, D. C., on Tuesday, Wednesday and Thursday of this week, being an adjourned meeting from Dec. 15, 1904. The headquarters of the convention was the Arlington Hotel at H st and Vermont av. The committee of arrangement, having full charge of the proceedings, consisted of Glenn Brown, Frank Miles Day, W. A. Boring, Leon E. Dessez and Robert Stead. On Tuesday the Board of Directors met, while on both of the subsequent days there were three sessions, morning, afternoon and evening. Luncheon was served on both these days in the hall. The annual dinner was given on Wednesday evening at 8 o'clock, in the Arlington. The reports for the past year of all the various committees were read, and committees appointed for this year. Among the papers read were: "Relation of the Architect with the Government," by George B. Post; "Selection of an Architect for Government Work by Competition," by James P. Jamieson and Irving K. Pond; "Selection of an Architect for Government Work Without Competition," to be discussed by C. F. McKim, Thomas Hastings and Joseph C. Hornblower; "Relations of Architects with Municipal School Work," by Messrs. R. Clipston Sturgis, William B. Ittner and William B. Mundie; "Financing Building Operations," by W. H. Russell; "Office Organization," by Grosvenor Atterbury; "Relations of Specialists to Architects," to be discussed by C. T. Purdy and Edgar V. Seeler.

The Tiffany Building.

The Building for Tiffany & Company, now being erected at the South East Corner of Thirty-seventh Street and Fifth Avenue, when finished, will be the finest mercantile building in the World. It is a magnificent specimen of the genius of the Architects, Messrs. McKim, Mead & White, and the skill of the builder, Charles T. Wills. Not only is it a palace of industry in itself, but by reason of its beauty and admirable location at the summit of Murray Hill, it is a monument attractive and pleasing to every resident of and visitor to the City.



McKIM, MEAD & WHITE, Architects.

TIFFANY BUILDING

CHARLES T. WILLS, Builder.

In the immediate neighborhood Mr. Wills is erecting other structures of like character, all of which illustrate the grandeur of modern improvement. The Knickerbocker Trust Company's Building at 34th Street and Fifth Avenue, lately finished and occupied, demonstrates the value of so beautiful a structure, by reason of the increase of business since its occupancy, a little over a year ago. The Gorham Manufacturing Company have intrusted him with the erection of their vast building at 36th Street and Fifth Avenue, so admirably adapted to the use of their great business. Capt. J. R. DeLamar's house and Mrs. H. L. Satterlee's residence are among the finest types of dwellings in the City, while the Library Building for J. Pierpont Morgan, Esq., in design and construction, marks an era in the Renaissance of classic work. It has seldom, if ever, been the privilege of any one to do so much work, typical of the highest order.

IN THE REAL ESTATE FIELD

Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1904 and 1905:

MANHATTAN AND THE BRONX.

CONVEYANCES.		1904.	
1905.		Jan. 7 to 14, inc.	
Jan. 6 to 12, inc.		Jan. 7 to 14, inc.	
Total No. for Manhattan.....	391	Total No. for Manhattan.....	275
Amount involved.....	\$1,096,575	Amount involved.....	\$1,161,408
Number nominal.....	363	Number nominal.....	227

1905.		1904.	
Jan. 6 to 12, inc.		Jan. 7 to 14, inc.	
Total No. Manhattan, Jan. 1 to date.....	701	Total No. Manhattan, Jan. 1 to date.....	559
Total Amt. Manhattan, Jan. 1 to date.....	\$2,142,925	Total Amt. Manhattan, Jan. 1 to date.....	\$2,217,895

1905.		1904.	
Jan. 6 to 12, inc.		Jan. 7 to 14, inc.	
Total No. for The Bronx.....	374	Total No. for The Bronx.....	129
Amount involved.....	\$447,615	Amount involved.....	\$268,550
Number nominal.....	320	Number nominal.....	96

1905.		1904.	
Jan. 6 to 12, inc.		Jan. 7 to 14, inc.	
Total No. The Bronx, Jan. 1 to date.....	549	Total No. The Bronx, Jan. 1 to date.....	219
Total Amt. The Bronx, Jan. 1 to date.....	\$674,315	Total Amt. The Bronx, Jan. 1 to date.....	\$379,150
Total No. Manhattan and The Bronx, Jan. 1 to date.....	1,247	Total No. Manhattan and The Bronx, Jan. 1 to date.....	778
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$2,816,940	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$2,797,045

Assessed Value, Manhattan.

1905.		1903.	
Jan. 6 to 12, inc.		Dec. 31-Jan. 6, inc.	
Total No., with Consideration.....	28	Total No., with Consideration.....	28
Amount Involved.....	\$1,096,575	Amount Involved.....	\$1,096,575
Assessed Value.....	\$764,100	Assessed Value.....	\$764,100
Total No., Nominal.....	303	Total No., Nominal.....	303
Assessed Value.....	\$10,435,300	Assessed Value.....	\$10,435,300
Total No., with Consid., from Jan. 1st to date.....	48	Total No., with Consid., from Jan. 1st to date.....	48
Amount Involved.....	\$2,142,625	Amount Involved.....	\$2,142,625
Assessed Value.....	\$796,900	Assessed Value.....	\$796,900
Total No., Nominal.....	653	Total No., Nominal.....	653
Assessed Value.....	\$19,809,400	Assessed Value.....	\$19,809,400

MORTGAGES.

1905.		1904.	
Jan. 6 to 12, inc.		Jan. 7 to 14, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	364	Total number.....	87
Amount involved.....	\$5,372,450	Amount involved.....	\$4,742,068
Number over 5%.....	122	Number over 5%.....	19
Number at 5%.....	\$1,099,418	Number at 5%.....	\$131,325
Amount involved.....	\$1,209,650	Amount involved.....	\$659,450
Number at less than 5%.....	78	Number at less than 5%.....	9
Amount involved.....	\$2,493,000	Amount involved.....	\$83,600
No. at 4 1/2%.....	202	No. at 4 1/2%.....	112
Amount involved.....	\$2,067,249	Amount involved.....	\$1,171,881
No. at 3 1/2%.....	1	No. at 3 1/2%.....	3
Amount involved.....	\$1,500	Amount involved.....	\$12,500
No. at 5%.....	115	No. at 5%.....	170
Amount involved.....	\$1,974,900	Amount involved.....	\$957,635
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$15,500	Amount involved.....
No. at 4 1/4%.....	37	No. at 4 1/4%.....
Amount involved.....	\$1,127,850	Amount involved.....	\$53,400
No. at 4%.....	8	No. at 4%.....	5
Amount involved.....	\$185,500	Amount involved.....	\$72,600
No. above to Bank, Trust and Insurance Companies.....	64	No. above to Bank, Trust and Insurance Companies.....	19
Amount involved.....	\$1,304,800	Amount involved.....	\$742,900
			\$2,186,655
			1904.
			508
Total Amt., Manhattan, Jan. 1 to date.....	\$10,476,133	Total Amt., Manhattan, Jan. 1 to date.....	\$8,617,035
Total No., The Bronx, Jan. 1 to date.....	440	Total No., The Bronx, Jan. 1 to date.....	139
Total Amt., The Bronx, Jan. 1 to date.....	\$1,415,909	Total Amt., The Bronx, Jan. 1 to date.....	\$1,155,295
Total No., Manhattan and The Bronx, Jan. 1 to date.....	1,077	Total No., Manhattan and The Bronx, Jan. 1 to date.....	653
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$13,622,042	Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$9,772,330

PROJECTED BUILDINGS.

1905.		1904.	
Jan. 7 to 13, inc.		Jan. 9 to 15, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	46	Manhattan.....	37
The Bronx.....	51	The Bronx.....	36
Grand total.....	97	Grand total.....	43
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$1,944,000	Manhattan.....	\$380,500
The Bronx.....	769,850	The Bronx.....	309,100
Grand Total.....	\$2,704,850	Grand Total.....	\$689,600
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$88,900	Manhattan.....	\$48,875
The Bronx.....	13,900	The Bronx.....	8,300
Grand total.....	\$102,500	Grand total.....	\$57,175
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	58	Manhattan, Jan. 1 to date.....	15
The Bronx, Jan. 1 to date.....	61	The Bronx, Jan. 1 to date.....	36
Manhtn-Bronx, Jan. 1 to date.....	119	Manhtn-Bronx, Jan. 1 to date.....	51
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$2,415,100	Manhattan, Jan. 1 to date.....	\$750,500
The Bronx, Jan. 1 to date.....	985,500	The Bronx, Jan. 1 to date.....	309,100
Manhtn-Bronx, Jan. 1 to date.....	\$3,400,600	Manhtn-Bronx, Jan. 1 to date.....	\$1,059,600
Total Amt. Alterations:		Total Amt. Alterations:	
Manhtn-Bronx, Jan. 1 to date.....	\$478,100	Manhtn-Bronx, Jan. 1 to date.....	\$358,125

the lots in the Clark block. In addition to this it is interesting to note that 111 of the 160 transactions were in improved property, whereas the dealings for weeks past were mainly in lots. In the Bronx there were 49 transactions reported, the majority of which are lot deals.

PRIVATE SALES MARKET

Mauda Adams Buys.

41ST ST.—Pease & Elliman have sold for Mrs. E. A. Streeter to Miss Maud Adams, who is now playing in "The Little Minister," the private house adjoining her own residence, No. 24 East 41st st, a brownstone English basement dwelling, giving Miss Adams a plot 25 feet by half the block.

James Henry Smith Sells His House.

52D ST.—James Henry Smith has sold to a prominent New York banker 6 West 52d st, a 4-sty dwelling on lot 25x100. Price is said to be about \$200,000. It adjoins the Sloan house at the southwest corner of 52d st and Fifth av.

A Madison Avenue Purchase.

MADISON AV.—The Century Realty Co. and John D. Crimmins have bought the Knickerbocker Athletic Club building, at the southeast corner of Madison av and 45th st, from Adrian and C. O. D. Iselin. The lot is 125x125 and the price \$500,000. F. de R. Wissmann and Louis B. Preston were the brokers.

Jerome Avenue Activity.

JEROME AV.—James M. Libby has sold for Charles Boyle a plot of five lots on the west side of Jerome av, about 45 feet south of 184th st, 100x100; and the northwest corner of Jerome av and 183d st, 50x100, for Messrs. Robinson & Gammie to Walter Thomson and William Crawford.

JEROME AV.—James Bleeker & Son have sold for the estate of the late Judge Barnard a plot of 27 lots on Jerome av lying north and south of 192d st, opposite St. James's Park, to a syndicate headed by Charles T. Barney, and of which the Century Realty Co., William F. Havemeyer and Oakleigh Thorne are members.

JEROME AV.—James Bleeker & Son have sold for the Partidge estate a plot of 47 lots, bounded by Jerome, Davidson, Grand and Aqueduct avs, 181st st and Clinton pl, to the Chelsea Realty Co., which acts for a syndicate headed by W. H. Chesebrough, president of the Century Realty Co. The westerly portion of this tract faces the university buildings on University Heights.

Bailey Tract Resold.

KINGSBRIDGE.—Charles T. Barney has sold his holdings in the "Bailey Tract," bounded by Kingsbridge road, Sedgwick av and the Harlem river, comprising about 45 acres, or 600 city lots, including water front on the Harlem river of 2,000 feet. The purchaser is a syndicate organized by Richard M. Montgomery. This property was acquired by Mr. Barney about four years ago, shortly after the Roman Catholic Orphan Asylum, formerly on Fifth av, between 50th and 51st sts, bought from the same estate ten acres on the easterly side of Sedgwick av. The underground rapid transit road will cross the Harlem and have a station on Broadway, between Kingsbridge road and the Government bridge.

More of the Paran Stevens Plot Sold.

5TH AV.—Oakley Thorne, president of the North American Trust Co., has bought the plot, 65x105, at the southeast corner of 5th av and 44th st, paying for it about \$850,000, all cash. The sellers are the Fifth Avenue and Forty-fourth Street Co., of which William H. Chesebrough is president, and the stock of which is owned equally by the Century Realty Co. and the United States Realty & Improvement Co. The plot is part of the old Paran Stevens property, bought several years ago by a syndicate organized by Richard M. Montgomery and sold by them six months ago to the two big companies. The easterly end of the original plot, 45x100.5, was recently sold for about \$210,000, and the companies have remaining a plot on 5th av, 31.10x105, adjoining the Temple Emanuel-El. It is said to be probable that the remaining piece will be disposed of within a few days.

DYCKMAN ST.—John M. Thompson & Co. have sold for Henry Corn to Paul Halpin the plot 50x100, with frame cottage, on the north side of Dyckman st, about 600 ft west of Prescott av. Mr. Corn acquired these lots in February of last year in part payment of the Electrical Exchange Building, which was sold to W. H. Oscanian by the same brokers.

Among the 160 transactions reported for Manhattan this week there are enough of more than ordinary interest to justify the prediction made several weeks ago that as the spring season approached there would be a very much better market. Among the interesting items are the sale of the Paran Stevens corner at Fifth av and 44th st; the reported sale of the New York Club at Fifth av and 35th st; the sale of 314 Fifth av; sale of James Henry Smith's house at 6 West 52d st, and the resale of most of

AGENTS

AUCTIONEERS

GEO. R. READ & CO.

Real Estate

Head Office

60 Liberty Street

Near Broadway

Branch

No. 1 Madison Avenue

BROKERS

APPRAISERS

SOUTH OF 59TH STREET.

47TH ST.—Francis G. Lloyd has sold No. 42 West 47th st, a 4-sty dwelling on lot 20x100.5.

48TH ST.—Herbert A. Sherman has sold for Robert E. Deyo, 106 West 48th st, a 4-sty brownstone house on lot 21x100.5.

49TH ST.—The Municipal Realty Corporation has sold through J. Edgar Learycraft & Co., 225 and 227 West 49th st, two 4-sty dwellings, on plot 43x100.5, to Roberta Frank, who owns adjoining property.

NORTH OF 59TH STREET.

75TH ST.—Stevenson Towle has sold 324 and 326 East 75th st, a plot 50x100rg.

82D ST.—Williams, Grodinsky & Haft have bought from Hannah Abraham 209 West 82d st, a 5-sty flat on lot 25x100.5.

83D ST.—R. Pehlmann has sold for a client 119 West 83d st, a 3-sty dwelling on lot 16.4x102.2.

More Resales in the Clark Block.

86TH ST.—Slawson & Hobbs have sold for Flake & Dowling, to W. W. & T. M. Hall, 16 lots on the south side of 86th st, 150 feet west of Central Park West. The buyers will erect a row of wide 5-sty American basement houses.

105TH ST.—Caldler & Levy, in conjunction with Braisted, Goodman & Hershfield, have sold for Mrs. Bellchambers 221 to 225 West 105th st, three 5-sty apartment houses.

115TH ST.—Nellie Meyer has sold 127 East 115th st, a 3-sty dwelling, on lot 18.9x100.11, to Lowenthal & Prager.

139TH ST.—Jacob Scheer has bought from Henry B. Davis, through D. H. Scully a plot of six lots on the south side of

139th st, between Lenox and Fifth avs.

128TH ST.—The Randolph Backer Co. sold to Nelberg Bros. 64 to 68 East 128th st, three 2-sty and frame dwellings, on plot 56.3x100.11.

WASHINGTON HEIGHTS.

156TH ST.—I. M. Bernstein purchased from Janpole & Werner through Bernard Smyth & Sons a plot 100x99.11 on the south side of 156th st, commencing 200 feet west of Amsterdam av. The purchaser owns adjoining property, giving him a plot 150x99.11.

173D ST.—Frederick Vonderlehr has sold to the Webster Realty Co. the plot, 75x100, on the north side of 173d st, 100 ft west of Audubon av.

177TH ST.—Janpole & Werner have sold the plot, 100x100, on the south side of 177th st, 100 feet west of St. Nicholas av.

AMSTERDAM AV.—The Broadway Reliance Realty Co. has sold to Harry Matz the plot 50x100, situated on the east side of Amsterdam av, commencing 122 feet south of West 167th st.

BROADWAY.—Monroe L. Simon has sold to Marcus Nathan a lot 25x125 on the west side of Broadway, south of Sherman av.

THE BRONX.

149TH ST.—Jacob Wolf has bought 448 and 450 East 149th st, two frame buildings, on plot 50x87, near Morris av.

JEROME AV.—William A. White & Sons have sold for the Ellimont Realty Co. a plot of 14 lots at the southeast corner of Jerome av and 176th st.

Private Sales Market Continued.**SOUTH OF 59TH ST.**

BEACH ST.—Miles & Helfer have sold for Thomas Lenane, the James Pyle estate and the Peter McArdle estate, respectively, 22 to 28 Beach st, old buildings on plot 108.5x100x irregular. The buyer, George C. De Lacy, will erect a business building.

CHRYSIE ST.—Weil & Mayer have sold 194 Chrysie st in an old building, on lot 25x100, to Elias A. Cohen, who owns adjoining property.

GREENWICH ST.—C. Dudley Allen has sold for the Pelton estate the old frame building on lot 26x63.4 at the southeast corner of Greenwich and Franklin sts, for \$55,000. The buyer is Charles J. Degenhardt, who is now the lessee of the opposite corner. He will erect a 5-sty building from plans by Joseph Wolf, and occupy the ground floor as a cafe and restaurant. The building now standing on this corner is said to be 150 years old, and has been owned by the Pelton family for more than a century. In it was born Daniel Pelton, known during his lifetime as "the poet of Staten Island," who died recently at an advanced age. One of his sisters still living at the age of ninety-six, was also born in the house, and is one of the pioneer settlers.

HOUSTON ST.—De Seiding Brothers and Horace S. Ely & Co. have sold 13 E. Houston st, a 4-sty building, on lot 25.5x 84.8.

JANE ST.—Lillian E. Vollbart has sold 39 Jane st, a 5-sty triple flat, on lot 26.6x 87.6, between Hudson st and 8th av.

MONROE ST.—Gordon, Levy & Co. sold to Meyer Kleinman and Solomon Marx 261 Monroe st, a 6-sty tenement, on lot 25x100.

THOMPSON ST.—Gordon, Levy & Co. have bought 139 Thompson st, a 5-sty tenement, on lot 24.8x100.

VESEY ST.—Lillian Vollbart has sold through Folsom Brothers 62 Vesey st, a 5-sty store and loft building, on lot 25x 100, between Church st and West Broadway. The seller acquired the parcel about five years ago from an estate which had held it for eighty years.

ST. MARK'S PL.—Katharine Feser has sold to Joseph Berkowitz for \$49,250 the 6-sty tenement, on lot 25x93.6, at 64 St. Mark's pl.

WILLIAM ST.—Amos F. Eno has sold to George R. Pond the building at the northeast corner of William and New Chambers sts, 41x27x19.6. William A. White & Sons, the brokers, have resold the property.

3D ST.—Gruenstein & Mayer have sold 218 East 3d st, a 6-sty tenement, on lot 25x100. Gruenstein & Mayer have also sold 167 Norfolk st.

9TH ST.—Schwartz & Steiner have sold to Haber, Dworkowitz & Haber, 729 and 731 East 9th st, a new 6-sty tenement, on plot 40x92.3.

12TH ST.—Charles I. Weinstein has sold the two new 6-sty tenements, 504 to 508 East 12th st, each on plot 37.6x103.3.

12TH ST.—G. Tuoti & Co., in conjunction with Capek & Co., have sold for Mrs. S. Spero the 5-sty front and 4-sty rear tenements 530 East 12th st, on lot 25x 103.3.

13TH ST.—Simon Clug, Morris Goldstein and Samson A. Schneider have bought the 6-sty tenement 241 East 13th st, 22.6x106.

14TH ST.—Mary F. Lawrie has sold to the Central National Realty and Construction Co., 7 West 14th st, a 4-sty building, on lot 25x103.3. Van Beuren leasehold. Brooklyn property was given in exchange.

16TH ST.—Peter P. Sherry sold 408 W. 16th st, for Mrs. M. J. Houghtaling a lot 25x108, with front and rear tenements to Daniel S. Dryer.

16TH ST.—The Minsker Realty Co. has bought the two 5-sty tenements, 610 and 612 East 16th st, on plot 50x103.3.

16TH ST.—John H. Berry has sold for Albert Friedlander 9 and 11 East 16th st, a 7-sty fireproof store and loft building, on plot 50x92, 191 feet east of 5th av.

17TH ST.—William Cruikshank's Sons sold for Mary E. Thorndike to a client of Stephen H. Tyng, Jr., 22 East 17th st, a 4-sty building on a lot 25x92.

22D ST.—J. Arthur Fischer has sold for Mary E. Doty to Henrietta Obst the 5-sty brownstone dwelling 321 West 22d st, size 21,100x98.9.

22D ST.—Peter P. Sherry sold for Mrs. C. Swinney 467 West 22d st, a 4-sty and basement brownstone dwelling on lot 20x 98, to Mrs. L. A. Simonson.

29TH ST.—Weil & Mayer have sold to B. & L. Weil 217 East 29th st, a 5-sty tenement, on lot 25x98.9.

35TH ST.—Julia C. Jones has sold 12 West 35th st, 15x67.6. The price is said to be \$50,000. Albert B. Ashforth & Co. are the brokers. The buyer is understood to be John Clafin.

41ST ST.—William Richtberg, has sold for Max Heller, 250 West 41st st, a 5-sty tenement on plot 25x98.9 to the Ludin Realty Co.

47TH ST.—Edward Baer has sold to Hyman Silverstein 547 West 47th st, a 5-sty flat, on lot 25x100.5.

47TH ST.—William H. Appleton and the Brokers Realty and Mortgage Co., have sold for a syndicate 542 West 47th st, a 6-sty flat on lot 25x100.5.

52D ST.—H. Friedenberg has bought the two 6-sty tenements 326 and 328 W. 52d st, on plot 60x100.5.

53D ST.—Frederick H. Gunning has sold for Martin H. Goodkind to Oscar Saenger 56 East 53d st, a 4-sty brownstone dwelling, 16x90x100.5, and for Mary Day, to Martin H. Goodkind, 111 East 54th st, a 4-sty dwelling on lot 16.11x50x100.5.

55TH ST.—Herbert A. Sherman has sold for Harry L. Toplit to Stuyvesant Wainwright 137 East 55th st, a 4-sty and basement dwelling, on lot 20x100.5.

55TH ST.—Douglas Robinson and Chas. S. Brown & Co. have sold for Alexander Maitland to T. J. McLaughlin 14 East 55th st, a 4-sty and basement brownstone front building on lot 22.6x100. This property has been held at \$80,000.

AVENUE D.—Samuel Klein has sold to Myer S. Perlstein, 98 and 100 Avenue D, a 6-sty tenement, on plot 48x85, for \$68,700.

LEXINGTON AV.—Harriet W. Macy has sold 423 Lexington av, a 3-sty and basement dwelling, on lot 19x90.

3D AV.—Jackson & Stern have sold the southeast corner of 3d av and 49th st, a 4-sty flat, on lot 25x100.

Adolph Lewisohn Buys Another Building on Fifth Avenue.

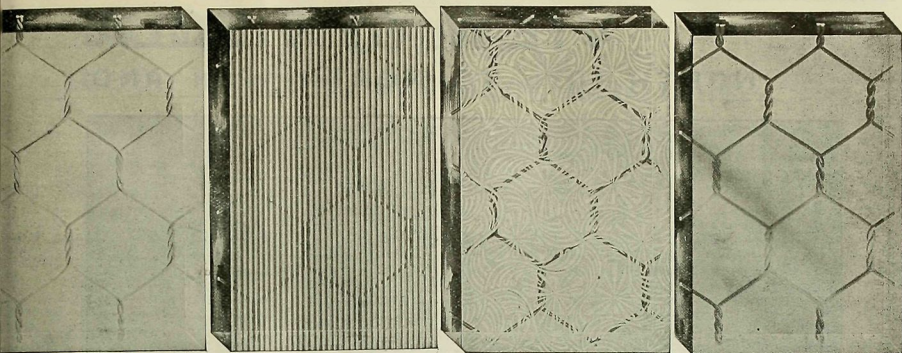
5TH AV.—Adolph Lewisohn, who recently bought the building at 538 and 540 5th av, has made another large investment in real estate by the purchase of 314 5th av, adjoining the southwest corner of 32d st. The seller is Frank B. Martin of Paris, who bought the lot about a year ago from Joseph Milbank and who has since leased it for a term of 21 years to the Ovington Brothers Co. The latter concern has erected on the site a new building, now very nearly completed. It is understood that Mr. Lewisohn pays about \$300,000 for the property. The ground rental paid by the Ovington Brothers Co. is \$12,000 a year for the first two years and \$15,000 a year for the rest of the 21-year term. L. Tanenbaum, Strauss & Co. were the brokers.

NORTH OF 59TH ST.

60TH ST.—Goldberg & Greenberg have bought 229 West 60th st, a 4-sty tenement, on lot 25x100.5.

69TH ST.—The Municipal Realty Corporation has bought 42 West 60th st, a 6-sty flat, on lot 25x75.

61ST ST.—A Mrs. Hilson has sold to



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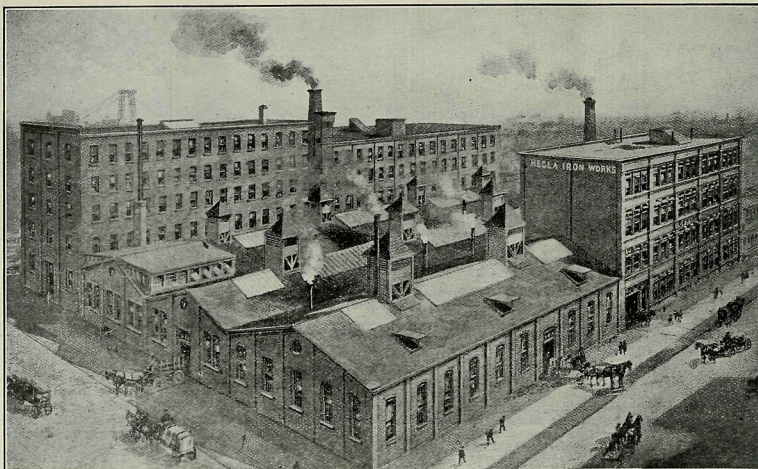
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Charles Faulkner 168 East 61st st, a 4-sty dwelling, on lot 20x100.5.

65TH ST.—Collins & Collins have sold for Mrs. Bertha Myers to Alfred Usselle 122 East 65th st, a 4-sty high-stoop brownstone front dwelling, on lot 20x100.5.

66TH ST.—James O'Brien has sold the two 5-sty apartment houses, on plot 70x100.5, on 66th st, adjoining the Marie Antoinette at the northwest corner of Broadway.

66TH ST.—Freundlich & Blumenkrohn have sold 463 West 66th st, a 5-sty flat, on a lot 25x100.

66TH ST.—Duff & Brown have sold for Richard Kelynack to a Mr. Rosenthal a 5-sty tenement 320 E. 66th st, 18.9x55x100.

67TH ST.—Douglas Robinson, Charles S. Brown & Co. have sold for Robert W. Lawrence the 3-sty dwelling, 42 East 67th st, on lot 20x100.5.

70TH ST.—Samuel Greenfeld has resold to Jacob Klingenstein 321 to 331 East 70th st, recently purchased from Jacob Goldstein.

70TH ST.—Samuel Greenfeld has bought from Abraham Goldstein 233 to 343 East 70th st, six 6-sty flats on plot 150x100.5.

71ST ST.—Gordon, Levy & Co. have sold 316 East 71st st, a 5-sty tenement on lot 25x100.5.

71ST ST.—L. J. Phillips & Co. and Douglas Robinson, Charles S. Brown & Co. have sold to a Mrs. Lawrence, 139 West 71st st, a 3-sty dwelling, on lot 20x102.2.

73D ST.—The McVicker Galliard Realty Co. sold for Mrs. Wise to an intending occupant 142 West 73d st, a 4-sty dining-room extension house, on a lot 20x100.

73D ST.—Henry Stein has sold to Lazarus Hannes 237 East 73d st, a 5-sty flat on lot 25x102.2.

74TH ST.—Gruenstein & Mayer have bought from Jacob Paskusz 409 East 74th st, a 5-sty tenement, on lot 28x79.6.

75TH ST.—H. Hornstein has sold for Joseph Horowitz to Morris Pick the 4-sty flat 431 East 75th st, on lot 25x102.2.

75TH ST.—Kassel Oshinsky has sold to the Goodspeed Realty Improvement Co. 242 East 75th st, a 5-sty flat, on lot 25x102.2.

83D ST.—Gordon, Levy & Co. have sold 523 East 83d st, a 5-sty tenement, on lot 25x102.2.

83D ST.—Moses Kinzler has resold to Adolph Miller and Lissberger & Jacobs 309 East 83d st, a 5-sty tenement, on lot 23x102.2.

83D ST.—Mrs. S. C. Morrill has sold 24 West 83d st, a 4-sty and basement brownstone dwelling, on lot 19x102.2.

84TH ST.—Schmeidler & Bachrach have sold the 5-sty flat 124 East 84th st, on lot 25.10x102.2.

85TH ST.—John J. Kavanagh has sold for Charles Gulden, 67 East 85th st, a 5-sty double flat on lot 25x102.2. The Reserve Realty Co. are the buyers.

89TH ST.—Greenstein & Mayer have bought from Isaac Syrop 223 East 89th st, a 5-sty flat, on lot 25x100.8.

95TH ST.—Schmeidler & Bachrach have bought the plot of nine lots, 225x100.11, on the north side of 95th st, 100 feet east of 2d av. M. & L. Hess were the brokers.

100TH ST.—Lina Strauss has sold to Philip S. Abrahams 160 and 162 West 100th st, two 5-sty flats, on plot 50x100.11.

100TH ST.—A. H. Levy & Co. have sold for Flora Loeser, through William Hauser, as attorney, the 5-sty triple flat, with stores, 156 West 100th st, 25x100.11. Nos. 158 and 160 sold this week for \$58,000.

102D ST.—Morris Weisberger has sold a plot, 50x100.11, on the south side of 102d st, 200 feet west of 1st av.

103D ST.—William Lamberg & Co. have sold for Sampson Schwartz, 153 West 103d st, a 5-sty double flat, lot 31.3x100.

104TH ST.—W. & J. Bachrach have bought from various owners 124 to 139 East 104th st, old buildings, on plot 80x100.11.

104TH ST.—D. H. Jackson & Co. and Charles S. Fine have sold for Mattus Brothers the 5-sty flat, 58 East 104th st, on lot 25x100.11.

106TH ST.—Wigand & Jones have sold for Martin Logan 151 West 106th st, a 5-sty brownstone flat, to Geo. Groelling, on lot 28x100.

106TH ST.—Martin Logan has sold 151 West 106th st, a 5-sty flat on lot 25x100.11, to George Getting.

107TH ST.—Fleck, Brown & Tea have sold in conjunction with S. Kalmus, for Bloch Bros. to Simon Lefkowitz, the four, 6-sty new buildings, nearing completion, at 328 to 338 East 107th st, each on lot 37.6x100.

108TH ST.—Weinstein Brothers have sold the three new 6-sty apartment houses on the south side of 108th st, 110 feet east of 5th av, each 40x100.11.

110TH ST.—Clenken & Freedman have sold to E. Lippman for improvement 243 and 245 East 110th st, old buildings, on plot 50x100.11.

111TH ST.—Lowenstein & Co. sold for Harris Levy, 24 E. 111th st, between Madison and 5th avs, a 5-sty double flat house on lot 24.9x100.11.

112TH ST.—Samuel Abrams has bought from Hoffberg & Bookstaver the plot on the north side of 112th st, between 2d and 3d avs, 54x100.11, and will improve the property immediately.

112TH ST.—Joseph Polstein has resold through Polizzi & Co. 317 to 321 E. 112th st, three frame buildings, on plot 50x100.11.

112TH ST.—Polizzi & Co. have sold for Joseph Polstein 217-219-221 East 112th st, 3 frame dwellings on lots 16.8x100.11 feet each.

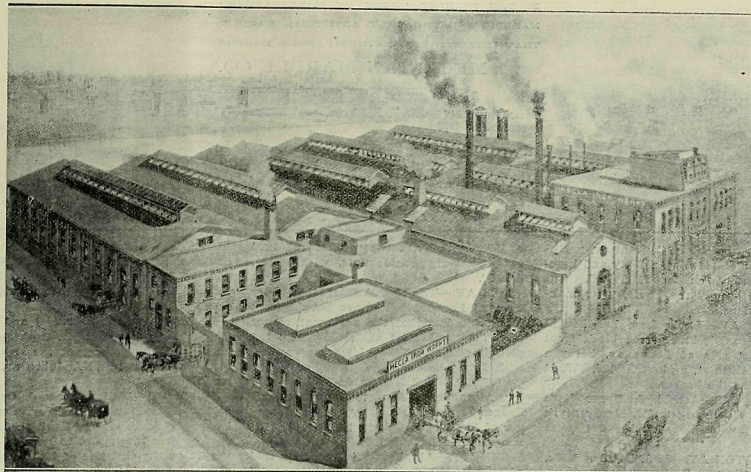
113TH ST.—N. Brigham Hall & Son have sold for Beggly Brothers to Myers & Aronson, Walter J. Cohn and Edward Baer 60 and 62 East 113th st, two 5-sty double flats, on plot 50x100.11, 45 feet from Madison av.

113TH ST.—Schmeidler & Bachrach have sold to Nieberg Brothers 339 and 341 and 349 and 351 East 113th st, two plots, each 33.4x100, now covered with 4-sty buildings.

113TH ST.—Elizabeth Schmidt has sold

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to Frank Hillman for \$10,600 the 3-sty dwelling on lot 16x100.11, at 111 East 113th st.

113TH ST.—G. Tuoti & Co. have sold for the Italian Society Bentivegna to a Mr. Spinella the two 5-sty double tenements 320 and 322 East 113th st, on plot 31.3x100.11.

114TH ST.—Snowder & Co. have sold to a Mr. Lichtenauer the lot on the north side of 114th st, 125 ft west of Broadway, 25x100.

117TH ST.—A. Hollander has sold to Adolph Hirschberg 7 East 117th st, a 5-sty triple flat, on lot 25x100.11.

118TH ST.—Philip Siegel has bought the plot, 60x100.11, on the south side of 118th st, 100 ft east of 2d av.

118TH ST.—S. Elner has sold to H. Tishman, 12 West 118th st, a 5-sty flat on lot 18x100.11.

119TH ST.—Charles S. Kohler has sold for B. Cohen 305 and 307 West 119th st, two 5-sty double flats, on plot 50x100.11.

121ST ST.—G. Brettell & Son have sold for John D. Montross 435 East 121st st, a 3-sty brownstone dwelling, on lot 17.10x 100.

122D ST.—Raphael Kurzrok has sold to Morris Rabinowitch 218 to 222 East 122d st, a 6-sty flat, in course of construction, on plot 50x100.11.

122D ST.—G. Brettell & Son have sold for William S. Patten to J. L. Van Sandt 316 and 318 East 122d st, two 3-sty dwellings on plot 37.6x100.11.

122D ST.—Bernard Smyth & Sons have sold to the Realty Mortgage Co. and Heilner & Wolf, for Marie Justine Brown, a plot 50x95.11, on the south side of 122d st, 200 ft west of Amsterdam av.

124TH ST.—G. Brettell & Son have sold for Osk & Edelstein 341 and 343 East 124th st, two frame houses on plot 50x 100.11.

125TH ST.—Samuel A. Kelsey, George Brettell & Son and L. Price have sold for Max Marx, 25 East 125th st, a 3-sty flat, on lot 16.8x99.11.

127TH ST.—G. Brettell & Son have sold

for M. Hoffman 239 East 127th st, a 4-sty business building on lot 25x100.

128TH ST.—Charles S. Kohler has sold to Jannpole & Wiener No. 34 West 128th st, a 6-sty flat, on lot 25x100.

131ST ST.—Shaw & Co. have resold 260 West 131st st, a 3-sty and basement dwelling, on lot 15x99.11.

131ST ST.—Shaw & Co. have sold for a Mr. Driofoss 131 West 131st st, a 3-sty and basement dwelling, on lot 16x99.11, to a client for occupancy.

135TH ST.—Sigmund Wechsler has bought the plot of five lots on the north side of 135th st, 350 feet east of 7th av, 125x99.11.

135TH ST.—Sigmund Wechsler has bought the two 5-sty flats 180 and 182 West 135th st, on plot 50x99.11.

136TH ST.—Max Danziger has sold the plot 100x99.11 on the south side of 136th st, 410 feet east of Lenox av.

139TH ST.—Siegel Brothers have bought the plot 125x99.11 on the north side of 139th st, 400 feet east of Lenox av.

140TH ST.—Uhlfelder & Weinberg have bought a plot, 125x99.11, on the south side of 140th st, 225 feet east of Lenox av; also, two lots on the north side of 139th st, east of Lenox av.

142D ST.—Jacob Frankenthaler has sold 236 West 142d st, a new 5-sty flat on a plot 40x99.11.

143D ST.—Halprin, Diamondston & Levin have sold to Uhlfelder & Weinberg the plot of five lots on the south side of 143d st, 100 feet west of Lenox av, 125x 99.11. M. Ruben was the broker.

143D ST.—Simon & Harris have sold two new 6-sty flats in course of construction on the north side of 143d st, between Lenox and 7th avs.

144TH ST.—Duff & Brown have sold for the McDermott-Bunger Co. the plot 50x100 with old buildings, on the south side of 144th st, between 7th and 8th avs.

144TH ST.—Kehoe & White have sold to Elias Gusaroff the plot, 50x100, on the north side of 144th st, 100 feet east of Broadway.

144TH ST.—M. Weiss has sold to G. Fried the two 5-sty tenements 262 and 264 West 144th st, on plot 59.6x99.11.

146TH ST.—W. & J. Bachrach have sold to a builder the plot 75x99.11, on the south side of 146th, 275 feet west of Lenox av.

148TH ST.—Libman & Horowitz have purchased from Lowenfeld & Prager the lot, 25x99.11, on the south side of 148th st, 325 feet west of 7th av, upon which they will erect a 6-sty flat.

151ST ST.—Schmeidler & Bachrach have bought the lot 24.6x99.11 on the north side of 151st st, 100 feet west of 8th av.

AMSTERDAM AV.—I. & S. Bernheimer cete has sold to Joseph Polstein the plot, 50x100, on the east side of Amsterdam av, 50 feet north of 107th st. The sellers have held the property since 1852.

AMSTERDAM AV.—Louis Kempner and S. Saxe have sold for Charles Rosenberg, 1463 and 1465 Amsterdam av, two 5-sty flats with stores on plot 50x100.

AMSTERDAM AV.—Levy Brothers have sold for J. Oppenheim 1464 Amsterdam av, a 5-sty flat, with stores, on lot 25x100.

AVENUE A.—Folsom Bros. and Henry M. Ribeth & Son have sold for the Neidlinger estate the southeast corner of Avenue A and 74th st, a 5-sty tenement, with stores, on lot 25x80, to Sigmund Levy.

BRADHURST AV.—G. Tuoti & Co. have sold for Frederick Buse the lot 25x 100 on 151st st, 100 feet west of Bradhurst av, and have resold it to J. Romaine Brown & Co.

BROADWAY.—Fred'k Zittel has sold for Edward and Henry Hirsh, the south east corner of 113th st and Broadway, 100x100, to the Central Building Improvement and Investment Co.

CLAREMONT AV.—James O'Brien has bought from Francis M. Jenks six lots on the west side of Claremont av, south of 127th st, for \$64,800. He will build apartment houses on the plot.

CONVENT AV.—J. Romaine Brown & Co. have sold for Robert and Clara C.

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Disbrow to a client 74 Convent av, northwest corner of 144th st, a 3-sty and basement dwelling, on lot 24.11x94.5. The buyer will occupy the house, after making alterations.

LENOX AV.—Louis Lese has bought from Steffen Dieckmann the block front on the east side of Lenox av, between 138th and 139th st, a plot 200x125. Ward Belknap was the broker.

LENOX AV.—Arnold & Byrne have sold for S. Greenberg to Dr. Henry Stark 83 Lenox av, a 5-sty double flat with store.

LEXINGTON AV.—L. J. Phillips & Co. have sold for the estate of Isaac Blumenthal to Daniel B. Freedman 1103 Lexington av, adjoining the northeast corner of 77th st, a 3-sty dwelling, on lot 16.8x70.

MADISON AV.—Weingarten & Chopak have sold northeast corner Madison av and 109th st, 70x100.

OLD BROADWAY.—Kehoe & White have sold for the Broadway Reliance Realty Co. the southeast corner of Old Broadway and 136th st, a plot 50x99.11.

PARK AV.—Samuel Mandel and Leon Tuchman have sold to H. Wilchinsky, for improvement, the northeast corner of Park av and 119th st, a plot 36.6x76.

Safe on Riverside Drive.

RIVERSIDE DRIVE.—John D. Matthews sold to a prominent New Yorker his residence at the north corner of Riverside Drive and 90th st, a 3-sty brick and stone mansion on a plot fronting 110.8 feet in the drive and 159.9 feet in the street. It is assessed at \$275,000.

WEST END AV.—Max Marx has sold to a client of Millard Velt the southeast corner of West End av and 69th st, a 5-sty flat on lot 25.5x100.

WEST END AV.—Charles E. Schuyler & Co. have sold for Edmund Coffin to a client for occupancy the 4-sty American basement dwelling, on lot 25x50, at the northwest corner of West End av and 71st st.

1ST AV.—Saverio Natella and Teresa Natella sold to Vincenzo Rosati and Antonio De Marco 2201 1st av, a 6-sty double tenement with stores on a lot 25x100.

1ST AV.—G. Tuoti & Co. have sold for Emanuel Arminstein the two 5-sty double brick tenements 2044 and 2048 1st av, each 25x85.

2D AV.—P. Fried has sold the 5-sty tenement on lot 25.8x100 at the southeast corner of 2d av and 94th st, to Joseph Spivack and S. Greenfield, who resold it to a Mr. Larshan.

3D AV.—Daniel B. Freedman has sold to the Reverse Realty Co. 862 3d av, a 4-sty tenement, with stores, on lot 25x103.7x irregular.

5TH AV.—Lowenfeld & Prager have sold 1480, 1491 and 1493 5th av, two 6-sty new buildings, on plot 75x100.

8TH AV.—M. A. Hoffman has sold to Nathan Grabenheimer, for \$64,000, 2266

and 2268 8th av, between 121st and 122d sts, two 5-sty double flats, with stores, 50x100.

8TH AV.—The New Amsterdam Realty Co. and Leonard Well have bought from Katherine Bartchel the northeast corner of 8th av and 141st st, 25x100; also the plot, 50x100, adjoining 141st st; covered with frame buildings.

8TH AV.—Hall J. How & Co. have sold for Alexander Kahn to Lowenfeld & Prager 2420 to 2428 8th av, southeast corner of 130th st, five 2-sty tenements, with stores, on plot 99.11x100.

8TH AV.—Abraham Silverson has sold plot 99.11x100, at the southwest corner of 8th av and 151st st, to Jacob Quartner and Max Miller, who will erect two apartment houses on the site.

8TH AV.—Leonard Weill has resold to Silverson & Schaff 2610 to 2616 8th av, northwest corner of 139th st, a 4-sty building with six stores, on plot 99.11x43.1.

8TH AV.—Klein & Jackson have sold to Walter J. Cohn and Myers & Aronson the triangular block bounded by 8th av, Macomb's lane and 151st st. It has a frontage of 179 feet on the av, 97 feet on 151st st, and 203 feet on Macomb's lane.

8TH AV.—Goodwin & Goodwin have sold for a client to a Mrs. Levy for investment, 2241 8th av, a 5-sty flat on lot 25x100, for \$45,000.

8TH AV.—Leon S. Altmayer has sold for Schmiedler & Bachrach to a client the southwest corner of 8th av and 153d st, a vacant plot, size 40x100.

WASHINGTON HEIGHTS.

132D ST.—F. Brower has sold the plot, 50x99.11, on the north side of 132d st, 275 feet west of Broadway.

134TH ST.—Patrick Reddy has bought the plot 150x99.11 on the south side of 134th st, 180 feet east of Broadway.

134TH ST.—Daniel W. Richman has sold to S. Saunders the plot, 82x99.11x irregular, on the south side of 134th st, 100 feet east of Broadway.

134TH ST.—The Unique Realty Co. has sold the plot of 11 lots on the north side of 134th st, 100 feet west of Amsterdam av.

148TH ST.—Duff & Brown have sold for Jules Schneider the 3-sty dwelling, 628 West 148th st, on lot 16.8x99.11, 33 feet east of Riverside drive. The buyer is John Brown, who owns the Riverside drive front from 147th to 148th st.

149TH ST.—Du Bois & Taylor report the sale of the "Plymouth" apartment house, 537-541 West 149th st, for Watkins Bros., Inc., a 7-sty elevator apartment house on the Upper West Side, and covers an area of 75x100.

154TH ST.—Isador Blumenkrohn has sold to V. Cohn the 5-sty double flat 427 West 154th st, 25x100.

159TH ST.—Isidor Blumenkrohn and

Morris Freundlich have sold the 5-sty double flat 532 West 159th st, 25x100.

163D ST.—Harry Schweitzer has bought 463 and 465 West 163d st, two 5-sty flats, on plot 50x112.6.

167TH ST.—Adolph Mandel and Moses Kinzler have sold to a Mr. Rothschild for immediate improvement the southeast corner of 167th st and Audubon av, a plot 85x35.

178TH ST.—Hall J. How & Co. have sold for Max Marx to George Colburn the lot on the north side of 178th st, 126 feet east of Broadway; also to Raynor & Just the lot on the east side of 10th av, 50 feet south of 208th st.

179TH ST.—M. Salmanowitch has sold a plot 50x100, on 179th st, between Audubon and 11th avs.

182D ST.—Nevins & Perelman have bought the plot, 75x80, on the north side of 182d st, 125 feet west of St. Nicholas av.

182D ST.—Nevins & Perelman have sold the plot 50x80, on the north side of 182d st, 70 feet east of Audubon av, to S. Friedlander, who will build a 6-sty apartment house.

AMSTERDAM AV.—The Sterling Realty Co. has bought from the Rexton Realty Co. the plot, 50x100, on the west side of Amsterdam av, 30 feet south of 169th st, George Ranger was the broker.

AMSTERDAM AV.—J. J. Schwartz has bought the lot, 30x100, with frame building, at the southwest corner of Amsterdam av and 169th st, Margaret and Catherine Kelly are the sellers.

AUDUBON AV.—The Mishkind-Felner Realty Co. has bought the plot, 50x95, on the east side of Audubon av, 25 feet south of 180th st.

AUDUBON AV.—Bernard Smyth & Sons have sold to Herman Cohen the northwest corner of Audubon av and 171st st, a plot 100x95. The buyer has resold to Daniel F. Mahoney.

CONVENT AV.—J. Romaine Brown & Co. have sold for Mary G. Ennis to Richard Mason for occupancy 185 Convent av, a 4-sty American basement dwelling.

ELWOOD ST.—Wm. C. and A. Edw. Lester have sold for Max Marx the irregular plot of about 6 lots on the northwesterly side of Elwood st, 192 feet southeast of the junction of Kingsbridge rd and Sherman av.

HAWTHORNE ST.—Max Marx has sold the northeast corner of Hawthorne st and Seaman av, a plot 100x200.

NAGLE AV.—Max Marx has sold to Gus Cerf the plot, 100x100, at the northwesterly corner of Nagle av and Elwood st.

SEAMAN AV.—David Stewart sold for a client to John Lever the southeast corner of Seaman av and Hawthorne st, 200x100.

SHERMAN AV.—The Sterling Realty Co. has bought from the Deane Realty Co. the southwest corner of Sherman av

and Isham st, a plot 100x100. D. D. Brandt was the broker.

SHERMAN AV.—The Central Realty, Bond and Trust Co. has sold the plot, 75x150, on the north side of Sherman av, 100 feet west of Isham st, to Dr. H. S. Pinckney of Astoria. Hopton & Weeks were the brokers.

SHERMAN AV.—Louis S. Marx has sold the northeast corner of Sherman av and Hawthorne st, a plot 110x100.

ST. NICHOLAS PL.—Abram Bachrach has resold the plot, 101.6x112, on the west side of St. Nicholas pl, 153 feet north of 153d st, to a builder who will erect two apartment houses.

VERMILYEA AV.—Slawson & Hobbs have sold for Peter McDonnell to the Sterling Realty Co. the plot, 150x150, on the south side of Vermilyea av, 100 feet west of Isham st.

VERMILYEA AV.—Wm. C. and A. Edw. Lester were the brokers in the reported sale of the Vermilyea av, lot 150 feet north of Academy st, for Monroe L. Simon to Annie L. Brown.

THE BRONX.

JENNINGS ST.—The firm of Lionel Froelich has sold for Sauer, Gross & Herbener to a Mr. Saalfeld, 16 Jennings st, a 5-sty flat, on lot 40x107.6.

JENNINGS ST.—Harry Goodstein has purchased from the builders, Sauer, Gross & Herbener, the 5-sty double apartment house now in course of construction; size, 40x91x107.6, on the north side of Jennings st, about 140 feet west of Prospect av. L. J. Phillips & Co. were the brokers.

KELLY ST.—E. Osborne Smith has sold to a client the two lots on the east side of Kelly st, 131 feet north of 165th st.

136TH ST.—Haber, Dworkowitz & Haber have sold the two 4-sty flats 557 and 559 East 136th st.

138TH ST.—E. M. & A. S. Phelps have sold for George A. Linicus to William Schwender 676 East 138th st, a 5-sty flat, on lot 25x100; also for M. J. Cusack, 726 East 137th st, a 5-sty flat, on plot 50x100.

140TH ST.—Louis Fridiger has sold to Jacob Friedman for the Northwestern Realty Co. plot 100x95, north side of 140th st, 100 feet east of St. Ann's av.

140TH ST.—The firm of Lionel Froelich has sold for Moser Arndstein & Sen the last of their 5-sty houses now in course of construction on the north side of 140th st, between St. Ann's and Cypress av, on lot 38.6x100.

144TH ST.—G. Brettell & Son, in conjunction with L. Price, have sold for a Mr. Somers 615 East 144th st, a 2-sty frame flat, on lot 25x100.

145TH ST.—Jacob Finkelstein has sold for James V. Graham private dwelling 680 East 145th st; also for the Citizens Savings Bank the building 141 Kosciuszko st, Brooklyn, N. Y., plot 25x100.

147TH ST.—Herman Cohen & Son have bought the plot, 75x100, at 706 to 710 East 147th st.

154TH ST.—Charles Galewski has sold for Gerhard Muller the 3-sty building at the southeast corner of 154th st and Courtlandt av, on lot 25x100.

155TH ST.—Charles Penndorf has sold to Joseph Smolinsky 686 and 688 East 155th st, 45x100.

163D ST.—Neubeck & Busher have sold for Julius Esch a plot on the north side of East 163d st, 75 feet front, commencing 100 feet east of 3d av, to Dr. Henry Ruhl; also sold to a Mr. Siegel two lots on the west side of Wales av, 50x100, about 250 feet south of Dater st.

165TH ST.—Roberts & Mendelsohn have purchased from Hymes & McKuhn and have resold to David Samuels 1155 East 165th st, a 5-sty flat on lot 25x100.

178TH ST.—Mrs. Browne has sold to a Mrs. Morse, 719 East 178th st, a frame dwelling on lot 16.8x100.

ADAMS PL.—B. Kooper has sold the triangular plot at Adams pl, 183d and 184th sts and Crescent av, to F. Wolf.

AQUEDUCT AV.—Duff & Brown have sold for James F. McGarry a plot of 50x100, on Aqueduct av, near Fordham rd, to a builder.

AQUEDUCT AV.—A. L. Mordecai & Son have resold to the Century Realty Co. for the syndicate recently organized by them, the properties known as the Lees estate and the Montgomery estate, consisting of about 270 lots in three blocks bounded by Aqueduct av, Featherbed lane and Macomb's rd. This property was bought about four weeks ago by a syndicate composed of the Realty Mortgage Co., Heilner & Wolf, Klein & Jackson, Potter & Brother and William H. Chesebrough. The purchase by the Century Realty Co. gives it control of eight entire blocks in the vicinity of the easterly approach to Washington Bridge, with a frontage of about 2,500 feet on Aqueduct av.

BAILEY AV.—Richard M. Montgomery has sold for Koehler & Pratt the plot, 50x100, on the east side of Bailey av, south of Kingsbridge rd.

BROOK AV.—A. Hollander has resold to a client the southwest and northwest corners of Brook av and 171st st, two plots, each fronting 100 feet on the av and 40 feet on the st.

CRESTON AV.—Eva B. Dundon has sold the plot, 100x89, at the northeast corner of Creston av and Field pl.

BELMONT AV.—F. W. Bower has sold for Tommaso Giordano to Boltizere & Karfinkel the two-family frame dwelling, on plot 50x100, on the west side of Belmont av, 75 feet south of 183d st.

CLINTON AV.—Schneider & Bachrach have sold to B. Schenkman the plot, 194x90, at the northeast corner of Clinton av and 175th st, and have bought the plot, 90x90, adjoining on the av.

CROTONA PARK EAST.—Milton E. Oppenheimer has sold the plot 50x134 on Crotona Park East, north of 173d st. L. Kronenberger was the broker.

FOREST AV.—Hubert & Gabel have sold for Patrick J. Owens the plot, 37.6x87.6, on the west side of Forest av, between 165th and 166th sts.

GRAND BOULEVARD.—Anna L. Bergmark has sold to August Conway the dwelling, on lot 25x82, on the west side of Grand Boulevard and Concourse, 118 feet south of Van Courtlandt av.

JACKSON AV.—Davis Rosenberg has sold for Sarah E. Donald to Herman Nelson the dwelling 887 Jackson av, on lot 20x75; also for George Peter to Joseph Heit 825 East 161st st, a 5-sty tenement, on plot 30x100.

MONROE AV.—George Fuchs has sold to Rose Peck the 2½-sty frame dwelling 1685 Monroe av, 25x92, near 173d st.

MORRIS AV.—William G. Watt has sold two lots on the west side of Morris av, 600 feet north of 196th st, for a client to James Roach.

PELHAM AV.—John R. Ross, of Fordham sq, has sold for Hewlett Baker property on the north side of Pelham av, near Cambrelling, and for Walter F. Baker the Coakley the property on the southwest corner of Creston av and 189th st to the City Baptist Mission Society, upon which plot a beautiful stone church will be begun in the spring for the Fordham Baptist Church; for Marlin Walter a plot of six lots on Marion av, extending through to Bainbridge av. This plot will also be improved as soon as the season opens.

PROSPECT AV.—William Stonebridge has sold for Henry R. Mitchell a plot, 100 x100, on the east side of Prospect av, 400 feet north of 187th st, to Max A. Weller and David Solomon; also, for Frank McQuade, the southeast corner of Prospect av and 187th st, 84x70, to the same buyers; also, for James Ferris, a lot on the east side of Hughes av, 187 feet south of Pelham av; also, for August Kuhn, a plot, 76x87.6, on the east side of Arthur av, 200 feet south of 186th st; also, to Patrick W. Parker, a plot, 50x122, with 2-sty frame building, on the east side of Hoffman st, 75 feet north of 187th st.

REAL ESTATE NOTES

Mr. Albert Moyer, New York manager for the Vulcanite Portland Cement Co., sails for Jamaica to-day on a vacation trip.

The Contractors' Protective Association will give its fifth anniversary dinner to-night, Saturday, Jan. 14th, at "Shanley's," 1476 Broadway, at 7:30 o'clock.

The Marine Engine and Machine Co., manufacturers of electric elevators, have removed their general sales office to No. 80 Broadway, where they are located on the third floor.

The A. J. Ellis Co., 10-12 West 22d st, New York City, have installed their fireproof windows in the following buildings: Belmont Hotel, Trinity Building, Custom House (new), Knickerbocker Hotel, Singer Building, National Biscuit, Hanover Fire Insurance, Home Insurance, Borden's Condensed Milk.

The Union Const. and Waterproofing Co., of which Basil H. Leather, C. E. (A. S. C. E.) is president, have received a large contract from the New York Edison Company to acid-proof floors in eight of their sub-stations.

Jno. Williams, bronze foundry and iron works, with main office at No. 556 West 27th st, has issued an art calendar for 1905. Mounted on exceptionally heavy white cardboard, a photographic reproduction of a bronze architectural detail occupying the centre, it is a useful and decorative object.

The Buckley Realty Construction Co., recently incorporated, have opened home offices in the Times Building, Times Square.

This company is prepared to furnish estimates and contract for the erection of high-class residences, office buildings, hotels, churches and theatres throughout the country. The officers of the company are: R. W. Buckley, Jr., president; Victor Kranich, vice-president; Arthur G. Kranich, treasurer, with Frank J. Connell superintendent of construction.

A new incorporated company of real estate operators is that of the Transfer Realty Co., who have leased offices in the Broadway-Maiden lane building, 170 Broadway, and will have them ready to open for business Feb. 1st. This company have a paid-up capital of \$150,000 and will do a general operating business, buying and selling for their own account exclusively. Their officers are: Sol Simon, formerly of Goodman & Simon, president; Herman Fichter, vice-president; Gerson Hyman, of Hyman & Oppenheimer, treasurer, and Louis Eisenberg, secretary. Their temporary offices are at 197 Grand st, office of Eisenberg & Son.

One of the most successful firms of East Side real estate brokers is that of H. D. Baker & Bro., of No. 141 Division st. Mr. H. D. Baker, of the firm, has had offices at the above address for many years and has acted as broker in many large transfers of East Side realty, taking his brother, W. S. Baker, into the firm last spring and widening the scope of their business. They have decided to remove their offices to the Broadway-Maiden Lane Building, 170 Broadway and Maiden lane. These offices will be ready Feb. 1, thoroughly equipped with maps, records, etc., and sufficiently large to accommodate their growing clientele.

SOUTHERN BOULEVARD.—Harry Schwitzer has sold nine lots on the Southern Boulevard, 142d st and St. Mary's pl.

TOWNSEND AV.—The American Mortgage Co. has sold two plots of 16 lots each, on Townsend av, lying north and south of Clifford pl. The syndicate, headed by Charles T. Barney, are the purchasers.

WALTON AV.—James L. Libby has sold to Louis Eickwort the plot, 50x166, on Walton av, running through to Morris av, 270 feet south of Fordham rd.

WALTON AV.—J. Romaine Brown has sold the two lots on the west side of Walton av, 25 feet north of 174th st; also the lot 25x100, on the east side of Townsend av, 155 feet north of 174th st.

WALTON AV.—Arthur H. and Tillie E. Siger have sold the lot 25x95, on the east side of Walton av, 150 feet north of Cameron pl, to Adolph Cohn.

WASHINGTON AV.—Lowenstein & Co. have sold for Caroline Hoffman to Harris Linetsky, 962 to 966 Washington av, three houses on plot 60x180, and have resold the property to Isaac Dobschinsky.

WASHINGTON AV.—The Mishkind-Feinberg Realty Co. has sold to Louis Livingston the plot 109x110 on the east side of Washington av, 100 feet north of 174th st.

WASHINGTON AV.—The Harlem Realty Exchange, in conjunction with R. A. Brown, has sold 1108-5 Washington av for Mrs. J. Rosenthal to A. Hochheimer.

WEBSTER AV.—Jacob Wolf has bought the southeast corner of Webster av and 170th st, a plot 50x90, from Ernest Wenigman.

WEST FARMS RD.—Frank Gass has sold for John Dillon to L. E. Field a private dwelling at the corner of West Farms rd and Silver st.

3D AV.—Jacob Chalmowitz and Thomas Carroll have sold five lots on the east side of 3d av, north of Wenderov av, 25x125, to Samuel Borowsky, who will immediately build thereon three 6-sty flats.

3D AV.—William Jones has sold to Henry Monday 15 lots comprising the block front on the west side of 3d av, between 189th and 190th st.

3D AV.—D. I. Tobias & Son have bought from Charles Palm, through R. I. Brown's Sons, 3396 3d av, 3-sty brick house, on lot 25x147, running through to Franklin av.

improved property adjoining; also sold for immediate improvement two lots on East 198th st, formerly owned by the estate of A. McLatchie, for Miss Margaret

Real Estate Notes.

L. Tanenbaum, Strauss & Co. have leased for the Downey estate to Albert Simonson 398 5th av for twenty-one years.

Cuomo & Gagliano have leased for Meyer Goldberg the 5-sty tenement 225 East 107th st, for a term of five years, at an aggregate rental of \$10,000.

The buyer of the four lots on the south side of 107th st, 225 ft. west of Columbus av, is Moses Crystal. F. Zittel was the broker.

S. Osgood Pell & Co. have leased to the Imported Tobacco Manufacturing Co. five lots in the Coogan Building, 26th st and 6th av, for a term of ten years at an aggregate rental of \$200,000.

E. V. Pescia & Co. have leased for Mr. Rosenbluth to a client the 6-sty double flats 332-334 East 16th st, for a term of five years, at an aggregate rental of \$30,000.

Polizzi & Co. have leased for M. Zimmerman 311 East 45th st, 5-sty double tenement for a term of years at a gross rental of \$10,000; for Joseph Mangonoro the new 6-sty double tenement, 90 Elizabeth st, for a term of years at a gross rental of \$22,500.

J. Barry Lounsbury and John William O'Connor have formed a partnership under the firm name of Lounsbury & O'Connor, and will transact a general real estate brokerage and agency busi-

ness, with offices at 55 Liberty st. Mr. Lounsbury was for many years the manager of the New York Real Estate Salesroom at 111 Broadway, and later at 165 Broadway, and has a very large acquaintance among real estate investors and operators.

The following is a statement of permits granted by the Brooklyn division of the Tenement House Department, for the Boroughs of Brooklyn, Queens and Richmond for the week ending January 7th, 1905: New Buildings: Borough of Brooklyn—Brick buildings, 9. Borough of Queens—Brick buildings, 2; frame buildings, 3. Borough of Richmond, 0. Total, 14. Alterations: Borough of Brooklyn, 22; Borough of Queens, 0; Borough of Richmond, 1. Total, 23. Total new buildings and alterations, 37.

Secretary Morton, on January 6th, awarded the contract for building the proposed dry dock at the Brooklyn Navy Yard to George B. Spearin, of New York. The latter's bid was \$757,800, after certain deductions and additions were made for various changes. The next lowest bid was that of the United Engineering Co. of New York, at \$813,000. This firm filed a formal protest with the Department against the award to Spearin, alleging that the latter was ineligible from having defaulted on the previous award. After mature consideration, Secretary Morton decided to ignore the protest.

Artificial marble is being largely used for decoration and construction purposes to-day, while a few years ago many prominent architects and builders looked askance at the material. Specimens of this class of work done by Charles H. Parsons, 1936-1938 Park av, corner of 131st st, may be seen at the new Colonial Bank, Columbus av and 81st st; Falk's Art Studios, in the Waldorf-Astoria Hotel; The Schuyler Arms Hotel, 98th st, near Riverside Drive, and the new banking rooms of the Wallabout Bank, Myrtle and Clinton avs, Brooklyn.

THE REALM OF BUILDING

Status of New Work.

SOUTH OF CHAMBERS STREET.

Buildings under construction, exclusive of tenements, situated south of Chambers st, showing the present condition of the various operations. A, indicates excavating; B, foundations; C, structural work half up; D, enclosed; E, complete, or nearly so; N, S, not started. The first name is the owner's; "ar,t" indicates architect; "b,r," builder.

Barclay st, s e cor Church st, build new foundations for altars, concrete floors, to 1-sty brk and stone church; St. Peter's Roman Catholic Church, on premises; ar,t, A. O. Van Herbulis, Washington, D. C.—Work well advanced.

Bowling Green, State, Bridge and Whitehall sts, U S Custom House; U S Government; ar,t, Cass Gilbert, 79 Wall st; b,r, John Pierce, 277 Broadway.—Structural iron up full height, fireproof floors in, exterior walls up through 4 stories.

Broadway, Nos 10 and 12, 12-sty brk and stone bank and office building; New York Exchange Bank, 2 Broadway; ar,t, Ernest Piagg, 35 Wall st; b'rs, Thompson-Starrett Co, 31 Wall st.—Structural frame up full height, fireproof floors in, stone walls for 1st story being laid, brick and terra cotta walls in 4 stories above.

Broadway, No 111, 21-sty limestone and brk office building; The Number One Hundred & Eleven Broadway Co, 137 Broadway; ar,t, Francis H. Kimball, 71 Broadway; b'rs, George A. Fuller Co, Fuller Building.—D. Exterior practically complete, windows and doors in, interior work under way.

Broadway, No 214, 7-sty and basement brk and stone banking house; National Park Bank, 214 Broadway; ar,t, Donn Barber, 24 E 23d st.—Structural frame up full height, front wall up through 4 stories.

Broadway, No 214 1 and 3-sty extension, 59.5 on Broadway, 67.2 on Ann st, 214 1 on Ann st, 91.10 on Fulton st x rrgs; National Park Bank, on premises; ar,t, Donn Barber, 24 E 23d st.—E. Occupied.

Cedar st, Nos 44-48, add 4 stories to 12-sty brk and stone office building; Continental Insurance Co, on premises; ar,t, Francis H. Kimball, 71 Broadway.—N, S.

Centre, Chambers and Reads sts; Hall of Records; cost, \$2,500,000; ar,t, J. R. Thomas, succeeded by Horgan & Slattery, 1 Madison av.—D. Exterior practically finished, work on interior under way, marble-getters, tile layers, plasterers, broaze and iron workers.

Cliff st, Nos 63 and 69, 10-sty brk, concrete and stone leather

Ferry st, Nos 30 and 38, warehouse; Charles A. Schieren, 407 Clinton av, Brooklyn; ar,t, Frank Freeman, 132 Nassau st; b'rs, Thompson-Starrett Co, 49 Wall st.—D. Windows and doors in, interior in rough stage.

Cliff st, n w cor Ferry st, 9-sty and cellar brk warehouse; Fred Vogel, Jr, 37 Spruce st; ar,t, W K Benedict 11 E 42d st. D. Interior finish under way.

Corlandt st, n s, 51 1 e Church st, 15-sty brk and stone office building; New York Telephone Co, 15 Dey st; ar,t, C. L. W. Edlitz, 1125 Broadway; n'n, Chas T Wills, 156 5th av; c'r's, Walt & Sinclair, 247 W 28th st.—D. Exterior practically complete, interior finish under way.

Dey st, Nos 9 and 11, 15-sty brk and steel side extension, to 15-sty brk and steel loft and office building; New York Telephone Co, 15 Dey st; ar,t, C. L. W. Edlitz, 1125 Broadway; n'n, Chas T Wills, 156 5th av; c'r's, Walt & Sinclair, 247 W 28th st.—D. Exterior practically complete, interior finish under way.

Fulton st, No 87, 6 1/2-sty brk and stone store and loft building; Ann st, No 88 —Dodge & Olcott, 58 William st; ar,t, Ernest Greene, 5 Beekman st; b'r, C P Bond, inc, 136 Liberty st.—B.

Fulton st, s w cor William st, 16-sty brk and stone office building; Royal Baking Powder Co, 100 William st; ar,t, Bruce Price, 1133 Broadway; b'r, Remington Construction Co, 115 Broadway.—E. Occupied.

Greenwich st, Nos 111 to 113, 1-sty brk and concrete side extension, insull doors, windows, elevator shaft, 800 s. sky light, stairways, to 5-sty brk and stone store and loft building; American Bank Note Co, 89 Thayer pl; ar'ts, Cady, Bergh & See, 6 W 22d st.—Work under way in present building, foundations for addition being laid.

Greenwich st, n e cor Dey st, 12-sty brk and stone loft building; Brent Good, 130 W 5th st; ar,t, Geo E Harding, 233 Broadway.—N, S. Old 3-sty building standing.

Greenwich st, Nos 192 and 194, 10-sty brk stores and lofts; John Faldon st, No 229 —Glackner, 207 W 121st st; ar'ts, Dehl & Howard, 1193 Broadway.—E.

Greenwich st, Nos 278-282, 6-sty brk and stone loft building; Surety Realty Co, 135 Broadway, and Jackson & Stern, 31 Nassau st; ar,t, David Stone, Bible House.—D. Interior finish under way.

Maiden lane, Nos 47-49, 12-sty brk and stone store, lofts and office building and 7-sty brk and stone extension; S P Myers, 48 Maiden lane; ar't, Robt T Lyons, 31 Union sq; b'r, Fleischmann Realty and Construction Co, 7 East 42d st.—Structural frame up full height, walls up through 11 stories, windows in, interior in rough stage.

(Continued on page 84.)

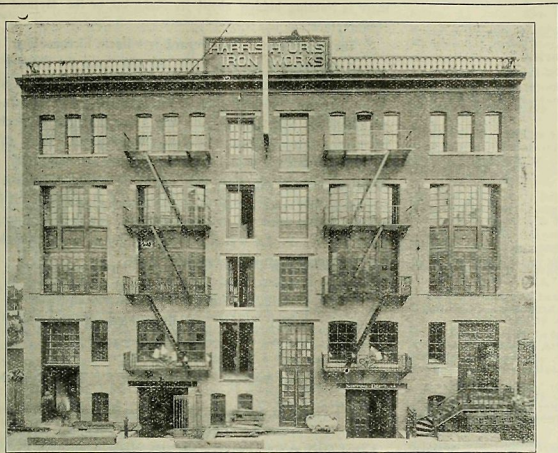
The New Iron Works of Harris H. Uris.

The structural and ornamental iron work produced at the works of Harris H. Uris is becoming better known with each succeeding year. At present Mr. Uris counts among his contracts under way the 71st Regiment Armory at Park avenue and 34th street; the Harlem Hospital, Lenox avenue from 136th to 137th

he afterward succeeded. At that time but ten men were employed. Previous to this he had been employed by some of New York City's biggest architectural iron firms. Mr. Uris' native ability, his fidelity and close attention to business have won him his present position.

The following list, though not exhaustive, shows the class of work Mr. Uris has done, the architects for whom

he has filled commissions and the builders with whom he has been associated. The 71st Regiment Armory, at Park av and 34th st, the Fleischmann Realty & Construction Co., 5-7 East 42d st, general contractors, Clinton & Russell, 32 Nassau st, architects; the Harlem Hospital, Lenox av from 136th to 137th sts, P. J. Carlin & Co., 26 Court st, Brooklyn, general contractors, Horgan & Slattery, 1 Madison av, architects; the Colonial Theatre, at Broadway and 62d st, of which the United States Realty & Construction Co., 135 Broadway, are the owners, and George Keister, of No. 11 West 29th st, is the architect; Public School No. 81, at Ridgewood, Myron C. Rush, 327 Franklin av, Brooklyn, general contractor, C. B. J. Snyder, Park av and 59th st, architect; the Yorkville Theatre in West 86th st, built by Messrs. A. C. & H. M. Hall from plans by George Keister; the Colonial Hotel, a 12-sty building at Columbus av and 81st st, built by the Manhattan Square Realty Co., of 1931 Broadway, and for which Mr. Frederick C. Browne, 143 West 125th st, was the architect; Kean, Van Cortlandt & Co.'s 12-sty building at Nos. 30-32 Pine st, the General Building & Construction Co., 100 Broadway, general contractors, and Warren & Wetmore, 3 East 33d st, architects; and the 10-sty loft building at 241 Elm st, for Herman Probst, builder; the Finch School, at No. 72 East 77th st, Charles



NEW FACTORY OF HARRIS H. URIS.

Manufacturer of Structural and Ornamental Ironwork for Buildings.
Nos. 525 to 531 West 26th Street.

streets; the Colonial Theatre, at Broadway and 62d street, for the United States Realty and Construction Company, and the Ridgewood School in Brooklyn; and he has just completed seven of the subway stations for the Rapid Transit Company. Among New York architects whose designs this foundry has executed are Messrs. Clinton & Russell, of No. 32 Nassau st; Messrs. Horgan & Slattery, of No. 1 Madison av; Messrs. Harde & Short, of No. 3-9 West 29th st; Mr. John H. Duncan, of No. 208 Fifth av; and Paul C. Hunter, of No. 203 Broadway.

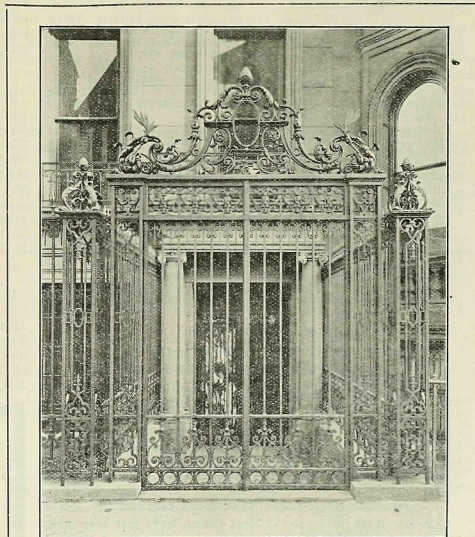
In the office of this plant, amongst the files and records, are testimonials to the efficiency of the work produced here and to the reliability and popularity of its chief. Among the recently received letters is one from Mr. W. H. Russell, of the well-known firm of Clinton & Russell, dated Dec. 29, 1904. What higher praise could be given than Mr. Russell's closing words: "I am indebted to you for having given us such a good piece of work at the 71st Armory building. Very truly yours (signed), W. H. Russell." Another, dated Jan. 5, 1905, reads: "The work which you did for this railway on the five sub-stations located in various parts of the city is entirely satisfactory to the writer, and if you desire to refer any possible customer to me you can be assured of receiving my endorsement. Very truly yours, Interborough Rapid Transit Company. (Signed) Paul C. Hunter, architect." These are but two of the many testimonials cordially extended to Mr. Uris, and which he treasures as coming from men of the highest standing in their profession.

The iron works of Harris H. Uris are contained in a five-story brick structure at Nos. 525 to 531 West 26th street, covering five city lots and having a total floor space of 42,500 square feet. The new plant was started Saturday, Oct. 8, 1904, though Mr. Uris had been in business in the same locality for ten years previous. The building is thoroughly equipped throughout for the manufacture of structural and ornamental iron, a specialty being made of designing and executing iron stairways, both for the interior and outside of buildings.

The ground floor, or basement rather, is given over to the structural department, the offices and draughting rooms are on the next floor, and the remainder of the structure is devoted to the manufacture of the ornamental work. In all, a force of one hundred and sixty men are employed, not including, however, the large force of draughtsmen. Every facility is afforded for producing the best grade of work with the greatest dispatch, and that satisfactory results are obtained is evidenced by Mr. Uris' success and his ever-growing clientele.

In 1894 he was taken into partnership in the company which

A. Rich, 35 Nassau st, architect, J. C. Lyons Building & Operating Co., 4-6 East 42d st, general contractors; the new store for Lord & Taylor, at 5th av and 20th st, Israels & Harder, 31 West 31st st, architects, the Ronald H. Macdonald Co., 5 West 31st st, general contractors; an apartment hotel at 70th st and Co-



GATEWAY TO RESIDENCE, NO. 597 5TH AVENUE.

Manufactured by Harris H. Uris. Hoppin, Koen & Huntington, Architects.

lumbus ave, Israels & Harder, architects, Ronald H. Macdonald Co., contractors; the Hotel Spalding at 127-135 West 43d st, for which Mulliken & Moeller, 7 West 35th st, were the architects;

and a large mercantile building at Nos. 18 to 24 West 18th st and 17 to 23 West 17th st, from the plans of Messrs. Buchman & Fox, 11 East 59th st.

Thus it will be seen that Mr. Uris' experience covers many classes of work, that the plant he so ably controls is adequately equipped and thoroughly qualified to produce the most varied and at the same time the best work in the least possible length of time. It may be said in closing that Mr. Uris himself superintends every job, allowing no detail to escape his personal observation and final decision.

Status of New Work.

(Continued from page 82.)

Maiden lane, No 57, 4-sty brk and stone store; James Gibson, Jr, 51 Maiden lane; ar't, Frank H Quinby, 39 Nassau st; b'r, Turner Construction Co, 11 Broadway.—Foundations in, concrete piers on front up through 1st story.

Nassau st, No 154, add 7 stories to present building, rearrange all floors and partitions, new air shaft, to 10-sty brk and stone office building; The Tribune Assoc, 154 Nassau st; ar'ts, D'Oench & Yost and L Thourard, 289 4th av; b'rs, D C Weeks & Son, 289 4th av.—N. S.

New st, n e cor Exchange pl, 16-sty brk and stone office building; Commercial Cable Co, Broad st, near Exchange pl; ar'ts, Howells & Stokes, 100 William st; b'rs, James Stewart & Co, 135 Broadway.—Structural framework up through 3 tiers.

Park pl, Nos 14 and 16, 6-sty brk and stone store and loft building; Chrystie estate, care Wm Walker Sons, 290 1/2 Broadway; ar't, L Giller, 416 Broadway; b'r, Freeman Bloodgood, Jr, 8 York st.—D. Interior work under way.

Park pl, No 18, 6-sty brk and stone store and loft building; Roosevelt estate, 33 Wall st; ar't, L Giller, 416 Broadway; b'r, Freeman Bloodgood, Jr, 8 York st.—D. Interior work under way.

Pearl st, n w cor Broad st, 4-sty brk and stone office and store; The Bush Co, Ltd, Coffe Exchange Bldg; ar'ts, Kirby, Pettit & Green, 25 W 34th st; b'rs, Botsford-Dickinson Co.—Foundation walls and flooring of concrete being laid by the Foundation Co, of New York, 23 Nassau st.

Pine st, No 54, take out and rebuild front wall, staircase, rearrange elevators, to 5-sty brk office building; Sun Insurance Co of London, Eng, 54 Pine st; ar't, Richard K Mosley, Produce Exchange.—Work nearing completion.

South William st, No 26, install new frames, sash, iron ornaments and balconies, iron and glass entrance, dumb-waiter and vent shaft, skylights, tank on roof, partitions, to 4-sty brk and stone restaurant; N A L Lattard, 122 W 94th st; ar'ts, Levitan & Fischer, 20 W 31st st; b'r, Albert Rodler, 186 William st.—E. Occupied.

State st, No 4, 6-sty brk and concrete rear extension, rebuild front and rear walls, install steel beams, light shaft, to 5-sty brk and stone hotel; Lutheran Emigrant House Assoc, of N Y, 12 State st; ar'ts, Michel & Brandler, 49 Liberty st.—D. Windows and doors not in, interior in rough stage.

Stone st, Nos 24 and 26, 5-sty brk and stone stores; Nellie Cotter, 732 St Nicholas av; ar't, Frank Marion Wright, 503 5th av.—N. S. Plot vacant.

Wall st, Nos 60 and 62, 12-sty brk, stone and granite office building; Pine st, Nos 65 and 67, 12-sty brk, Wall Street Co, 1 Wall st; ar'ts, Clinton & Russell, 32 Nassau st.—D. Windows and doors not in, interior finish under way.

Wall st, Nos 78 and 80, 12-sty brk and stone office building; Taber Pearl st, No 158, 12-sty brk and stone office building; Fuller building, Broadway and 23d st; b'rs, George A Fuller Co, Fuller Building.—D. Windows in, interior finish, under way.

Warren st, No 96, alter front walls, install mezzanine floor, Greenwich st, No 287, cast-iron columns and girders, shaft, elevator, partitions, to 3-sty brk and stone stores and studio; Irving Bank, n w cor Chambers st and West Broadway; ar'ts, Davis & Shepard, 203 Broadway.—E. Occupied.

Williams st, Nos 93-97, 4-sty brk and concrete rear extension, cut openings, windows, partitions, steel beams, columns, to 6-sty brk and stone office building; North River Insurance Co, 84 William st; ar't, Frank H Quinby, 39 Nassau st; b'r, Turner Construction Co, 11 Broadway.—Brick walls rising above foundations.

William st, Nos 103-105, 6-sty brk and stone loft building; Maurice Wendell, Hotel Astor; ar'ts, Jacobs & Heidelberg, 1133 Broadway; b'rs, Murphy Construction Co, 5 E 42d st.—Demolishing.

William st, n e cor Frankfort st, 11-sty brk, stone and concrete store and loft building; J W & H V D Black, 35 William st; ar'ts, Buchman & Fox, 11 E 59th st; b'rs, Milliken Bros, 11 Broadway.—Structural frame up full height, fireproof floors in, walls up 7 stories, no windows or doors in, interior in rough stage.

William st, s s, 51, 10 s Duane st, 12-sty and basement brk extension; Rhineland estate, 31 Nassau st; ar'ts, Clinton & Russell, 32 Nassau st.—N. S. Site vacant.

Building Operations

New York Club Reported Sold.

5TH AV.—The New York Club at the southwest corner of 5th av and 35th st, is said to have been sold. It is a 4-sty building fronting 42.7 feet on 5th av and 125 feet on 35th st, with a 10-foot easement for light and air on the areaway. It has been held by the club at \$1,000,000. This property has been reported sold before, but it is now said to be a fact, subject only to ratification by the club. The club paid \$242,500 for the property in 1887.

Another High-Class Apartment for 83d St.

83D ST.—Rouse & Sloan, 11 East 43d st, have just been commissioned to prepare plans for a 6-sty high-class elevator apartment house, 83-4x202.2, for Samuel Mandel, 302 Broadway, same to be erected on the north side of 83d st, 258 feet east of Riverside Drive, at an estimated cost of \$160,000. There will be private telephones, to each apartment, mail chutes, parquet floors and elaborate decorations, with all latest improvements. (For plans filed see page 116.)

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Baptist Church for the Bronx.

CRESTON AV.—The City Baptist Mission Society, of 162 2d av, have purchased a plot on the southwest corner of Creston av and 180th st, Bronx, upon which a stone church will be built for the Baptist congregation now holding its meetings in a rented hall at 2404 Jerome av, near Fordham road. The Rev. C. H. Sears, of 396 East 184th st, is pastor. No plans have been drawn or architect selected.

Mercantile Building for University Place.

UNIVERSITY PL.—The trustees of Sailors' Snug Harbor, 31 Nassau st, will build a 6-sty loft building at Nos. 5 and 7 University pl, on a plot, 50x87, from the plans of Charles Volz, 160 5th av. The building will be an extension to the 6-sty store and factory at Nos. 9 and 11, which was built from the plans of Mr. Volz, and will be similar to it in construction and material. The old brick dwellings, which have long occupied the plot, are being torn down by H. D. Baker, of Av. B and 18th st.

Tenement House Department to Move Feb. 1st.

The Tenement House Department, now situated at Irving place and 18th st, will move to the fourth floor of the 11-sty office building, southwest corner of 4th av and 23d st about Feb. 1. The entire floor, over 11,000 square feet of office space will be afforded. Partitions will be placed throughout the floor, dividing the various offices. The estimated cost for this work is \$7,000. The George A. Fuller Company, Broadway and 23d st, are the contractors, and Jay H. Morgan the architect. The building is owned by the Island Realty Company, 137 Broadway, of which E. F. Clark is president, R. G. Babbage secretary and Byron M. Fellows treasurer.

The Hoffman Estate to Build on Fifth Av.

5TH AV.—The Hoffman estate, with office at No. 4 Warren st, will build an 11-sty store and loft building on a plot measuring 124x160 feet on the northwest corner of 5th av and 17th st, being Nos. 118 and 120 5th av and No. 1 West 17th st. The plot adjoins an 11-sty mercantile building, owned by the estate of Eugene A. Hoffman, and designed by Robert Maynicke, architect, covering the plot at 122-124 5th av, Nos. 3-5-7 West 17th

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st. and No. 2 West 18th st. No architect has been commissioned to prepare plans. It will be recalled in connection with this announcement that Henry Corn, at the head of a corporation calling itself the Fifth Avenue and Eighteenth Street Co., is soon to erect a 15-story mercantile building on the southwest corner of the avenue and 18th st, for which Robert Maynicke is now completing plans.

New Theatre for Jersey Towns.

Frederick Klein, of Jersey City, a member of the insurance firm of Meyer & Klein, with offices in the Lincoln Trust Company building, has just purchased the Geayer estate on Bergenline av, running through to Franklin st, and the Hackensack turnpike, a plot 125 feet wide by 250 feet deep, on which he will erect a modern high-class theatre building. The site is the most central location in all North Hudson, being in close proximity to the trolley lines. By this means it will be accessible from Hoboken, Weehawken, West New York, Guttenberg, North Bergen and Secaucus. While definite plans have not yet been decided upon, the matter has been placed in the hands of J. B. McElfatrick & Son, of 1402 Broadway, New York. The building will be of the latest and most approved type of theatre construction, and will contain stores on the ground floor. Work will be started as soon as plans are completed. The estimated cost is about \$150,000.

New Residence for the Misses Thompson.

67TH ST.—Plans have been completed by Henry Bacon, architect, of 160 Fifth av, for the new residence in East 67th st for the Misses Thompson, as was announced in the Record and Guide for Nov. 11th. At that time the Misses Thompson bought the 67th st property as the site of their new dwelling, their present house at No. 17 West 36th st, though a fine one, being in a part of the city which has recently seen the rapid encroachment of business. The 67th st plot, at Nos. 36 and 38 East, measures 40x100.5 and is occupied by 3-story brownstone front dwellings of the high-stoop type, soon to be demolished. One of the Misses Thompson stated to a Record and Guide reporter that "the matter is entirely in the hands of our architect."

Mr. Bacon's plans provide for a 5-story and basement fireproof building of the American basement type and measuring 40x81.6 feet. The facade is to be of brick, with trimmings of Tennessee marble. There will be a porched entrance. The cost is estimated at \$200,000. The Tide-Water Building Co., 25 West 26th st, have secured the general contract. The specifications call for a copper and tile roof, stone cornice, copper and wire glass skylights, cast iron window frames, hot water heating apparatus, gas and electric light fixtures and open nickel plated plumbing.

The annual banquet of the New York Lumber Trade Association, which is to be held in the Astor Gallery of the Waldorf-

Astoria on Wednesday evening, Jan. 18th, bids fair to be one of the most largely attended banquets ever held by that association.

Apartments, Flats and Tenements.

143D ST.—Rouse & Sloan, 11 East 43d st, are making plans for a 6-story flat building, with all improvements, 125x99.11 feet, for the Lenox Realty Co., to be erected on the south side of 143d st, 225 feet west of Lenox av, to cost \$120,000.

LENOX AV.—Plans have just been started by Rouse & Sloan, 11 East 43d st, for a high-class elevator apartment house with all improvements, 100x150 feet in size, for Samuel Mandel, 302 Broadway, soon to be erected on the southwest corner of Lenox av and 112th st, to cost \$200,000.

117TH ST.—Rouse & Sloan, 11 East 43d st, are making plans for two 6-story flats, 35x87.11, for Falk & Fine, 230 East 10th st, same to be erected on the north side of 117th st, between Fifth and Lenox avs, to cost \$75,000.

117TH ST.—Plans are being prepared by Rouse & Sloan, 11 East 43d st, for two 6-story flats, 35x87.11, for Falk & Fine, 230 East 10th st, to be erected on the south side of 117th st, between Fifth and Lenox avs, to cost \$75,000.

Contracts Awarded.

BROADWAY.—Rouse & Sloan, 11 East 43d st, have awarded to Samuel Mandel, 302 Broadway, the general contract to build the 4-story Casino Building for Jackson & Klein, on the southwest corner of Broadway and 96th st.

BUILDING NOTES

Mr. Michael Cohen, the well-known stone dealer of 1133 Broadway, left town last Saturday on a western trip.

The 20th annual exhibition of the Architectural League of New York will be held in the building of the American Fine Arts Society, 215 West 57th st, from Feb. 12 until March 4, inclusive, from 10 A. M. to 6 P. M., S. P. M. to 10 P. M., and Sundays from 12 M. to 6 P. M. The exhibition will be free to the public on all days except Tuesdays and Thursdays, when an admission of 25 cents will be charged.

The Municipal Art Commission at a meeting on Tuesday in the City Hall elected Robert W. De Forest president to succeed John De Witt Warner. Last week Mayor McClellan appointed Mr. De Forest a member of the commission to succeed Mr. Warner, whose term had expired. Mr. De Forest, whose service to the city is familiar to all New Yorkers, is deserving the honor conferred upon him and will undoubtedly meet the responsibilities thrust upon him.

Apartments, Flats and Tenements.

122D ST.—Plans are being prepared by Horenburger & Straub, 122 Bowers, for a 6-story flat, 25x87.9, for Raphael Kurzok, 81 Walker st, to be erected at 337 East 122d st, at a cost of \$200,000.

75TH ST.—Geo. Fred. Pelham, 503 5th av, is making plans for a 6-story 17-family flat, 25x89.2, for David Lenten, 40 East 98th st, to be erected at 415 East 75th st, to cost \$26,500.

148TH ST.—Plans are being prepared by John Hauser, 360 West 125th st, for two 5-story 16-family flats, 37.6x87.11, for Joseph McConnell, 2270 7th av; same to be situated on the south side of 148th st, 175 feet west of 7th av, to cost \$70,000.

125TH ST.—Horenburger & Straub, 122 Bowers, are making plans for a 6-story flat, 25x90, for Lippman & Gold, 64 East 111th st, to be erected at the southeast corner of 125th st and Amsterdam av, to cost \$85,000.

148TH ST.—Geo. Fred. Pelham, 503 5th av, is preparing plans for two 5-story 21-family flat buildings, 37.6x87.11, for Abraham Cohen, 67 Prince st, Newark, N. J., to be erected in the north side of 148th st, 275 feet east of 8th av, to cost \$76,000.

109TH ST.—Eugene J. Stein, 692 East 186th st, is preparing plans for a 6-story \$52,000 flat, 50x87.11, for Kleinfeld & Englesberg, 75 East 104th st; same to be erected on the north side of 109th st, 275 feet east of Broadway.

PARK AV.—Geo. Fred. Pelham, 503 5th av, is busy making plans for three 4-story flat buildings, 37.6x87.11, and 25x90.11, for Charles I. Weinstein, 1531 Madison av; same to be erected at the northwest corner of Park av and 102d st, at a total cost of \$104,000.

PROSPECT AV.—Moore & Landsiedel, 148th st and 3d av, are drawing plans for a 4-story 5-family brick flat, 21x83, to be built on the west side of Prospect av, 27 feet south of Dawson st, for George Brown, owner and builder, of 200 Broadway, at an estimated cost of \$25,000.

AMSTERDAM AV.—Neville & Bagge, 217 West 125th st, are drawing plans for four 6-story brick, stone and terra cotta apartment houses to be built on the west side of Amsterdam av, on the block front from 130th to 131st sts, for Geiger & Braverman, of 307 Grand st.

110TH ST.—Sass & Smalheiser, 23 Park Row, are making plans for two 5-story flat buildings, 41.8x87.11, for 34 families each; same to be erected at 240-248 East 110th st, at a total cost of \$80,000. Louis Lewenhof, 211 East 14th st, is the owner.

143D ST.—Jacob H. Amsler, 1159 East 109th st, is making plans for two 6-story 18-family flat buildings, 37.6x86.11, for the Mutual Construction Co., 551 East 134th st; same to be situated on the north side of 143d st, 425 feet west of Lenox av, to cost \$80,000.

TELLER AV.—Moore & Landsiedel, 149th st and 3d av, are drawing plans for two 2-family brick and limestone flats, 2 1/2 stories, measuring 20x55. They will be built on the east side of Teller av, south of 174th st, for Wm. A. Harde, 1739 Clay av, owner and builder, at an estimated cost of \$15,000.

14TH ST.—Glasser & Ebert, 70 Manhattan av, are making plans for five 5-story up-to-date flat buildings, 40x87.11, for Barnett Levy, 206 West 143d st, and Joseph Rosenthal, 230 East 116th st, to be situated on the south side of 14th st,

150 feet west of Amsterdam av, at a total cost of \$175,000.

CONCORD AV.—Harry T. Howell, 149th st and 3d av, is drawing plans for four 5-story brick flats to be built on the northeast corner of Concord av and 151st st for Anthony McOwen, of 515 Wales av. The corner house will contain stores and will measure 31x84.7, the others, 33.8x82. The total cost is estimated at \$150,000.

CLAY AV.—Moore & Landsiedel, 149th st and 3d av, are drawing plans for eight 2-family frame flats, three to be 3 stories, measuring 19x42, and five to be 2 stories, measuring 19x54. C. H. & E. A. Thornton, 1360 Teller av, are the owners and builders. The cost is estimated at \$100,000. The houses will be built on the west side of Clay av, 50 feet north of 169th st.

Dwellings.

86TH ST.—W. W. & T. M. Hall, 11 East 42d st, will build a row of 5-story high-class American basement dwellings on a plot of 16 lots, 400x100 feet, on the south side of 86th st, 150 feet west of Central Park West. Welch, Smith & Provot, 11 East 42d st, will draw the plans. This firm have designed upwards of 30 similar dwellings for these builders, and their work is well known. The dwellings will be complete in every respect.

Mercantile.

GREENWICH ST.—Joseph Wolf, 1 West 34th st, will draw plans for a 5-story brick building to be erected on a plot 26x63.4 feet on the southeast corner of Greenwich and Franklin sts, for Charles J. Degenhardt, of 371 Greenwich st. The ground floor will be occupied by a café

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and restaurant. The present frame structure is one of the few remaining landmarks of this section.

James Carlew to Build a Row of High-Class Dwellings.

57TH ST.—James Carlew, 17 West 122d st, will build a row of 20-ft. 5-sty American basement dwellings on a plot 300x102.2, on the north side of 85th st, 150 feet west of Central Park West. The plans will be drawn by L. A. Goldstone, of 110 West 34th st, who has been Mr. Carlew's architect in previous enterprises, namely, those high-grade dwellings at 6 to 10 West 77th st, 12 to 24 West 76th st, and in 90th st just east of Columbus av. The new buildings will be representative of the modern New York high-class private dwelling. Mr. Carlew has had a notable career in New York as a builder, and has fully deserved his success.

Contracts Awarded.

Milliken Bros., 11 Broadway, New York, have obtained the steel contract for the power house and coal storage pocket to be erected at Elizabethport, N. J., for the Singer Mfg. Co., 149 Broadway, Manhattan, at an estimated cost of \$150,000. R. W. Hunt & Co., 45 Broadway, Manhattan, are the consulting engineers.

3D AV.—Robert Maynick, 298 5th av, has awarded the following contracts for the new Yorkville Bank, to be erected at the northeast corner of 3d av and 85th st, as follows: Hecla Iron Works, 118 North 11th st, Brooklyn, steel contract; J. T. Brady & Co., 4 East 42d st, mason contract, and Sloane & Moller, 316 East 65th st, the carpentry.

Mulliken & Moeller, 7 West 38th st, New York, have awarded to Contractor Charles Gilpin, of Baltimore, Md., the contract for the erection of the Hotel Caswell, which will be built at the northeast corner of Baltimore and Hanover sts, and he has invited bids on the steel and iron work for the structure, which will be fireproof.

BROOME ST.—Dr. A. Cailli, 753 Madison av, has awarded to A. Schminke, 34 1st st, the mason contract for extensive improvements to 272 Broome st. The alterations consist of rear extension, tank on roof, new plumbing, air shaft, etc. O. Reissmann, 30 1st st, is the architect.

WILLIAM ST.—The Murphy Construction Co., 5-7 East 42d st, has secured the general contract to build a 6-sty fireproof office building, 42x67, at 103-105 William st, for Maurice Wendel & Co., of 93 William st, at an estimated cost of \$35,000, from the plans of Jacobs & Heidelberg, of 1133 Broadway. No sub-contracts have been issued.

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Lumber Yard. A branch established seventeen (17) years, now occupies twenty-five city lots and has four hundred and thirty (430) feet dock front. If wanted, more lots can be had on reasonable terms.

FOR SALE

Lumber Sheds, Stable, Office with Fixtures, situated on Newtown Creek and Grand Street, Brooklyn, N. Y. For terms, call or address,

DANNAT & PELL,
Newtown Creek and Grand St., Brooklyn, N. Y.

POSITION WANTED by young man (23), as assistant with Builder, Mason or other. Experienced, understands plans, etc. Estimator; excellent references; college education. DAUNY, 406 E. 25th St., City.

PARTY with \$5,000 to act as secretary and treasurer, and to acquire interest in a newly forming real estate corporation; proposition of great merit; fullest investigation. Address M. C., c/o Record & Guide.

Estimates Receivable.

PROSPECT AV.—E. G. W. Dietrich, 320 Broadway, is taking estimates for a 2-sty brick Parish House, 50x70, to be built on the northeast corner of Prospect av and Fairmont pl, Bronx, for the West Farms Dutch Reformed Church.

By the Commissioner of Water Supply, Gas and Electricity, Wednesday, Feb. 1: For furnishing and delivering 700 4-nozzle post hydrants and 40 2-nozzle fire-boat connection hydrants for high pressure fire service mains.

A. R. Ross, 542 5th av, New York, is preparing revised plans and specifications for a Carnegie Library building, 75x100 feet in size, to be erected at Colfax av and Courtland st, Denver, Col., at an estimated cost of \$200,000. The architect will receive the bids.

48TH ST.—J. B. Snook & Sons, 261 Broadway, have plans ready for a \$15,000 grain and flour mill, 132.4x74.10, and 100 feet in size, for the New York Milling Co. 402 Produce Exchange, to be erected on the north side of 48th st, 375 feet east of 1st av. No contracts have been issued.

40TH ST.—Plans will be ready in about one week for figures on the general contract for the new Engineers' Club, to be erected at 32-34 West 40th st, at an estimated cost of \$450,000. The building will be 11 stories, fireproof, 50x9 feet in size. Andrew Carnegie is the donor. Whitfield & King, 160 5th av, are the architects.

TINTON AV.—The Sagamore Realty Co., 198 Broadway, wants figures for all materials, etc., for their proposed 5-sty brick tenement and store, 45x100, to be built on the southwest corner of Tinton av and 158th st. The plans were drawn by Moore & Landsiedel, of 148th st and 3d av. The cost is estimated at \$75,000. There will be four families on a floor, and all improvements.

By the Department of Public Charities, Friday, Jan. 20th: No. 1. For furnishing labor and materials required to repair laundry machinery in laundry at City Hospital, Blackwell's Island. No. 2. For furnishing labor and material required to repair the laundry building at City Hospital, Blackwell's Island. Wednesday, Jan. 18th: For furnishing and delivering lumber and timber.

11TH ST.—Renwick, Aspinwall & Tucker, 367 5th av, have plans ready for \$5,000 worth of alterations to the Mission Chapel, 236 East 11th st, for the St. Ambrose Italian congregation. The edifice will be enlarged with a front and rear extension, 20x10.4 and 20x49, new skylights, partitions, etc. No contracts have been issued. The Rev. George F. Nelson, 29 Lafayette pl, is pastor.

44TH ST.—Mulliken & Moeller, 7 West 38th st, inform the Record and Guide that plans will be ready for bidders in about ten days, for the 9½-sty hotel building, 30x91 feet in size, for Henry Dazian, 26 Union sq, which will be erected at 142-144 West 44th st. The building is estimated to cost \$80,000, containing slag and tile roof, brick, terra cotta, limestone, terra cotta cornice, marble coping, low pressure steam, galvanized iron skylights, electric light, elevators, etc. No contracts have been let.

By the Department of Education, Monday, Jan. 16th: For installing heating and ventilating apparatus in new Public School 41, on the southwest corner of Richard and 209th sts, Bronx. For installing electric equipment in new Public School 63, on 34 and 4th sts, 213 feet east of 1st av, Manhattan. For installing electric equipment in addition to and alterations in Public School 104, on the south side of East 17th st, 169 feet east of 1st av, Manhattan. Item 1, installing heating and ventilating apparatus, and item 2, for installing electric equipment for addition to and alterations in Public School 12, on Steuben st, Rhine and Danube avs, Concord, Richmond. For constructing fire-escapes at Public School 14, Chicago av and Grove st, Newtown, Queens.

Miscellaneous.

53D ST.—It is reported that the trustees of St. Thomas' Church, on the northwest corner of Fifth av and 53d st, have had preliminary sketch plans prepared for a new parish house and rectory to be built on the site of the present buildings in the rear of the church. The buildings are to harmonize in style with the Gothic architecture of the church. The reported expenditure is \$200,000. Rev. Ernest M. Stires, 1 West 53d st, rector of the church, states that publication of the details would be premature as no particulars have been settled.

Government Work.

NEWPORT, R. I.—Proposals will be received by the Bureau of Supplies and Accounts, Navy Department, Washington, D. C., until 10 a. m., Jan. 24, for the installation of an electric lighting system, etc., at the U. S. Naval Training Station, Newport. Blank proposals will be furnished upon application to the Navy Pay Office, Newport, or to the Bureau. H. T. B. Harris, Paym. Gen., U. S. N., Washington.

WASHINGTON, D. C.—Sealed proposals will be received by the Isthmian Canal Commission until 3 p. m., Jan. 24, for delivery at Colon or the Port of Ancon, La Boca pier at the Pacific terminal of the canal near Panama, 2,000 non-creosoted piles of various lengths ranging from 40

to 60 feet, and 2,000 creosoted piles of various lengths ranging from 45 to 80 feet. J. G. Walker, Chm.

Estimates will be received at the office of the Supervising Architect, Treasury Department, Washington, D. C., until 3 o'clock, p. m., February 9th, 1905, for the construction complete of the U. S. Post Office at Natches, Miss.; until 3 o'clock, on Feb. 2d, for the hot-water heating of the U. S. Post Office building at Atlantic City, N. J.; until 3 o'clock, Feb. 14th, for the low pressure steam heating apparatus complete in place, for the U. S. Post Office and Court House at Batesville, Arkansas; until 3 o'clock, Feb. 21st, for the construction complete of the U. S. Post Office at Westchester, Pennsylvania; and until 3 o'clock, Feb. 23d, for the construction complete of the U. S. Post Office at Decatur, Ill., in accordance with the drawings and specification, copies of which may be had at the office of the Supervising Architect, James Knox Taylor.

New Jersey.

WESTFIELD, N. J.—Plans for the new Methodist church have been accepted by the board. The building is to cost \$60,000 and is to be of Indiana Limestone.

PT. HANCOCK, N. J.—Sealed proposals will be received by Abe S. Bickham, Q. M., until 12 M. Jan. 19th, for constructing ice house here. Information furnished on application.

MORRISTOWN, N. J.—The Morristown Trust Co. has purchased \$52,000 worth of property, on which a new building will be erected.

PLAINFIELD, N. J.—A. H. Enander, the plumber, is contemplating the erection of a building on his Watchung avenue property and if he decides to build he will use the first floor for his business.

JERSEY CITY.—Clinton & Russell, 32 Nassau st, New York, will have plans ready for figures in a few weeks for the new City Hospital, to be erected at Jersey

City, N. J., at an estimated cost of \$200,000.

JERSEY CITY, N. J.—John T. Rowland, Jr., 15 Exchange pl, has prepared plans for Henry Heidt for the erection of a 1-sty brick building in the Lafayette section. The building will be 50x200 and will be used as a storage house.

ATLANTIC CITY, N. J.—The Central Passenger Railway Co. wants bids for a one-story car barn. Brick and steel, slag roof, cement flooring, steel rolling doors, electric light, cement and concrete foundations, etc.

ATLANTIC CITY, N. J.—Charles Prettyman, owner of the Royal Palace Hotel, at the head of Pacific av, has filed the plans for a new brick hotel on South Carolina av, which is to be finished by July 1. The house will be erected on the site of the old frame Hotel Victoria.

NEWARK, N. J.—E. M. Waldron & Co., Newark, N. J., have obtained the general contract for a warehouse to be erected at 132 Mulberry st, Newark, N. J., for M. J. O'Connor, on premises. J. O'Rourke & Sons, 756 Broad st, Newark, are the architects and plans call for a 5-sty building, 45x60. No subs have been given out.

JERSEY CITY, N. J.—John A. Resch, 170 Lexington av, has prepared plans for George E. Walker for the erection of a 2-sty frame house on Ocean av, near Dwight st. The building will be 25x42, contain store on lower floor and apartments for two families with all improvements. Cost about \$4,500.

ATLANTIC CITY, N. J.—Charles A. Devlan, plumber, New York and Atlantic avs, who has the contract for fitting up a mining property in Arizona, is open to receive bids on the following: Belt-driven air compressor; 50 h. p. engine; rock drills; 1-ton iron dump cars for mine (ore); 12 or 15-lb rails, etc.; blacksmith outfit for small shop; 4,000 feet 3-inch standard wrought iron or steel pipe, etc. He also desires prices on galvanized corrugated iron.

SOME WORD AT LAST.

The Emergency Committee of the Building Trades Employers' Association met on Thursday and issued the following official announcement in regard to the statements recently made in the New York Times, The Sun, The World, The Evening Post, Collier's Weekly, apropos of Mr. Theodore Starrett's original articles published in the Record and Guide.

"Various articles have appeared in the public press, particularly the editorial in The Sun of Jan. 11, which charge that the Building Trades Employers' Association of New York City is engaged in a conspiracy with labor unions for the purpose of controlling the building business of this and preventing persons not members of this association from peacefully pursuing their business.

Prior to the formation of the Building Trades Employers' Association the building industry of New York City was in such a state of chaos from the aggregations of organized labor that the formation of this association became an absolute necessity, and it has uniformly and consistently devoted its entire energy to the correction of the evils brought into the business by organized labor, and it has not entered into any conspiracy, agreement or understanding, tacit or otherwise, of any nature whatsoever, whereby any person, be he a member of this association or not, is prevented from doing business in any branch of the building industry, and it has done absolutely nothing to restrict free and open competition.

Every statement, therefore, which is made by any one to the effect that the Building Trades Employers' Association is a party to a conspiracy, either with labor unions or with any one else, for the purpose of increasing the cost of building, is absolutely false.

For the Board of Governors,

P. K. STEPHENSON."

The Lawyers' Title Insurance Co.

The following interesting financial statement of the Lawyers' Title Insurance Co. will tend in a measure to show the giant strides this company has made in the title insurance field, and also to substantiate its claim to being the largest company engaged exclusively in title insurance and mortgage loans. It is an interesting fact to the real estate fraternity to know that during the year of 1904 this company sold to investors mortgages aggregating \$29,726,748.80.

ASSETS.

Company's building, 37 Liberty St., N. Y.	\$855,077.64
Company's building, Montague St., Brooklyn.	140,000.00
Other real estate	109,249.94
Bonds and mortgages	8,143,146.88
Capital stock, Lawyers' Mortgage Co.	42,683.62
" " Lawyers' Realty Co.	25,000.00
" " Academy Realty Corporation.	38,800.00
Plant	400,000.00
Certificates of deposit	24,549.40
Accrued interest	110,020.75
Accrued rent	1,208.20
Insurance paid in advance	2,351.25
Accounts receivable	387,800.57
Cash on hand	405,887.11
Advertising paid in advance	278.45
	\$10,698,113.81

LIABILITIES.

Capital stock	\$3,500,000.00
Loans	1,432,000.00
Moneys retained	430,866.39
Title fees unearned	121,629.04
Rent accrued	2,314.68
Taxes accrued	9,000.00
Due and owing on Sunday accounts	6,276.45
Commissions	36,195.98
Dividend, Feb. 1, 1905 (declared)	87,500.00
Undivided profits	322,331.59
Surplus	4,750,000.00
	\$10,698,113.81

The officers of this excellent company are: Edwin W. Coggeshall, president and general manager; David B. Ogden, vice-president; John T. Lockman, second vice-president; Louis V. Bright, third vice-president and secretary; William P. Dixon, treasurer; Samuel Green, assistant general manager; H. E. Jackson, assistant secretary.

Large Increase in Assessments in the Borough of Queens.

DUE TO THE REALTY BOOM OF 1904.

The tax assessment roll estate valuations during the year 1904 show an increase of real estate valuations during the year 1904 of \$9,615,010 over the borough's total of Jan. 1, 1904.

The total this year is \$131,071,675, against \$121,735,560 for 1904, and the total of new buildings completed and placed on the tax roll is 1,672. The number of parcels assessed last year was 89,783, and this year 91,478.

But for the closing of a number of streets and the consolidation of about twenty blocks into one by the Consolidated Gas Co., the number of individual parcels would have been considerably larger. Likewise the Pennsylvania R. R. Co. effected a similar reduction in the Sunnyside section by buying out hundreds of individual owners for the conversion of the entire section into one great car yard about a mile and a half in length. The regular real estate assessments by wards for the years 1904 and 1905 are as follows:

	1904.	1905.
Long Island City	\$36,507,135	\$38,782,960
Newtown	26,845,805	29,242,280
Flushing	18,524,815	19,481,280
Jamaica	27,772,725	30,504,510
Rockaways	12,085,085	13,060,845

The Municipal Art Society's Dinner.

The Municipal Art Society of New York will give a subscription dinner in the Galleries of the National Arts Club, 37 West 34th st, on the evening of Friday, January 20th, at 7 o'clock. Preceding the dinner the President and Directors will receive the guests in the National Arts Club Rooms. Mr. Calvin Tomkins, President of the Municipal Arts Club Society, will preside at the dinner, when a discussion of the work of the society during the season 1904-1905 will be participated in by members and distinguished guests. As the number of places at the dinner is restricted by the capacity of the Galleries, you are requested to forward your acceptances or regrets as early as possible. A list of guests will be printed for distribution at the dinner. You are requested to accompany your acceptances with the names of those to fill the places ordered. Checks and acceptances may be forwarded to Gabrielle Stewart Mulliner, Secretary.

MISCELLANEOUS.

W. P. MANGAM, Real Estate and Loans, 108 and 110 EAST 126th STREET, Telephone, 223 Harlem, New York City, NOTARY PUBLIC

J. C. LYONS BUILDING & OPERATING COMPANY, 4 AND 6 EAST 42d STREET, Telephone, 648 39th St., NEW YORK

JAMES A. DOWD, Late of the firm Jas. B. Waterlow, Real Estate and Insurance, Tel. Connection 842 SIXTH AVENUE, Near 6th St.

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. MCGOUST

LEON TARDENBAUM, Benj. M. Strauss, L. TANENBAUM, STRAUSS & CO., Real Estate, 640 BROADWAY (Cor. Bleeker St.), Telephone BR 5012, NEW YORK.

C. G. A. BROSLIN, 1947 Seventh Ave., near 117th St., Real Estate, Loans and Insurance, RENTING AND COLLECTING

MISCELLANEOUS.

THOMAS DIMOND, Iron Work for Building, 128 WEST 33d ST., NEW YORK, Works 128 West 33d St., Established 1872, 137 West 33d St., Tel., 1780 Mad. Sq.

FELLMAN, E., Lots, Lots Wanted, 320 BROADWAY, cor. Pearl St., Room 610.

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

WEBSTER B. MABIE, Real Estate, Telephone 8615 88th St., SALES, RENTALS, LOANS, 1 West 34th Street, Appraisals and Management of Realty, Room 704

THE TITLE INSURANCE COMPANY, OF NEW YORK

149 Broadway, Manhattan, CAPITAL AND SURPLUS, and 203 Montague St., Brooklyn, \$1,500,000

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

HOPTON & WEEKS

REAL ESTATE, No. 150 BROADWAY, Tel., 1908 Cort, Cor. Liberty St.

NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE. The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before March 7 are exempt from interest; after that date interest at the rate of 7 per cent. per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles and Assessments.

Sewers. Waverly pl. between Bank and Perry sts. Fort Washington av. from point 1,240 feet from Kingsbridge rd to summit south. Pine st, between William st and Broadway. Street Opening. 168th st. from Webster av to Morris av.

REPORTS COMPLETED. Robbins av. from Southern Boulevard to St. Mary's Park. Grand Boulevard and Concourse and nine transverse roads from 161st st at intersection of said sts and Mott av. to Moshulu Parkway. Supplemental reports completed and filed with the Bureau of Street Opening for inspection. Objections must be filed on or before Jan. 31. Hearings will be held Feb. 2. Report for Grand Boulevard will be submitted to the Supreme Court for confirmation Feb. 28 and for Robbins av. April 6.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway. Monday, Jan. 16. East 223d st, formerly 8th av. from Bronx River to 7th av. at 3 p. m. Tremont av. from Bronx River to Eastern Boulevard, at 10.30 a. m. Tuesday, Jan. 17. Lockwood st. from Payson av to Grand av. Queens, at 2 p. m. East 233d st. from Bronx River to Hutchinson River, at 3 p. m. West 175th st. from Broadway to Ft. Washington av. at 11 a. m. Public Park at Rae, German pl and St Ann's av. at 11 a. m. Bridge at Newton, Queens, at 2 p. m. West 124th st. from Audubon av to Wadsworth av. at 2 p. m. Briega av. from Bronx River to Pelham Bay Park, at 12 p. m. White Plains rd. from Morris Park to West Farms rd. at 11 a. m. Wednesday, Jan. 18. Nereid av. from White Plains rd to Bronx River, at 3 p. m. East 138th st. between N. Y. & N. H. R. R. and U. S. pier and bulkhead line, at 3.30 p. m. West 193d st. from Audubon av to Fort George av. at 12 m. Fallsdale pl. from Popham av to Sedgwick av. at 3 p. m.

At 258 Broadway. Monday, Jan. 16. Amsterdam av and 65th st, school site, at 11 a. m. Bellevue Hospital, at 11 a. m. Forsythe and Eldridge sts, school site, at 2 p. m. 117th st, school site, at 3 p. m. 110th and 120th ss, school site, at 4 p. m. Tuesday, Jan. 17. Pitt and Rivington sts, school site, at 11 a. m. 1st and 42d sts, North River docks, at 11 a. m. Veno av. B'co. Queens, at 2 p. m. Central av, school site, at 2 p. m. Bergen and Henry sts, school site, at 3.30 p. m. Wednesday, Jan. 18. 20th and 22d sts, North River docks, at 10.30 a. m. 4th av, 8th and 9th sts, Rapid Transit, at 2 p. m. Thursday, Jan. 19. Pier 18, East River, at 10.30 a. m. Pitt and Rivington sts, school site, at 11 a. m. St. Nicholas Park, at 2 p. m.

JOSEPH P. DAY

Real Estate, Auctioneer and Appraiser, Agency Department, 932 EIGHTH AVENUE, Cor. WATSON ST., 5-11, Street.

Friday, Jan. 20. 13th and 14th sts, North River docks, at 10.30 a. m. Danube and Rhine avs, school site, 9 I, at 3 p. m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the properties sold, withdrawn or adjourned during the week ending Jan. 13, 1905, at the New York Real Estate Salesroom, 161 Broadway. Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Adversited Legal Sales.

Indicates that the property described was bid in for the plaintiff's account. The total amount at the end of the list comprises the consideration in actual sales only.

PETER F. MEYER. *90th st, s. s. 100 w Park av, 100x100x8, vacant. (Amt due \$26,191.91; taxes, &c, \$968.50) Isaac H. Clothier, \$26,191.91. *164th st, n. s. 150 e 5th av, 100x100x8, vacant. (Amt due \$4,678.34; taxes, &c, \$2,421.14) Isaac H. Clothier, \$4,678.34. *107-275

L. J. PHILLIPS & CO. Albany st, No 24, s. s. 40 e West st, 10x39.9x18.75x4, 4-story brk tenement and store. \$119. 18th st, No 329 n. s. 200 e 9th av, 25x184 to n. s. 19th st, No 340 19th st, 3-story brk dwelling on 19th st, and 2-story brk and frame building and store. \$100. Adjourned sine die PHOENIX INGRAHAM.

D. PHOENIX INGRAHAM. *120th st, No 14, s. s. 125 e 5th av, 37x100.10, 6-story brk tenement. (Amt due \$42,331.69; taxes, &c, \$3,800.) Vassar College, \$42,000. 161st st, No 572, s. s. 172 e Broadway, 16.6x 99.11, 3-story stone front dwelling. Adjourned sine die

THE GREAT MARKET FOR Guaranteed Mortgages

Amount of Mortgages guaranteed by this Company sold to investors more than \$140,000,000

Loss of principal to investors.0 Loss of interest to investors.0

Every investor secure, satisfied, content. Has any other form of investment such a record? A large number of choice mortgages always on hand for immediate investment.

Bond & Mortgage Guarantee Co Capital and Surplus \$4,750,000

146 Broadway, 175 Remsen St., New York, Brooklyn.

Italo American Art Works

ARCHITECTURAL - ORNAMENTAL - DECORATIVE ECCLESIASTICAL - SCULPTURAL - MONUMENTAL MARBLE :: MOSAIC

632, 634, 636 East Seventeenth Street, New York Telephone, 467 Gramercy

MONEY TO LOAN

ON BOND AND MORTGAGE. UNITED STATES Title Guaranty and Indemnity Co. Manhattan: 160, 162, 164 B'way. Brooklyn: 198 Remsen Street. Jamaica: 549 Fulton Street.

HEIL & STERN

Tel. 4978 Spring Business Property a Specialty 604-606 BROADWAY, Corner Houston Street

6th av, No 153, w. s. 25 n 11th st, 18x60, 4-story brk tenement and store. Adjourned Jan. 26. PHILIP A. SMYTH. Willis av, No 423, w. s. 50 s 145th st, 25x30x-x14, 3-story brk tenement and store. (Amt due \$3,438.80; taxes, &c, \$335.63; sold sub to a mort for \$2,500.) Samuel Williams, \$700.

JOSEPH P. DAY. 148th st, No 3, s. 325 w 7th av, 25x90.11, vacant. (Amt due \$4,478.28; taxes, &c, \$75.67.) Lowenfeld & Prager, \$4,478.28. 147th st, No 103, w. s. 100 s 113th av, 12.6x 100, 3-story brk dwelling. (Amt due \$3,547.03; taxes, &c, \$809.99.) Morris Franklin, \$3,525. Arthur av, No 2554, s. s. 25 e Lawrence st, 25x 87.6, 1-story frame building and vacant. Arthur G. Scalone, \$2,500. 113th st, No 103, w. s. 100 w 4th av, 25x100, 3-story brk tenement. (Amt due \$24,878.86; taxes, &c, \$3,368.94.) F. Y. Hush, \$31,900. Brown pl, No 103, w. s. 100 s 135th st, 35.4x100, 5-story brk tenement. (Amt due \$19,349.13; taxes, &c, \$322.31.) Williams & Grodinsky, \$32,100.

GEO. R. READ & CO. 123d st, No 427, n. s. 291.2 e 1st av, 16.8x 109.11, 3-story stone front dwelling. (Amt due \$6,052.62; taxes, &c, \$257.28.) Louis S. Bernard, \$6,320.

BRYAN L. KENNELLY. Allen st, Nos 202-204, w. s. 55.5 s Houston st, 42.4x87.6x irregular, two 3-story buildings (admr sale). Jacob Levin, \$22,700.

JAMES L. WELLS. 11th st, No 341, n. s. 100 w 1st av, runs w 25 x n 80.10 x w 72 x e 23.6 x Powell had on 25x30, gaining, 6-story brk lot and store building. (Partition.) Israel Block, \$28,800.

HERBERT A. SHERMAN. 85th st, No 134, s. s. 350 w Columbus av, 18x 102.12, 3-story and basement brk dwelling. Withdrawn.

Total Corresponding week, 1904, 1905, to date Corresponding period, 1904, 1905, to date

ADVERTISED LEGAL SALES.

Referee's Sale to be held at 12 o'clock noon at the New York Real Estate Salesroom, 161 Broadway, except where otherwise stated.

Jan. 14. No Sales advertised for this day. Jan. 16. 40th st, No 12, s. s. 210 w 5th av, 25x98.9, 4-story stone front dwelling. Sheriff's sale of all right, title, &c, which was had on 12.12.1904, or since; Geo C Coffin, atty, 229 Broadway, Mitchell L Erlanger, sheriff. By Joseph F. Day. 94th st, No 163, n. e. 151.3 e Lexington av, 18.9x 100.8, 3-story stone front dwelling. Emma Hein atty Louis Schuchet, atty, William Reiss, atty, 132 Nassau st; S L H Ward, ref. (Amt due \$4,346.31; taxes, &c, \$176.47; sold sub to a

F. st., w. s., 287 n Inwood, st. runs n 296 x w 34.9 c o l Bol-
 Bolton road] ten road, x s w 426.1 x s 14.8 x c 350.9 to beginning.
 Plat beginning at a point distant 7.8 c w of premises conveyed by Isaac
 Dykeman to John P. Cummings, runs s e e 104.3 x w 124.3 to c of
 Eoan road, x n 162.2 to beginning, except Prescott av, w s., 287.1 n
 Dykeman st., 80x100x30x30, vacant.

Joseph W. Russell and ano as acting trustees to Walter P.
 Busch, Mort \$13,750. Jan 9, 1905. 3:247—17,750

Frankfort st, No 49, w s., 118.3 x William st, 29.2x.01.5x25.5x 011,
 6-5 ty front and 2 and 4-5 ty rear building. Althea R Ward to
 Edw F de Selding, C. A. G. Mort \$30,000. Dec 21. Jan 11, 1905.
 1:103—11. A \$26,700—\$31,000. other consid and 100

Philip st, No 29, s. 59.9 w front st, runs w 18.11 x s 24 x w
 10.10 x s 32.6 x e 29.2 x n 56.2 to beginning, 4-5 ty lrk loft and
 store building. Angela M and Loretta G Brogan to Mary T
 Fresnoh. B & S. Jan 5, Jan 10, 1905. 1:74—48. A \$22,000—
 \$25,500. nom

Georck st, No 131, w s., 122.3 n Stanton st, 25.9x100, 6-5 ty brk
 tenement and store. Rebecca Lipschitz et al to Mayer Singer.
 Mort \$30,550. Jan 3, Jan 10, 1905. 2:330—67. A \$11,000—
 \$30,000. nom

Clark st, No 11, w s., 100 x Broome st, 17x50, vacant. Amos Clark
 to Max Cohen and Emanuel Glauber. Mort \$2,500. Sept 29, Jan
 12, 1905. 2:326—48. A \$4,000—\$4,000. other consid and 100

Gold st, Nos 92 to 103 begins Gold st, e s., 69.10 s w Frankfort st,
 Jacobet, Nos 5 to 17, runs e s 202.7 n w s Jacobet, st, runs w 72.5
 Perry st, No 9, s. 9.9 x e 11.7 x n 11.7 x n 118.2 to Gold st
 to n e s Perry st, n w 24.4 x e 11.7 x n 11.7 x n 118.2 to Gold st
 x n e 69.11 to beginning, five 4 and one 5-ty brk loft and store
 buildings and 1-5 ty brk building. Ambrose K Ely to A Augustus
 Fealy, of Brooklyn, B & S. Jan 10, 1905. 1:104—22 to 25, 32
 24. A \$4,000—\$4,600. other consid and 100

Grand st, Nos 394 and 398, n s., 37.6 n Suffolk st, 37.6x100, 6-5 ty
 brk tenement and store. Rebecca Jacobs to Harry Fischel. All
 lms. Mar 26, 1903. Jan 10, 1905. 2:346—34. A \$35,000—
 \$70,000. nom

Greenwich st, No 731, s. e cor Perry st, 25x48.10x40.8x36.4, 4-5 ty
 brk tenement and store.

Greenwich st, Nos 727 and 729, e s., 25 s Perry st, runs s e 94 x s
 33.3 x w 60 x n 61.2 to st, x n e 50 to beginning, two 3-ty brk
 tenements and stores.

Elizah W Eury and ano EXRS Thomas Stillman to M Bayard
 Brown. Jan 12, 1905. 2:632—45. A \$11,000—\$14,000. 35,000

Greenwich st, No 370, w s., 50.6 n Franklin st, 25x100, 5-ty brk
 loft and store building. Geo H Robinson to Charles Bettels.
 Mort \$31,500. Jan 6, Jan 10, 1905. 1:183—36. A \$14,000—
 \$27,000. nom

Madison st, No 322, s. s., 56.5 w Scammel st, 39.7x72.9x20x74.5,
 5-5 ty lrk tenement. Chas H Reed et al to Amelia Rubinsky.
 Jan 3, Jan 11, 1905. 1:261—10. A \$18,000—\$5,000. nom

Same property. Amelia Rubinsky to Anny Levy. B & S. Jan 10
 Jan 11, 1905. nom

Madison st, No 324, s. s., 25 w Scammel st, 31.5x74.5x30.1x76.7,
 5-5 ty lrk tenement. Chas H Reed et al to Amelia Rubinsky.
 Jan 3, Jan 11, 1905. 1:262—9. A \$18,000—\$35,000. nom

Same property. Amelia Rubinsky to Anny Levy. B & S. Jan 10,
 Jan 11, 1905. nom

Montgomery st, No 62, w s., 75 s Monroe st, 21.6x93.4x22.5x93.4,
 5-5 ty brk tenement and store. Samuel Magen to Isaac Saperstein.
 Mort \$17,500. Jan 4, Jan 6, 1905. 1:258—17. A \$10,000—
 \$20,000. other consid and 100

Montgomery st, No 62, w s., 70 s Monroe st, 21.6x93.4x22.5x93.4,
 5-5 ty brk tenement and store. Isaac Saperstein to Maurice J
 Bustein. All t t e in 1/2 part. Jan 4, Jan 9, 1905. 1:258—17.
 A \$10,000—\$20,000. nom

McKerry st, No 171, w s., 155.2 s Broome st, 25x100, 6-5 ty brk
 tenement and store. Carolina Salдино to Domenico Salдино.
 All lms. July 27, 1892. Jan 11, 1905. 2:471—17. A \$15,000—
 \$25,000. nom

Norfolk st, No 167, w s., 68.9 n Stanton et, 29.5x47.6x29.7x47.6,
 5-5 ty brk tenement and store. Jacob Binder et al to Benj M G ac-
 ning, C. C. and correction deed. Dec 15, Jan 9, 1905. 2:355—
 23. A \$12,500—\$17,000. nom

Norfolk st, No 167, w s., 68.9 n Stanton st, 29.5x47.6x29.7x47.6,
 5-5 ty lrk tenement and store. Benj M Gruenslein to Chas A
 Faust, of Brooklyn. Mort \$24,500. Dec 1, Jan 9, 1905. 2:355
 23. A \$12,500—\$17,000. nom

Pearl st, No 75, n e cor Coenties lane, or alley, 43.11x50x28.6x
 29.3, 4-5 ty brk loft and store building. Geo J Greenfield, EXR
 and TRUSTEE David B Williamson to Butler, Mary B, Geor-
 giana, G DeWitt and Josephine L Williamson, HEIRS. Ec, David
 B Williamson. B & S. Dec 1, Jan 10, 1905. 1:249—20. A \$18-
 500—\$25,000. nom

Pearl st, No 92, s e s, abt 135 w Old Slip, begins at n cor No 90,
 runs s e 45 n e 0.6 x s 18.1 x e 20.8 x n w 63.9 to st, x s w
 21 to beginning, 4-5 ty brk store and loft building. Eugene O'Sulli-
 van to August Schacht. B & S. Dec 30, Jan 12, 1905. 1:303—11.
 A \$11,300—\$15,500. other consid and 100

Pr. spect pl, No 2, n w cor 40th st, 18.6x75, 4-5 ty stone front dwelling.
 Sophia Gullmann to John W Phillips. C. A. G. Mort \$150. Jan 10,
 Jan 10, 1905. 5:1333—18. A \$9,500—\$9,500. other consid and 100

Prospect pl, No 4, w s., 15.8 n 40th st, 18.6x75, 4-5 ty stone front
 dwelling. Christopher Gullmann to John W Phillips. C. A. G. Mort
 \$5,500. Jan 10, Jan 12, 1905. 5:1333—18. A \$3,500—\$5,500.
 other consid and 100

Prospect pl, No 6, w s., 37.1 n 40th st, 17.1x75, 4-5 ty stone front
 dwelling. Christopher Gullmann to John W Phillips. C. A. G. Mort
 \$5,500. Jan 10, Jan 12, 1905. 5:1333—19. A \$3,000—\$5,000.
 other consid and 100

St Marks pl, No 64 1/2 s., 37.5 e 2d av, 25x93.6, with all title to strip
 Sib st, in front, 25x8, 6-5 ty brk tenement and store.
 CONTRACT. Katharina Fes r to Joseph Berkowitz. Mort \$32-
 000. Jan 11, Jan 12, 1905. 2:449—21. A \$18,000—\$43,000. 49,250

St Nicholas pl, e s., 50 s 153d st, 25x100, vacant. Max Mary to
 Milton B Rosenback. Mort \$7,000. Jan 5, Jan 6, 1905. 7:2054
 —91. A \$9,500—\$9,500. other consid and 100

Thompson st, Nos 218 and 220, e s., abt 230 n Bleecker st, 50x85,
 6-5 ty 4 1/2 basement lrk tenement and store. CONTRACT. Saul
 Yatskenstein to Antonio and Francesco Caporaso. Mort \$8,000. Jan
 11, Jan 12, 1905. 2:537—6 and 7. A \$26,000—\$28,000. 78,000

Walker st, Nos 9 to 13, s. s., 100 w West Broadway, 60x106, with
 all title to strip in rear, 60x6, and two 5-ty stone front and
 store buildings. Fredk C Zobel and ano to Wm H Smith. Mort
 \$125,000. Jan 6, Jan 7, 1905. 1:191—22. A \$51,000—\$115,000.
 other consid and 100

Same property. Release mort. State Realty & Mortgage Co to
 Fredk C Zobel. Jan 6, Jan 7, 1905. other consid and 100

Washington st, No 767, l e cor West 12th st, 20x70.2, 3-5 ty brk
 12th st, Nos 364 and 366] tenement and store. Henry H Heldger
 to Dietrich Meyer. Jan 9, Jan 10, 1905. 2:610—10. A \$11,000—
 \$8,000. other consid and 100

2d st, No 112, n s., 193.3 e 1st av, 25x121.11, 7-5 ty brk tenement
 and store. Louis Abrahams to Charles Abrahams. 1/4 p r.
 Mort \$52,000. Jan 4, Jan 6, 1905. 2:430—50. A \$16,000—
 \$45,000. other consid and 100

3d st, No 80, s. s., 50 w Thompson st, 25x79.4, 3-5 ty stone front
 dwelling.

3d st, No 82, s. s., 75 w Thompson st, 25x105.4, 3-5 ty stone front
 dwelling.

Philip Walter et al EXRS Augusta Eldor to Leonard Well. Dec
 Dec 12, Jan 11, 1905. 2:539—19 and 20. A \$24,000—\$24,000.
 32,000

3d st, No 82, s. s., 50 w Thompson st, 25x79.4, 3-5 ty stone front
 dwelling. Leonard Well to Isaac Heifer. Dec 12, Jan 11,
 1905. 2:539—19, A \$12,000—\$12,000. other consid and 100

3d st, No 82, s. s., 50 w Thompson st, 25x79.4, 3-5 ty stone front
 dwelling. Isaac Heifer to Leonard Well. Mort \$10,000. Dec
 12, Jan 11, 1905. 2:539—19. A \$12,000—\$12,000. other consid and 100

3d st, No 84, s. s., 75 w Thompson st, 25x105.4, 3-5 ty stone front
 dwelling. Leonard Well to N Y Board of Fire Underwriters.
 Dec 12, Jan 11, 1905. 2:539—18. A \$15,000—\$15,000. other consid and 100

7th st, Nos 192 and 194, s. s., 64.6 w Av B, 27.10x90.10, 4-5 ty brk
 tenement. Joseph Gottlieb to E. E. H. Augustowsky. All lms.
 Jan 5, 1905. 2:402—32 and 33. A \$16,000—\$20,000. n m

8th st, Nos 397 to 401, n s., 50.10 w Av D, runs w 67.1 x n 93.11 x
 25 x s 47 x e to point 51.3 w Av D, x s a 46.11 to beginning, 6-5 ty
 brk tenement and store. Aaron Gottlieb to Jen. s. Weil and B. rnhard
 Mayer. C. C. Jan 9, Jan 12, 1905. 2:378—40 to 42. A \$22,500—
 P \$40,000. nom

Same property. Jonas Weil et al to Leopold Kaufman. Jan 9, Jan
 12, 1905. 2:378—40 to 42. A \$22,500—P \$40,000. nom

9th st, No 717, n s., 208 w Av C, 25x92.3, 5-5 ty brk tenement with
 store. Samuel Rosenthal to Reiss Rosenthal—his wife. Mort
 \$26,250. Jan 7, Jan 11, 1905. 2:379—56. A \$12,000—\$28,000.

11th st, Nos 314 and 316 East, s. s., abt 230 e 2d av, 38.8x94.10,
 two 5-ty brk tenements. The Corporation for the Relief of
 Widows and Orphans of Clergymen of the P E Church in State
 N Y to Francesco Spinella. All title. C. C. Jan 4, Jan 11,
 1905. 2:452—15. A \$23,000—\$45,000. 100

11th st, Nos 314 and 316 East, s. s., abt 230 e 2d av, 38.8x94.10,
 two 5-ty brk tenements. Jones Well et al to Francesco Spinella.
 Mort \$40,000. June 1, Jan 11, 1905. 2:452—15. A \$24,000—
 \$45,000. nom

12th st, No 526, s. s., 270.6 w Av B, 25x103.3. |
 12th st, No 528, s. s., 245.6 w Av B, 25x103.3. |
 two 5-ty brk tenements and stores. |
 David Koenig to Samuel Koenig. Mort \$57,000. Jan 5, Jan 6,
 1905. 2:405—21 and 22. A \$24,000—\$30,000. other consid and 100

12th st, No 257, n s., 235.7 e 4th st, 25.1x70, 5-5 ty brk tenement
 and store. Betsey Bernstein to Harris Ben. 1/2 part. B & S. All lms.
 Dec 27, Jan 6, 1905. 2:615—90. A \$10,500—\$22,000. nom

13th st, No 12, s. s., 175 e 5th av, 23x92.9x—x99.6, 3-5 ty and base-
 ment brk dwelling. Emille L De Herbaylo to Otto H Dre. Mort
 \$22,000. June 23, Jan 10, 1905. 2:575—11. A \$26,000—\$26-
 000. nom

17th st, Nos 452 and 454, s. s., 100 e 10th av, 50x92, two 5-ty brk
 tenements and stores. Lucius H Smith to Michael Schiavone.
 Dec 7, Jan 6, 1905. 3:714—61 and 62. A \$19,000—\$36,000. other consid and 100

18th st, No 248, s. s., 225 e 9th av, 25x92, 5-5 ty brk tenement
 and store. Carrie A wife of Thaddeus K Miller to Irving Miller.
 Jan 4, Jan 6, 1905. 3:741—59. A \$12,000—\$17,000. nom

20th st, Nos 7 and 9 West, n s., 220 w 5th av, two 4-5 ty stone front
 dwellings. Party wall agreement. James S Lansing with J Dem-
 ing, architect, cons. All title. C. C. 1888. Jan 11, 1905.
 3:822—28 and 29. A \$96,000—\$114,000. nom

21st st, Nos 33 and 35, n s., 300 w 4th av, 50.6x98.9, two 4-5 ty
 brk dwellings. Jere W Macdonald to Geo D Wick, Forestport, N
 York. Mort \$35,000. Dec 1, Jan 6, 1905. 3:850—25 and 26. A
 \$76,000—\$84,000. nom

21st st, No 53, n s., 75 w 4th av, 24x98.9, 4-5 ty stone front dwell-
 ing. Mary G Meanley (Morrison) DEVISEE Helen R Mason to
 John L Lawrence, of Lawrence, L. I. Jan 9, 1905. 3:850—35. A
 \$35,000—\$40,000. other consid and 100

21st st, No 145, n s., 124 x 3d av, 26x93.9, Jan 9, 1905. other consid and 100

Park, 5-5 ty stone front dwelling. Christian D Morgan to H. nry
 D Metz and Jessie A his wife joint tenants. B & S and C. G.
 Jan 4, Jan 9, 1905. 3:876 and 877—35. A \$26,000—\$33,000. nom

Same property. Henry J Metz to Christian D Morgan. B & S and
 C. G. Jan 9, 1905. nom

22d st, Nos 140 and 142, s. s., 153.9 e Lexington av, runs n 98.7 x
 16.3 x o 2 x e 20 x n 98.9 to st x w 36.3, 3 and 4-5 ty brk and
 stone dwellings. Augusta wife Leonard Landes to Fani Barenko.
 Mort \$27,000. Jan 5, Jan 10, 1905. 3:877—60. A
 \$24,000—\$28,000. nom

Same property. Peni Barenkopf to Leonard Landes and Augusta
 his wife. Mort \$27,500. Jan 5, Jan 10, 1905. 3:877. nom

23d st, No 327, n s., 300 w 1st av, 25x98.9, 6-5 ty brk tenement and
 store. Morris, of Passaic, N. J., to Francis Mort \$32,500. Jan 4,
 Jan 6, 1905. 3:929—17. A \$12,000—\$15,000. nom

24th st, No 13, n s., 577.6 e 6th av, 26x98.9, 5-5 ty stone front
 hotel and store. Geo J Greenfield EXR and TRUSTEE David B
 Williamson to Butler, Mary B, Georgiana, G DeWitt and Jose-
 phine L Williamson, HEIRS. Ec, David B Williamson. B & S
 Dec 1, Jan 10, 1905. 3:829—30. A \$47,000—\$57,000. nom

30th st, No 266, s. s., 98.2 e 7th av, runs w 22.10 x n 98.9 x e 23 x n
 54.7 x o 2 x n 44.2 to beginning, 4-5 ty brk tenement and store
 and 3-5 ty frame tenement on rear. Eliz J C Klein DEVISEE John
 Klein to Elizabeth Klein widow of John Klein. B & S. Mort \$11-
 000. Oct 28, 1900. Jan 9, 1905. 3:779—48. A \$10,500—\$13,500.
 2,000

31st st, No 121, n s., 140.8 w Lexington av, runs n 98.9 x w 42.2 x
 s 35.3 x e 21.1 x s 50.8 to st, x e 21.2, 4-5 ty brk tenement and
 4-5 ty brk stable on rear.

31st st, No 236, s. s., 200 w 2d av, 18.9x98.9, 4-5 ty stone front
 dwelling. Arthur Guck to Julio W Wagner. Dec 31, Jan 6,
 1905. 3:911—45. A \$7,500—\$12,000. other consid and 100

31st st, No 119, n s., 161.9 w Lexington av, runs w 21.1 x n 60.11 x
 e 21.1 x s 59.8 to st, at beginning, 4-5 ty brk tenement.

Patrick J Byrnes to John T Delaney. Mort \$30,000. Dec 30,
 Jan 6, 1905. 3:887—15. A \$20,000—\$22,000. nom

88th st, No 19, s, 125 w Central Park West, 17.6x100.8, 5-sty stone front dwelling. Geo B Leonard to Samson Mayer. B & S. Mort \$20,000. Dec 23, Jan 6, 1905. 4:1201-38. A \$12,000-\$26,500. nom
 88th st, No 112, s, s, 184.5 e Park av, 25.6x100.8, 5-sty stone front tenement. Fanny Orten to James Weil and Bernard Mayer. Mort \$23,000. Jan 6, 1905. 5:1316-64. A \$10,000-\$23,000. nom
 other consid and 100
 89th st, No 73, n, s, 58 e Columbus av, 42x75, two 5-sty brk tenements. Samson Mayer to Wm J Kelly. Mort \$38,000. Dec 31, Jan 6, 1905. 4:1203-3. A \$25,500-\$48,000. nom
 89th st, No 225, n, s, 200 w 2d av, 25x100.8, 5-sty brk tenement. Loeb Real Estate Co to Julia Levy. Mort \$15,000. Jan 6, 1905. 5:1535-16. \$7,500-\$20,000. nom
 other consid and 100
 91st st, No 314, s, s, 225 w 2d av, 25x100.8, 5-sty brick tenement. Morris Beer to Isaac Fried and Isaac Berger. Mort \$20,000. Dec 21, 1904. 4:1185-18. A \$15,000-\$20,000. nom
 91st st, No 311, s, Jan 11, 1905. 5:1553-43. A \$4,500-\$20,000. nom
 other consid and 100
 91st st, No 70, s, s, 139.10 w Park av, 19x100.8, 3-sty stone front dwelling. Rebecca wife of and Harry E Moss to Fredk W Marks. Mort \$12,000. Jan 9, 1905. 5:1502-43. A \$15,500-\$25,000. nom
 96th st, s, s, 150 e 5th av, 30x100.8, vacant. Morris J Leonard to Louise K wife of Louis J Reckendorfer. Mort \$20,000. Dec 5, Jan 12, 1905. 5:1507-06. A \$18,000-\$30,000. nom
 96th st, s, s, 140 w 1st av, 32x101 to n, 5-sty brick vacant. Unrecorded.
 95th st, Trust Co of N Y TRUSTEE to Abraham Orently. Jan 10, 1905. 5:1558-33, 20. A \$13,000-\$13,000. 18,000
 97th st, No 157, s, s, 127 w 3d av, 27x100.11, 5-sty stone front tenement. James J Hare to Charles Gerlich. Jan 9, Jan 12, 1905. 6:1623-31. A \$6,240-\$15,000. nom
 97th st, No 170, s, 150 e Amsterdam av, 25x100.11, 5-sty brick tenement. Frank Koch to Louis Bernstein. Mort \$17,000. Jan 5, Jan 7, 1905. 7:1851-58. A \$9,000-\$24,000. nom
 other consid and 100
 97th st, No 37, n, s, 385 w Central Park West, 17.6x100.3, 3-sty and basement brk dwelling. John L Martin to Wm J Hoagland, of Hazleton, Pa. Mort \$10,000. Jan 7, Jan 9, 1905. 7:1833-17. A \$6,500-\$12,500. nom
 98th st, Nos 316 and 318, s, s, 250 e 2d av, 50x100.11, 2-sty brk building and vacant. Frederick Herrmann to Henry Naschitz. B & S. Mort \$6,000. Dec 5, Jan 9, 1905. 6:1669-41, 42. A \$8,000-\$9,000. nom
 98th st, Nos 316 and 318, s, s, 250 e 2d av, 50x100.11, 2-sty brk building and vacant. Abraham Strauss to Frederick Herrmann. Mort \$7,500. Jan 23, 1901, Jan 9, 1905. 6:1669-41, 42. A \$8,000-\$9,000. nom
 98th st, No 48, s, s, 205 w Park av, 25x100.11, 5-sty brick tenement. Isaac Male to Morris and Henry Male. 1/2 part. Mort \$48,400. Jan 5, Jan 10, 1905. 6:1603-46. A \$8,500-\$24,000. nom
 98th st, Nos 316 and 318, s, s, 250 e 2d av, 50x100.11, 2-sty brk building and vacant. Henry Naschitz to Ellen M Braem. Mort \$5,500. Jan 5, Jan 9, 1905. 6:1669-41, 42. A \$8,000-\$9,000. nom
 other consid and 100
 98th st, Nos 316 and 318, s, s, 250 e 2d av, 50x100.11, 2-sty brk building and vacant. Frederick Herrmann to Abraham Strauss. Correction deed. Dec 31, Jan 9, 1905. 6:1669-41, 42. A \$8,000-\$9,000. nom
 99th st, Nos 204 and 206, s, s, 110 e 2d av, 49.10x100.11, 6-sty brk tenement and store. Isaac Haft to Max Fine. Mort \$40,000. Jan 9, Jan 10, 1905. 6:1648-43, 44. A \$9,000. nom
 other consid and 100
 99th st, No 6, s, 125 w Central Park West, 25x100.11, 5-sty stone front tenement. Barnett Greenstone to Wesley Thron, Plainfield, N. J. Mort \$25,000. Jan 5, Jan 7, 1905. 7:1834-38. A \$10,000-\$25,000. nom
 other consid and 100
 99th st, No 6, s, 125 w Central Park West, 25x100.11, 5-sty stone front tenement. Hyman Greenstone to Barnett Greenstone. All title. C a G. Mort \$27,000. Mar 28, Jan 7, 1905. 7:1834-38. A \$10,000-\$25,000. nom
 99th st, No 6, s, 125 w Central Park West, 25x100.11, 5-sty stone front tenement. Wesley Thron to Cora P Hilar. Mort \$28,500. Jan 6, Jan 7, 1905. 7:1834-38. A \$10,000-\$25,000. 100
 99th st, No 446, on map No 146, s, s, 294.2 e Amsterdam av, 15.4x 82.3x15.4x81.6, 3-sty and basement brk dwelling. Ann Paltenghi widow to Henrietta and Rebecca Solomon. Jan 7, Jan 9, 1905. 7:1853-22, 23. A \$10,000-\$25,000. nom
 other consid and 100
 100th st, Nos 178 and 160, s, s, 175 e Amsterdam av, 50x100.11, two 5-sty brk tenements with stores. CONTRACT. Lina Strauss to Philip S Abrahams. Morts \$48,000. Jan 4, Jan 11, 1905. 7:1854-56 and 57. A \$16,000-\$48,000. 58,000
 100th st, No 61, s, s, 174.6 e Columbus av, 25x100.11, 5-sty brk tenement. Nicholas Michel to Henry Schirr. Dec 31, Jan 6, 1905. 7:1835-57. A \$9,000-\$19,000. nom
 other consid and 100
 100th st, No 64, s, s, 174.6 e Columbus av, 25x100.11, 5-sty brk tenement. Henry Schirr to Patrick Cashin. Mort \$20,500. Dec 31, Jan 6, 1905. 7:1835-57. A \$9,000-\$19,000. nom
 other consid and 100
 100th st, n, s, 100 e 2d av, 200x100.4, vacant. Abraham Nevins et al to David Kidansky and Louis J Levy. Mort \$40,000. Dec 23, Jan 6, 1905. 6:1672-5 to 12. A \$36,000-\$36,000. 100
 101st st, Nos 184 and 186, s, s, 100 e Amsterdam av, 50x100.11, two 5-sty brk tenements, store in No 184. James A O'Gorman to Minnie Bendheim and Fannie Schuster. Mort \$30,000. Jan 10, 1905. 7:1855-59, 60. A \$16,000-\$44,000. nom
 other consid and 100
 101st st, No 65, n, s, 150 w Park av, 25x100.11, 5-sty brk tenement. Abraham J Benaim to Benjamin Appel and Morris Grunspan. Mort \$16,000. Jan 2, Jan 9, 1905. 6:1607-29. A \$7,500-\$17,500. nom
 other consid and 100
 Same property. Morris Grunspan to Fannie Grunspan his wife. 1/2 of 1/2 part. Mort \$18,500. Jan 7, Jan 9, 1905. 6:1607-29. A \$7,500-\$17,500. nom
 102d st, Nos 326 and 328, s, s, 200 w 1st av, 49.11x100.11, 1-sty brk building and vacant. Adolf Mandel et al to Moritz Welberger. Mort \$8,000. Jan 6, Jan 7, 1905. 6:1673-35, 36. A \$10,000. 81,500
 102d st, No 110, s, s, 130 e Park av, 25x100.11, 5-sty stone front tenement. Morris Rosentover to Sam Levin. Mort \$12,000. Jan 5, Jan 7, 1905. 6:1629-67. A \$5,500-\$12,500. nom
 other consid and 100
 102d st, Nos 163 and 165, n, s, 264.6 w 3d av, 54x100.11, two 5-sty stone front tenements. Louis Tausend et al to Annie wife William Hirsch. 1/4 part. All liens. Jan 4, Jan 10, 1905. 6:1630-29, 26. A \$12,000-\$38,000. nom
 other consid and 100
 102d st, No 167, n, s, 237.6 w 3d av, 27x100.11, 5-sty stone front tenement. Samuel Goldberg to Katie Gerson. Mort \$15,000. Jan 9, Jan 10, 1905. 6:1630-27. A \$6,000-\$19,000. nom
 other consid and 100

102d st, n, s, 325 e 1st av, runs e 428 to East River, s, s, w x 428 x 190.11, 3-sty brk store and vacant. Katharina Diefenthaler to George T Diefenthaler. Morts 8-11. Jan 9, 1905. 6:1630-28, 29
 103d st, No 237, on map No 231, n, s, 150 w 2d av, 25x100.11, vacant. Pinous Lowenfeld and ano to Minnie Ludman. Mort \$6,000. Jan 9, Jan 11, 1905. 6:1633-18. A \$5,000-\$6,500. nom
 other consid and 100
 103d st, No 63, n, s, 195 e Madison av, 25x100.11, 5-sty stone front tenement. Clementine Merzbach to Morris Kempe. Mort \$17,000. Jan 11, 1905. 6:1609-29. A \$7,000-\$17,500. 100
 103d st, No 231, n, s, 150 w 2d av, 25x100.11, 2-sty brk dwelling. Christian Nurg to Pinous Lowenfeld and William Prager. Mort \$3,500. Jan 4, Jan 6, 1905. 6:1633-13. A \$5,000-\$9,500. nom
 other consid and 100
 104th st, No 58, s, s, 180 w Park av, 25x100.11, 5-sty brick tenement. Moris Mottus et al to Nathan Blum. Mort \$17,200. Jan 10, Jan 12, 1905. 6:1609-46. A \$7,000-\$18,500. nom
 other consid and 100
 104th st, No 180, s, s, 133.4 w 3d av, 16.8x100.11, 3-sty stone front dwelling. Samuel Post to Elias A Cohen. Jan 9, Jan 10, 1905. 6:1631-42. A \$4,000-\$6,500. nom
 other consid and 100
 104th st, Nos 11, 11D, 11E, 11F, n, s, 100 e Park av, 35x100.11, two 2-sty frame dwellings, 6-sty brk tenement to be erected. Mishkind Feinberg Realty Co to Hyman Romm. Mort \$13,000. Jan 11, Jan 12, 1905. 6:1632-5 and 5 1/2. A \$7,000-\$9,500. nom
 other consid and 100
 105th st, Nos 245 and 247, n, s, 136.3 w 2d av, 32.6x100.8, two 3-sty frame dwellings. David Cohen to Golde & Cohen. Mort \$12,000. Nov 21, Jan 6, 1905. 6:1655-18 and 18 1/2. A \$8,000-\$9,000. nom
 other consid and 100
 105th st, Nos 245 and 247, n, s, 136.3 w 2d av, 32.6x100.8, two 3-sty frame dwellings. Golde & Cohen to David Schreiber and Herman Fenichel. Mort \$12,000. Dec 31, Jan 6, 1905. 6:1655-18 and 18 1/2. A \$8,000-\$9,000. nom
 other consid and 100
 108th st, s, s, 100 e 2d av, 27.5x125, 1- and 2-sty brk and frame buildings of stone works, stone-cutting plant, machinery, &c, not included in sale. CONTRACT. David TRACT to Pinous Lowenfeld and William Prager. Mort \$50,000. Oct -1, 1904. Jan 9, 1905. 6:1679-38. 865,000. 76,500
 108th st, s, s, 100 e 2d av, 27.6x125, 1-sty buildings and vacant. Real Estate National Bank of Portland, Conn, to David Tulloch, Jr. Dec 29, Jan 12, 1905. 6:1678-38. A \$5,500-\$95,000. 3,402.07
 108th st, s, s, 100 e 2d av, 27.5x125, 1-sty buildings and vacant. David Tulloch, Jr, et al HEIRS, &c, Mary Tulloch to Pinous Lowenfeld and William Prager. Mort \$50,000. Jan 9, Jan 15, 1905. 6:1679-38. A \$5,500-\$85,000. nom
 other consid and 100
 109th st, n, s, 275 e Broadway, 60x100.10, vacant. Joeph H Chapman to Business Mens Realty Co. Dec 31, Jan 11, 1905. 7:1881-33 and 34. A \$20,000-\$20,000. nom
 109th st, Nos 133 and 135, n, s, 329.9 e Park av, 37.6x100.11, two 3-sty brk dwellings. Michael Cohn to Aaron Goodman. Mort \$14,150. Jan 6, Jan 6, 1905. 6:1637-14 1/2 and 15. A \$9,000-\$14,150. nom
 other consid and 100
 110th st, No 250, s, s, 100 w 2d av, 18.8x100.11, 2-sty brk dwelling. Marcella Benenthal to Carmelo Attona. Mort \$4,500. Jan 3, Jan 11, 1905. 6:1659-29. A \$3,500-\$5,000. nom
 other consid and 100
 111th st, No 236, s, s, 180 w 2d av, 20x100.11, 2-sty frame dwelling. Frederick Steffens to St Ambrose Italian Mission. Jan 5, Jan 6, 1905. 6:1699-32, 33. A \$4,500-\$5,000. nom
 111th st, Nos 525 to 531, n, s, 375 w Amsterdam av, 100x100.11, 6-sty brk tenem-nt. Andrew P Morison to City Real Estate Co. Mort \$190,000. Dec 31, Jan 9, 1905. 7:1883-14. A \$44,000-P \$355,000. nom
 other consid and 100
 111th st, No 247, n, s, 200 e 8th av, 37.6x100.11, 5-sty brick tenement. Adolph Rosenberg to Bertha wife of Adolph Rosenberg. Morts \$47,000. May 13, 1904, Jan 9, 1905. 7:1827-9. A \$14,000-P \$145,000. nom
 other consid and 100
 111th st, No 247, n, s, 200 e 8th av, 37.6x100.11, 6-sty brick tenement. Adolph Rosenberg to Jennie Berfield. Morts \$47,000. Jan 7, Jan 9, 1905. 7:1827-9. A \$14,000-P \$15,000. 10
 112th st, No 256, s, s, 22.6 w 2d av, 18.8x33, 2-sty brk dwelling. Thomas Varley to Frank Fortunato. Jan 5, Jan 6, 1905. 6:1661-29. A \$3,500-\$6,000. nom
 112th st, Nos 238 and 240, s, s, 175 w 2d av, 40x100.11, 2-sty brk dwelling. Irving Simon to Charles Wallas. Mort \$16,900. Jan 3, Jan 11, 1905. 6:1661-33 and 34. A \$9,000-\$12,000. nom
 other consid and 100
 112th st, Nos 57 and 59, s, s, 209.8 e Madison av, 39.3x100.11, two 6-sty brk tenements with stores. Jacob Goldberg, Frances Reemthal and Sophie Dreier. Mort \$46,000. Jan 12, 1905. 6:1618-28 1/2 and 29. A \$9,000-\$12,000. nom
 other consid and 100
 113th st, No 111, n, s, 84 e Park av, 16x100.11, 3-sty brk dwelling. CONTRACT. Elisabeth wife Alexander Schmidt to Frank Hillman. Mort \$6,000. Jan 9, Jan 11, 1905. 6:1641-5. A \$5,500-\$7,000. nom
 10,000
 113th st, No 280, s, s, 97 e 8th av, 28x100.11, 5-sty brk tenement. Louis Kahn et al, EXRS, &c, David Frank to Bella Meyer. 1/2 part. Mort \$20,000. Dec 30, Jan 9, 1905. 7:1828-60. A \$11,500-\$29,000. 17,250
 113th st, No 280, s, s, 97 e 8th av, 28x100.11, 5-sty brk tenement. Alfred L M Bulwova to Arthur M Bulwova. 1/2 part. Mort \$19,000. Jan 3, Jan 11, 1905. 6:1620-10. A \$9,000-\$19,000. nom
 other consid and 100
 116th st, Nos 258 and 260, s, s, 325 e 8th av, 50x100.11, two 5-sty stone front tenements. Casper D P Schmorl to Mathias M Namara. Morts \$28,000. Jan 10, Jan 11, 1905. 7:1830-50 and 51. A \$18,000-\$44,000. nom
 other consid and 100
 115th st, No 418, s, s, 170 e 1st av, 25x100.10, 2-sty brk dwelling. Concetta wife of Michael Marrone to Domenico C Pecora. Mort \$5,000. Jan 10, 1905. 6:1608-41. A \$4,500-\$6,000. nom
 115th st, Nos 411 and 413, n, s, 95 e 1st av, 50x100.11, two 4-sty brk tenements, store in No 411. George Groeling to Rocco D'Onofrio. Jan 10, 1905. 6:1709-5, 6. A \$9,000-\$21,000. nom
 other consid and 100

115th st, Nos 315 and 318, s s, 200 e 2d av, 50x100.10, two 4-
 story bk tenements and stores, Alessandro D Paoli to Mattia and
 Angelo Guglielmo. Morts \$14,000. Jan 5, Jan 6, 1905. 6:1685
 43 and 44. \$10,000—\$21,000. other consid and 100
 115th st, No 450, s s, 94 Pleasant av, 24.10x100. 5-story bk
 tenement and store. Faust D Malzone to Tommaso Tucci. Dec
 29, Jan 6, 1905. 6:1708—291x. \$4,500—\$16,000. nom
 117th st, No 47, n s, 310 e Lenox av, 25x100.11, 5-story brk tenement
 with store. Fanny Cohen to H B Franklin. Q C. Dec 16. Jan 6,
 1905. 6:1691—44. \$10,000—29,000. other consid and 100
 117th st, No 47, n s, 310 e Lenox av, 25x100.11, 5-story brk tenement.
 Nellie T Gellard to Katherine Arnold. Q C and Con-
 firmation Dec. 16. Jan 6, 1905. 6:1661—14. \$10,000
 and \$23,000. other consid and 100
 117th st, No 47, n s, 310 e Lenox av, 25x100.11, 5-story brk tenement.
 Martin Cohn to Addie B Franklin. Q C. All liens. Dec
 16. Jan 6, 1905. 6:1601—14. \$10,000—23,000. nom
 117th st, Nos 29 and 31, n s, 335 w 5th av, 50x100.11, two 5-story brk
 tenements. No Jules Greenberg et al to Jehial M Roder. Mt \$45,250.
 Jan 12, 1905. 6:1601—22 and 23. \$20,000—\$44,000. other consid and 100
 118th st, No 154, s s, 302.4 w 3d av, 24.10x100.11, 5-story brk tenement.
 Abraham Cohn to Herry Broadman. Morts \$19,500. Jan
 3, Jan 9, 1905. 6:1643—49. \$6,500—\$16,000. other consid and 100
 119th st, No 232, s s, 220 w 2d av, 20x 1/2 bk, 3-story brk dwelling.
 Rosa Hecht to Abraham Nevins and Harry W Perelman. Mort
 \$6,000. Jan 5. Jan 6, 1905. 6:1783—333x. \$4,500—\$8,000
 119th st, No 232, s s, 220 w 2d av, 20x 1/2 bk, 3-story brk dwelling.
 Rosa Hecht to Abraham Nevins and Harry W Perelman. Mort
 \$6,000. Jan 5. Jan 6, 1905. 6:1783—333x. \$4,500—\$8,000
 119th st, No 118, s s, 215 e Park av, 25x100.10, 5-story brk tenement
 and store. Julius Schattman to William Shrestki. Morts
 \$17,700. Jan 5. Jan 6, 1905. 6:1707—63. \$6,500—\$17,000 other consid and 100
 120th st, No 312, s s, 225.3 w 8th av, 24.9x100.11, 5-story
 brk tenement. FORECLOS. Sylvester L H Ward to Max Lowen-
 stein. Jan 10, 1905. 7:1946—42. \$4,000—\$20,000. 26,200
 120th st, No 337, n s, 241.8 w 1st av, 16.8x100.10, 3-story stone
 front dwelling. Julie B Erettell to Louis Lese. Mort \$6,000.
 Jan 11. Jan 12, 1905. 6:1737—163x. \$3,000. other consid and 100
 121st st, No 343, n s, 175 w 1st av, 25x100.11, 5-story brk tenement
 with store. Max Aronson to Herman Spielvoelz. Mort \$11,250.
 Jan 11. Jan 12, 1905. 6:1738—19. \$5,500—\$10,500
 121st st, No 321, n s, abt 220 w 2d av, 25x100. 11, 5-story
 with all title in zone at n e cor of above, 1.10x1.4 in rear, 3-story
 frame dwelling. Jacob Schneider to Marcus L Osk and Isidora Ed-
 121st st, No 323, n s, 250 e 2d av, 25x100.11, 2-story frame dwell-
 ing. Jacob Schneider to Marcus L Osk and Isidora Ed-
 121st st, No 318, s s, 212.6 w 2d av, 18.9x100.11, 3-story brk dwellg.
 John S McCulloch to Wm S Farin. Mort \$4,000. Dec 14, 1904.
 121st st, No 318, s s, 212.6 w 2d av, 18.9x100.11, 3-story brk dwellg.
 John S McCulloch to Wm S Farin. Mort \$4,000. Dec 14, 1904.
 124th st, No 354, s s, 118.6 w 1st av, 18x100.11, 3-story stone front
 dwelling. Martin J Bensenen to John Sauter, of Brooklyn. 4
 part. Jan 11, Jan 12, 1905. 6:1800—32. \$4,000—\$7,500. nom
 124th st, No 63, n s, 216.1 w Park av, 19.40x99.11, 3-story stone
 front dwelling. Pedro B Argilagos to Mrs Katj Persell. Mort \$8-
 500. Jan 9, 1905. 6:1752—27. \$4,000—\$12,000. other consid and 100
 127th st, No 239, n s, 180 w 2d av, 25x99.11, 3-story brk building.
 Michael A Hoffmann to Julie B Erettell. Mort \$9,000. Jan 3.
 Jan 12, 1905. 6:1792—17. \$6,000—\$12,000. other consid and 100
 128th st, No 174, s s, 100 w 3d av, 19.6x99.11, 3-story brk dwelling.
 Carrie A Miller to Lillian L Miller. Jan 4, Jan 6, 1905. 6:1776
 128th st, No 174, s s, 100 w 3d av, 19.6x99.11, 3-story brk dwell-
 ing. Carrie A Miller to Lillian L Miller. Jan 4, Jan 6, 1905. 6:1776
 128th st, No 174, s s, 119.6 w 2d av, 19.3x99.11, 3-story brk dwell-
 ing. Carrie A wife of Thaddeus K Miller to Lillian L Miller.
 Jan 4, Jan 6, 1905. 6:1776—42. \$6,000—\$8,500. nom
 129th st, Nos 257 and 259, n s, 150 e 8th av, 49.9x99.11, 6-story brk
 tenement. Eugene Sondheim to Marie Obyr. Mort \$60,000.
 Jan 8, 1902. Jan 6, 1905. 7:1935—7. \$19,500—\$75,000. other consid and 100
 130th st, Nos 73 and 75, n s, 90 w Park av, 50.9x99.11, 3-story frame
 dwelling and vacant. Louis Lese to Flora Siegel. Mort \$12-
 000. Jan 5. Jan 7, 1905. 6:1755—31, 32. \$15,000—\$16,000. other consid and 100
 132d st, No 552, s s, 300 w Amsterdam av, 25x99.11, 5-story brk
 tenement. Johanna Seff to Euclid Realty Co. Mort \$21,000.
 Jan 5, Jan 6, 1905. 7:1986—45. \$4,000—\$18,000. other consid and 100
 132d st, No 27, n s, 260 w 5th av, 17.6x99.11, 3-story brk dwelling.
 Josephine H Jenny to Elizabeth O'Connor. Mort \$6,000. Jan 5.
 Jan 6, 1905. 6:1730—26. \$4,000—\$8,000. nom
 133d st, No 12, s s, 185 w 5th av, 25x99.11, 5-story brk tenement.
 Leopold Barst to D Sylvan Crakow. Mort \$17,000. Jan 10, Jan
 11, 1905. 6:1792—44. \$7,000—\$19,000. other consid and 100
 133d st, Nos 530 to 534, s s, 327.6 w Amsterdam av, 52.6x99.11,
 three 4-story brk dwellings. Wm H McGuckin to Edw B Teich-
 man. Mort \$24,000. Jan 4, Jan 11, 1905. 7:1986—109 to 111.
 \$10,500—\$24,000. other consid and 100
 133d st, n s, 90 w Amsterdam av, runs n 99.11 x s 92 e to a
 old Bloomingdale road, x s 102.4 w 139th st, x w 32 e to a title
 to said road vacant. Fleischmann Realty and Construction Co to
 Walter M Wechsler. B & S. Dec 15, Jan 6, 1905. 7:1987—8.
 \$4,000—\$2,000. other consid and 100
 133d st, n s, 225 w Amsterdam av, 75x99.11, vacant. Walter J
 Cohn et al to Joseph M Brody, Ephraim Ad er and B n j F K eh.
 Mort \$18,000. Dec 29, Jan 6, 1905. 7:1987—33, 33. \$13,500—
 500—\$13,500. other consid and 100
 134th st, n s, 100 w Amsterdam av, 27.5x99.11, vacant. Albert L
 and Stanley Wolfson to The Unique Realty Co. Morts \$96,500.
 Jan 9, 1905. 7:1988. other consid and 100
 134th st, Nos 14 to 20, s s, 200 e 5th av, 100x99.11, four 4-story
 brk tenements. Lovisa Dell to Ignatz Vantler and Samuel Ro-
 derich. Morts \$8,000. Jan 1, 1905. 6:1758—511, 512, 513, 514
 to 61. \$22,000—\$28,000. other consid and 100
 135th st, n s, 150 w Lenox av, 150x99.11, vacant. Meyer A Bern-
 heimer to Charles Fsaas. Mort \$63,000. Jan 6, 1905. 7:1920—
 20 to 25. \$10,000—\$60,000. nom
 136th st, n s, 262.6 w Broadway, 54.9x99.11, vacant. Transit Realty
 Co to Elm Marcus. Morts \$22,700. Jan 5, Jan 6, 1905. 7:2002.
 nom
 136th st, No 247, n s, 469 w 7th av, 17.5x99.11, 3-story brk dwelling.
 Andrew B Carton to James D Carton. Dec 8. Jan 6, 1905.
 7:1942—124x. \$6,100—\$11,000. nom

139th st, n s, 370 w 5th av, 75x99.11, vacant. Joseph Resenthal to
 Nathan Navasky and Morris Billowitz. Mort \$12,700. Jan 3.
 Jan 10, 1905. 6:1737—20 to 22. \$12,000—\$12,000. other consid and 100
 139th st, n s, 125 w Amsterdam av, 25x99.11, vacant. Peter J
 Coy to Benjamin Harris. Mort \$3,000. Dec 5. Jan 12, 1905.
 7:2070—38. \$4,500—\$5,000. nom
 140th st, s s, 400 e Lenox av, 50.9x99.11, vacant. Aaron Goodman to
 Albert London. Mort \$10,500. Dec 30. Jan 10, 1905. 6:1737—
 34 to 37x. \$7,000—\$7,000. other consid and 100
 140th st, s s, 300 e Lenox av, runs n 99.11 x e 25 x n 99.11 to s s
 139th st, 129th st, x e 25 x n 139.10 to 140th st, x w 59 to te in-
 ginning, vacant. Louis Meryash et al to Simon Ufelder and Abra-
 ham Weinberg. Morts \$18,750. Jan 9, 1905. 6:1737—38, 39,
 40. \$11,500—\$15,000. other consid and 100
 142d st, No 287, n s, 175 e 8th av, 25x99.11, 5-story brk tenement.
 Adolph Henning to Patrick J Kennedy. Mort \$16,000. Jan 9,
 1905. 7:2028—8. \$4,500—\$18,000. oth r consid and 100
 143d st, n s, 100 e 7th av, 37.6x99.11, 5-story brk tenement. Mc-
 Kinley Realty & Construction Co to Frances Danziger. Morts
 \$32,000. Jan 3, Jan 9, 1905. 7:2012. other consid and 100
 143d st, n s, 137.6 e 7th av, 37.6x99.11, 5-story brk tenement. Mc-
 Kinley Realty & Construction Co to B r h a Fariau. Mort \$32-
 000. Jan 9, 1905. 7:2012. other consid and 100
 143d st, n s, 100 e 7th av, 37.6x99.11, 5-story brk tenement. Mc-
 Kinley Realty & Construction Co to B r h a Fariau. Mort \$32-
 000. Jan 9, 1905. 7:2012. other consid and 100
 143d st, n s, 175 e 7th av, 37.6x99.11, 5-story brk tenement. Mc-
 Kinley Realty & Construction Co to Edmund Frank. Mort
 \$32,000. Dec 29, Jan 6, 1905. 7:2012. other consid and 100
 145th st, Nos 518 to 522, s s, 299.8 w Amsterdam av, 100.4x99.11,
 three 5-story brk tenements. Wm M Thomas to Didrich W
 Rohde. Morts \$9,500. Dec 7. Jan 9, 1905. 7:2076—5 to 48.
 \$4,800—\$84,000. other consid and 100
 146th st, Nos 403 and 505, n s, 100 w Amsterdam av, 100.9x99.11,
 5-story brk tenements. Adaline A Eppworth to John Davis. Morts
 \$12,000. Jan 9, 1905. 7:2078—27, 28. \$4,000—\$38,000. other consid and 100
 146th st, Nos 503 and 505, n s, 100 w Amsterdam av, 50.9x99.11,
 two 5-story brk tenements. Adaline A Eppworth to John Davis. Morts
 \$12,000. Jan 9, 1905. 7:2078—27, 28. \$4,000—\$38,000. other consid and 100
 148th st, n s, 275 e 8th av, 50.9x99.11, vacant. Myer Cohen et al
 to Esther Cohen and Anne Evans, of N Y, and Abraham Cohen,
 of Newark, N J. Mort \$19,500. Jan 3, Jan 6, 1905. 7:2074—
 12 to 14. \$15,000—\$15,000. nom
 148th st, n s, 175 e 8th av, 50.9x99.11, vacant. Solomon Jacobs et al
 to Abraham Ruth. Mort \$12,135.25. Jan 11, Jan 12, 1905. 7:2064
 148th st, n s, 225 e 8th av, 50.9x99.11, vacant. Wm Rabinowitz and
 ham Ruth. Jan 3, Jan 10, 1905. 7:2034—6, 7. \$10,000—\$10-
 000. nom
 149th st, s s, 175 w Convent av, —x—. nom
 150th st, n s, 400 w west, —x—. Agreement
 Agreement of removal of encroachment. Geo V Fluri et al
 to Thos F Adly. Dec 12, Jan 9, 1905. 7:2063. nom
 156th st, s s, 400 w Amsterdam av, 75x99.11, vacant. Wm M Jan-
 pole to Frederik Ohmris. Mort \$17,000. Jan 10, 1905. 8:2114
 156th st, n s, 400 w Amsterdam av, 75x99.11, vacant. Wm M Jan-
 pole to Frederik Ohmris. Mort \$17,000. Jan 10, 1905. 8:2114
 157th st, Nos 511 and 513, n s, 200 w Amsterdam av, 50.9x99.11,
 2-story fr amebuilding. Mary A Terwilliger widow to Isaac M
 Bernstein. Jan 11, Jan 12, 1905. 8:2116—45 and 46. \$8-
 000—\$10,000. other consid and 100
 158th st, No 504, s s, 125 w Amsterdam av, 25x99.11, 3-story frame
 dwelling. Margaret Delmour to Abert Cavanagh. Mort \$6,500.
 Dec 12, Jan 9, 1905. 8:2116—31. \$4,000—\$6,000. other consid and 100
 160th st, No 428, s s, 129.4 e St Nicholas av, 18x100, 3-story brk
 building. Henry J Howe to Julia A and Emma G Howe. B & S.
 Morts \$3,000. Jan 5, Jan 9, 1905. 8:2106—26. \$4,100—\$5,000.
 160th st, No 428, s s, 129.4 e St Nicholas av, 18x100, 3-story brk
 dwelling. Mary Howe to Julia A, Emma G and Henry J Howe.
 B & S. Morts \$3,000. Oct 1, 1902. Jan 9, 1905. 8:2099—26.
 \$3,000—\$10,500. nom
 160th st, n s, 300 w Amsterdam av, 75x99.11, vacant. Albert
 Cavanagh to Pinous Lowenfeld and Wil'iam Prager. C A G. Mo-t
 \$18,000. Jan 6. J n 11, 1905. 8:2118—24. \$12,000—\$12,000. other consid and 100
 161st st, No 577, n s, 118.1 e Broadway, 18x100, 3-story brk
 dwelling. May Herrington to Ward Brower. Mort \$9,000, Jan
 11, 1905. 8:2120—68. \$4,200—\$10,000. nom
 173d st, n s, 100 w Audubon av, 75x100. Mort \$8,500.
 173d st, n s, 100 w Audubon av, 75.9x100. Mort \$7,000.
 Alois Gutwiliig to Ernestine Niels burg. R-record d from My
 24, 1904. May 23, 1904. Jan 9, 1905. 8:2129—12 to 14, 24 to
 26. \$18,000—\$18,000. oth r consid and 100
 173d st, n s, 100 w Audubon av, 75x100. CONTRACT.
 Frederick Vonderheide to Walter Reuter. Mort \$2,000. Jan 28,
 1904. Jan 12, 1905. 8:2130—23 to 25. \$4,200—\$12,000.
 15,500
 177th st, s s, 100 w 11th av, 100x99.11, vacant. John O Baker to
 Thomas Gaylor. Mort \$7,000. Jan 10, 1905. 8:2139—21. \$4,000
 178th st, n s, 126.9 e Broadway, 25x100, vacant. Amos M Lyon to
 Gustave Cerf. Jan 7, Jan 12, 1905. 8:2163—23. \$4,000—
 \$4,000. other consid and 100
 178th st, n s, 126.9 e Broadway, 25x100, vacant. Gustave Cerf to
 Gustave Cerf. Mort \$4,000. Jan 12, 1905. 8:2163—23. \$4,000—
 \$4,000. other consid and 100
 182d st, n s, 250 w Amsterdam av, 50.7x99.11, vacant. Harry W
 Terelman to Samon Friedlander. Mort \$9,000. Dec 23, Jan 3,
 1905. 8:2157—29, 30. \$4,000—\$10,000. other consid and 100
 182d st, n s, 270 w Amsterdam av, 100 to Audubon av, 100
 Audubon av, 104.11, vacant. Nathaniel B Ellis to Harry C J
 hanen. Mort \$28,400. Jan 6, Jan 9, 1905. 8:2155—39 to 42.
 \$21,500—\$21,500. nom
 184th st, n s, 200 w Amsterdam av, 50.9x99.11, vacant. Mary S
 Weisbergh to James Mackin. Mort \$3,500. Jan 11, Jan 12, 1905.
 8:2157—28, 29. \$8,000—\$8,000. other consid and 100
 184th st, s s, 125 e 11th av, 75x71.5x75.6x8.10, vacant. Fritz Omart
 to Andrew A Bibby. Mort \$5,000. Jan 9, Jan 10, 1905. 8:2154
 74 to 76. \$7,500—\$7,500. other consid and 100
 186th st, n s, 100 e St Nicholas av, 50x114.10, vacant. John O Ba-
 ker to Andrew J Larkin. Jan 10, 1905. 8:2155—28. other consid and 100

Lyman pl. e, s, at n w s Stebbins av, runs n 152.7 x e 129 to Stebbins av, s w s 197.9 to beginning, vacant. Henry L. Ketcham to David Gutsman. Dec 8. Jan 6, 1905. 11:29. other consid and 100

*Main st, e, s, 50 s Ebadna st, 50x94.8x50x94.7, Westchester. Geo W Smith and ano to Thos C Arnou. Mort \$7,000. Jan 5. Jan 6, 1905. other consid and 100

*Matilda st, e, s, 250 s Becker av, 25x100. Washingtonville. Charles Brockman to Fredk W Horne. Dec 29. Jan 9, 1905. nom

Minford pl, in e cor Jennings st, 25x200 to w s Southern Southern Boulevard, Boulevard, vacant. Twenty-Third Ward Land Impt Co to Jacob Chamoswitz and Thomas Carroll. Dec 31. Jan 9, 1905. 11:2975 and 2977. other consid and 100

Oakland pl, No 974, s, s, 125 w Clinton av, 25x100, 2-sty frame dwelling. Thomas Booth to William Joyce and Kath P Hooks. All liens. Jan 10. Jan 12, 1905. 11:3635. other consid and 100

Rogers pl, e, s, 350.1 n Westchester av, 50x90, vacant. Thomas Clinton to Frank Frankel. Jan 7. Jan 9, 1905. 10:2699. other consid and 100

Same property. Frank Frankel to Louis Halperin. Mort \$3,000. Jan 7. Jan 9, 1905. nom

*St Georges Crescent, n, s, 181.7 e Cordova pl, 50.1x100x50x101.11. Alice M Blight to Frank L Wehmer. Dec 22. Jan 11, 1905. 12:3313. other consid and 1,000

*St Owen pl, s, s, lots 42 and 43 map No 1 South Vernon Park. Cranford property, 50x100. Wm A Langdon to Wm W Penfield. Oct 25. Jan 7. 1905. 11:2975 and 2977. other consid and 100

Tiffany st, w, s, 55.10 s Intervale av, runs s 100 x w 114.7 x n 25 x e 10.4 x n 25 x e 18.1 x n 17.2 x e 10.11 x e 12.4 x n 7.4 x n 25 x e 48.2 to beginning, vacant. Release mort. Harlem Savings Bank to Frederick Fischer. Dec 2. Jan 9, 1905. 10:2703. 1,000

Tiffany st, w, s, 159.9 s Intervale av, runs s 100 x w 114.7 x n 25 x e 10.4 x n 25 x e 18.1 x n 17.3 x e 10.11 x e 12.5 x n 7.4 x n 25 x e 48.2 to beginning, vacant. Frederick Fischer to Ann A Helrich, of Elizabeth, N. J. Jan 9, 1905. 10:2706. other consid and 100

Tiffany st, w, s, at e s 167th st, runs s 94.5 x w 38.6 x n w 75 to 167th st, n, e s 69.1 to beginning, vacant. Clarence D Baldwin to Chas W Eoff, of Plainfield, N. J. Mort \$9,000. Jan 5. Jan 6, 1905. 10:2716. 100

Tiffany st, No 1047, w, s, 243.8 s 167th st, 65x100, 2-sty frame dwel-ling, 2-sty frame stable, and vacant. Gottlieb Schulteis to Louis Lockwood and Barnet Osman. Mort \$—, Jan 5, Jan 10, 1905. 10:2716. nom

*Washington st, lot 5 map land Hudson P Rose known as plot 455 map Unionport, 25x108. Hudson P Rose to Luigi Capilletta and Cecilia his wife, joint tenants. Dec 7. Jan 11, 1905. nom

*Washington st, w, s, 1,021.7 n Railroad av, runs n w 114 x n e 5 x e 105.8 to Washington st, s s 37.10 to beginning. Washington st, w, s, 1,059.5 n Railroad av, runs w 105.8 x n e 40.11 x e 85.5 to s s 38.2. Green av or lane, n, e s, cor Lyvere pl, s w of Westchester Creek, being about 33 ft wide and 329.11 long. (Sept 20). Chas D O'Connell to James Daly. Oct 20. Jan 9, 1905. 11:040. other consid and 100

*Washington st, w, s, 1,021.8 n Railroad av, runs n w 114 x n e 5 x e 105.8 to s s 37.10 to beginning. Washington st, w, s, 1,059.5 n Railroad av, 38.2x85.5x40.11x105.8. Green av or lane, n, e cor Lyvere pl, runs n e 100 x w e 87.1 x s w 105.8 to n e s Green av or lane, x n w 49.3 to beginning. Green av or lane, n, e s, 49.3 n from n e cor Lyvere pl and Green av runs n e 105.8 x w e 47.11 x s w 111.2 to av, x n w 58.4 to beginning. Also all title to strip salt meadow lying n e of land heretofore conveyed by HEIRS James Daly and to s w of Westchester Creek, being abt 33 ft wide and 329.11. James Daly (Daly) to Mary E Daly (Daly) his wife. Dec 28. Jan 9, 1905. nom

*Wright st, w, s, and being lot 94 map 107 lots Hudson Park. Edson C Frizzell to Walter S. Sth. Mort \$408. Jan 10. Jan 11, 1905. other consid and 100

*24 st, s, s, 150 w 5th st, 150x114. Wakefield. Fredk C Leu-bercher to Benjamin Torrens. Dec 29. Jan 10, 1905. nom

*34 st, s, s, lot 422 map Laconia Park, 25x109.4. Malinda G Mace to Christopher Monaghan. Mort \$102. Dec 7. Jan 11, 1905. 400

*8th st, n, s, 255 e Av D, 50x108, Unionport. Karoline Knopp or Knop to Henry Thau. Jan 3. Jan 9, 1905. other consid and 100

*9th st, s, 205 w Av B, 200x216 to a s 8th st, Unionport. Mat-thew Tyrrrell and Hannah his wife to Hannah C Tyrrrell. Mort \$4,000. Dec 30. Jan 6, 1905. nom

*10th st, s w cor Av B, 300x108, Unionport. Matthew Tyrrrell to Hannah Tyrrrell. Dec 30. Jan 6, 1905. nom

*12th st, s, s, 105 w Av C, 50x108, Unionport. Mary Hitchcock to Bernhard Ebeling Jan 3, Jan 6, 1905. nom

*12th st, n, s, 355 w Av C, 50x103.1, Unionport. Robert Merten to Frederick H Doelle. Mort \$900. Jan 7. Jan 10, 1905. other consid and 100

*12th st, s, s, lot 239 map Wakefield, 100x114. Union Stores Cor-poration to Meyer D Lundin. Mort \$1,000. Jan 6. Jan 12, 1905. nom

*14th st, s, s, 205 e Av D, 100x108, Unionport. Geo H Walker, Jr. to Martin J Bray. All liens. Jan 9. Jan 12, 1905. nom

*1221 st, n, s, 225 e St Ann's av, 100x100, vacant. Isabel E Bell to Catherine Devine. Jan 5. Jan 6, 1905. 10:2546. other consid and 100

Same property. Dorothy B Dyer HEIR Joseph Bell to same. Q. C. Jan 2. Jan 6, 1905.

134th st, No 571, n, s, 300 e St Ann's av, 25x30, vacant. Port Mo-ris Land and Improvement Co to John T Delaney. Oct 28. Jan 9, 1905. 10:2547. 1,750

135th st, No 625, n, s, 181.6 w Willis av, 25x100, 5-sty brk tenement. Herman Helberg to John E Simons and Jacob C Harris. Mort \$19,000. Jan 5. Jan 12, 1905. 9:2288. nom

138th st, No 753, n, s, 925 e Willis av, 25x100, 5-sty brk tenement and store. The Hermann Sturberg Realty Co to Magdalena D Bruggemann. Mort \$20,000. Jan 9. Jan 10, 1905. 9:2288. nom

139th st, s, s, 120 e Cypress av, 250x100.10, vacant. Isaac Abram-son to Victor Stoller and Max M Pullman. Mort \$26,500. Jan 12, 1905. 10:2567. other consid and 100

141st st, No 670, s, s, 591.6 e Willis av, 38.6x100, 5-sty brk tenement. Stephen J Egan to John Effinger. Mort \$22,000. Jan 9. Jan 12, 1905. 9:2285. 100

144th st, No 821, n, s, 375 e Brook av, 25x100, 4-sty brk tenement. Chas A Landerer to Louis Zickgraf, Borough of Queens. Mort \$11,000. Dec 16. Jan 10, 1905. 9:2271. other consid and 100

145th st, No 680, s, s, 250 e Willis av, old line, 25x100, 2-sty brk dwelling. James V Graham to Raffaele Pavero. Mort \$5,000. Jan 7. Jan 10, 1905. 9:2288.

147-h st, No 710, s, s, 190 w Brook av, 25x100, 2-sty frame dwelling. John Cantolpe to Hyman Cohen and Max Montred. Jan 6, 1905. 9:2291. nom

148th st, No 673, n, e s, 193.8 e s Bergen av, 27.10x106.1x25.4x 11.7, 4-sty brk tenement. Eliz V Carter to Katie Roth. Mort \$10,400. Dec 31. Jan 12, 1905. 9:2293. other consid and 100

150th st, No 951, n, s, 44 e Concord av, 60x175, 1-sty frame dwelling and vacant. Mary Morhard to Frank Solomon. Mort \$6,000. Dec 30. Jan 11, 1905. 10:2642.

150th st, w cor Clinton av, late Beach av, 19.6x124.5, 2-sty frame dwelling. Christina Faf EXTRX Henry Paff to Max Montred. Jan 4. Jan 11, 1905. 10:2653. 5,500

Same property. Christina or Christina Paff and ano widow and HEIR Henry Paff to same. Mort \$4,500. Jan 4. Jan 11, 1905. nom

151st st, late Pontiac st, n, s, bet Robinson av and Wales av, and being lot 286 map of Wilton, &c, 50x150, except part for Concord av. Susan Duryea et al HEIRS, &c, Mary J Ryer to John T Delaney. Dec 19. Jan 11, 1905. 10:2643. other consid and 100

Same property. Release Judgment. G. D. W. T. Crook and HEIR TRUSTEES Ellen A Wilkinson to same. Jan 10. Jan 11, 1905. 10:2643. nom

152d st, No 569, n, s, 200 w Courtlandt av, 25x100, 3-sty frame dwelling. George Barth to August F Burger. Jan 1. Jan 6, 1905. 10:2644. other consid and 100

154th st, No 573, n, s, 166.8 w Courtlandt av, 33.4x100, 2-sty brk dwelling. Henry Blattmann EXR Marian Blattmann to Louis Lese. Jan 10. Jan 11, 1905. 9:2414. 5,325

154th st, Nos 686 and 688, s, s, 100 w Elton av, 45x100, 2 and 3-sty frame dwelling. CONTRACTOR to Penelope Kattio. Joseph Smith llnash. Mort \$7,855. Nov 21. Jan 6, 1905. 9:2376. 5,005

156th st, No 596, s, s, 225 w Courtlandt av, 25x100, except part for 2-sty frame dwelling. Annie Severnyne to Geo W Smith and Fannie F his wife, joint tenants. Jan 5. Jan 6, 1905. 9:2415.

156th st, the block, frame church and vacant. Geo H Johnson Kelly st, to Julien Isaac. B & S and C. G. Jan 6, 1905. Leggett av 10:2701. other consid and 100

Dawson st. Same property. Julian Isaac to Rector, &c, St Margarets Protes-tant Episcopal Church. C. A. G. Mort \$60,000. Jan 6, 1905. other consid and 100

156th st, No 1013, n, s, 94.3 w Prospect av, 40x130.5x40.1x128.10, 2-sty frame dwelling and vacant. Morris F Finkelstein to Abraham Kassel and Isaac Goldberg. Mort \$7,500. Jan 6. Jan 10, 1905. other consid and 100

157th st, No 623, n, e s, 224.6 e s Courtlandt av, 25x100, 3-sty brk tenement. Aurelia wife of Otto Schmidt to Otto Schmidt. Mort \$5,000. Jan 5. Jan 6, 1905. 9:2404.

157th st, No 625, n, e s, 200 e Courtlandt av, 24.6x100, 2-sty frame dwelling. 4-sty brk tenement. Hergenrother to Otto Schmidt. Jan 5. Jan 6, 1905. 9:2404. other consid and 100

157th st, No 689, n, s, 100 w Elton av, 50x100, 2-sty frame dwelling and vacant.

157th st, n, s, 100 w Elton av, the strip, 50x— to n s Prospect st. Wm H Behler to Thos D Malcolm. Dec 30. Jan 12, 1905. 9:2379. other consid and 100

157th st, No 689, n, s, 100 w Elton av, 50x— to n s Prospect st, being strip of land bet 157th st and Prospect st, 2-sty frame dwelling and vacant. Justina Malberger to Wm H Behler. B & S. Dec 29. Jan 12, 1905. 9:2379. nom

158th st, No 685, n, s, 100 w Elton av, 100x100, 2-sty frame dwelling and vacant. Rockland Realty Co to Samuel Engle. Jan 10, 1905. 9:2380. other consid and 100

158th st, s, s, 113.1 w Union av, runs s 75 x w 25 x s 25 x w 25 x n 75 to beginning, vacant. Joseph Hecht to Louis Reiter and Louis Hecht and Louis Reiter. Mort \$5,000. Jan 11, 1905. 10:2666. other consid and 100

159th st, No 583, n, s, 123 w Courtlandt av, 25x101, 4-sty brk tenement. Adolph Stephan to Hermann Stephan. Mort \$9,500. Jan 6. Jan 9, 1905. 10:2419.

161st st, No 576, s, s, 93.3 w Union av, 20x101.1, 3-sty frame tenement. Charles Reisman to Charles Hlawatsch. Mort \$5,000. Jan 5. Jan 6, 1905. 10:2667. 100

162d st, No 549, n, s, 200 w Teller av, 20x115, 3-sty brk dwelling. Wm E Diller to Caroline Witt. Mort \$8,000. Jan 6. Jan 9, 1905. 9:2422.

167th st, s, s, 138.3 w Hall pl, 25x105.7, vacant. Morris Simon et al to Charles and Burghard Hall. Mort \$2,000. Jan 6. Jan 9, 1905. 10:2691. other consid and 100

167th st, s, s, 113.4 w Hall pl, 25x144.2x25x145.2.

167th st, s, s, 119.2 e Stebbins av, 25x148.11, vacant. Mort \$2,000. Joseph Hyman et al to Charles and Burghard Hall. Jan 6. Jan 9, 1905. 10:2691. other consid and 100

167th st, in e cor Barretto st, 82.2x54.7x37.10 to Barretto st x79.11, Barretto st, vacant. Jackson Construction Co to Samuel Engle. Jan 9. Jan 10, 1905. 10:2718. other consid and 100

168th st, late 6th st w s w, 124 s e 3d av, late Fordham av, runs s e Fulton av 133.9 x w s 58 x e 74.5 to s w s Fulton av x w s x w s 196 x n e 133, beginning, 2-sty frame dwelling and vacant. Partition and Guardian. See Thos F Donnelly and Margt C Zeltner et al by Wm H Zeltner GUARDIAN to Louis A Scheuch. B & S. All title. Jan 9. Jan 10, 1905. 10:2609. 15,000

170th st, n, s, 154 w Franklin av, 25x169, vacant. Westchester Fire Ins Co to Regina Margaretten and Jacob Kulla. Jan 9. Jan 11, 1905. 11:2362. other consid and 100

170th st, Nos 636 and 638, s, s, 90 e Webster av, 32x600, two 3-sty frame dwellings. Milton Realty Co to Louis Richards. Mort \$8,000. Jan 9. Jan 10, 1905. 11:2369. other consid and 100

172d st, n, e cor Inwood av, lots 8 and 9 map 23 lots M Schurck estate, vacant. FORECLOSE. Thos F Keogh to Karry O'Ken-nedy. Jan 4. Jan 6, 1905. 11:2859. 2,500

172d st, n, e cor Inwood av, 74.5x57.1x133x107.3, vacant. J J Kar-berly O'Kennedy to Gustav H Roitgardt. Jan 5. Jan 6, 1905. 11:2859. other consid and 100

175th st, late Fairmount av, n, e s, bet Crotona and Prospect av, and being lot 33 map Fairmount, 100x n e s 100x s e 200 and n w 2'0, except part for East 175th st and Clinton av. Isak Tepper to Morris and Pincus Shalita and Jacob Spielberg. Mort \$18,000. Jan 6. Jan 7, 1905. 11:2949. other consid and 100

176th st, s w cor Crotona av, 107.6x100, except part for 176th st, 2-sty frame dwelling and vacant. The American Savings Bank to John H Bodine. Jan 3. Jan 11, 1905. 11:2945. other consid and 100

176th st, No 724, late Mott st, s s, 100 w Washington av, 47x108, 2-sty frame dwelling, Robert Pinder to Wm C Bergen. Jan 4, 1905. 1:2968

178th st, Nos 2022 to 2031, s w cor Boston road (as in year 1891), 106.7x106.6x107x107, except part for st and road, three 2-sty frame stores, two 2 and one 3-sty frame dwelling and stores. Ellen L Love (Valentine) to William Bloodgood. Undivided right, title and interest. B & S. Dec 30, Jan 12, 1905. 11:3135, 75

179th st, No 692, s s, 115 w Park av West, 18.5x100, 3-sty brick dwelling, Gussie H wife Frank W Garvin to James and Margret Evans. Dec 19, Jan 11, 1905. 11:3028. nom

*179th st, n s, 325 w Bronx Park av, 25x100, Jacob Schmidt to Wolf Seifort. Mort 82,900. Jan 3, Jan 7, 1905. 5,000

180th st, n s, old line, 75 w Honeywell av, old line, 75x115, except part for st and road, Leo Spachmann to Christian D Meyer. Jan 11, 1905. 11:3124. other consid and 100

181st st, s w cor Prospect av, 66x115, vacant. Isaac Hatienbach to Herman Kalman and Jacob Propos. Mort \$4,000. Jan 9, Jan 9, 1905. 11:3094.

183d st, s s, 49.9 e Park av, 50x90, vacant. Adah M McDermott INDIVID and EXTRX Michael J McDermott to Frank Schaub. Jan 4, Jan 6, 1905. 11:3038.

184th st, n w s, bet 181st and 184th st, and being part 2d partition map Rebecca Schaub at Fordham, begins at a w line said lot 26, runs n w 102.8 x n 25 x 102.8 to st x s w 25 to beginning. Wm W Lyon to Pauline E Lyon. Jan 5, Jan 7, 1905. 11:3143. nom

188th st, late Bayard st s s, 87.6 e Hughes av, late Frederic st, 87.6 e Cambreling av | to Cambreling av x 350 to 187th st, late 187th st Jacob st x w 75 x n 100 x w 12.6 x n 250 to beginning, except strip 30x75 taken for 187th st. James Ertheller to Carrie Kauffman. Sept 26, Nov 10, Jan 10, 1905. 11:3076. R S 25c. nom

189th st, n w cor Park av, 68.9x90.5x66.10x55.3, vacant. James C Fargo president of the American Express Co to Seth S Terry. Jan 11, 1905. 11:3033. other consid and 100

197th st, s s, 115 e Bainbridge av, 25x110, vacant. Wm C Bergen to Sarah Dalton. Jan 11, Jan 12, 1905. 12:3039. other consid and 100

197th st, s s, 90 e Bainbridge st, 25x116, vacant. Wm C Bergen to Lawrence F Dowling. Jan 11, Jan 12, 1905. 12:3288. other consid and 100

199th st, late Garfield st, s s, 121.11 e Anthony st, 45x145.0 x132.6, except part for Grand Boulevard and Concourse, vacant. John E Currie to Carl R Eberth. Dec 24, Jan 6, 1905. 12:3305. other consid and 100

235th st, late Willard av, s s, 100 w 3d st, 25x--x25x100, vacant. Ann Jackson to Henrietta Isaacs. Jan 5, Jan 6, 1905. 12:3339. 100

*Av C, n w cor 14th st, 100.8x40.4x111x39, Unionport. Henry Bunberz to David B Livingston. Jan 10, Jan 11, 1905. nom

Arthur av, w s, abt 380.6 n 181st st, 12.6x105.3, except part for av, vacant. G Washbourne Smith to Wm G Ehrlich and Mary his wife, joint tenants. B & S and C A G. Jan 3, Jan 6, 1905. 11:3063. other consid and 100

Arthur av, w s, abt 155.6 n 181st st, 25x104.3, except part for av, vacant. Thos F Graham to same. Jan 5, Jan 6, 1905. 11:3003. other consid and 100

Anthony av, No 2068, e s, 328 n Burnside av, 21x110.1x25x115, 2-sty frame dwelling. Martin L Henry to Fredk G Gray. Mort \$4,000. Jan 5, Jan 6, 1905. 11:3149 and 3156. other consid and 100

*Av A, s w cor 9th st, 105x108, Unionport. Thos R Thorp to Bronx Gas and Electric Co. Correction deed. Nov 22, Jan 6, 1905. nom

*Av C, n e cor 6th st, 108x205, Katie Herold to Henry W Wisch. Mort \$1,700. Jan 3, Jan 6, 1905. nom

Bayley av, e s, bet Boston av and 233d st, and being lots 83 to 87 map Wm O Giles, at Kingsbridge, runs e 148.6 x n 202.8 x w 130.10 to av, x s 250. Chas E Ahneman et al to Ahneman & Younkheere. Jan 5, Jan 6, 1905. 12:3261. nom

Bainbridge av, n w s, 143.5 n e 188th st, 25.2x148.2x25x145.1, vacant. Fanny Zug Nieden to Nellie M Moroney. Jan 9, Jan 19, 1905. 12:3296. other consid and 100

Bathgate av, Nos 1634 and 1636, e s, 180 n 172d st, 50x90.7, two 4-sty brk tenements. Isak Tepper to Fredk I Unger. Mort \$28,330. Jan 9, Jan 9, 1905. 11:2991. nom

Bathgate av, Nos 1634 and 1636, e s, 180 n 172d st, 50x90.7, two 4-sty brk tenements. Julius A Lutz to Isak Tepper. Mort \$24,000. Jan 3, Jan 10, 1905. 11:2920. 100

Bathgate av, w s, 49 n 182d st, 48x97, vacant. Wm A Cameron to Samuel Grossmann. Dec 30, Jan 9, 1905. 11:3050. other consid and 100

Bathgate av, No 2157, w s, old line, 43.9 n 181st st, old line, 18.9x 100, except part for av, 2-sty frame dwg. LING. PORCELOS. Arthur Hurst to Morris Rothstein. All liens. Dec 21, Jan 9, 1905. 11:3049. 5,550

Bathgate av, No 1620, e s, 20 n 172d st, 20x100, except part for av, 2-sty frame dwelling. Solomon Goldstein to F Spencer Perry. Mort \$3,500. Jan 5, Jan 7, 1905. 11:2920. other consid and 100

Bathgate av, w s, bet 176th st and Tremont av, and being part lot 26 map Upper Morrisania, adj lot 37, runs w 100 x 22 e s 10 x w 21 x e 90 to av x s, except part for av, Michael Dugan to Joseph Ravitch. Jan 6, Jan 7, 1905. 11:2918. other consid and 100

Bathgate av, No 2197, s w cor 182d st, runs s 72.3 x w 100 x s 182d st | 27.8 x w 54 x n 100 to s 182d st, x e 158.5 to beginning, 2-sty frame dwelling, 2-sty frame stable and vacant. Mary A Loughman (Lockman) to Rose M Loughman. Mort \$4,300. Dec 3, Jan 6, 1905. 11:3049. gift

Bathgate av, No 2008, | old line, s e cor 179th st, old line, 2x 179th st, Nos 708 and 772. 88.6x24x88.2, 3-sty frame tenement and store. Alice Craft to Elizabeth Wiesen. Mort \$8,000. Oct 3, Jan 6, 1905. 11:3044. other consid and 100

Same property. Elizabeth Wiesen to Julius H Hays. Mort \$8,000. Jan 6, 1905. other consid and 100

Bathgate av, No 1747, w s, 70 n 174th st, 20x120, except part for av, 2-sty frame dwelling. Margt J and Elizabeth Dunham to Mishkind-Peinberg Realty Co. Jan 9, 1905. 11:2916. other consid and 100

Bathgate av, w s, 50 n 174th st, 20x120, except part for av, vacant. Margret J Dunham to same. Jan 9, 1905. 11:2916. other consid and 100

Belmont av, late Cambreling av, e s, bet 188th st and 189th st, and being lots 98, 99 and 100 map S Cambreling et al at Ford-

ham, 75x100, Elizabeth Griffen widow to Gussie Englander and Geo H Rosenthal. Jan 11, Jan 12, 1905. 11:3075. 4,000

Belmont av, n w cor 187th st, runs n 315 to s 188th st, x w 87.6 x 187th st, x s 245 x e 12.6 x s 70 to s 187th st, x s 75 to beginning, vacant. Carrie Kauffman to Julius Fischer. Dec 19, Jan 9, 1905. 11:3073. nom

Boston road or av in w s, bet Bryant st and Tremont av, and adj Vyse av | Baptist Church lot, runs w 149 to Vyse av x n 107.7 x s e 68.9 x w 28 x e s 58.9 to av at beginning. Isabel M Embury to L Napoleon Levy. Mort \$10,750. Jan 11, Jan 12, 1905. 11:3005. nom

Boston road, No 2039, n w cor 178th st, 31.8x08.1x38x98, vacant. Margaretta K Welsh and ano EXTRX, & Henry Welsh to Myrce W Cuddeback. Dec 7, Jan 10, 1905. 11:3136. 19,500

Same property. Myron W Cuddeback to J Clarence Davies. Mort \$14,000. Jan 7, Jan 12, 1905. 11:3136. other consid and 100

Boston road or av, late Morse av, s s, bet 169th st and Jefferson st, and being lot 4 part of lot 91 map Morse av, 15.7x106x95.156.11, except part for av. Imogene Ashe EXTRX and TRUSTEE Jane W Jennings to Pincus Lowenfeld and William Prager. Jan 5, Jan 6, 1905. 11:2934. 9,500

181st st, Nos 2145 and 2147 | n w cor 181st st, 124 to 182d st, 182d st | x100x130x190, two 3-sty frame dwellings. Albert J Loweth to Chas S and Pauline Levy. Jan 7, Jan 9, 1905. 11:3138. other consid and 100

Boston road, No 1262, s e s, 242.7 s w 169th st, runs e s 125 x w 7.5 x s 55 x w 74 x n w 34 x n e 7.5 x n w 125 to road, x e 60 to beginning, 2-sty frame dwelling, 2-sty frame stable and vacant. Bernard C Murray to Anna E O'Leary. Dec 31, Jan 10, 1905. 10:2663. other consid and 100

Boston road, No 1086, late | s e cor George st, 110.5x224.11 to Morse av | Trinity av, x100x178, except part for George st | to Morse av, s s, bet 160th st and Trinity av, 3-sty frame dwelling, 2-sty frame stable and vacant. Pauline Levy \$14,000. Dec 27, Jan 6, 1905. 10:2633. other consid and 100

Bremer av, that part which lies e of Nelson st, and n e of 167th st, and n of line 200.7 s 167th st, w of F Scott ASSIGNEE David Austin, Jr, to Daniel C Connell. All title. Jan 6, Jan 10, 1905. 9:2573. 250

Briggs av, w w cor 198th st, 98.1x31.10x93.50, vacant. Mary A 198th st Kronenbitter and ano to Emil Burkhardt and Leo MacAdam. Dec 17, Jan 10, 1905. 12:3301. other consid and 100

Brook av, w s, 75 n 170th st, 50x90, vacant. Emil S Levi to Samuel Rosenberger. Dec 21, Jan 9, 1905. 11:2896. other consid and 100

Brook av, n w cor 136th st, 200 to 137th st, x100, vacant. Leopold 136th st Ehrmann to Northwestern Realty Co. Morts \$35,000. 137th st Dec 19, Jan 12, 1905. 9:2264. other consid and 100

Declarat, w n s, at n e s 205th st, 66.7x100x61.1x100.1, vacant. John W Smyth to Wm J Hill. Jan 6, Jan 9, 1905. 12:3330. 4,000

Brook av, w s, 75 w Endover av, runs w 70.2 x s 60 to av, x n 25 to beginning, vacant. Joseph Paktsther to Abraham Levine. B & S. Mort \$1,000. Dec 16, Jan 6, 1905. 11:2896. nom

Brook av, w s, 50 n 167th st, 25x90, vacant. Jacob Wolf et al to Samuel Rosenberger. Dec 29, Jan 29, 1905. 11:2896. nom

Brook av, No 420, e s, 75 s 145th st, 25x100, 4-sty brk tenement and store. Barbara Teator to Otto Gilcher. Dec 17, Jan 9, 1905. 9:2277. other consid and 100

Brook av, w s, 494 n Grove st, and 116.5 n Bergen av, runs w 21.5 to c 1 Old Mill Brook, x s 58.2 x e 39.7 to av, x s 58 to beginning, vacant. John D Crimmins to Peter and Adam Herlich. Jan 2, Jan 9, 1905. 9:2363. nom

Brook av, Nos 1443 and 1465, w s, 55.5 n St Pauls pl, 44.6x36.2 to w s old Mill Brook x42.10x36.3, two 2-sty brk tenements and stores. Abraham Shatzkin to Hyman Shatzkin, 1-3 part, w s 1-3 interest in all title to strip adj on west. Mort \$6,000. Dec 8, Jan 7, 1905. 11:2896. other consid and 100

Brook av, w s, 237.11 n 168th st, 42v168.6 to c 1 Mill Brook x42.5x157.3, vacant. Webster av, e s, 237.11 n e 168th st, runs n e 42 x s 14.11 to c 1 Mill Brook x s w 26 x s e 9.8 x s e 7.4 x w 17.11 to beginning, vacant. Don Piculio to Sophie Makler. Morts \$9,000. Dec 31, Jan 7, 1905. 9:2396. other consid and 100

Brook av, Nos 1096 to 1100 | e s, -- s 167th st, begins at s e cor Harlem R R | lot 155 map Morrisania, runs e 72 x w 113 to c 1 Mill Brook, x s w 72 to n e s lot 154 x s e 113 to beginning, 2-sty frame dwelling and vacant. Jonas Weil and ano to Michael Bonn. B & S. Jan 5, Jan 6, 1905. 9:2392. nom

Brook av, n e cor 136th st, 200 to 137th st, x100, vacant. Leo 136th st sold Ehrmann to Israel Lippmann. Morts \$35,000. 137th st Dec 19, Jan 6, 1905. 9:2264. other consid and 100

Brook av, n w cor 136th st, 200 to 137th st, x100, vacant. 136th st 137th st

Brook av, n e cor 136th st, 200 to 137th st, x100, vacant. 136th st 137th st

Clas S Brown et al EXRS Lewis B Brown to Leopold Ehrmann. Dec 6, Jan 6, 1905. 9:2264. 89,000

Cauldwell av, No 691, on map No 680, w s, 358.4 s 156th st, 16.8x 15, 2-sty brk dwelling. Len Pullman to Theresa Rosenfeld. Mort \$4,750 and all liens. Jan 3, Jan 9, 1905. 11:3029. 100

*Clasons Point road, and proposed White Plains road, e s, Lots M Cable to Josephine F B Crosby. Jan 7, Jan 11, 1905. gift

Clasons Point road, 174th st, 100x200, to Tapping av, except Tapping av | part taken to open Clay and Tapping av, vacant. Wm A Hard to Wm C Bergen. Jan 10, 1905. 11:2799. other consid and 100

Clinton av, n e cor 175th st, 194x90.2, except part taken for sts, vacant. Edward Whalen to Isaac Schmiedel. Jan 6, 1905. 11:2949. nom

Clinton av, n e cor 175th st, 194x90.2, vacant. Isaac Schmiedel to Isak Tepper. Morts \$15,000. Jan 6, Jan 7, 1905. 11:2949. nom

*Columbus av, n s, 53.2 e Adams st, 53.2x96.1x52.2x96.10, Van Nest Park. Adams st, e s, 102.2 n Columbus av, 70x100x40x104.5, Van Nest Park. Ephraim B Levy to Max J Adler. Jan 9, Jan 9, 1905. nom

Steckler to Henry B Davis. Mort \$11,000. Jan 10, 1905. 10:2577. other consid and 100

Concord av, n e cor 150th st, 4x175, deed also reads Uncas st, n s, lot 303 map Wilton, &c, 50x175, except part for Concord av, 2-sty frame dwelling and vacant. Mary J Kelly to Frank Solomon. Jan 10, Jan 1, 1905. 10-2642.

Concord av, No 435n w cor 114th st, 122'x110, 2-sty brk and 144th st, No 1001, 1 frame dwelling, vacant. Henry L Morris to Jacob Hirsch and Max J Adler. Jan 11, 1905. 10-2598.

no Crescent av, s w cor Belmont av late Madison av, 128'x45x100x126.5, except part for vacant. James Mangio to Henry L Morris. Jan 6, 1905. 11-3087.

no Crutona av, w s, 225.3 x 179th st, 21.9x78.3x25.10x85.7, vacant. Patrick Foy to John W Seeger. Jan 4. Jan 6. 1905. 11:3079.

Crutona av, e s, 15 s 181st st, 25x102, vacant. Edwin S Seibert to Amalia Pirsk. All liens. Jan 3. Jan 10, 1905. 11:3096.

Crutona av, No 2401, n w cor 187th st, 100x100, except part for av and st, 2-sty frame dwelling and vacant. George Maurer to John O'Leary. Mort \$3,000. Jan 7. Jan 10, 1905. 11:3115.

no Daly av, s w cor Tremont av, 101x25.5, vacant. Abraham H Lyon to Myron W Cuddeback. Mort \$2,000. Jan 3. Jan 6, 1905. 11:2985.

Forest av, No 1118, e s, 225 n George st cor 160th st, runs n 91.4 w 140 to beginning, except part for Tinton av, with all title to strip bet old and new lines Forest av, 2-sty frame dwelling, 2-sty frame stable and vacant. Kathryn or Catherine Ball and Maria L Ball to Thos J Quinn. Nov 30. Jan 11, 1905. 10-2899.

Forest av, e s, old line, 225 n George st, old line, runs n 91.4 x w 2.9 to e s Forest av, new line, n s 91.4 x e 2.9 to beginning, Henry F West to Thos J Quinn. C A G. Dec 7. Jan 11, 1905. 10-2961.

Forest av, w s, 144.3 x 165th st, 21x91, vacant. Jarwiga Zamlewski to Wicenty Jeschke. Jan 11, 1905. 10:2649.

Forest av, Nos 979 and 985 | w s, 289.4 s 165th st, 58.11x175 to e s Jackson av | Jackson av, 2-sty frame dwelling and vacant. Northwestern Realty Co to Hyman Horwitz. Mort \$1,000. Jan 6, 1905. 11:2949.

*Fort Schuyler road | s w cor Marrin st, 50x198.6 to e s Edwards Edwards av | av, x60x195.3, Westchester. Daniel Foley to St Raymond's Cemetery. Jan 9, 1905.

Fulton av, n w cor Wendover av, 81.9x100.7x31.01, vacant. Leo Chad A DeLo to Rosa A Freeman. Mort \$1,000. Jan 6, 1905. 11:2929.

no Grand Boulevard and Concourse, w s, 118 s Van Courtlandt av, 25x 82, 2-sty frame dwelling. CONTRACT. Anna A Bergmark to Edna M Conway. Mort \$3,000. Jan 7. Jan 10, 1905.

Hull av, w s, 174 st, 25'x100', vacant. James S Dalton to August M White. Jan 9, Jan 12, 1905. 11:2981.

no Hull av, s e cor 209th st, 25x100, vacant. CONTRACT. Bessie M McQuade to Charles Goekle. Mort \$1,200. Dec 8. Jan 9, 1905. 12:3651.

Hull av, s w cor 209th st, 100x100, vacant. Elbridge G Duvall to Charles Logan. Jr. Jan 11. Jan 12, 1905. 12:3347.

Hull av, s e cor 209th st, 25x100, vacant. Bessie M McQuade to Rosina G Erennan. Mort \$1,200. Jan 10, 1905. 12:3651.

no Intervale av, e s, 216 n Freeman st, 100x100, vacant. Edw J McKeinley et al to McKeinley Realty and Construction Co. Mort \$13,500. Jan 5, Jan 9, 1905. 11:2965.

no Intervale av, e s, 69.3 n 165th st, 25x95.5, vacant. Sarah Hanlon to Anna Romero. Mort \$1,000. 10:2705.

no Intervale av, e s, 265 s 167th st, 25'x100', vacant. Walter E Brown to Abraham Frankel. Mort \$1,000. Jan 3. Jan 6, 1905. 10:2705.

no Intervale av, e s, 365 s 167th st, 50x100, vacant. Abraham Frankel to Robert Garwecch. Mort \$3,300. Jan 11. Jan 12, 1905. 10:2705.

no Intervale av, e s, at w s Wilkins pl, runs s 311.1 x e 180.6 to Wilkins Wilkins pl | pl x n w 352.5, vacant. Sarah V Baker to Central Realty Bond & Trust Co. Mort \$52,500. Jan 11. Jan 12, 1905. 11:2976.

no Intervale av, e s, 390 s 167th st, 25x100, vacant. Jacob Hirsch to Abraham Frankel. Jan 5. Jan 6, 1905. 10:2705.

no Inwood av, e s, 300 s Belmont av, late Wolf pl, 50x130, vacant. Mauer Cousins to Viola Tatham. All liens. Jan 10. Jan 12, 1905. 11:2850.

no Jackson av, s, 75 e Garfield st, 25x- | Herman Keil to N Y, N H & H R R Co. Mort \$2,000. Dec 12. Jan 9, 1905.

no Jerome av | s w cor Clarke pl, 50x200 to e s Inwood av, vacant. Clarke pl | Edgwa L Levy to Wm H Chesbrogh. Mort \$8,000.

Inwood av | Jan 9, Jan 10, 1905. 11:2855.

no Longwood av | s w cor Hewitt pl, 51x104.6, 5-sty brk tenement and store. Michael Meek to Maurice J Kraus. Mort \$40,000. Jan 9. Jan 10, 1905. 10:2935.

*Madison av | n e s, 102.3 s e road from Westchester Landing Bear Swamp road to Bear Swamp road, 25x127 to Bear Swamp road x26.1x105, Westchester. August Denicke to Augustus M Field. All liens. Jan 9. Jan 10, 1905.

no Madison av | w s, 249.4 x 180th st, 25'x100', vacant. 181st st, James J Phelan and ano to Benjamin Hochbaum. Dec 30. Jan 9, 1905. 11:3110.

no Mapes av, late Johnson av, e s, 560 n e Tremont av, 132.11x50.2x133.50x2, except part taken by city, vacant. Charlotte Ohle to John A Steinmetz and August H Daum. All liens. Jan 10. Jan 11, 1905. 11:3108.

no Marmon av, w s, 100 s 176th st, runs w 112 x s 15 x w 35 x s 75 x e 146 to av n s 90to beginning, vacant. Ann Callan widow to Paul Dannhauser. All liens. Jan 6. Jan 11, 1905. 11:2953.

no Same property. Release mortgage. Susan Hamilton to Ann Callan widow. Jan 6. Jan 11, 1905. 11:2953.

no Morris av, late Av A w s, 433.4 n 184th st, late 1st st, 50x172 to e s Walton av | Walton av, late Berrian av, x60x175 to beginning, except part taken for Morris and Walton av, vacant. Eugene Kauer, of Providence, R I, to Louis Eickwort. Jan 10, 1905. 11:3184.

*Morris Park av, n e cor Victor st, 20x100. Herman Stamm to Chas H Baechler. Jan 9. Jan 10, 1905.

no Morris Park av, Nos 435 and 637 | s w cor 124 st, 58.5 x 160, 5-sty 152d st, No 450 | 5-sty brk tenement and stores. John Ellard to Guiseppe Moccia. Mort \$20,000. Jan 6. Jan 7, 1905. 9:2441.

*Morris Park av, proposed, n s, 120 w White Plains road, 25x35.

no Uphain B Levy to Louis Elson. Jan 3. Jan 7, 1905.

*Morris Park av, s e cor Van Buren st, 53x97.6x50x- | Dietrich Niemeyer to Samuel Schwartz. Mort \$1,700. Dec 21. Jan 6, 1905.

*Newell av, e s, 375 s Elizabeth st, 25x125, 60'x100, vacant. Lawrence et al EXRS Eliz H Sias to Richard H Jamison, of Bronxville, N Y. Dec 23. Jan 7, 1905.

no Northern av | w s, 103.7 s Lnd Jas G Bennett, being also Boulevard Lafayette x 60 x 8, 181st st, runs s 90 x w s 289.9 to e s Boulevard Lafayette x n 80.11 x e 28.1 to beginning, vacant. Hugh N Cemp, Jr, EXR and TRUSTEE Hugh N Cemp to Susan B witc Wm M Kingsley. Nov 25. Jan 6, 1905. 8:2179.

no Norwood av, n s, 270 w 205th st, 50x100, vacant. Angeline Lenz (Cox) to Joseph Hlatswisch. Jan 12, 1905. 12:3649.

no Norwood av, late Deatur av, s s, 63.4 w 205th st, 50x112.6, vacant. John N Bull to Ida E Townsend. Jan 4. Jan 7, 1905. 12:3353.

no Same property. Guiseppe Moccia to Julius B Fox. Mort \$20,000. Jan 6. Jan 7, 1905. 9:2441.

no Same property. Julius B Fox to Joseph L Buttenwieser. Mort \$20,000. Jan 6. Jan 7, 1905. 9:2441.

no Park av, Nos 4233 to 4237, w s, 279.9 n Tremont av, 50x129 10 1 and 2-sty frame buildings. Kate Fuessel widow and DEVISSE Geo G Fuessel to Kate Kenney. Jan 6, 1905. 11:3027.

no Park av | e s, 8.10 n 189th st, runs e 99.3 x s e 16.4 to 180th st x e 189th st | 62.10 to 34 av x n 137.7 x w 81.10 to Park av x s w 34 av | 35.4 x s 68.6 to beginning, vacant. James W Hyde EXR to Clara H Francis and TRUSTEE Frances H Duclor and Chas H Benner will Hiram Benner. All liens. Jan 10. Jan 11, 1905. 11:3041.

no Park av, e s, 26.2 s 154th st, 26.2x80.10x23.5x78.3, vacant. Eliza A wife of John B Burgraff et al to Joseph Fuchs. B & S. Dec 6. 1905. 11:2942.

no Park av, s e s, 54.6 s w 149th st, 54.6x131x53.3x117.7, vacant. PARTITION. Arthur Hurst to Franz Treore. Dec 12. Jan 12, 1905. 9:2337.

*Pier av, e s, 100 s Emily st, 25x153.6x29.4x168.11, Throggs Neck. Abbott M Uman to Frank Gass. Dec 31. Jan 1, 1905.

no Prospect av, No 1932 | n e cor Elsmere pl, 25.5x90, 2-sty frame Elsmere pl, No 1027 | dwelling. Jeremiah C Lyons to Patrick Flanagan. Jan 4. Jan 6, 1905. 11:2956.

no Prospect av | s w cor Tremont av, 99.2x150.6x90.5x150.8, Throggs Neck, 2-sty frame dwelling and vacant. John Lang to Alexander Murray. Mort \$10,000. Jan 6, 1905. 11:2951.

no Prospect av, w s, 50 n e Tremont av, late Waverly pl, 50x100, Henry Klein to Abraham Rabinowitz. Mort \$2,800. Jan 7. Jan 9, 1905. 11:2951.

no Prospect av, No 2058, e s, 298 e 180th st, old line, 16.6x150, 2-sty brk dwelling. Wm S Patten to Otto Weiner. C A G. Mort \$5,500. Jan - | Jan 12, 1905. 11:3109.

no Prospect av, n w cor 149th st, 50x90.

no Prospect av, w s, 25 s 150th st, 75x100, vacant. Hyman Union av, e s, 75 n 149th st, 50x90, vacant.

no Hyman Horwitz to Northwestern Realty Co. Jan 5. Jan 6, 1905. 10:2674.

no Prospect av, s e cor Garden st, runs e 40.5 x s 99.11 to av, x n 107.0, vacant. Edw J Hartman to Max Cohen and Emanuel Glauber. Jan 3. Jan 9, 1905. 11:3099.

no Prospect av, w s, 25 s 150th st, 75x100, vacant. Northwestern Realty Co to Henry Relkin and Samuel L Levy. Mort \$10,500. Jan 5. Jan 6, 1905. 10:2674.

no Same property. Henry Relkin et al to Louis Rochstein. Mort \$13,500. Jan 5. Jan 6, 1905. 10:2674.

no Prospect av, No 1879, on map Nos 1873 to 1879, n w cor 176th st, 61x116.5x55x116.11, 2-sty frame dwelling and vacant. Eliz C Slayton to Max Meyers. Mort \$6,500. Jan 4. Jan 10, 1905.

no Prospect av, w s, 100.2 n 180th st, 35x58.1x35x61, vacant. Edw C H Steinbeck to Richard Niemeyer. All liens. Jan 4. Jan 6, 1905. 11:3096.

no Prospect av, w s, 70 s 181st st, 100x100, except 5-ft strip taken for 107.0, vacant. Edw J Dalton to Samuel Mayers. Jan 10. Jan 12, 1905. 11:3102.

no Prospect av, No 1421, w s, 100 s Boston road, runs s 98.7 x w 151.10 n 461.1 x e 75.9 n e 107.5, 3-sty frame dwelling, 2-sty frame stable and vacant. Amelia Walkers to George Keller and Jacob Burckel. Mort \$5,500. Dec 31. Jan 11, 1905. 11:2962.

no Prospect av, s w cor 151st st, 75x100, vacant. Hyman Horwitz to Northwestern Realty Co. Mort \$9,500. Jan 5. Jan 7, 1905. 10:2674.

no Prospect av | e s, 87.3 s Longwood av, runs e 124.6 x n e 87.11 to Longwood av | s s Longwood av, x s 147.3 to Prospect av, s 87.3 to beginning, vacant. Walter Whewell to John McGrath. Mort \$35,000. Nov 25. Jan 10, 1905. 10:2688.

no Prospect av, No 691, w s, 255 n 150th st, 20x100, 4-sty brk tenement and store. Romaine to Peter Balen. Q C. Dec 30. Jan 11, 1905. 10:2674.

no Same property. Release mort. Harlem Savings Bank to Victoria A Romaine. Jan 9. Jan 11, 1905. 10:2674.

no Same property. Peter Balen to Henry T Russell. Jan 5. Jan 11, 1905. 10:2674.

no Prospect av, No 2261, w s, 117.5 s 183d st, 23.5x97.9, 2-sty frame dwelling. Josephine Runde to Margaret McSweeney. Mort \$3,000. Jan 10. Jan 11, 1905. 11:3101.

*Public road leading to Classons Point, e l, being plot 6 map Classons Point, contains 24 1/2 acres, except part, begins at e s plot 6, 150 n from s of above-described property, runs n 115 x e 136.3 to c l said road, x s 123 x w 91.4 to beginning. Charles Knauf et al to Fritz Landenberger. Jan 10, 19, 1905.

no Robbins av | e s, at e s Westchester av, runs e Westchester av, Nos 910 to 914 | w s, 124.4 x 100, vacant. Walter Chester av, s w s 70.6 to beginning, 5-sty brk tenement and store. Daniel L Korn to Peter Kiefer and William Barthel. Mort \$36,500. Jan 4. Jan 11, 1905. 10:2644.

no Robbins av, s w cor 141st st, 115.5x117x100x115.7, vacant. Broadway Reliance Realty Co to Samuel Lehmann. 1-3 part. Mort \$17,500. Dec 29. Jan 6, 1905. 10:2623.

no Robbins av, Nos 903 and 605 | n w cor Pontiac pl, 50x100 to e s Terrace pl | Terrace pl, four 3-sty frame tenements, stores on Robbins av. Anna Olsson to Margareta Olsson. Mort \$4,500. Jan 7. Jan 10, 1905. 10:2623.

Webster av, e s, 100 s Wendover av, 25x100.3 to w s Mill Brook, 26.9x94.6.
 Webster av, e s, 75 s Wendover av, 25x94.6 to Mill Brook, x26.4 x84.1, vacant.
 Joseph C Schrader to Daniel McNamara. Mort \$4,800. Jan 7. 1905. other consid and 100
 Webster av, e s, 100 s Wendover av, 25x100.3 to w s Mill Brook, 26.9x94.6.
 Webster av, e s, 106.6 s 170th st, 56.6x90, vacant.
 Julia Crosby to Theo H Silkman and Daniel E Seybel, joint tenants. Mort \$6,000 and all liens. Feb. —, 1897. Rerecorded from Feb 16, 1897. Jan 10, 1905. 11:2896 and 2893.
 Webster av, e s, 75 s Wendover av, 25x100.3 to w s Mill Brook, 26.9x94.6, vacant. Daniel McNamara to Adolph Reichmann 53.1x84.1, vacant. Mort \$4,800. Jan 10, 1905. 11:2896.
 1/4 part, Thomas Callahan 1/4 part, and Peter Fox 1-3 part. 3-4 parts. Mort 3/4 of \$4,800. Jan 10, 1905. 11:2896.
 Webster av, s e s, 275 n e Woodlawn road late other consid and 100
 x50.5x170.7. Sarah E Burden to Helena M Adelman. Jan 9, 1905. 12:3357.
 Webster av, n s, 85 w 205th st, 50x112.6.
 Webster av, n s, 185 w 205th st, 100x112.6.
 Hull av, s s, 413.7 e Woodlawn road, 50x100, vacant. Mort \$5,800. Jan 7. Jan 9, 1905. 12:3353 and 3349.
 R Anna Purdy to Lewis J Conlan. Mort \$5,800. Jan 7. Jan 9, 1905. 12:3353 and 3349.
 Webster av, e s, 172.1 n 171st st, 75x107.10 to w s Mill Brook
 75.6x105.8, vacant. Israel Platau to Harris Ratner. Mort \$13,000
 500. Jan 6. Jan 7, 1905. 11:2906. other consid and 100
 Webster av, No 1247, w s 74.3 n 170th st, 25.8x116.4x26.2x111.1.
 4-sty brk tenement. John J Purdy to Jacob Jacoby. Mort \$11,500. Jan 3. Jan 6, 1905. 11:3142.
 Webster av, e s, 172.1 n 171st st, 75x107.10 to w s Mill Brook av,
 x76.6x105.8, vacant. Gustav Kahrs to Israel Platau, Jan 6, 1905. other consid and 100
 11:2896.
 Webster av, n w s, 435 s w 205th st, 50x112.6, vacant. Chas A
 Schrag to Charles Loeber. Mort \$1,000. Jan 3. Jan 6, 1905. 12:3353.
 Wendover av, s s, 100 w 34 av, 25x142.7x25x142.2, vacant. Han-
 nah B Lawry to Isaac Leader and Jacob Bloom. Mort \$5,500.
 Jan 4. Jan 6, 1905. 11:2912.
 *Westchester av | block. Anna E Lyon to John Riegelman.
 Parker av | Mort \$22,000. Jan 6, 1905. other consid and 100
 Lyon av
 Grace av
 Westchester av, n w s, at w s Southern Boulevard, 60.9x82.5x50 x
 65.8, 1-sty frame dwelling and vacant. Release dower. Lillian
 H wife of Francis T Perry to William Volk and Charles King. 150000
 Dec 17. Jan 12, 1905. 10:77.9.
 West Farms road, s e s, 147.8 n e Hoe st, runs n e 100 x s 96.9
 x e 96.9 x s w 100 x n w 76.9 to n w 76.9 to beginning.
 West Farms road, s e s, at n s 167th st, runs n e 118.11 x e 63 x
 s 100 x w 135.1.
 West Farms road, s e s, at w s Longfellow st, runs s w 146.8 x s e
 48.11 x e 49.7, s along Longfellow st 146.5.
 Bryant st, e s, 92.8 n 167th st, 100x200 to w s Longfellow st.
 Longfellow st, e s, 239.5 n Westchester av, 100x90.9x105.1x30.2.
 Westchester av, n w s, at w s Home st, runs n w 147.9 x s w
 100 x s e 126.6 x n e along av 102.5 to w s Home st, runs
 Home st, n e s, 190 n w Westchester av, 100x200 to s w s Freeman
 st, vacant.
 Lyman Tiffany to Central Realty Bond & Trust Co. Jan 10, 1905
 Jan 12, 1905. 10:2751-2754-2758 and 11:3096.
 *White Plains road or av, e s, 48.9 s 1st av, 56.85x10.5x4.8x3.3,
 Westchester. Antonio Ruggiero to Vincenzo Ruggiero. Mort
 \$3,000. Feb 2, 1903. Rerecorded From July 8, 1903. Jan 6,
 1905. nom
 Willis av, No 210, e s, 50 n 136th st, 25x75, 5-sty brk tenement
 and store. George Kemna to Adolph Steiner. Mort \$20,500.
 Dec 31. Jan 2, 1905. 9:2281.
 Woodcrest av, w cor 162d st, 50.4x103.8x50x109.11, vacant.
 Elizabeth Schanze to John F Kaiser. Dec 24. Jan 6, 1905.
 9:2511. nom
 *24 av, e s, 145 e 2d st, 30x100, Olivine. Louis R Berg to John
 W Kavanagh. Mort \$2,000. Jan 5. Jan 10, 1905. nom
 *24 av, n s, at n e 2d st, 25x100, Williamsburg. Wm B White
 lams to Ezra Daggett, of Pelhamville, N. Y. All liens. July 25,
 1899. Jan 10, 1905. 925
 *Same property. Ezra Daggett to Frances Daggett his wife. July
 27, 1904. Jan 10, 1905. 925
 3d av, No 3365, n w s, 145.6 s 166th st, 25.4x173.1x25.2x170, 3-sty
 brk tenement and store. Mary Pape to Abraham and Simon A
 Kaufman. Mort \$13,500. Jan 9. Jan 10, 1905. 9:2370.
 other consid and 100
 3d av, w s, 135.1 n 176th st, 27.3 to w s Old Fordham av, x27 x
 2.11, — brk building to be erected. A Proal McGraw et al HEIRS.
 Geo. Richard D McGraw to Frank B Proen. Q. C. All title. Dec
 24. Jan 10, 1905. 11:2922.
 3d av, Nos 4000 to 4001, e s, 176.11 s 174th st, 75x90, three 4-sty
 brk tenements and stores. Max Borek to Anna Weiss, Cecilia and
 Rose Schurmacher. Mort \$45,000. Jan 4. Jan 6, 1905.
 11:2930.
 3d av, No 3256, e s, 25.2 s Teasdale pl, 25.2x90.6x25.8x7.7, 5-sty
 brk tenement and store. August Oesting to John Nauman and
 Marie his wife, joint tenants. Mort \$18,000. Jan 5. Jan 6, 1905.
 10:2021. other consid and 100
 3d av, n e s, 39.5 e Wendover av, runs s e 190 x n e 75 x s e 25
 x e 50 x w 25 to av, x s w 125, vacant. Emanuel Helner
 et al to Jacob Chaimowitz and Thomas Carroll. Dec 23. Jan 6,
 1905. 11:2929. other consid and 100
 3d av, No 4487, n w s, 315 s 183d st, 70x142.11, 2-sty brk dwell-
 ing and vacant. Daniel B Freedman to Gussie Englander. Geo
 F Essential et al HEIRS. Mort \$10,000. Dec 31. Jan 10, 1905.
 11:3051. other consid and 100
 3d av, Nos 2988 and 2090 | e s, 131.2 n Grove st, 43.10x207.9 to
 Bergen av | Bergen av, x44.5x204.10, two 3-sty
 frame tenements and stores. Wm T Purdy to John McDonald. Mort
 \$18,000. Jan 5. Jan 9, 1905. 9:2363.
 3d av, w s, 135.2 n 176th st, 26.11x93.9x26.11x94.10, vacant. Frank
 B Proffen to Oscar Melly Aaron Bartelstone. Jan 11. Jan 12, 1905.
 11:2924. nom
 3d av, No 3855, w s, 37 n Wendover av, 25.2x99.3x21.1x94.1, 5-sty
 brk tenement and store. Ernest Girardin to Jennie Fred. Mort
 \$18,000. Jan 9. Jan 10, 1905. 11:2919. other consid and 100
 *5th av, n s, 105 e 5th st, 33.4x114, Wakefield. FORECLOS.
 Emil Goldmark to Filomena Cipola. A. G. Jan 6, 1905. 2,000
 *5th av, s w cor Schiel st, below lots 700 to 797 map Laconia Park,
 each lot 25x100. Leon Peller to John B Solesinger. Mort \$1,500.
 Jan 9, 1905. nom

*6th av, n e cor 3d st, solers 369 to 372 map Laconia Park, each lot
 25x114. Rosa Solner to Solomon Kolin. Jan 10, Jan 11, 1905.
 other consid and 100
 *12th av, s s, 255 e 4th st, 50x114, Wakefield. Ruth Barker
 (Tompkins) to John F Johnson. Mort \$600. Jan 7. Jan 9, 1905.
 other consid and 100
 *14th av, n s, — e 5th st, and being lot 99 map Wakefield, Blanche
 I Swentzel to Anna A Byrne. B & S and C a G. Jan 4. Jan 10,
 1905. nom
 *14th av, n s, 505 e 5th st, 33.4x114, Wakefield. G De Witt Clock
 to Jacob Leske. Mort \$1,300. Dec 2. Jan 9, 1905. 100
 *Highway from Westchester to Eastchester, runs n along high-
 way 158 ft, x w s — x — x, a portion lot 5 map Jimma Watson.
 PARTITION. John A Straley to Wm C Oesting. Jan 6. Jan 7,
 1905. 7,600
 *Interior lot, 200 n Morris Park av and 1509.6 e Unionport road,
 runs w 50.2 x n 25 x e 100 x s 25, with right of way strip
 to Morris Park av. John J Dragmet to Abram Ginsburg and Sam
 Kotkin. Mort \$2,500. Jan 7. Jan 9, 1905.
 other consid and 100
 Interior plot, begins 93 w Washington av and 218.10 n 160th st,
 runs w 50.2 x e 49.11 x s 98, vacant. Annie Bonagur to
 Isak Tepper and Samuel Baturin. Jan 3. Jan 11, 1905. 9:2388.
 other consid and 100
 Interior lot, begins 180 e old Boston road and 250 s 160th st, runs
 s e 45 x w 10.4 x n w 53 x n e 34 to beginning. Bernard C
 Murray to Emma E Brown. Jan 12, 1905. 10:2483. 500
 Parcel E, colored pink on map annexed to deed recorded Jan 21,
 1895, in L 14 page 384, except part conveyed by Crafts to Olsen,
 Jan 14, 1896. Joseph V Murphy to Cath T Murphy. Dec 31.
 Jan 12, 1905. 9:2523. nom
 *Lot 347 map Arden property, Eastchester. Wm H Bolton
 to Longin P Fries. Dec 29. Jan 6, 1905.
 *Lot 119 same map. Same to Anna A wife of Longin P Fries. Dec
 29. Jan 6, 1905.
 *Lots 25, 30, 40, 45, 48, 49, 52, 58, 59, 95, 96, 102, 103, 113, 114
 and 115 map New Village property, Eastchester. Wm H Bolton
 Also strip lying east of Av, lots 39 and 115, and 1st av, and also
 Av, also all other lots designated on said map.
 Eva A Salter to A Oldrin Salter. Q. C. Oct 31, 1901. Jan 9,
 1905. nom
 *Plot 347 map Arden property, Eastchester, e, 100x100. Anna
 wife of Edgar Shoemaker to Peter Schultz. All liens. Jan
 10, Jan 9, 1905. nom
 *Plots 334 and 347 map Arden property, Eastchester, each plot
 100x100. Peter Schultz to Joseph F Folk. Mort \$400. Jan 6,
 1905. nom
 *Plot 334 map Arden property, 100x100. Edgar Shoemaker to Peter
 Schultz. Jan 6. Jan 9, 1905.
 Plot begins 100 e of beginning point of land Rose Resler, runs n
 22 x e 32 x s 22 x w 32 to beginning. Wm H Wright to Rose
 Resler. B & S. Nov 13, 1899. Jan 6, 1905. 10:2073. R s
 50 cts.
 *Lots 4 and 5, 245 and 246 map lands Dutchess Land Co, Benson
 estate. Throgs Neck, Westchester. Daniel Doyle to Annie
 Reynolds widow. Jan 11. Jan 12, 1905. other consid and 100
 Lots 10 to 12 and 13 to 63 map 112 lots of Moses Deane et al
 Fordham Heights. Hatlie Bogart to John Bogart. Jan 10. Jan
 12, 1905. 11:3219.
 other consid and 100
 Lots 602 to 616 amended map Sec C Vyse estate. Wm R Rose to
 Sarah V Baker. Jan 11. Jan 12, 1905. 11:2976.
 *Lots 2 to 6, 9, 24, 40, 63, 64, 84, 83, 271, 272, 158, 159, 177, 178,
 187 to 189, 198, 200, 210, 215, 214 to 121, 124 to 126, 235 (double),
 (double), 236, 255, 256 and 257 map made by E H Holden,
 dated Aug 20, 1903, Westchester. Ellen M Cable to Josephine F
 B Crosby. All liens. Dec 31. Jan 11, 1905. nom
 *Lot 58 partition map Maria Pierce et al, Westchester. Miles
 Hughes to Jacob Cohen. Oct 11. Jan 6, 1905. nom
 Lot 83 map 84 lots estate Susan A Valentine, 24th Ward. Nicho-
 las Eckert to Martin L Henry. Jan 5. Jan 6, 1906. 12:3287.
 nom
 *Lots 92 and 93 map Westchester Terrace, 50x116.11x47.8x120.4.
 William Rissiek to Phillip Wimmer and Margaret his wife, joint
 tenants. Jan 3. Jan 6, 1905. omitted
 Lots 20 and 21 map University Heights, North. Henry M Mac-
 Craeken to Peter J Kelly. Sept 17. Jan 6, 1905. 11:3284. nom
 other consid and 100
 Lots 20 to 30 and 45 to 55 blk 466 map subdivision Henry D
 Tiffany property, part Fox estate. Waller J Cohn to Henry
 Friend, of Chicago, Ill. Mort \$44,000. Jan 10. Jan 11, 1905.
 10:2724. other consid and 100
 Lots 55 to 63 on map of 84 lots belonging to estate of Susan A
 Valentine dec'd. Wm H Valentine et al to Wm C Bergen. Jan
 10, 1905. 12:3294.
 other consid and 100
 Lots 35 to 49 map S4 lots estate Susan A Valentine. Wm H Valen-
 tine et al to Wm H Wright. Jan 10, 1905. 12:3294. nom
 other consid and 100
 Lots 3 to 18 map (330) John W O'Shaughnessy property, Bronx.
 Sarah V Baker to Margt A Meyer. Mort \$27,000. Jan 9. Jan
 10, 1905. 10:2603.
 Same property. Margt A Meyer to Hyman Horowitz. Mort \$40,000.
 Jan 9. Jan 10, 1905. other consid and 100
 Lot 14 map 62 lots at Mt Hope. Peter F McConville to John J
 McConville. Jan 7. Jan 11, 1905. 11:3149. nom
 391 lots on map made by Cornelius J Lynch July 23, 1900, por-
 tion of Bergs estate, property Chas B Becker and 24th
 Wards. The Farmers Loan and Trust Co EXR and TRUSTEE
 Chas B Becker to Margaret A Meyer. All title. Jan 9. Jan 11,
 1905. 11:2967, 2968, 2963, 2964, 2965, 2966, 2967, 2977, 2981,
 2982, 2989, 2996. nom
 Same property. John Mc Nash and Wilson M Powell, Jr, to same.
 All title. C a G. Jan 9. Jan 11, 1905. nom
 Same property. Margt B Becker to same. All title. C a G. Jan
 10. Jan 11, 1905. nom
 Same property. Margaret A Meyer to Central Realty Bond and
 Trust Co. Mort \$600,000. Jan 10. Jan 11, 1905.
 other consid and 100

LEASES

January 6, 7, 9, 10, 11, 12.

BOROUGH OF MANHATTAN.

Bedford st, Nos 20 and 22, all. Samuel Well to Antonio Pellegrino;
 3 years, from Dec 1, 1903. Jan 9, 1905. 2:527.2,000
 Cannon st, No 10. Surrender lease. Max Samochnik to Max Silver.
 Nov 5. Jan 12, 1905. 2:326.1,000

years, from Oct 1, 1900, with 5 years renewal at \$10,000. Jan 6, 1905. 5-1279. 7,500 and \$5,500 same property. Note of renewal lease for 5 years, from Oct, 1905. Charles Thorley to U S Mortgage and Trust Co TRUSTEE Mathew Byrnes. Jan 6, 1905.

5th av, No 1442, store, &c. Louis Podlasky to Sarah Newmark and Ray Weinstein from Weinstein & Co; 5 years, from May 1, 1905. Jan 12, 1905. 6-1611. 1,500 and 1,520

5th av, No 2178, n w cor 133d st. Assign lease. Morris Halpern and ano to Max Carter. Jan 11, Jan 12, 1905. 6-1731. omitted

5th av, No 561. Surrender lease. Helen Curran et al to Thomas Byrnes. Jan 7, Jan 9, 1905. 5-1281. nom

5th av, No 348, w s, 25.3 n 35th st, 24.8x100. Eliza Thory to Daniel Neuman; 10 years, from Jan 1, 1905. Jan 11, 1905. 3-865. 10,000

6th av, No 221, w s, bet 14th and 15th sts, all. Wm S Waterhouse et al to Childs & Nelique Dairy Co; 10 years, from May 1, 1905, with 10 years renewal. JUNE 11, 1905. 3-730. 8,000

7th av, No 331, all, Eleanor P Manning and Minnie Peity to Baruch Schneider; 1-3-12 years, from Feb 1, 1905, with option of renewal for 3 years. Jan 11, 1905. 3-804. 2,500

8th av, w s, the north line is 88.9 n 28th st, leasehold. nom

8th av, w s, adj on north, leasehold. William Rankin with John H Woods. June 20, 1890. Jan 7, 1905. 3-752. nom

8th av, w s, the n line is 120.9 n 28th st, ———. nom

8th av, w s, adj above on north. nom

Leasehold. John H Woods to John H Woods with Wm D Dubois. July 17, 1900. Jan 7, 1905. 3-752. nom

8th av, No 2367, store, &c. Harris Bernstein to Moe Buchsbaum; 3-4-12 years, from Jan 1, 1905. Jan 12, 1905. 7-1954. 2,250

BOROUGH OF THE BRONX.

Boston road, No 1311, 25x60, ground floor. Albert B and Albert O Whitney to George Carter; 5 years, from Jan 1, 1905. Jan 9, 1905. 10-2334. 1,180

Courtyard av, No 418, store, &c, and 4 rear rooms on 2d floor. Paul Sachse to Adolph Doscher; 5 years, from May 1, 1905. Jan 9, 1905. 9-2403. 600

Cypress av, No 12. Assignment and surrender of lease. Aleck Mutarelli to William Lutz. Dec 31, 1904. 10-2562. nom

Morris av, Nos 637 and 637 1/2. Julius B Fox to Guisepp Moccia; 152d st, No 480 E. 5 years, 3 months and 24 days, from Jan 6, 1905. Jan 7, 1905. 9-2441 and 2441 (?). 5,160

Morris av, No 790, store floor. Mary A Brandler to Fred Dohrmann; 5 years, from Sept 1, 1904. Jan 6, 1905. 9-2430. 240 and 300

Morris av, Nos 522 to 526, all. Christian A Otten et al to Otto Behr; 20 years, from May 1, 1904. Jan 6, 1905. 9-2330. 6,000 to 10,000

Morris av, Nos 636 and 637. 2,430. nom

134d st, No 89, East. Cancellation lease. Guisepp Moccia with Julius B Fox. Jan 6, Jan 7, 1905. 9-2441. nom

St Anns av, n w cor 150th st. Assign lease. John Berwind to The Ebling Brewing Co. Jan 6, Jan 7, 1905. 9-2300. nom

Willis av, No 179, store. John Heller to Emil E Voegel; 5 1/2 years, from Feb 1, 1904. Jan 11, 1905. 9-2280. 600

Willis av, No 371, 2d floor. 1,000

Willis av, No 373, 2 rear rooms on 2d floor. 1,000

Char S Levy and ano EXRS Isaac Levy to Max K Kahn; 2 years, from Nov 3, 1903. Jan 9, 1905. 9-2395. 720

3d av, No 2750, 2d floor. Morris Levy to John Patterson; 2 1/2 years, from Nov 1, 1904. Jan 6, 1905. 9-2307. 103

3d av, No 3008, 1-sty frame building. Valentine Knorr to Adolph T Sieker; 5 years, from May 1, 1903. Rerecorded from April 29, 1903. Jan 10, 1905. 10-2925. 140

Same property. Assign lease. Adolph T Sieker to Marvin S Stokem. All title. Jan 9, Jan 10, 1905. nom

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagee, the next that of the mortgagor. 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 headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; in both cases the same only one is given.

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

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

January 6, 7, 9, 10, 11, 12.

BOROUGH OF MANHATTAN.

Adelman, Helena M to Seth R Abrams. Wadsworth av, e s, 25 s 17th st, 25x100. P. M. Jan 7, due, &c, as per bond. Jan 9, 1905. 8-2162. 5,000

Adriance, Vanderpoel to BANK FOR SAVINGS in City of N. Y. 20th st, No 1167, w s, 113.4 e Park av, 16.8x98.9. Jan 9, 1905. 5 years, 4. 3-865. 20,000

Artcittoli, Peter P to Pennington Whitehead Trust. Worth st, No 183, n e s, at w s Mulberry st, No 21, runs 21.5 x 24.5 x 33.8 to Worth at x s e 41.4 to beginning. Dec 29, 3 years, 5%. Jan 12, 1905. 1-181. 18,000

Albert, Henry F to George Doerr. 1st av, No 305, w s, 69 s 18th st, 23x80. P. M. Jan 12, 1905. 1 year, 5%. 3-923. 3,500

Allea, James A to Beadleston & Woerz. 2d av, s e cor 12th st. Saloon lease. Jan 3, demand, 6%. Jan 6, 1905. 2-453. 500

Appel, Benjamin and Ann to Morris and Fannie Grunspan to Abraham J Benaim. 101st st, No 65, n s, 150 w Park av, 25x 100.11. P. M. Prior mort \$16,000. Jan 2, 3 years, 6%. Jan 9, 1905. 6-1607. 2,500

Arnsen Robert to Abraham Ruth. 8th av, n e cor 148th st, 99.11 x 80. P. M. Jan 10, 1 year, 6%. Jan 11, 1905. 7-203. 3,280

Atlantic Realty Co to Alphonse Hogenauer and ano. Wadsworth av, n e cor 180th st, 75x100. P. M. Jan 10, 1905, 2 years, 5%. 8-2162. 24,000

Attona, Carmelo to Marcus Rosenthal. 110th st, No 250, s s, 100 w 2d av, 16.8x100.11. P. M. Jan 3, installs, 6%. Jan 11, 1905. 8-1620. 2,600

Baer, Samuel H and Gertrude wife of Meyer Baer to Aaron Hirsch et al. 8th av, No 2715, w s, 49.11 n 144th st, 25x100. Jan 3, 5 years, 4 1/2%. Jan 6, 1905. 7-2044. 15,000

Baer, Gertrude to whom it may concern. 8th av, No 2715. Confirmation of mort recorded Jan 6, 1905, and confirmation of subordination agreement dated Jan 3, 1905. Jan 11, Jan 12, 1905. nom

Baker, Sarah V to Geo C Currier. Broadway, n e cor 179th st, 100x100. P. M. Dec 29, 3 years, 5%. Jan 6, 1905. 8-2133. 35,000

Baker, Sarah V to Hyman Sarnar. Amsterdam av, s w cor 116th st, 107.5x100. P. M. Prior mort \$20,000. Jan 9, 1905, 3 years, 6%. 8-2156. 15,000

Baker, Sarah V to Hyman Sarnar. Amsterdam av, n w cor 186th st, 107.5x100. P. M. Prior mort \$20,000. Jan 9, 1905, 3 years, 6%. 8-2156. 2,000

Barkin, Samuel to Lillius Grace et al trustees Wm R Grace. Hester st, Nos 121 to 125, n w cor Forsyth st, 60x50. Jan 10, 1905, 5 years, 5%. 1-305. 80,000

Barkin, Samuel to STATE BANK. Hester st, Nos 121 to 125, n w cor Forsyth st, 60, 60x50. Prior mort \$80,000. Jan 10, 6%. Jan 11, 1905. 1-305. note, 15,000

Bauer, Charles and Jacob to Max Mandelbaum and ano. 113th st, No 71, n s, 203.5 w Park av, 25.1x100.11. Jan 3, 3 years, 5%. Jan 10, 1905. 3-826. 2,600

Baum, Max C and Simon Frank to Louis Marks. 1st av, No 2370, e s, 129 n 121st st, 23.37x31.25x82.2. P. M. Jan 5, due July 1, 1907. 5%. Jan 6, 1905. 6-1800. 1,900

Beck, Isaac to Philipp Weber. Av. D. No 71, n w s, 48 s 6th st, 28.8x100. Jan 12, 1905, 3 years, 6%. 2-375. 1,000

Beckhardt, Abraham L to Edw J Kenney. Jr. 13th st, No 222, s s, 232.7 e Greenwich lane, 20x8.11x21x76.3; 13th st, No 220, s s, 252.7 e Greenwich lane, 20x8.2x21x82.11. Prior mort \$26,000. Jan 11, 6 months, 6%. Jan 12, 1905. 2-617. 1,650

Beebe, Frank C and Henry Battersman et al execs and trustees Francis J Emmerich. Audubon av, n w cor 171st st, 95x100. Jan 6, 1905, 3 years, 4 1/2%. 8-2128. 26,000

Bendheim, Minnie wife Berthold, and Fannie Schuster to James A O'Gorman. 101st st, Nos 184 and 186, s s, 100 e Amsterdam av, 2 lots, each 25x100.11. P. M. mort \$10,000. Prior mort \$20,000. Jan 10, 1905, 3 years, 6%. 7-1855. 20,000

Berinstein, Isaac M to LAWYERS TITLE INS Co. 157th st, Nos 511 and 513, n s, 200 w Amsterdam av, 50x99.11. P. M. Jan 11, due, &c, as per bond. Jan 12, 1905. 8-2116. 12,000

Bernstein, Louis to Frank Koch. 97th st, No 170, s s, 150 e Amsterdam av, 25x100.11. P. M. Prior mort \$17,000. Jan 3, 3 years, 6%. Jan 7, 1905. 7-1851. 5,000

Bibby, Andrew A to Fritz Oman. 184th st, s s, 125 e 11th av, 157.5x175x68.10. P. M. Jan 9, 2 years, 5%. Jan 10, 1905. 8-2182. 7,750

Bicks, Max and Solomon to Morton Wollman. Stanton st, No 173, s s, abt 25 e Clinton st, 25x100. Jan 4, 5 years, 5%. Jan 6, 1905. 2-349. 20,000

Bilharz, Chas A to M Grohs Sons. 2d av, Nos 1397 and 1399, s w cor 73d st, Saloon lease. Jan 5, demand, 6%. Jan 9, 1905. 5-1427. 1,000

Bingham, Wm H, Plumbing & Contracting Co to Geo L Slawson and ano. Amsterdam av, w s, 24.11 n 139th st, 50x100. Certificate as to consent of stockholders to mort for \$2,500. Jan 9, 1905. 7-2011. 1,000

Bingham, Wm H, Plumbing & Contracting Co to Geo L Slawson and ano. Amsterdam av, w s, 24.11 n 139th st, 50x100. Jan 9, 1905, due Mar 1, 1905, 6%. 7-2011. 5,000

Bloch, Louis to Phineas Lewinson. 111th st, Nos 229 to 235, n s, 37.5 e 8th av, 100x100.11. Jan 4, due Mar 15, 1905, 6%. Jan 6, 1905. 7-1822. 7,000

Boxius, Rebecca to TITLE GUARANTEE & TRUST Co. 4th av, No 424, n w cor 29th st, No 53, 23x40. 1-3 part. All title. Jan 12, 1905, due, &c, as per bond. 3-859. 7,000

Brandt, Paul F to the FRANKLIN SAVINGS BANK. 38th st, No 332, s s, 829 e 9th av, 25x98.9. Jan 10, 1905, 5 years, 4 1/2%. 8-761. 8,000

Breen, Ellen M to Henry Naschitz. 98th st, Nos 316 and 318, s s, 250 e 2d av, 50x100.11. Prior mort \$5,500. Jan 5, 3 years, 6%. Jan 9, 1905. 6-1609. 1,750

Broadway, Harry Abraham Cohen. 118th st, No 154, s s, 302 1/2 w 3d av, 24.10x100.11. P. M. Prior mort \$19,500. Jan 3, due July 6, 1906, 6%. Jan 9, 1905. 6-1645. 1,500

Brody, Joseph M, Ephraim Adler and Benj F Koch to Simon Myers et al. 133d st, n s, 225 w Amsterdam av, 75x99.11. P. M. Prior mort \$15,000. Dec 29, 1 year, 6%. Jan 6, 1905. 7-1987. 4,000

Burns, Peter E to Frederick Schuck. 2d av, No 1728, e s, 25 S 8 s 90th st, 25x75. Jan 1, 3 years, 5%. Jan 6, 1905. 5-1552. 15,000

Burns, Walter F to Josephine V Hassell. F st, w s, 287 n Inwood st, runs a 29 1/2 x 34.9 to e l of former Bolton road x s w w laid e c 1/2 x 26 s e 1/4 x 35.09 to beginning. Bolton road, 1 (former) 99.11, being lots 33 to 36 map property situated at Inwood, except Precett av, w s, 287 n Dyckman st, 80x90x—x100. P. M. Jan 9, 5 years, 4 1/4%. Jan 10, 1905. 8-2247. 10,750

Business Men Realty Co to Joseph H Chapman. 109th st, n s, 273 Broadway, 100x100. P. M. Dec 31, due, &c, as per bond. Jan 12, 1905. 7-1881. 20,000

Calhoun, Thos H to CENTRAL REALTY BOND & TRUST Co. 210th st, s s, 100 e Amsterdam av, 25x99.11. P. M. Jan 5, due, &c, as per bond. Jan 6, 1905. 8-2206. 2,250

Calhoun, Thos H to CENTRAL REALTY BOND & TRUST Co. 210th st, s s, 125 e Amsterdam av, 3 lots, each 25x99.11. 3 P M mort, each \$1,250; each sub to prior mort \$3,000. Jan 1, 3 yrs, 6%. Jan 6, 1905. 8-2206. 3,750

Caratozello, Santa to Federal Brewing Co. Sullivan st, n e cor W 4th st, Saloon lease. Nov 11, demand, 6%. Jan 9, 1905. 2-476. 1,5 950

Cavanaugh, Albert to Frank L Nugent. St Nicholas av, n e cor 172d st, 94.6x100. P. M. Jan 12, 1905, due, &c, as per bond. 8-2129. 92,000

Cavanaugh, Albert to Frank L Nugent. 172d st, n s, 100 e St Nicholas av, 75x94.6. P. M. Jan 12, 1905, due, &c, as per bond. 8-2129. 8,000

Cavanaugh, Albert to State Realty & Mortgage Co. St Nicholas av, n e cor 172d st, 94.6x175. Jan 12, 1905, 1 year, 6%. 8-2129. 20,000

Central Trust Co of N. Y. with Charles Seidenwayer. Av. C No 133, w s, 60 n 8th st, 20x75. Extension mort. Jan 10, 1905. 2-891. nom

Cerf, Gustave to Amos M Lyon. 178th st, n s, 126.9 e Broadway. 25x100. P. M. Jan 7, 3 years, 5%. Jan 12, 1905. 8-2163. 4,000

Cohen, Hyman to Annie Kosinsky. Park av, No 1645, e s, 82.11 s 17th st, 18x53.31. Jan 9, 1905, 3 years, 6%: 1,780

Cohen, Samuel & E. Boehlke & Co., Norfolk st, No 151. Saloon lease. 1,780

Cohen, J. demand, 6%. Jan 11, 1905, 2,334

Cohen, Esther and Anne Evens, of N Y, and Abraham Cohen, of Newark, N J, to Meyer Cohen et al. 148th st, No 20, n s, 275 e 8th av, 75x189.11. P. M. Prior mort \$19,500. Jan 3, 1 year, 10,450

Cohen, Elias A to Samuel Peck. 104th st, No 180, s s, 133.4 x 34 av, 16.8x100.11. P. M. Jan 10, 1905, 3 years, 5%. 1,631. 6,000

Cohen, Myer and Louis, N Y, and Morris B Evens, of Brooklyn, to Pincus Lowenfeld and ano. 8th av, s e cor 153d st, 139.10x100. Prior mort \$73,000. Dec 15, 2 years, 6%. Jan 6, 1905, 7,263. 12,000

Collucci, Mary to Lion Brewery. Thompson st, No 220. Saloon lease. Jan 5, demand, 6%. Jan 9, 1905, 2,587. 3,282.85

Combs, Ella E and Charity Grinstead of Manhattan, L I. Individual and credit guaranties to TITLE GUARANTEE AND TRUST CO, 48th st, No 551, n s, 250 e 9th av, 20x100.5. Jan 11, 1905, due, &c, as per bond. 4,103. 7,000

Congress Brewing Co with Edw S Garland. 1st av, No 1843, w s, 25.8 x 95th st, 25x80. Subordination mort. Jan 5, Jan 7, 1905, 1,000

Corn, Henry to Robert R Perkins. Amsterdam av, Nos 2082 to 2086, w s, 202.5 n Kingsbridge road, old line, 55x— to e s T Nicholas av. Nos 1052 to 1056, x—, —. P. M. Jan 11, due, &c, as per bond. Jan 12, 1905, 4,000

Croft, D J. De la to Leopold Barham. 133d st, No 12, s s, 185 w 5th av, 25x99.11. P. M. Prior mort \$17,000. Jan 10, 3 years, 6%. Jan 11, 1905, 6,173.0. 2,250

Daly, Mary to BOND AND MORTGAGE GUARANTEE CO. Central Park, N Y, e cor 95th st, No 2, 25.2x100. Jan 10, due, &c, as per bond. Jan 11, 1905, 4,120.8. 3,000

Danziger, Frances to McKinley Realty & Construction Co. 140th st, n s, 100 e 7th av, 37.6x99.11. P. M. Prior mort \$— Jan. Jan 3, 3 years, 6%. Jan 9, 1905, 7,201.2. 5,000

Davidson, John A and ano exrs and trustees Marietta Norton and Sheridan S Norton to Geo F Martens, Jr. 71st st, No 161, n s, 570 w Columbus av, 20x102.2. Jan 6, 1905, 1 year, 6%. 4,114.3. 4,000

Debus, Samuel to Agnes Carpenter. 101st st, No 124, s s, 350 w Columbus av, 25x100.11. Jan 5, 5 years, 5%. Jan 6, 1905, 7,185.5. 19,000

Davis, John with Wilson M Powell. 146th st, No 505, n s, 120 w Amsterdam av, 25x99.11. Extension mort. Jan 9, 1905, 7,207.8. nom

Davis, John to Adaline A Hepworth. 146th st, Nos 503 and 505, n s, 100 w Amsterdam av, 2 lots, each 25x89.11. 2 P M mortg. each \$5,000. Jan 9, 1905, 3 years, 6%. 7,207.8. 10,000

Deeves, Richard & Son to Richard Deeves. 65th st, s s, 100 w West End av, 50x100.5. Dec 2, due, &c, as per bond. Jan 6, 1905, 4,117.6. 4,500

Deeves, Richard & Son to Richard Deeves. West End av, w s, 75.5 e 65th st, 25x100. Dec 2, due, &c, as per bond. Jan 6, 1905, 4,117.6. 2,500

Deeves, Richard & Son to Richard Deeves. West End av, w s, 100.5 n 64th st, runs n 25 x w 100 x n 75.5 to 65th st x w 50 x e 100 beginning, 2 certificates at content of 2000 dollars payable to mort for \$7,000. Dec 2, Jan 6, 1905, 4,117.6. —

Delaney, John T to Patrick Byrnes. 31st st, No 110, n s, 161.9 w Lexington av, 21.1x60.11x21.1x38.8: 31st st, No 121, n s, 148 w Lexington av, runs n 98.9 to w 42.2 x s 55.3 x e 21.1 x s 98.9 to st x e 21.1. Prior mort \$30,000. Jan 5, 1 year, —. Jan 6, 1905, 3,887. 3,000

de Selding, Edw F Brooklyn to Althea R Ward. Frankfort st, No 29, w s, 118.5 s William st, 29x24.64x52x104.1. P. M. Dec 21, due Jan 15, 1908, 5%. Jan 11, 1905, 1,143. 6,500

Dill, J. E. to Ethel. 434 st, No 324, s s, 300 w 8th av, 100.5. P. M. Prior mort \$15,000. Jan 1, installs, 5%. Jan 6, 1905, 4,103.3. 12,250

Docter, George to Charles Rohe et al. Lenox av, e s, 241.1 n 157th st, 75.00. P. M. Prior mort \$15,000. Jan 4, 2 years, 5%. Jan 9, 1905, 6,173.5. 24,000

Same to Olga A Kranch. Same property. P. M. Jan 4, 2 years, 5%. Jan 9, 1905, 5,000

Same to Carl Fischer. Same property. P. M. Prior mort \$39,000. Jan 4, 1 year, 6%. Jan 9, 1905, 6,173.5. 4,500

Doegter, Peter to David D Day. 1st av, No 577, n w cor 33d st, Nos 849 and 351, 24.8x100. P. M. Dec 30, 3 years, 4 1/2%. Jan 6, 1905, 3,369. 20,000

Dolan, James B to EMIGRANT INDUSTRIAL SAVINGS BANK. 110th st, No 412, s s, 402 e Pleasant av, 18.7x100.11. Jan 7, 1 year, 4 1/2%. Jan 10, 1905, 6,170.9. 6,000

D'Onofrio, Rocco to GERMAN SAVINGS BANK. 115th st, Nos 411 and 413, n s, 85 e 1st av, 2 lots, each 25x100.11. 2 P M mortg, each \$9,000. Jan 10, 1905, 3 years, 4 1/2%. 6,170.9. 18,000

Same to George Groeling. Same property. P. M. Prior mort \$18,000. Jan 10, 1 year, 6%. 1,000

Donnegan, Maria A to Eliz S Kirtland. 161st st, No 572, s s, 172 e Broadway, 16.6x99.11. Jan 10, 1905, 3 years, 5%. 8,211.9. 11,000

Dowd, Michael J and Richard R Maslen to John O Baker. Broadway, n s, 104th st, runs n 99.11 w 75 x s 20.9 x n 55.5 x s 99.11 to 144th st x e 150 to beginning. P. M. Jan 9, 1905, 1 year, 5%. 7,209.1. 62,500

Dowd, Michael J to Nelson D Stiwell. Wadsworth av, w s, 24.11 n 170th st, 75x100. P. M. Jan 5, 3 years, 5%. Jan 6, 1905, 1,900. 1,000

Dowling, Robt E to Chas A Peabody. 5th av, No 118, n w cor 17th st, No 1. 25.6x110. P. M. and building loan. Jan 9, 1905, 3 yrs, 4 1/2%. 3,819. 150,000

Dunn, Alfred B to Ellery O Anderson and ano. 7th av, No 209, e s, 34.8 n 25th st, 19.2x75. P. M. Dec 27, 3 years, 5%. Jan 7, 1905, 3,801. 16,500

Same to Katharine Foxt. Same property. P. M. Prior mort \$16,500. Jan 6, 2 years, 6%. Jan 7, 1905, 2,600

Enig, Richard to Jacob Ruppert. 40th st, Nos 80 and 88. Saloon lease. Jan 10, 1905, demand, 6%. 1,774. 5,000

Eisele, Louisa wife of Louis to METROPOLITAN SAVINGS BANK. Av C, No 281, w s, 46 n 16th st, runs n 74.6 x n e 1.6 x n 13.6 x n e 21.6 x e s 88 to av, x s w 23. Jan 11, 1905, 3 years, 4 1/2%. 3,800

Ellis, Nathaniel B to Heyward G Lovvitt and ano trustees. Audubon av, s e cor 183d st, 104.1x100. P. M. Dec 17, 3 years, 5%. Jan 6, 1905, 8,215.5. 28,000

Ewald, Katharine wife of George to Max Reich. 87th st, No 48, s s, 80.5 e Madison av, 20x100.8. Jan 9, 3 years, 6%. Jan 11, 1905, 5,149.8. 3,000

Ewen, Mary E exr and trustee Margt K Watson, Helen Watson and ano exrs and trustees Geo W Watson to Georgie MacLean. Madison av, No 315, s e cor 42d st, Nos 207 1/2 and 28, runs e 118.6 x s 74 x w 18.6 x s 4.2 x w 5 x n 52.6 x w 95 to av, x n 25.9. Jan 11, 1905, due, &c, as per bond. 5,127.6. 55,000

Farrar, Charles to Sigmund Wechsler. 135th st, n s, 150 w Lenox av, 150x99.11. P. M. Prior mort \$63,000. Jan 6, 1905, due Nov 29, 1907, 6%. 7,192.0

Farian, Bertha to McKinley Realty & Construction Co. 143d st, n s, 137.6 e 7th av, 37.6x99.11. P. M. Jan 9, 1905, installs, 6%. 7,301.0. 10,500

Fausch, Chas A to Benj M Gruenstein. Norfolk st, No 167, w s, 68.9 n Stanton st, 29.5x47.6x29.7x47.6. P. M. Dec 31, installs, 6%. Jan 9, 1905, 2,355. 2,000

Feder, Morris H and Lewis H Lazarus to Rutherford Realty Co. 100th st, No 23, n s, 25 e Manhattan av, 30x100.11. Jan 5, due Nov 1, 1909, 3 years, 6%. Jan 6, 1905, 7,182. 30,000

Feinberg, Abraham, of N Y, and Judas wife of and David Harris, of Far Rockaway, L I, to Board of Foreign Missions of Reformed Church. Ludlow st, No 87, w s, 112.7 n Broome st, 26.11x87.6. Jan 6, 1905, 5 years, 5%. Jan 7, 1905, 2,409. 25,000

Same to Mary Blum et al. Same property. Jan 6, installs, 3 years, 4%. Jan 7, 1905, 2,409. 3,500

Feuerbach, Fredk J and George Hinck to Ernst Finkbeiner. Lexington av, No 2131, n e cor 128th st, Nos 143 and 145, 99.11x30. Prior mort \$58,000. Jan 9, due March 1, 1908, 6%. Jan 10, 1905, 6,177.7. 8,000

Fine, Max to Isaac Haft. 99th st, Nos 204 and 206, s s, 100 e 3d av, 49.10x100.11. P. M. Prior mort \$40,000. Jan 9, installs, 5%. Jan 10, 1905, 6,168.8. 11,000

Fischer, Harry to DRY DOCK SAVINGS INSTITUTION. Grand st, Nos 300 and 302, n e cor Suffolk, 37.6x100. Jan 10, 1905, due, &c, as per bond. 2,346. 85,000

Fischer, Harry to DRY DOCK SAVINGS INSTITUTION. Grand st, Nos 304 and 306, n s, 37.6 e Suffolk st, 37.6x100. Jan 10, 1905, due, &c, as per bond. 2,346. 55,000

Fitz Gibbon, Mary J to LAWYERS TITLE INS CO. Park av, 1005, e s, 52.2 n 84th st, 24.6x37.2x24.6x37.2. Jan 12, 1905, due, &c, as per bond. 5,153.3. 3,300

Franz, Franz to George Ebrert. 94th st, No 228, s s, 400 e 2d av, 25.8x100.11. P. M. Prior mort \$15,000. Jan 5, 3 years, 6%. 5,153.6. 11,000

Fortunato, Frank to Thomas Varney. 112th st, No 256, s s, 22 w 2d av, 18.6x83. P. M. Jan 5, 5 years, 5%. Jan 6, 1905, 6,191. 5,500

Frankel, Morris et al with John Schneider. 121st st, No 343, n s, 175.6 1st av, 25x100.11. Extension mort. Jan 2, 1904, Jan 2, 1905, 6,173.8. nom

Frank, Edmund to McKinley Realty & Construction Co. 143d st, n s, 175 e 7th av, 37.6x99.11. P. M. Dec 30, installs, 6%. Jan 6, 1905, 5,019.2. 7,000

Frank, Louis to Pincus Lowenfeld and ano. Clinton st, No 146, e s, 75 s Broome st, 26.4x100. P. M. Dec 31, 1 year, 6%. Jan 9, 1905, 2,346. 6,000

Friedland, Paul to Jane A Townsend. 2d av, Nos 2104 and 2106, e s, 30.5 n 4th st, 2 lots, each 25.2x100. 2 P M mortg, each \$21,000. Dec 20, 3 years, 5%. Jan 11, 1905, 6,169.0. 24,000

Friedlander, Samson to Abraham Nevins and Harry W Perlman. 182d st, n s, 250 w Amsterdam av, 50x79.9. P. M. Dec 23, 1 year, 6%. Jan 9, 1905, 8,215.5. 2,000

Friedsam, Michael to Andrew Freedman Committee Ida A Flagler. 40th st, Nos 48, s s, 120 w Madison av, 30x89.8. Jan 11, 1905, 3 years, 4 1/2%. 3,869. 85,000

Gaynor, Thos F to John O Baker, Newark, N J. 177th st, s s, 100 w 11th av, 100x99.11. P. M. Prior mort \$7,000. Jan 10, 1905, 2 years, 5%. Jan 8, 214. 8,250

Gerlich, Charles to James M Hare. 97th st, No 157, n s, 127 w 2d av, 27.5x100.11. P. M. Jan 9, 3 years, 4 1/2%. Jan 12, 1905, 6,162.5. 15,500

Gerson, Katie to Samuel Goldberg. 102d st, No 167, n s, 237.6 w 3d av, 27.5x100.11. P. M. Jan 9, installs, 6%. Jan 10, 1905, 6,163.0. 3,000

Gerst, Charles to Mary G Cook et al trustees Henry C Cook et al. 87th st, No 246, s s, 100 w 2d av, 25x100.8. Jan 10, 1905, 3 years, 5%. 5,153.2. 19,000

Same to Louis Gordon et al. 87th st, No 246, s s, 100 w 2d av, 25x100.8. P. M. Prior mort \$19,000. Jan 10, 1905, due Dec 29, 1908, 6%. 5,153.2. 3,850

Gherardes, Joseph E D wife of and Alberto D Ugolino D and Giuseppe U to E TRUST CO of N Y. Church st, No 313, 67.5 s Lexington av, 37.5 Av D, Nos 343 and 34, s s, abt 42 e 4th av, 54.75. All title. April 24, due, &c, as per bond. Jan 9, 1905, 1,194 and 2,357. 12,000

Gilbert, Wm J to VAN NORDEN TRUST CO. 57th st, No 108, s s, 130.5 e Park av, 20x100.5. P. M. Jan 3, 1 year, 4%. Jan 6, 1905, 6,131.1. 37,500

Goldberg, Samuel to Wm M Kingsland. 102d st, No 167, n s, 237.6 w 3d av, 27.5x100.11. Jan 9, 3 years, 5%. Jan 10, 1905, 6,163.0. 16,000

Goldman, Harris and Pincus Malmann to Rutherford Realty Co. Grand st, Nos 315, 315 1/2 and 317. Grand st, Nos 319 and 321, cor Orchard st, No 63. Leitchold. Jan 5, installs, 6%. Jan 6, 1905, 1,308. 7,000

Goldberg, Jacob to LAWYERS TITLE INS CO. 112th st, No 57, n s, 49.8 e Madison av, 39.9x100.11. Jan 12, 1905, due, &c, as per bond. 6,161.8. 18,000

Goodman, Aaron to Michael Cohr. 109th st, Nos 133 and 135, n s, 323.9 e Park av, 37.6x100.9. Prior mort \$14,150. Jan 5, 1 year, 6%. Jan 6, 1905, 6,163.7. 2,750

Goodish, Morton Wolfman. Stanton st, No 173. Subordination mort. Jan 5, Jan 6, 1905, 2,349. 1,000

Greenfield, Samuel and Joseph Spivack to Sampson H Wehman et al. 2d av, No 1978, e s, 501 s 102d st, 25x100. P. M. Prior mort \$— Dec 30, 1 year, 6%. Jan 9, 1905, 6,167.3. 5,000

Greenfield, Samuel to Joseph Spivack to Solomon Weinhandler. 2d av, No 1980, e s, 25.11 s 102d st, 25x100. P. M. Prior mort \$— Dec 30, 4 years, 6%. Jan 9, 1905, 6,167.3. 5,000

Greenfield, Wm J and Harris Maslin to Abraham Silverman. 2d av, Nos 2914 to 2920 s e cor 119th st, Nos 300 to 304, 60.10x100.5. Building loan. Jan 5, 1 year, 6%. 6,175.5. 47,500

Same to same. Same property. P. M. Jan 5, 1 1/2 years, 6%. Jan 12, 1905, 6,175.5. 4,877.48

Grote, Geo W to Ambrose K Ely. 102d st, Nos 430 to 438, s s, 445 e 1st av, 125x100.11. Jan 9, 1905, due June 6, 1907, 5%. 6,169.5. 10,000

Grossman, Isaac and Charles Michael to ITALIAN SAVINGS BANK, N Y. Sullivan st, Nos 135, 135 1/2, 137 and 139, e s, 95.6 n Prince st, 2 lots, each 37x100. 2 mortg, each \$45,000. Jan 10, 1905, 3 yrs, 5%. 6,175.5. 40,000

Gruen, Penny to Thos J Brady. 88th st, No 112, s s, 184.5 e Park av, 25.6x100.8. P. M. Prior mort \$20,000. Jan 6, 1905, due April 26, 1907, 6%. 5,151.6. 3,000

Guellelmo, Mattia and Angelo to Alessandro D Paoli. 115th st, Nos 316 and 318, s s, 200 e 2d av, 2 lots, each 25x100.10. 2 P M

morts, each \$8,750; each sub to prior mort \$7,000. Jan 5, 7,500
 stalls, 6%. Jan 6, 1905. 6:1588.
 Hains, Louis to Vincius Loveland and ano. Clinton st, No 129, w s, 100 n Broome st, 25x100. P. M. Prior mort \$25,000. Jan 5, 7,000
 5, installs, 6%. Jan 6, 1905. 2:347.
 Hamburger, Barnett and Isaac Kleinfeld to Francis P Furdad. 7th st, No 233, n s, 202.5 to 2d av, 25x102.2. Jan 7, 5 years, 5%, 25,000
 Jan 11, 1905. 5:1529.
 Harper, Eliz F individ and trustee for Julia T H Millard will Julia H Harper to Edw A Walton trustee James Harper, Gramercy pl, No 4, w s, 78.10 s 21st st, 26.3x110. Dec 22, 2 years, 12,500
 4%. Jan 6, 1905. 3:570.
 Harris, Benjamin to Peter J McCoy. 139th st, s s, 125 w Amsterdam av, 25x99.11. P. M. Prior mort \$3,000. Dec 5, due Jan 11, 1905, 5%. Jan 12, 1905. 7:2070.
 Harris, Max L to William Nicolai and ano. 86th st, No 428, s s, 294 e 1st av, 25x102.2. Jan 5, 2 years, 6%. Jan 6, 1905. 5:1565. 2,500
 Healy, Augustus, of Brooklyn, to Ambrose K. Ely. Gold st, Nos 92 to 96, s e s, 63.10 s w Frankfort st, runs e 202.7 to n w Jacob st, w s, Nos 5 to 17, x s w 122.5 x n w 64.8 x s w 15.7 x n w 15.4 x s w 76.4 to s e s Ferry st, No 9, x n w 24.4 x n e 13.10 x n w 118.2 to Gold st x n e 63.11 to beginning. P. M. Jan 10, 1905, 2 years, 4%. 1:104. 190,000
 Helborn, Julia to Geo H John. 132d st, No 104, s s, 175 w Lenox av, 25x99.11. Jan 9, 1905, 3 years, 4%. 7:1910. 20,000
 Helfer, Isaac to American Mortgage Co. 3d st, No 80, s s, 50 w Thompson st, 25x70.4. P. M. Jan 10, 1905, 3 years, 5%. Jan 11, 1905, 2:539. 10,000
 Helfer, Isaac to Markus Pollak. Park av, Nos 1644 and 1646, w s, 50.5 n 116th st, 2 lots, each 25x230. P. M. Mort, each \$3,000. Jan 5, 2 years, 6%. Jan 11, 1905, 2:5229. 6,000
 Herb, Jacob to LAWYERS TITLE INS CO. Amsterdam av, w s, 25 178th st, 60x100. P. M. Jan 12, due, &c, as per bond. \$:2132. 10,120
 Same to Frank P Schimpf. Same property. Prior mort \$12,000. Jan 12, 1905, 1 year, 6%. S:2132. 3,000
 Herman, Daniel to Louis Nieberg and ano. 2d av, Nos 232 and 232B, n w cor 119th st, Nos 247 and 249, runs n 118.4 x n 100.10 x s 38.4 x s 60.1 x e 80 to av x s 40.10. Prior mort \$54,500. Jan 1, 1 year, 6%. Jan 7, 1905. 6:1784. 20,000
 Same to same. Same property. Prior mort \$26,000. Jan 1, 2 years, 6%. Jan 7, 1905. 6:1785. 25,500
 Heydenreich, Emile, Louis V and Edw S Woodward, firm E Fougiera & Co to TITLE GUARANTEE AND TRUST CO, Beekman st, No 90, n e s, at s e Chiff st, 38.5x33.5x33.5. Chiff st, s e, 51 n e Beekman st, 38.5x33.5x1.6x33.5. Beekman st, No 92, old No 13, n s, at 33 man e Chiff st, 22.2x66.7x22.2x33.6. Jan 10, due, &c, as per bond. Jan 11, 1905. 1:98. 65,000
 Hill, Isaac J to BOWERY SAVINGS BANK. Rivington st, No 72, n s, 22.4 e Allen st, 21.9x74.6. Jan 9, 1905, 5 years, 4%. 1:300. 2,416.
 Same to A Weber. Same property. Prior mort \$11,000. Jan 9, 1905, 5 years, 6%. 4,000
 Hillyer, Adelaide A trustee Geo H Hillyer with Betsey Bernstein. 12th st, No 257, n s, 236.7 e 4th st, 25x170. Extension mort \$1,000. Dec 27, Jan 6, 1905. 2:315. nom
 Hirsch, Aaron to Sallie Neumeier and ano. Pitt st, No 137, w s, 75 s w Houston st, 25x100. Prior mort \$14,000. Jan 5, 1 year, 4%. Jan 6, 1905. 2:345. 35,000
 Hoffman, Samuel V, of Morrisstown, N J, to Sarah E Woodbury and ano exrs Effingham Townsend. Morris st, No 120, w s, 25 n 17th st, 27x110. P. M. Jan 7, 3 years, 4%. Jan 9, 1905. 3:819. 115,000
 Hofp, Max G to Mary Sternheim. Manhattan av, No 140, e s, 17.3 s 106th st, 17x70. Jan 9, 1905, 3 years, 4%. 7:1810. gold, 9,000
 Huson, Martha B to Jennie F Willing. 84th st, No 327, n s, 310 e 2d av, 20x102.2. Dec 19, 1 year, 6%. Jan 12, 1905. 5:1547. 6,500
 Huson, Martha B to Francis M Baker. 84th st, No 327, e s, 310 e 2d av, 20x102. No 30, due Jan 1, 1907. —. Jan 6, 1905. 6:750. 5:1547.
 Hymen, Moe to Simon Nachtigall. Lexington av, No 645, e s, 75.5 s 54th st, 25x100. Jan 3, demand, 5%. Jan 7, 1905. 5:1309. 2,000
 Isaacs, Joseph to VAN NORDEN TRUST CO. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x 36.2 x s 50 to st x w 36.10. Prior mort \$77,000. Jan 9, 6 months, 6%. Jan 10, 1905. 1:307. 10,000
 Same to David Kidansky et al. Same property. Prior mort \$87,000. Jan 9, demand, 6%. Jan 10, 1905. 5:1400.
 Isaacs, Joseph to Edward Uhl. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x 36.2 x s 50 to Hester st x w 36.10. Jan 3, 5 years, 5%. Jan 9, 1905. 1:307. 50,000
 Same to New Yorker Staats Zeitungs Unterstutzungs Verein. Same property. Jan 3, 5 years, 5%. Jan 9, 1905. 1:307. 7,000
 Isaacs, Joseph to Lewis Levy trustee. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x 36.2 x s 50 to st x w 36.10. Jan 3, 5 years, 5%. Jan 9, 1905. 1:307. 20,000
 Jeppole, Aaron M, Louis Werner and Wm M Jeppole to John J Mahony. Audubon av, cor 166th st, 68.6x66.3x83.4x95. P. M. Prior mort \$25,000. Dec 10, 2 years, 5%. Jan 9, 1905. 8:2123. 23,000
 Johnson, Harry C to Nathaniel B Ellis. 183d st, s s, 270 w Amsterdam av, 100x104.11. P. M. Prior mort \$28,600. Jan 6, 1 year, 6%. Jan 9, 1905. 8:2155. 7,000
 Jones, Danforth L and Geo Wandler Jones to John I Downey. Beekman st, No 24, n s, at 153 w Williams st, 23x100, except part for st. P. M. Jan 7, 3 years, 4%. Jan 9, 1905. 1:101. gold, 40,000
 Kadia, Samuel to David Lentin. 12th st, Nos 526 and 528, s s, 245.6 w Av B, 2 lots, each 105.3. P. M. Mort, each \$9,000. Jan 5, installs, 6%. Jan 6, 1905. 2:405. 18,000
 Kahn, Henry E with Julius Goebel. 51st st, No 225, n s, 279.7 e 3d av, 25.5x102.2. Extension reduced mort Jan 6, Jan 7, 1905. 5:1527. 11,000
 Kamerman, Isaac to TITLE GUARANTEE & TRUST CO. 9th st, No 328, s s, 375 e 2d av, 25x100.8. Dec 30, due, &c, as per bond. Jan 6, 1905. 5:1556. 11,000
 Kaplan, Samuel to David Gordon. Av A, No 1353, n w cor 72d st, Nos 437 and 439, 25x80.0. P. M. Dec 19, 1 year, 6%. Jan 9, 1905. 5:1407. 4,000
 Karl, Mina S with Samuel H and Gertrude Baer et al. 8th av, No 2715. Subrogation mort. Jan 3, Jan 6, 1905. 7:2044. nom
 Katzenberg, Dora, Emma Bodenstein and Joseph and Edward Silberstein to Ida Natlal. Madison st, Nos 130 and 132, s s, 152.2 w Rutgers st, 33.1x100. Let av, s s, 75 s 8th st, 23x75. 3d av, No 590, n s, 63.9 s w 39th st, 25.3x100. All title. Secures a gift. Dec 20, —. Jan 6, 1905. 1:272. 5:1548 and 3:894. 1,200

Kaufmann, Leopold to Louis de W Hollub. 8th st, Nos 307 to 401, n s, 50.10 w Av D, runs w 67.1 x n 93.11 e 25 x s 47 x e 41.8 x s 46.11. Jan 9, 5 years, 5%. Jan 12, 1905. 2:378. 45,000
 Kelly, Wm J to Samson Mayer. 88th st, No 73, n s, 58 e Columbus av, 247.5 e 3d st. Prior mort \$38,000. Dec 31, 1 year, 2 years, 6%. Jan 6, 1905. 4:1203. 2,000
 Kelly, Joanna M to Catherine Quigly. Broadway, Nos 2647 and 2649, w s, 60 s 101st st, 60x100. Prior mort \$100,000. Jan 6, 1905, 1 year, 5%. 7:1872.
 Kennard, J to John J Henning. 142d st, No 287, n s, 150 e 8th av, 25x99.11. P. M. Prior mort \$16,000. Jan 9, 1905, 5 years, 6%. 7:2028. 4,000
 Kingsley, Susan B wife of Wm M to Hugh N Camp, Jr, exr and trustee Hugh N Camp. Northern av, w s, 680.8 n 181st st, runs s 90 e w 238.9 e s Boulevard Lafayette st, No 86.11 e 218.2 to beginning. P. M. Nov 25, due, &c, as per bond. Jan 6, 1905. 8:2179. 17,000
 Kinzel, Otto to Emma Hassey. 76th st, No 418, s s, 530 w Av A, 25x102.2. Jan 3, 3 years, 4%. Jan 10, 1905. 5:1570. 14,000
 Klier, Moses to Theobald J Dangler et al. Madison av, No 1488, e s, 25.5 s 102d st, 25.2x106.5x25.9x111.10. P. M. Jan 2, installs, 6%. Jan 11, 1905. 6:1067. 7,500
 Klein, Elizabetha to Eliz J C Klein. 30th st, No 206, s s, 98.2 w 7th av, runs w 22.10 x s 98.9 x e 23 x n 54.7 x w 0.2 x n 44.2. From mort \$11,000. Oct 28, due Jan 1, 1908, 4%. Jan 1, 1905. 3:775. 2,000
 Klein, Gottlob to Louise R Halk. 96th st, No 108, s s, 175 w Columbus av, 25x100.8. Jan 10, due Jan 1, 1910, 5%. Jan 11, 1905. 4:1226. 25,000
 Klein, Margt I to EMIGRANT INDUSTRIAL SAVINGS BANK. 41st st, No 311, s s, 133.4 e 2d av, 16.8x38.9. Jan 10, 1905, 1 year, 4%. 5:1334. 6,000
 Koelsch, John H. of Jersey City, N J, to LAWYERS TITLE INS CO. Elwood st, w s, 225 n Nagle av, 125x100. P. M. Jan 9, 1905, due, &c, as per bond. S:2172. 10,000
 Koelsch, John H. of Jersey City, N J, to LAWYERS TITLE INS CO. Nagle av, n w cor Elwood st, 100x100. P. M. Jan 9, 1905. 6:1784. 10,000
 Koelsch, John H. of Jersey City, N J, to LAWYERS TITLE INS CO. Elwood st, w s, 350 n Nagle av, 136.1x32.2x123.1x195.8. P. M. Jan 9, 1905, due, &c, as per bond. S:2172. 6,000
 Kolisch, Josef and Joseph Gutrad to Charles Hammel et al exrs av trustees Christian Hammel. 76th st, No 512, s s, 233 e Av A, 25x92.1x25.4x81.11. Jan 6, 1905, 3 years, 5%. 5:1487. 5,000
 Same to Luise Rieders. Same property. Jan 6, 1905, 1 year, 6%. 750
 Kotzen, Louis to Corporation of Brick Presbyterian Church, N Y. Division st, Nos 248 and 250, n s, 44.4 w Ridge st, runs n 83.5 x w 20.2 x s 1.5 x w 17.4 x s 101 to st, e s e 41.6. Jan 10, 1905, 3 years, 5%. 1:315. 44,000
 Kotzen, Louis to Edmund and Leo Koch. Division st, No 248, n s, 44.4 w Ridge st, 10.3x101.17x40.5; Division st, No 250, n s, 44.4 w Ridge st, 20.2x33.2x32.8x82. Prior mort \$44,000. Jan 10, 1905, 1 year, 6%. 1:315. 10,500
 Kramer, Max J and Louis Levin to August Ruff. 8th st, No 113, n s, 188 w Av A, 25x35. Jan 6, 1905, installs, 6%. 2:436. 6,000
 Kramer, Michael to STATE BAYK. 14th st, No 626, s s, 303.7 w Av C, 33.2x103.3. Jan 11, 1905, installs, 6%. 2:396. Notes, 5,000
 Same to Bridget A Smith. Same property. Jan 11, 5 years, 5%. 2:396. 21,000
 Krauss, Julia to IRVING SAVINGS INST. 65th st, No 8, s s, 125 w Central Park West, 25x100.5. Jan 11, 1905, 3 years, 4%. 4:313. 23,000
 Larkin, Andrew J to John O Baker. 168th st, n s, 100 e St Nicholas av, 50x114.10. P. M. Jan 10, 1905, 1 year, 5%. 8:2157. 9,000
 Larkin, Andrew J to CENTRAL REALTY BOND & TRUST CO. 203d st, s s, 270 n Columbus av, 100x99.11. P. M. Prior mort \$4,000. Jan 6, 1905. 5:1819. 3,500
 Latner, Fredrick, of Brooklyn, to Fredk T Hill. Norfolk st, No 53, w s, 100 n Grand st, 25x100. Jan 9, 1905, 5 years, 4%. 2:351. gold, 25,000
 Law Reporting Co to Packard Co. Consent of stockholders to charter. Nov 23, 1904. Jan 9, 1905. 10,000
 Lawyers Mortgage Co with Joseph W Sanford. 16th st, No 15, n s, 225 w Union sq West, late Jeanin pl, 25x92. Extension mort. Jan 6, Jan 12, 1905. 8:344. nom
 Lehmler, James M and Geo G Benjamin to Jacob Lefever. 59th st, Nos 316 and 318, s s, 425 e 9th av, 50x100.5. P. M. Jan 10, 3 yrs, 4%. Jan 11, 1905. 4:1049. 65,000
 Leimbacher, Chas H to HARLEM SAVINGS BANK. Park av, No 1062, w s, 25 n 117th st, 25.5x172. Jan 6, 1905, 1 year, 4%. 6:1023. 10,000
 Levin, Joseph M to Beadlerst & Woerz. Columbus av, No 681. Saloon lease. Jan 11, demand, 6%. Jan 12, 1905. 4:1207. 10,000
 Levenstein, Abraham and Max Tarshebs to Andrew Wilson. 95th st, No 233, n s, 125 w 2d av, 25x100.8. Jan 10, 3 years, 5%. Jan 12, 1905. 5:1571. 3,500
 Levy, Joseph to FIDELITY LIFE ASSURANCE SOCIETY of the U. S. St Nicholas av, s w cor 187th st, 100x125. P. M. Jan 3, 3 years, 5%. Jan 6, 1905. 8:2166. 30,000
 Levin, Sam to Morris Rosentower. 102d st, No 110, s s, 130 e Park av, 25x100.11. P. M. Prior mort \$12,000. Jan 5, 4 years, 6%. Jan 11, 1905. 6:1629. 2,000
 Levy, Julia to Anna C Wiener. 89th st, No 225, n s, 200 w 2d av, 25x100.8. P. M. Jan 6, 1905, due Mar 11, 1908. 5:1535. 3,500
 Levy, Solomon to Henrietta Weinberg. 14th st, No 74, s e, 30 w Park av, 37.6x101.11. Prior mort \$30,700. Jan 9, 6 years, 5%. Jan 40, 1905. 6:1619. 2,500
 Levy, Morris to Alexander Pfeiffer. 2d av, Nos 2104 and 2106, n s, 70.5 s 188th st, 50x100. Prior mort \$42,000. Jan 10, 4 years, 6%. Jan 11, 1905. 6:1680. 5,000
 Lewis, Alexander and Max with Cath A McGuire. 127th st, No 221, n s, 230 e 3d av, 25x99.11. Extension mort. Dec 14, Jan 10, 1905. 6:1702. nom
 Lindemann, Adolf D with Karl M Wallach. Willet st, No 69. Extension mort. Jan 9, 1905. 2:338. nom
 Linder, Esther to Margt A Go-rdige. 3d av, Nos 2328 and 2330. Jan 11, 1905. 6:1775. P. M. Jan 9, due, &c, as per bond. Jan 11, 1905. 6:1775. 25,000
 Loftus, Mary E to John Fleming. 34th st, No 457, n s, 125 e 10th av, 20.10x98.9. Dec 19, 3 years, without interest. Jan 9, 1915. 3:732. 3,000
 London, Albert to STATE BANK. 119th st, n s, 100 w 7th av, 225x100.11. Jan 9, —. 6%. Jan 10, 1905. 7:1925. note, 10,000

Lowenfeld, Pincus and William Prager to Electa A Holmes. 187th st. s. 200 e 11th av, 50x100. P. M. Jan 9, 3 years, 5%. Jan 10, 1905. 8:2157. 8,000

Lowenfeld, Pincus and William Prager to American Mortgage Co. 143d st. No 237, on map No 231, n s. 150 w 2d av, 25x100.11. P. M. Jan 6, 1905, 1 year, 5%. 6:1653. 6,000

Lowenstein, Max to The Presbyterian Home for Aged Women in the City of N. Y. 120th st. No 312, s. s. 225.3 w 8th av, 24.9x 100.11x25x100.11. Jan 10, due Jan 7, 1907, 5%. Jan 10, 1905, 7:3400. 3,000

Ludman, Minnie to Pincus Lowenfeld and ano. 103d st. No 237, d. s. 150 w 2d av, 25x100.11. Building loan. Jan 9, 1 year, 6%. Jan 11, 1905. 6:1653. 12,000

Same to same. Same property. P. M. Jan 9, 1 year, 6%. Jan 11, 1905. 6:1653. 4,200

Luria, Arthur E to Alexander Walker. 116th st. s. s. 225 e Amsterdam av, 50x100.11. Jan 6, 1905, demand, 6%. 7:1807. 5,000

Lustgarten, Rosie to Lambert Sydnam. 2d st. No 223, s. w. s. abt 2.9x 100.11. 24.9x3/4 blk. Jan 12, 1905, due June 1, 1905, 6%. 2:38. 3,000

Lyons, Jeremiah C to Mary C Kinney. Mt Morris av, s w cor 122d st, 100.11x100. Jan 4, 2 years, 6%. Jan 7, 1905. 6:1720. 20,000

Lyons (J C) Building & Operating Co to THE TRUST CO OF AMERICA. 61st st. No 17, n. s. 95 w Madison av, 25x100.5. Certificate as to consent of stockholders to mort for \$70,000. Dec 28, Jan 9, 1905. 5:1376. 20,000

McCormick, Ralph T to David Stevenson Brewing Co. 11th av. No 430, s e cor 39th st. Saloon lease. Jan 6, 1905, demand, 6%. 7:1945. 8:2192. 3,000

McLaughlin, Chas R to Thos J McLaughlin. Broadway, w. s. 49. 31 1-21 st. 50x100. Jan 6, 1 year, 5%. Jan 9, 1905. 7:2089. 12,000

McLaughlin, Lamont to Richard Cummings. St Nicholas av. No 2384, w. s. 59 n 178th st, 18x80. P. M. Jan 6, 1 year, 5%. Jan 7, 1905. 8:2192. 3,000

Same to Emmett McLaughlin. Same property. P. M. Prior mort \$8,000. Jan 6, 1 year, 6%. Jan 9, 1905. 2:250 2,250

McNamara, Matthew to TITLE GUARANTEE AND TRUST CO. 115th st. Nos 268 and 260, s. s. 325 e 8th av, 2 lots, each 25x100.11. P. M. mort, each \$18,000. Jan 10, due, ec, as per bond. Jan 11, 1905. 7:1830. 36,000

Maccaroni, Giovanni to Filippo Bongiorno. 11th st. No 334, s. s. 150 w 1st av, 25x94.10. Jan 11, 1 year, 6%. Jan 12, 1905. 2:452. 3,000

Madame, James to Mary S Weiffenbach. 184th st. n. s. 200 w Amsterdam av, 50x90.11. P. M. Jan 11, due Dec 15, 1905, 5%. Jan 12, 1905. 8:2156. 3,000

Maeder, Pauline to GERMAN SAVINGS BANK. 2d av. No 232, e. s. 60.11 n 121st st, 20x80. Jan 9, 1905, 1 year, 4 1/2%. 6:1797. 4,000

Maier, Michael and Fredk Wachtel to Adolph B Ansbacher. 70th st. No 319, n. s. 300 e 2d av, 25x100.5. Jan 5, 3 years, 4 1/2%. Jan 6, 1905. 5:1445. 12,000

Manhattan Real Estate & Building Assoc to Sarah E Burden. Post av. n w cor Emerson st, 100x175. Prior mort \$10,000. Jan 12, 1905, 1 year, 6%. 8:2222. 1,500

Same to same. Same property. Certificate as to consent of stockholders to above mort. Jan 12, 1905. 8:2222. 1,500

Mara, John to Paul M Herzog. St Nicholas av. No 2386, w. s. 57 2d st, 18x80. P. M. Jan 7, due Dec 1, 1906, 5%. Jan 9, 1905. 8:2162. 1,250

Marcus, Sin to Transit Realty Co. 136th st. n. s. 262.6 w Broadway 54x90.11. Building loan. Jan 5, 1 year, 6%. Jan 6, 1905. 7:2402. 30,000

Same to same. Same property. P. M. Jan 5, 1 year, 6%. Jan 6, 1905. 7:2402. 30,000

Margaret, Ignatz to Edw S Garland. 1st av. No 1843, w. s. 25.8 n 95th st, 25x80. Jan 5, 3 years, 5%. Jan 7, 1905. 5:1558. 19,500

Margoles, Ida to Ferdinand Kurzman and ano. Amsterdam av. s cor 172d st, 95x100. P. M. Prior mort \$23,000. Jan 3, 2 years, 5%. Jan 10, 1905. 8:2128. 19,500

Maresi, Giovanni P to Robert A Van Buren. 6th av. No 693, w. s. 49.4 s 40th st, 18.6x100. Jan 6, 1 year, 4%. Jan 7, 1905. 8:2160. 2,000

Marks, Louis with Isidor Marks. 1st av. No 2370, e. s. 129 n 121st st, 23x—x—. Extension mort. Jan 3. Jan 6, 1.05. 6:1859. 19,000

Martin, John L to County Holding Co. 60th st. No 145, n. s. 45 e Lexington av, 20x100.5. P. M. Jan 12, 1905, 2 years, 5%. 5:1393. 19,000

Same to same. Same property. P. M. Prior mort \$19,000. Jan 12, 1905, 6 months, 5%. 5:1393. 1,000

Martini, Alvin to George Ehret. 37th st. No 335 West. Saloon. Lease. Jan 6, 1905, demand, 6%. 7:61. 1,000

Masten, Richard R to CENTRAL REALTY BOND & TRUST CO. Amsterdam av. s e cor 210th st, 49.11x100. P. M. Prior mort \$3,500. Jan 9, 3 years, 5%. Jan 10, 1905. 8:2266. 3,500

Masucci, Louis to TITLE INS CO of N. Y. 7th av. No 250, w. s. 49.9 n 44th st, 21.6x78.2. P. M. Jan 5, 5 years, 4 1/2%. Jan 6, 1905. 3:774. 15,000

Meer, Dietrich to Herman H Heidegger. Washington st. No 767, s e cor 12th st. Nos 364 and 366, 20x70.2. P. M. Jan 9, due Jan 1, 1910, 4 1/2%. Jan 10, 1905. 2:640. 15,000

Merrill, Thos to Minnie Hummel. 167th st. n. s. 77.3 w Broadway av, 22.9x70.7x22.9x70.7. 16th st, due, ec, as per bond. Jan 9, 1905. 8:2124. 9,000

Merrigan, Thos D to John Theurer. 167th st. No 510, s. s. 175 w Amsterdam av, 56x85. Jan 9, 1905, due, ec, as per bond. 8:2124. 10,000

Merritt, Mary to TITLE INS CO of N. Y. Manhattan av. No 393, w. s. 73.11 n 116th st, 18x50. Jan 12, 1905, 3 years, 5%. 7:1943. 7,000

Meyer, Blith to Louis Kahn et al exrs and trustees David Frank and ano. 113th st. No 280, s. s. 97 e 8th av, 28x100.11. P. M. Prior mort \$20,000. Jan 1, 3 years, 5%. Jan 9, 1905. 7:1828. 7,000

Meyer, Bernard to Henry H Rand and ano. Pleasant av. No 292, e. s. 96.3 s 16th st, 18.7x93.8x53.94. Jan 10, 3 years, 5%. Jan 11, 1905. 6:1714. 7,500

Meyer, Bernard to Rosetta Hart. Pleasant av. No 294, e. s. 69.7 s 11th st, runs e 94 x n 18.4 x w 20.5 x n 0.7 x w 60.9 x 0.2 x w 3.0 to av. s. 18.8. Jan 10, 3 years, 5%. Jan 11, 1905. 6:1714. 7,500

Meyers, Henry to Meyer Feuchtwanger. 78th st. No 132, s. s. 332 e Park av, 18x102.2. P. M. Jan 9, 1905, 3 years, 6%. 5:1412. 2,200

Meyers, Henry to Clara A Feuchtwanger. 78th st. No 118, s. s. 206 e Park av, 18x102.2. P. M. Jan 9, 1905, 3 yrs, 6%. 5:1412. 3,000

Michael, Charles and Isaac Grossman to Henry Meyer. Sullivan st. Nos 135 to 139, e. s. 95.6 n Prince st, 74x100. Prior mort. Jan 10, demand, 6%. Jan 11, 1905, 2:57. 25,000

Michel, Simon to Harry Newman. 2d av. No 2070, e. s. 75.9 n 106th st, 28x75. Jan 5, 3 years, 5%. Jan 6, 1905. 6:1678. 11,000

Miller, Henrietta to STATE BANK. 118th st. No 420, s. s. 224.4 e 1st av, 15.8x100.11. 18th st. No 419, n. s. 210.8 e 1st av, runs n 100.10 e 14.4 x 0.9 x 5.3 e 3.4 x 1.8 s 78.6 to 118th st. w 16.8. Prior mort \$—. Jan 12, 1905, 6 months, 6%. 6:1806 and 1711. 6,000

Miller, Julius of Brooklyn, to N Y MORTGAGE AND SECURITY CO. 4th st. Nos 360 and 362, e. w cor Lewis st. Nos 165 to 169, 69.7x—x 75x62.2. Dec 20, 4 years, 5%. Jan 11, 1905. 2:337. 50,000

Miller, Julius to William Jay trustee Isaac Bell, Jr. 4th st. Nos 386 and 388, s. s. 69.9 w Lewis st, runs w 46 x s 94.8 x e 26.9 x n 19.3 x e 21.8 x n 72.2. Dec 20, 5 years, 5%. Jan 12, 1905. 2:337. 40,000

Moore, John A to Alice F Brown. 8th av. No 268, s. e cor 26th st. No 280x55. Jan 11, installs, 5%. Jan 11, 1905. 3:749. gold 22,000

Morison, Andrew P. of Montclair, N. J. to Geo W Smith. 111th st. Nos 325 to 331, n. s. 375 w Amsterdam av, 100x100.11. Prior mort \$175,000. Dec 31, due April 1, 1905, 6%. Jan 9, 1905. 7:1883. 15,000

Mottus, Moris and Isaac with Henry Powell. 104th st. No 58 East. Extension reduced mort. Jan 10. Jan 12, 1905. 6:1609. nom

Mullen, John to Mary S Bergener. 58th st. No 423, n. s. 340.1 w 1st av. A. 18x104.4. Jan 7, 3 years, 5%. Jan 10, 1905. 5:1870. 1,500

Murphy, Humphrey J to Jacob Ruppert. 59th st. No 214 East. 10m lease. Jan 6, demand, 6%. Jan 10, 1905. 5:1332. 3,322.40

Navashy, Nathan and Louis Bellowitz to Joseph Rosenthal. 139th st. No 470, w. s. 47. w. s. 75x39.11. P. M. Prior mort \$12,700. Jan 3, due April 3, 1906, 6%. Jan 10, 1905. 6:1737. 7,800

Newmark, Joseph and Harry Jacobs to City Mortgage Co. 143d st. No 241, n. s. 425 e 8th av, 25x99.11. Dec 14, 1 year, 6%. Jan 7, 1905. 7:2029. 21,000

Newmark, Joseph and Harry Jacobs to City Mortgage Co. 143d st. No 247, n. s. 350 e 8th av, 25x99.11. Dec 14, 1 year, 6%. Jan 7, 1905. 7:2029. 21,000

Nicoll, De Lancey and B Dawson Coleman trustees Josephine Y Birney with Moses Man. Hester st. No 64. Extension mort. Dec 15, 1904. 5:1298. 2,000

Norris, Henry D to N Y SAVINGS BANK. Bleeker st. Nos 242 to 248, s. w cor Leroy st, runs s 77 x w 57.11 x n 26 x e 23.2 x 25.4 x e 0.4 x n 25.8 to Leroy st s e 55.4; Leroy st. No 8, s. s. 57.4 x w Bleeker st, 17.1x73.7, with all title to ally on e. s. Jan 9, 1905, due, ec, as per bond. 8:2100. 4,000

N Y Operating Co to Henry B Wesselman and ano. Wadsworth av. n w cor 179th st, 25x100. P. M. Jan 11, 1905, 3 years, 5%. 8:2162. 8,500

N Y Operating Co to Henry B Wesselman and ano. Wadsworth av. n w cor 180th st, 25x100. P. M. Jan 11, 1905, 3 years, 5%. 8:2162. 8,500

O'Conner, Mary A to TITLE GUARANTEE AND TRUST CO. Sylvan pl. No 16, s. s. begins 39.6 w Jumel terrace and 75 n 160th st, runs e 34.0 to Sylvan pl. w 19.6 x 34.6 x 19.6. Jan 9, due, ec, as per bond. 8:2100. 1,300

O'Donohue, Joseph J, Jr. and Alvina V McAlleenan to Ella Sinclair. 37th st. No 64, s. s. 100 e 6th av, 21x98.9. Jan 5, 5 years, 5%. Jan 11, 1905. 3:888. 15,000

Ohenrich, Eliz C and Emilie L to Jacob Frankenthaler. 17th st. No 221, n. s. 229 w 2d av, 26x102. P. M. Prior mort \$15,000. Jan 9, 3 years, 6%. Jan 10, 1905. 5:1426. 15,000

Omega Construction Co to American Electrical Novelty & Mfg Co. Hudson st. Nos 306 to 314, chattel mort on fixtures. Consent of stockholders to mort for \$5,000. Jan 7. Jan 9, 1905. 5:1426. 5,000

Omega Construction Co to Emil Lusk. Hudson st. Nos 306 to 314. Consent of stockholders to chattel mort on machinery and fixtures for \$1,200. Sub to prior mort \$5,000. Jan 7, Jan 10, 1905. 5:1426. 1,200

Onderdonk, Harriet S, Hempstead, L. I. with Samuel V Mann. Trust agreement to secure income, &c. South st. No 119, cor Peck slip. July 3, 1904. Recorded from Dec 5, 1904. Jan 10, 1905. 1:97. nom

Orently, Abraham to American Mortgage Co. 96th st. s. s. 140 w 1st av, 55x201.5 to 95th st. P. M. Jan 10, 1 year, 5%. 5:1558. 13,000

Same to same. Same property. P. M. Prior mort \$13,000. Jan 10, 1905, 1 year, 5%. 5:1558. 2,000

Oshinsky, Joseph to Wm H Hottes. Orchard st. No 188, e. s. abt 200 n Stanton st, 25x87.6. Prior mort \$20,000. Jan 2, 3 years, 6%. Jan 9, 1905. 2:412. 5,000

Oska, Adolfe to EQUITABLE LIFE ASSURANCE SOCIETY of U. S. 121st st. No 321, n. s. abt 220 e 25th st, 25x97.4x23x100.10 w s; 121st st. No 323, n. s. 250 e 2d av, 25x100.11. P. M. Jan 10, 1905, 1 year, 5%. 6:1788. 13,000

Ok, Marcus L and Isidore Edelstein to Jacob Schneider. 121st st. No 323, n. s. 250 e 2d av, 25x100.11x23.5x89 e s, with all title to gore at e cor, being 1.10 on one side, 1.14 in rear; 121st st. No 323, n. s. 250 e 2d av, 25x100.11. P. M. Prior mort \$13,000. Jan 5, 1 year, 6%. Jan 10, 1905. 6:1788. 3,000

Pelgram, Eliza M to Geo H Balleray. Broadway. Nos 2451 to 2459, same cor 31st st. No 250, 100.8x58. Jan 5, 5 years, 4%. Jan 6, 1905. 4:1238. 7,500

Perelman, Abram with Eliza M Zerega et al trustees Augusta Zerega. 5th st. Nos 743 and 743 East. Extension reduced mort. Dec 14, Jan 10, 1905. 2:375. 19,000

Presbyterian Home for Aged Women with Agnes E Fitzpatrick. 106th st. No 7, n. s. 175 w Madison av, 25x100.11. Extension mort. Dec 1, 1904. Jan 12, 1905. 6:1612. nom

Property Corporation to Rosa R Atwater. 48th st. No 248, s. s. 107.4 w 2d av. 18.8x100.5. Prior mort \$9,500. Nov 1, due May 1, 1907, 5%. Jan 7, 1905. 5:1321. 9,500

Randell, Esther B W to BOND & MORTGAGE GUARANTEE CO. 30th st. Nos 136 and 137, n. s. 100.11 Lexington av, 40x98.9. Jan 9, 1905, due, ec, as per bond. 8:886. 10,000

Realty Buyers to Barrington Realty Co. 25th st. Nos 40 and 42, s. s. 125 e Madison av, 50x98.9. Consent of stockholders to mort for \$45,000. Dec 14. Jan 12, 1905. 12,000

Realty Buyers to Barrington Realty Co. 25th st. Nos 40 and 42, s. s. 125 e Madison av, 50x98.9. Certificate as to consent of stockholders to mort for \$45,000. Dec 14. Jan 11, 1905. 13:854. 12,000

Reilly, Philip to Patrick J McNulty. Lexington av. No 533, e. s. 33.9 s 49th st, 16.8x70. June 22, 3 years, 5%. Jan 7, 1905. 5:1303. 7,000

Richmond, Louise H to Burnett C MacIntyre. 4th st. No 215, n. e cor Christopher st, No 61, 25x86. Jan 9, 3 years, 5%. Jan 10, 1905. 2:616. 500

Richberger, William to Charles Garneau and ano exrs Charles Garneau. 36th st. Nos 212 to 214, n. s. 106.11 w 7th av, 50.9x73.2. P. M. Jan 5, 1 year, 5%. Jan 6, 1905. 3:786. 40,000

Rohde, Diedrich W to Wm M Thomas. 145th st, No 518, s. s., 290.8 w Amsterdam av, 33.8x59.11. P. M. Jan 9, 1905, due Mar 25, 1907, 6% 7,2076.

Rohde, Diedrich W to Wm M Thomas. 145th st, No 520, s. s., 333.4 w Amsterdam av, 3.1x39.11. P. M. Jan 9, 1905, due 40.000 25, 1907, 6% 7,2076.

Rohde, Diedrich W to Wm M Thomas. 145th st, No 522, s. s., 36.8 w Amsterdam av, 33.3x59.11. P. M. Jan 9, 1905, due Mar 25, 1907, 6% 7,2076.

Roiston, Louis B to FARMERS LOAN & TRUST CO. Seaman av, n e cor Emerson st, 25x108.3x25x109. P. M. Jan 5, due 4,000 11, 1905, 6% 8,2219.

Romm, Hyman to Mishkind-Feinberg Realty Co. 10th st, Nos 111 and 113, n. s., 100 e 4th av, 35x100.11. P. M. Jan 11, 1 year, 6% 6,1637.

Roseney, Margaret to Helen G Sweeney. 2d av, No 1312, n e cor 4th st, No 261, 2x71. Prior mort \$12,000. Jan 5, 6 months, 4% 7, 1905, 5:1447.

Rossin, Abraham B to Herman F Kameny and ano exrs August Kanenley. Columbia st, No 68, e. s., abt 130 s Rivington st, 23.3x19.11. P. M. Jan 11, 1905, 5% 2,333.

Rossin, Abraham B to Herman F Kameny and ano exrs August Kanenley. Columbia st, No 68, e. s., abt 105 s Rivington st, 22.3x99.11, with strip add on s 3x99.11. P. M. Jan 12, 1905, 5 years 44,000 5% 2,333.

Rose, Andrew to George Ringler & Co. Leonard st, Nos 117 and 119. Saloon lease. Dec 29, 1904, demand, 6%. Jan 10, 1905, 1:171.

Rosenbach, Milton B to Max Marx. St Nicholas pl, e. s., 50 s 153d st, 25x160. P. M. Prior mort \$7,000. Jan 5, 1 year, 3% 1,000 6, 1905, 7:2321.

Rosenbaum, Louis and Philip Goldwasser to Julia Tomback. Park av, No 1263, s. s., 74 n 109th st, 26.11x80. P. M. Prior mort \$7,500. Jan 10, 3 years, 5% 1, 1905, 6:1637.

Rosenbaum, Max, Jacob Hirsch and Jacob Gold to American Mort-gage Co. St. Jan 12, 1905, 5 years, 5% 131.6 e 1st av, 25x102.2. P. M. 13,000 9, 1905, 3 years, 5% 5:1561.

Same to same. Same property. P. M. Prior mort \$13,000. Jan 9, 1905, 1 year, 6% 2,000 1905, 1 year, 6%.

Rosenblum, George to Yetta D Mandelbaum. 10th st, No 123, s. s., 108.4 w Rivington av, 16.8x100.11. Dec 31, due June 24, 1905, 6% 4, 1905, 6:1634.

Rosenthal, Frances and Sophie Dreier to Jacob Goldberg. 112th st, Nos 57 and 59, n. s., 200.8 e Madison av, 33x100.11. Prior mort \$10,000. Jan 12, 1905, 5 years, 6% 6:1618.

Rothfeld, Isaac to Selig Goldstein. 1st av, No 181, w. s., 22.11 n 11th st, 22.2x100. Jan 10, 1 year, 5%. Jan 12, 1905, 2:453.

Rowland, Julie P. Brooklyn to MANHATTAN SAVINGS INST. 85th st, Nos 943 and 345, n. s., 400 w West End av, 50x102.2. Jan 1905, 3 years, 4% 1,247.

Rubinsky, Amelia to Chas H Reed and ano. Madison st, No 324, s. s., 25 w Scammel st, 21.5x71.5x30.11x76.1. P. M. Jan 10, due July 10, 1912, 5%. Jan 11, 1905, 1:265.

Same to same. Same property. Jan 10, installs, 6%. Jan 11, 1905, 2,000

Rubinsky, Amelia to Chas H Reed and ano. Madison st, No 322, s. s., 36.5 w Scammel st, 30.7x72.9x30.7x74.5. P. M. Jan 10, due July 10, 1912, 5%. Jan 11, 1905, 1:265.

Same to same. Same property. Jan 10, installs, 6%. Jan 11, 1905, 2,000

Russell, Richard to TITLE GUARANTEE & TRUST CO. 2d av, No 1605, w. s., 20 n 96th st, 28x72.11. P. M. Jan 12, 1905, due 4,000 8, e. s., as per bond, 5:1519.

Same to Julius Weinstock. Same property. P. M. Prior mort \$21,000. Jan 12, 1905, installs, 6% 8,000

Ruth, Abraham to William Rankin. 148th st, n. s., 125 e 8th av, 50x99.11. P. M. Jan 3, 2 years, 5%. Jan 10, 1905, 7:2034.

Ruth, Abraham to Realty Operating Co. 148th st, n. s., 175 e 8th av, 100x99.11. P. M. Jan 11, 1 year, 6%. Jan 12, 1905, 7:2034.

Sabel, Signmund to Frederica Tworoger. 128th st, No 123, n. s., 264 e Park av, 16x99.11. Prior mort \$7,000. Jan 9, 1905, 3 years, 6% 6:1777.

Sands, B Ayman et al exrs and trustees; Samuel S Sands with Mich-ael A Hoffman et al 12th st, No 239 East. Extension mort, July 20, 1903. Jan 12, 1905, 6:1792.

Saperstein, Isaac to Samuel Magan. Montgomery st, No 62, w. s., 75 s Monroe st, 21.6x93.4x22.5x34.1. P. M. Prior mort \$16,000. Jan 4, due July 1, 1905, 5 years, 5% 1,278.

Scaviano, Michael to Lucius H Smith. 17th st, No 454, s. s., 100 e 10th av, 25x92. P. M. Dec 31, 3 years, 5%. Jan 6, 1905, 3:714.

Schiavone, Michael to Lucius H Smith. 17th st, No 452, s. s., 127 e 10th av, 25x92. P. M. Dec 31, 3 years, 5%. Jan 6, 1905, 3:714.

Schipper, Louis and John Kamena to George Ehret. Crosby st, No 133. Saloon lease. Jan 5, demand, 6%. Jan 6, 1905, 2:519.

Schipper, Louis and John Kamena to Mchille H Bearns. Grand st, No 133. Leasehold. Jan 5, demand, 5%. Jan 6, 1905, 1:233.

Schpr, Henry to Henry Wittenberg. 100th st, No 64, s. s., 174.6 e Columbus av, 25x100.11. P. M. Prior mort \$7,000. Dec 29, 1904, 3 years, 6%. Jan 6, 1905, 7:1835.

Schpr, Henry to Jacob Michl. 100th st, No 64, s. s., 174.6 e Co-lumbus av, 25x100.11. P. M. Dec 31, 4 years, 5%. Jan 6, 1905, 7:1835.

Schlesinger, Abram and Herman Feinbal to Golde & Cohen. 10th st, Nos 245 and 247, n. s., 1363.3 w 2d av, 32.6x100.9. P. M. Dec 31, 1 year, 6%. Jan 6, 1905, 6:1655.

Schmidt, Wm C to FRANKLIN SAVINGS BANK. Amsterdam av, No 1905, s e cor 15th st, No 470, 24.11x100. Jan 9, 1905, 1 year, 4% 8,2107.

Al Schmitt & Schindluegel to Samuel Untermeyer as trustee. All property real and personal, brewery, &c, leases, chattels, franchises, &c. 57th st and Av A, begins 57th st, s. s., 106.5 w Av A runs s 128.3 x s e 106.9 to Av A, n. s., 135.9 to 57th st, x w 106.5; Av A, Nos 1088-1042, e. s., 75 e 57th st, 67.9x129 to 57th st, River (low-water line), 8x85.11, with land under water; also property in Kings Co. Jan 9, 1905, Jan 10, 1905, 5-1368 and 1372. Supplemental mort for redemption of bonds of \$12,360 annually on account of mort dated Aug 15, 1892, of mort for \$20,000, 6% gold bonds.

Same to same. Certificate as to consent of stockholders to above supplemental mort. Jan 9, Jan 10, 1905.

Same to same. Consent of stockholders to above. Jan 7, 1905, Jan 10, 1905.

Schock, Gustav to DRY DOCK SAVINGS INSTITUTION. 57th st, Nos 514 to 522, s. s., 150 w 10th av, runs w 125 s 100.5 x e 25 x s 100.5 to 56th st, Nos 569 to 513, x e 100 x n 200.10 to be beginning. Jan 9, 1905, due, &c, as per bond, 7:1085.

Schreyer, John P to Taos W Caudwell. 35th st, No 416, s. s., 155 w 9th av, 25x89.9. P. M. Jan 6, 1905, 3 years, 4% 3:422.

Schwartz, Benjamin to Heinrich Roth. Lexington av, No 1508, w. s., 50.11 e 9th st, 25x105. Prior mort \$33,000. Jan 10, due Jan 1, 1909, 5%. Jan 11, 1905, 6:1625.

Scott, Ellen W. of Jersey City, N. Y., to Realty Mortgage Co. St Nicholas av, n e cor 184th st, 99.11x100. P. M. Prior mort \$32,000. Jan 6, 1905, due, &c, as per bond, 8:2166.

Scott, Ellen Y to TITLE GUARANTEE & TRUST CO. St Nicholas av, n e cor 184th st, 99.11x100. P. M. Jan 6, 1905, due, &c, as per bond, 8:2166.

Scott, Ellen Y to Realty Mortgage Co et al. 184th st, n. s., 100 w St Nicholas av, 50x99.11. P. M. Prior mort \$8,000. Jan 6, 1905, due, &c, as per bond, 8:2166.

Scott, Ellen Y, of Jersey City, N. Y., to TITLE GUARANTEE & TRUST CO. 184th st, n. s., 100 w St Nicholas av, 50x99.11. P. M. Jan 6, 1905, due, &c, as per bond, 8:2166.

Scott, Ellen Y to TITLE GUARANTEE AND TRUST CO. Audubon av, Nos 8:2166.

Scott, Ellen Y, of Jersey City, N. Y., to TITLE GUARANTEE AND TRUST CO. Audubon av, n e cor 185th st, runs n 107.10 to e 95 x s 54 x e 25 x s 53.11 to 185th st, x w 120 to beginning. Jan 10, due, &c, as per bond. Jan 11, 1905, 8:2156.

Segall, Millie to Louis Haims and ano. 1st av, No 77, w. s., 246 w 5th st, 24x100. Jan 12, 1905, due April 15, 1905, 6% 4:416.

Segal, Millie to Wm P Mahler and ano. 1st av, No 77, n. w. s., 48.1 s w 5th st, 24x100. P. M. Jan 3, 5 years, 5%. 2:446.

Selder, Jacob and Morris Stolar to Jonas Well and ano. Park av, n e cor 99th st, 160.18x100. P. M. Jan 9, 1 year, 6%. Jan 10, 1905, 6:194.

Sheffield Farms, Slawson-Decker Co to Alexander Stein and ano. 57th st, Nos 524 to 528, s. s., 275 w 10th av, runs w 75.2 x s 100.5 x s 100.5 x s 100.5 to 56th st, Nos 515 to 525, x e 156.5 x n 100.5 x s 100.5 to 190.5 to beginning. P. M. Jan 5, 2 years, 4% 58,000

Shiman, Isaac with Benjamin Weinstock. 71st st, Nos 404 and 406 East. Extension mort. Jan 6, Jan 7, 1905, 5:1362.

Short, Edwin T to Eliza L Short. 82d st, No 153, n. s., 150 e Am-sterdam av, 17.91x91.93.1. April 3, 1902, 3 years, 4% 7,000

Silverman, Clementine B and Milton M. firm C M Silverman & Son to Manhattan Life Ins Co. 1905, 5 years, 5% 6:1752.

Siegel, Sara to Louis Liss. 130th st, Nos 75 and 75, n. s., 90 e Park av, 50x99.11. P. M. Prior mort \$12,000. Jan 5, 1 year, 6%. Jan 7, 1905, 6:1755.

Sigell, David and Max to Esther Surut. 2d av, No 2230, e. s., 80.10 s 115th st, 20x75. Jan 4, installs, 6%. Jan 6, 1905, 6:1610.

Silverson, Abraham with Elkan Holzman et al. 7th av, w. s., 99.11 n 143d st, 50x75. Subordination mort. Jan 11, 1905, 7:2029.

nom Simmons, Maurice to Atlantic Realty Co. Wadsworth av, n e cor w 180th st, 75x100. Jan 10, 2 years, 6%. Jan 11, 1905, 8:2162.

Simon, Monroe L to Bradley & Currier Co. Amsterdam av, w. s., 75 n 179th st, 25x100. P. M. Jan 4, 3 years, 5%. Jan 10, 1905, 8:2152.

Same to Max Marx. Same property. P. M. Prior mort \$5,000. 5,000 2 year, 6%. Jan 10, 1905, 2,000

Simon, Solomon, Manuel Oppenheim and Gerson Hyman to Sarah V Baker. Amsterdam av, n e cor 186th st, 107.4x100. P. M. Prior mort \$35,000. Jan 9, 2 years, 5%. Jan 10, 1905, 8:2156.

Simon, Solomon, Manuel Oppenheim and Gerson Hyman to Sarah V Baker. Amsterdam av, n e cor 187th st, 107.5x100. P. M. Prior mort \$35,000. Jan 9, 2 years, 5%. Jan 10, 1905, 8:2156.

Simon, Solomon, Manuel Oppenheim and Gerson Hyman to Peter Alexander and ano. 187th st, s. s., 160 w Amsterdam av, 17.5x107.5. P. M. Prior mort \$11,812.50. Jan 10, 1905, 2 years, 6% 17,343.75

Sim-n, Solomon, Manuel Oppenheim and Gerson Hyman to Peter Alexander and ano. 187th st, n. s., 100 w Amsterdam av, 17.5x94.9. P. M. Prior mort \$13,500. Jan 10, 1905, 2 years, 6% 8:2156.

Sisdeband, Samuel to Golde & Cohen. Lexington av, Nos 174 and 6, 1905, 6:1639.

Same to same. Same property. P. M. Jan 5, 1 year, 6%. Jan 6, 1905, 5,000

Singer, Mayer to Rebecca Lipschitz and ano. Goerck st, No 131, w. s., 122.3 n Stanton st, 25.6x100. P. M. Prior mort \$30,350. Jan 13, 3 years, 6%. Jan 10, 1905, 2:336.

Slater, James to Johanna Fleischmann extrx Maximilian Fleischmann. 6th av, No 475, w. s., 78.8 s 29th st, 20.1x64.6. Jan 5, 3 years, 4% 1, 1905, 3:804.

Smith, Albert with Margaret MacClemons (Waddell). 11th av, Nos 687 and 689, w. s., 50 n 49th st, 42x100. Extension mort. Dec 3, Jan 9, 1905, 4:1097.

Smith, Wm H to Geo C Stevens. Walker st, Nos 9 to 13, s. s., 50 e West Broadway, 60x100. Prior mort \$125,000. Jan 8, 1905, 5% gold, 6,000

Spiedeman, Max to Esther Zwishon. 78th st, No 334, s. s., 285.7 w 1st av, 15.6x102.2. P. M. Prior mort \$5,000. Jan 5, 5 years, 6%. Jan 6, 1905, 5:1452.

Solomon, Henrietta and Rebecca to Anne Paltzkill. 99th st, No 144, w. s., 294.4 w Amsterdam av, 15.4x82.3x48.1.6. P. M. Jan 9, 14.5, 3 years, 5% 7:1853.

Sommers, Caroline wife of Isaac to Randolph Guggenheimer. 73d st, No 17, n. s., 249 e 6th av, 22x102.2. Prior mort \$48,000. Jan 11, 1905, 1 year, 6% 10,000

Span, Lena to Philip Fisher and ano. Ridge st, No 26, e. s., 125 s Broome st, 25x72. Jan 1, installs, 6%. Jan 10, 1905, 2:341.

Spinella, Francesco to Jonas Well and ano. 11th st, Nos 314 and 316, s. s., abt 230 e 4th, 38.8x104. P. M. June 1, 5 years, 6%. Jan 6, 1905, 2:452.

Spielvogel, Herman to Max Aronson. 121st st, No 343, n. s., 175 w 1st av, 25x100.11. Prior mort \$9,500. Jan 11, installs, 6%. Jan 12, 1905, 6:1798.

Steering Realty Co to Atlantic Realty Co. Audubon av, n e cor 181st st, 106.75. P. M. Jan 9, 1905, 1 year, 5%. 8:2154

7,000 Sterling, Louis to Mary Keckeisen. 132d st, No 34, s. s., 300 w Lenox av, 25x89.11. Jan 11, 1905, 5 years, 5%. 7:1917.

21,000 Sterling, L-us to Catharine Ernst. 133d st, No 136, s. s., 325 w Lenox av, 25x99.11. Jan 9, 1905, 5 years, 5% 19,127.

21,000 Sterling, Louis to Mary Keckeisen. 133d st, No 34, s. s., 275 w Lenox av, 25x89.11. Jan 7, 5 years, 5%. Jan 11, 1905, 7:1917.

21,000

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Cuddeback, Myron W. to Abraham H Lyon. Daly av, s w cor Tremont av, 101x25.5. P. M. Prior mort \$2,000. Jan 4, 3 years, 5%. Jan 6, 1905. 11-2985.
Cohen, Hyman and Max Monfried to John Cantalope. 147th st, No 110, s e, 190 w Brook av, 25x100. P. M. Jan 6, 1905, 3 years, 5%. 9-2291. 4,000
*Caerson, Mary wife of and John to Wm E Hobby as trustee Benjamin Bayly. 9th av, s s, 330 w 4th st, 25x114, Wakefield. Jan 5, 3 years, 5%. Jan 6, 1905. 4,000
Chabowitz, Jacob and Thomas Carroll to Twenty-Third Ward Land Improvement Co. Minford pl, n e cor Jennings st, 25x200 to Southern Boulevard. P. M. Dec 31, 2 years, 5%. Jan 6, 1905. 11-2976 and 2977.
Costello, Mary A. to Mary Brenneman. Lisbon pl, s w cor Cadogan pl, 50x100, except part for Moholou Parkway. P. M. Dec 7, 2 years, 5%. Jan 6, 1905. 12-3311. 1,450
Clark, Russa A. to Walter E Brown. 235th st, s s, 375 e Kepler av, late 3d st, 25x100. Jan 6, 1 year, 6%. Jan 7, 1905. 12-3375. 170
*Clinton, Owen J. to HARLEM SAVINGS BANK. Main st, cor Bear Swamp road, 197.6 to a lane x89.1 to Bear Swamp road x211.7, Westchester. Prior mort \$—, Jan 9, 1905, 1 year, 5%. 1,000
Cohen, Max and Emanuel Glauber to Edward J Hartman. Prospect av, s e cor Garden st, runs e 40.5 x s 99.11 to av x n 107.11. Jan 3, 1 year, 6%. Jan 9, 1905. 11-3039. 900
Cohen, Max and Emanuel Glauber to TITLE GUARANTEE AND TRUST CO. Lots 14, 15 and 16 map 62 lots at Mt Hope. P. M. Jan 9, due, &c, as per bond. Jan 11, 1905. 11-3149. 8,800
*Corbilleita, Luigi to Hudson P. Rose. Lot 5 map Unionport. P. M. Jan 9, 1 year, 5%. Jan 11, 1905. 4,000
Cuddeback, Myron W. to Margt W Welsh and ano exrs Henry Welsh. Boston road, No 2039, n w cor 178th st, 31.8x8.1x38.8x9. P. M. Dec 7, 3 years, 5%. Jan 10, 1905. 11-3136. 14,000
D'Ambr, Annie to Samuel Keeler. 200th st, n s, lot 531 map Gen. P. M. Henry B. Hyde, 24th Ward, 25.1x21.9x2.5x131. Jan 12, 1905, demand, —. 12-3312. 1,500
Dalton, Sarah to LAWYERS TITLE INS CO. 197th st, s, 115 e Bainbridge av, 25x116. P. M. Jan 11, due, &c, as per bond. Jan 12, 1905. 12-3288. 2,500
Dalton, Sarah to LAWYERS TITLE INS CO. 197th st, s, 90 e Bainbridge av, 25x116. P. M. Jan 11, due, &c, as per bond. Jan 12, 1905. 12-3288. 2,500
Dannhauser, Paul to Susan Hamilton. Marmon av, w s, 100 s 170th st, runs n 12 x s 15 x s 75 x s 140 to av x n, 90 s. P. M. Jan 6, 1 year, 6%. Jan 11, 1905. 11-2953. 5,000
Delaney, John T. to Abbie E Wille. 151st st, late Pont'ac st, n s, bet Robbins av and Wales av, and being lot 288 map Wilton, &c. 50x150, except part for Concord av. P. M. Jan 10, due Feb 10, 1905, 5%. Jan 11, 1905. 4-2843. 4,287.27
Delaney, John T. to Susan Duryng et al. 151st st, late Pont'ac st, n s, bet Robbins av and Wales av, and being lot 286 map Wilton, &c. 50x150, except part for Concord av. P. M. Jan 10, due Feb 10, 1905, 5%. Jan 11, 1905. 10-2943. gold, 5,714.28
Delaney, John T. to Anthony Marston. Washington av, No 1154, n e cor 167th st, Nos 741 to 745, 45x110, except part for av. P. M. Prior mort \$12,500. Jan 3, 3 years, 5%. Jan 6, 1905. 9-2372. 10,500
Devine, Catherine to Jane E Vause trustee. 132d st, n s, 225 e St Anns av, 100x100. P. M. Jan 5, 3 years, 5%. Jan 6, 1905. 10-2546. 3,000
Devine, Catherine to Isabel E Bell. 132d st, n s, 225 e St Anns av, 100x100. P. M. Jan 5, due, &c, as per bond. Jan 6, 1905. 10-2546. 3,000
Dannhauser, Paul to HAMILTON BANK of N. Y. 3d av, w s, 92.2 e, n e corner, runs n 79.11 to Courtlandt av x n 32.8 x e 20.1 x s e 82.11 to 3d av x s w 37.8, secuds indebtedness. Jan 3, —, —, Jan 9, 1905. 9-2327. (nom)
Davis, Harry B. to David Steckler. Concord av, s e cor 147th st, Daner st, 100x100. P. M. Prior mort \$6,000. Jan 10, 1905, 1 year, 6%. 10-2547. 8,000
Same to same. Concord av, e s, 100 s 147th or Dater st, 100x100. P. M. Prior mort \$5,000. Jan 10, 1 year, 6%. 10-2577. 2,000
*Diamond, Adolph, of Greenpoint, L I, to Joseph J Gleason. Forest st, e s, 187.6 w West Farms road, 37.6x101.11x37.7x104.5, Westchester. Nov 29, 1904, due Jan 9, 1905, 5%. Jan 10, 1905. 9,000
Eickwolf, Louis to Eugene Kauer. Morris av, late Av E, w s, 433.4 n 184th st, late 1st st, 50x172 to e s Walton av, late Berrian av, x50x175, except part for Morris and Walton avs. P. M. Jan 10, 1905, 1 year, 5%. 11-3184.
Eglin, Samuel to Jackson Construction Co. 167th st, n e cor Barretto st, 82.2x54.7x57.10x79.11. P. M. Jan 9, 1 1/2 years, 5%. Jan 10, 1905. 10-2718. 7,000
Sams. to Pincus Lowenfeld and ano. Same property. Prior mort \$7,000. Jan 10, 1905. 1 1/2 years, 6%.
Ernst, Lina to TITLE GUARANTEE AND TRUST CO. 167th st, No 1290, s e cor Southern Boulevard, runs e 24.6 x s 52 e o 0.6 x s 37.11 x w 25 to Southern Boulevard, and n 50. Jan 9, due, &c, as per bond. Jan 10, 1905. 10-2744. 10,000
Eglin, Samuel to Rockland Realty Co. 158th st, No 685, n s, w e, Elton av, 100x100. P. M. Jan 10, 1905, 3 years, 5%. 9-2289. 19,000
*Elson, Louis to Ephraim B Levy. Morris Park av, n s, 120 w White Plains road, 25x95. P. M. Jan 3, 5 years, 5%. Jan 7, 1905. 11-3149 and 3156. 2,000
Ehrmann, Leopold to City Real Estate Co. Brook av, e s, 40 n 136th st, 40x100. P. M. Dec 6, due Dec 19, 1907, 5%, Jan 6, 1905. 9-2264. 6,000
Same to same. Brook av, w s, 120 n 136th st, 40x100. P. M. Dec 6, due Dec 19, 1907, 5%. Jan 6, 1905. 9-2264. 6,000
Eberle, William to Fredk O Fischer and ano. Shakespeare av, n e cor Marder av, w s, 163 s 168th st, runs n 62.8 x s 14.8 x w 2.1 x — 3.1 x — 62.2 to av x 25. Jan 6, 1 year, 5%. Jan 7, 1905. 9-2510. 1,000
Edgar, George and Thos C to Geo F Johnston. Longwood av, cor Hewitt pl, 225x100x162x112x124. Jan 6, due Nov 15, 1905, —. Jan 7, 1905. 10-2689. Building loan. 118,000
*Edwards, Robert to Thomas Jones. Commonwealth av, n e cor Mansion av, 25x100. Jan 5, 3 years, 5%. Jan 6, 1905. 2,700

Ehrmann, Leopold to City Real Estate Co. Brook av, w s, 40 n 136th st, 2 lots, each 40x100. 2 P. M. mortg, each \$6,000. Jan 6, 1905, due Dec 19, 1907, 5%. 9-2264. 12,000
Same to same. Brook av, e s, 80 n 136th st, 2 lots, each 40x100. 2 P. M. mortg, each \$6,000. Jan 6, 1905, due Dec 19, 1907, 5%. 9-2264. 12,000
Ehrmann, Leopold to City Real Estate Co. Brook av, n e cor 136th st, 40x100. P. M. Jan 6, 1905, due Dec 19, 1907, 5%. 9-2264. 8,500
Same to same. Brook av, w s, 160 n 136th st, 40 to 137th st, x100. P. M. Jan 6, 1905, due Dec 19, 1907, 5%. 9-2264. 8,500
Ehrlich, Wm G to Thos F Graham. Arthur av, w s, abt 155.6 n 181st, except part for av. P. M. Jan 5, 3 years, 5%. Jan 6, 1905. 11-3063. 1,200
Ehrmann, Leopold to City Real Estate Co. Brook av, n w cor 136th st, 40x100. P. M. Dec 6, due Dec 19, 1907, 5%. Jan 6, 1905. 9-2264. 8,500
Same to same. Brook av, s w cor 137th st, 40x100. P. M. Dec 6, due Dec 19, 1907, 5%. Jan 6, 1905. 9-2264. 8,500
*Ebeling, Bernhard to Mary Hitchcock. 12th st, s s, 105 w Av C, 50x108, Unionport. P. M. Jan 3, 3 years, 6%. Jan 6, 1905. 500
Eastern Crown Realty Co to Margt A wife Peter Sheridan. Home st, s w cor Fox st, No 1129, late Simpson st, runs w 100 x s 82 and 30 x e 90 to Fox st late Simpson st x n 122 to beginning, except part for sts. P. M. Jan 5, due Nov 2, 1906, 5%. Jan 6, 1905. 10-2719. 18,350
Eberly, Carl to John E Curtis. 190th st, late Garfield st, No 1211 e, Anthony av, 50.2x31.8x45.0x132.6. P. M. Dec 24, due Jan 5, 1908, 5%. Jan 6, 1905. 12-3305. 3,000
Ebeling Brewing Co with Richard Weaver. Washington av, n w cor 163d st, 50x100, except part for av. Subordination mortgage. Jan 10, Jan 12, 1905. 4-2268.
Eisenberg, Esther to Francesca R Formica. Tinton av, w s, 110.7 n Westchester av, 103x155. Prior mort \$5,000. Dec 22, 2 years, 5%. Jan 12, 1905. 10-2655. 12,500
Efinger, John to Stephen J Egan. 41st st, No 670, s s, 591.6 e Willis av, 38.6x100. P. M. Jan 9, due, &c, as per bond. Jan 12, 1905. 9-2288. 3,000
Evans, James to Gussie H wife of Frank W Garvin. 179th st, No 692, s s, 115.1 Park av, 18.6x100. P. M. Jan 11, 1905, 5 yrs. 4 1/2%. 11-3028. 4,400
*Field, Augustus M. to Dave H Morris. Madison av, n s, 77.8 e West Farms road, 25x105 to s s West Farms road x26.1x112.8. P. M. Jan 7, 3 years, 4%. Jan 11, 1905. 600
*Field, Augustus M. to Julius B Denicke. Madison av, n s, 102.2 e road from Westchester Landing to Bear Swamp road, runs n e 105 to Bear Swamp road, s s e 26.1 x s w 112.7 to av, x n w 25, Westchester. P. M. Jan 9, 3 years, 5%. Jan 10, 1905. 1,000
Freed, Jennie to Ernest Gardin and ano. 3d av, No 3855, w s, 37 n e Wendover av, 25.2x9.3x24.11x36.11. Prior mort \$16,000. Jan 9, 1 year, 1908, 6%. Jan 10, 1905. 11-2319. 4,000
Fitzau, Gerald to Gustav Kahrs. Webster av, e s, 172.1 n 171st st, 53.7x17.0 to w s Mill Road x76.6x105.8. P. M. Jan 6, 1905, 2 years, 4 1/2%. 11-2896. 13,500
Frankel, Abraham, of Brooklyn, to Jacob Hirsch. Intervale av, e s, 390 s 167th st, 25x100. P. M. Jan 5, 3 years, 5%. Jan 6, 1905. 10-2705. 1,000
Fitzrad, Edward to Johanna English. Washington av, w s, 362.6 s 171st st, late 9th st, 18.9x150. Nov 19, 1903, demand, 6%. Jan 6, 1905. 11-2902. 1,100
Fischer, Julius to Rudolph Simon. Belmont av, n w cor 187th st, runs n 315 to 188th st, x w 87.6 x s 245 x e 12.6 x s 70 to 187th st, s s, 100. P. M. Prior mort \$12,000. Dec 19, due Jan 9, 1908, 5%. Jan 9, 1905. 11-3076. 3,000
Fischer, Julius to Carrie Kaufmann. Belmont av, n w cor 187th st, runs n 315 to 188th st, x w 87.6 x s 245 x e 12.6 x s 70 to 187th st x e 75. P. M. Dec 19, 3 yrs, 5%. Jan 9, 1905. 11-3076. 12,000
*Fries, Anna A wife Longin P Fries to James S Bolton, Jr. Lot 119 partition map Wm Adee at Westchester. P. M. Dec 29, 3 years, 6%. Jan 6, 1905. 500
*Palk, Joseph P. to Peter Schultz. Plots 334 and 347 map Arden property. Eastchester, each plot 100x100. Jan 6, 1 year, 5%. Jan 9, 1905. 500
Frankel, Frank to TITLE GUARANTEE & TRUST CO. Rogers pl, e s, 350.1 n Westchester av, 50x300. P. M. Jan 7, due, &c, as per bond. Jan 9, 1905. 10-2639. 3,000
*Ginsburg, Abram and Sam Kookin to John J Dragnet. Interior lot 200 n Morris Park av and 1,509.6 e Unionport road, runs w 100 x n 25 x e 100 x s 25, with right of way over to Morris Park av. Jan 7, 2 years, 6%. Jan 9, 1905.
Garwehch, Robert to Hugh E Donnelly. Southern Boulevard, Nos 222 and 2217. w s, 165 n 107th st, 50x100. P. M. Jan 9, 1905, 3 years, 5%. 10-2728. 6,000
Gilcher, Otto to Barbara Teator. Brook av, No 420, e s, 75 s 145th st, 25x100. P. M. Prior mort \$4,000. Dec 17, due Nov 1, 1905, 5%. Jan 9, 1905. 9-2271. 3,000
Grossmann, Samuel to Wm A Cameron. Bathgate av, w s, 190 n 182d, 48x97. P. M. Dec 30, 3 years, 5%. Jan 9, 1905. 11-3050. 5,000
Gray, Fredk G to Louis Gates. Anthony av, e s, 328 n Burnside av, 21x110.1x25x115. P. M. Jan 5, installs, 5%. Jan 9, 1905. 11-3149 and 3156. 2,000
Glauber, Emanuel to TITLE GUARANTEE & TRUST CO. Freeman st, s w cor Vyse av, 25x95. P. M. Jan 6, due, &c, as per bond. Jan 9, 1905. 11-2986. 2,250
Goldman, Solomon to Hyman Horwitz. Fox st, e s, 90 n 167th st, Nos 10610 and 2217. w s, 185 n 107th st, 50x100. P. M. Jan 9, 1905. 10-2728. 2,000
Greenbaum, Edward and John Oehler to Lena wife Robert Oeschbach. Union av, No 896, w s, 183.8 n 161st st, 26.4x93.3. P. M. Jan 5, 3 years, 5%. Jan 7, 1905. 10-2608. 3,500
Garwehch, Robert to Fredk O Fischer and ano. Bristow st, No 1344 w s, 85 s Jennings st, 70x100. P. M. Jan 4, 1 year, 6%. Jan 7, 1905. 11-2972. 1,700
Garwehch, Robert to Geo B Brooks. Intervale av, e s, 365 s 167th st, 50x100. P. M. Jan 11, 1 year, 6%. Jan 12, 1905. 10-2705. 1,250

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United States Corporation Company,

Glickman, Moses N. and Emanuel J. Lassar to Eastern Crown Realty Co. Fox st, late Simpson st, w s, 122.10 s Home st, 2 lots, one 50x100, and one 60x100x50x100. 2 P.M. Prior mort, each \$2,000. Jan 10, 1 year, 6%. Fox st, 10, 1905. 10-2719. 4,000
Same to same. Jan 10, No 1129, late Simpson st, s w cor Home st, runs w 100 x 82 x s 30 x e 90 to Fox st, late Simpson st, s, 4,425 P.M. Jan 10, 1 year, 6%. Jan 11, 1905. 10-2719. 4,000
*Harsh, wis to Edgar J. Nathan. Classon av, w s, 300 n Madison st, runs w 200 to e St. Lawrence av n 75 x e 100 x n 25 x e 100 to av, s 100, West Farms. Jan 9, 5 years, 5%. Jan 10, 1905. 10-2720. 5,000
Hauk, Charles and Burghard to Morris Simon. 167th st, s s, 119.1 e Stebbins av, 25x146.11. P.M. Prior mort \$6,500. Jan 6, 1 year, 6%. Jan 10, 1905. 10-2691. 666.67
Same to Amelia Segel. 167th st, n s, 113.3 w Hall pl, 25x144.2x25x145.2. P.M. Prior mort \$6,500. Jan 6, 1 year, 6%. 10-2691. 666.67
Same to Joseph Hyman. 167th st, s s, 138.3 n Hall pl, 25x105.5. 666.67 P.M. Prior mort \$6,500. Jan 6, 1 year, 6%. Jan 10, 1905. 10-2691. 666.67
Hermanson, Anton to Hans Hermanson. 152d st, s s, 275.3 e Morris av, 25x116.26x25x117. Jan 9, due, &c, as per bond. Jan 10, 1905. 9-2211. 4,000
Hardy, Bessie P. to Emeline A. Kemp. Summit av, e s, 55 w Kemp pl. or 164th st, 25x100. Jan 10, 5 years, 5%. Jan 12, 1905. 9-2524. 1,500
Helfrich, Ann A. to Frederick Fischer. Tiffany st, w s, 159.9 n Intervale av, runs s 100 x w 114.7 x n 25 x e 104.4 x n 25 x e 181.1 x n 17.2 x n e 10.11 x e 12.5 x n 7.4 x n e 25 x e 48.2 to beginning. P.M. Jan 9, 1905, 3 years, 5%. 10-2706. 7,000
Hill, Wm J. to John W. Smyth. Decatur av, n w s, at n e s, 205th st, 66.7x100x61.1x110.0. Jan 7, 3 years, 5%. Jan 9, 1905. 12-3360. 3,000
Hardy, Albert B. with Josephine Ruedt. Prospect av, No 2261. Extension mort. Jan 10. Jan 11, 1905. 11:3101. nom
Hirsch, Jacob and Max J. Adler to Henry L. Morris. Concord av, Nos 144th and 145th st, n s, 100.1, 122.6x110. P.M. Jan 11, 1905, 3 years, 5%. 10-2578. 5,000
Hecht, Samuel and Louis Reiter to Joseph Hecht. 158th st, s s, 113.1 n Union av, runs s 75 x e 25 x s 25 x n 25 x n 100 to st x e 50. P.M. Prior mort \$5,000. Jan 10, 1905. 10-2706. 2,500
Hammer, Julius and Rose his wife to Margt E. Crosby and ano exrs Howard Crosby. Washington av, No 1830, w s, 156.9 n 175th st, 46x110. Jan 10, 3 years, 5%. Jan 11, 1905. 11-2917. 8,000
Hecht, Samuel and Louis Reiter to Joseph Hecht. 158th st, s s, 113.1 n Union av, runs s 75 x e 25 x s 25 x n 25 x n 100 to st x e 50. P.M. Prior mort \$5,000. Jan 10, 1905. 10-2706. 2,500
Hawatch, Joseph to Angelina L. Lenz. Norwood av, n s, 270 w 265th st, 50x100. P.M. Jan 12, 1905, 2 years, 5%. 12-3349. 2,200
Hochman, Benjamin to James J. Sheban and ano. Mapes av, s s, 249.4 n 180th st, 26x145.3, except part for Mapes av and 181st st. P.M. Jan 7, 3 years, 5%. Jan 9, 1905. 11:3110. 3,500
Hecht, Ferdinand to Michael J. Leahy. Southern Boulevard, w s, 172.1 n Home st, 76x100. P.M. Jan 6, 3 years, 5%. Jan 9, 1905. 10-2728. 8,000
Hyman, Moe to Simon Nachtigall. Lots 36 to 52 map estate John O'Shaughnessy; Timson pl, s s, at n w Whitlock av, runs w 1.7 x s 0.9 to av x e 1.11. Dec 29, 3 years, 5%. Jan 9, 1905. 10-2603. 750
Hyman, Louis to Max Cohen and ano. Rogers pl, e s, 350.1 n Westchester av, 50x30. P.M. Prior mort \$3,000. Jan 7, 1 year, 5%. Jan 9, 1905. 10-2699. 1,250
*Horne, Frederick W. to Charles Brockman. Matilda st, s e s, 250 s Becker av, 25x100, map Washingtonville. P.M. Jan 7, 3 years, 5%. Jan 9, 1905. 10-2718. 2,250
Harper, John to Helene Jacot. Longfellow st, e s, 225 n Freeman st, 25x125.6x25x120.7. P.M. Jan 5, 3 years, 6%. Jan 6, 1905. 11:3007. 1,200
Hill, Frank M. to Mishkind-Feinberg Realty Co. Union av, No 101, w s, 209 n 165th st, rate Wall st, 37.6x135. P.M. Jan 5, 1 year, 6%. Jan 6, 1905. 10-2670. 1,000
Hux, Andreas to Richard Hoff. Prospect av, No 1402, e s, 20.9 n Jennings st, 20.8x87.1x19.9x74.8. Jan 6, 1905, 2 years, 5%. 11:2963. 1,000
Hertz, Hyman to Northwestern Realty Co. Forest av, Nos 979 and 985, w s, 289.4 s 165th st, 58.11x175 to Jackson av. P.M. Jan 3, 1 year, 6%. Jan 6, 1905. 10-2649. 3,000
Hansen, Matthew J. to Grace Schneider. Barretto st, w s, 297.5 s 169th st, 25x131.10x25.4x136.10. P.M. Jan 4, 3 years, 6%. Jan 9, 1905. 10-2718. 4,000
Horowitz, Hyman to Nathan Marcus. Fox st, e s, 90 n 167th st, 100x100. Jan 5, due Dec 19, 1907, 6%. Jan 6, 1905. 10-2728. 4,000
Isaac, Julian to Geo F. Johnson. 156th st, being block bound by s s, 209th e x w Kelly st, s s, x s, a Leggett av, w x e s Dawson st. P.M. Jan 6, 1905, 1 year, 6%. 10-2701. 60,000
Jackson, Max and Harry to Moses L. Olmick. Jackson av, n w cor 160th st, 28x75. Prior mort \$18,000, secures performance of contract. Dec 27, —, without interest. Jan 6, 1905. 10-2637. 1,500
*Jamison, Richard H. to Geo H. Lawrence et al exrs Eliza H. Sias. Newell av, e s, 375 n Elizabeth st, 25x125, Olivville. P.M. Jan 3, 1 year, 5%. Jan 7, 1905. 10-2651. 250
Jones, Joseph H. to Anthony Smyth. Summit av, w s, 4617.5 s 157th st, 100x87.6. Prior mort \$30,000. Jan 6, demand, 6%. Jan 7, 1905. 9-2523. 3,000
*Johnson, John F. to Ruth Barker. 12th av, s s, 255 e 4th st, 56x 114, Wakefield. Jan 7, 2 years, 6%. Jan 9, 1905. 10-2691. 600
*Jamison, Richard H. to Flora W. Hayes. Newell av, e s, 375 n Elizabeth st, 25x125, Olivville. Jan 7, due May 1, 1905, 6%. Jan 9, 1905. 5,000
Joyce, William and Kath P. Hooks to Thomas Booth. Oakland av, n s, 125 w Union av, 25x100. P.M. Jan 10, 3 years, 5%. Jan 12, 1905. 11-3085. 8,000

Jeschke, Wicenty to Polonia Co-operative Savings & Loan Assoc. Forest av, w s, 144.3 s 165th st, 21x91. Dec 14, 1 year, 5%. Jan 11, 1905. 10-2649. 4,500
Kras, Conrad to Wm B. Bormann. Tinton av, No 772, e s, 66.8 s Cedar pl, 16.8x100. Jan 11, due Jan 1, 1905, 5%. Jan 12, 1905. 10-2655. 3,000
Kras, Conrad to Jacob Ott. Tinton av, No 774, e s, 50 s Cedar pl, 16.8x100. Jan 11, 3 years, 5%. Jan 12, 1905. 10-2655. 3,000
Kuhn, August to Helen S. Ogilvie. 3d av, n w cor 152d st, 78.9x 92.8x73.11x61.11. Jan 11, 1905, 5 years, 4%. 9-2374. 36,000
Korn, Daniel L. to Lawyers Realty Co. Robbins av, e s, at e s Westchester av, Nos 910 to 914, runs e 110 x n 124 x n w 79.11 to Westchester av, n s, w s, 76.6 to beginning. Prior mort \$30,000. Jan 11, 1905, installs, 6%. 10-2644. 6,500
*Kein, Solomon to Rosa Solner. 3d st, n e cor G. h av, lots 369 to 372 map Laocnia Park, each 25x114. P.M. Jan 10, installs, 5%. Jan 11, 1905. 1,500
Kellin, George and Jacob Burckel to Amelia Walthera. Prospect av, No 1421, w s, 100 s Boston road, runs s 88.7 x w 151.10 x n 46.1 x e 75.9 x e 107.5. P.M. Prior mort \$8,500. Dec 31, 1 year, 6%. Jan 11, 1905. 11-2662. 6,500
Kenney, Kate to American Mortgage Co. Park av, Nos 4233 to 4237, w s, 279.9 n Tremont av, 50x129.10. P.M. Jan 6, 1905, 5 years, 5%. 11-3027. 5,000
Koehler, John J. to George Barth. Courtlandt av, e s, 25 s 154th st, 25x100. Jan 1, 3 years, 5%. Jan 6, 1905. 9-2400. 1,000
*Kramer, Mary widow of Martin to Wm H. Pound. Main st, s w cor Popl. Pl., 190.5 x 25.6x37.6x9.10. Westchester. Dec 22, 2 years, 6%. Jan 6, 1905. 5,000
*Kavanagh, John W. to Louis R. Berg. 2d av, e s, 145 s 12d st, 30x 100, Olivville. P.M. Jan 3, installs, 6%. Jan 10, 1905. 10-2675. 2,250
Kassel, Abraham and Isaac Goldberg to Morris F. Finkelman. 156th st, n s, 101.3 s 101.3 s 94.3 w Prospect av, 46.1x30.5x10.1x28.10. P.M. Jan 10, due July 10, 1906, 6%. Jan 10, 1905. 10-2676. 2,500
Kenna, George with James Dowds. Willis av, e s, 50 s 136th st, 25x75. Extension mort. Dec 31, Jan 12, 1905. 9-2281. nom
Lawyer to Mortgage Co. with Joseph P. McMahon. Prospect av, e s, 188.11 n Westchester av, 20x72.1x21.1x65.4. Extension mort. Jan 9, Jan 12, 1905. 10-2630. nom
Laue, Charles to James Fullin. St. Anns av, n e cor 141st st, runs n 25.4 x e 30 x s 10.4 x e 80 to Crimmins av, x s 27 to 141st st, s s, 147.1 n w cor 14th st, 190.5, 3 years, 4%. 10-2536. 17,000
Levey, Barney to James T. Barry. Trinity av, e s, 47.0 s 165th st, 50x100. P.M. Dec 29, 1 year, 6%. Jan 12, 1905. 10-2639. 1,250
*Lundin, Meyer D. to The Union Stores Corporation. 130th st, s s, lot 239 map Wakefield, 100x114. Prior mort \$1,000. Jan 11, 3 years, 6%. Jan 12, 1905. 5,000
Livingston, Louis to Mishkind-Feinberg Realty Co. Washington av, No 1748, e s, 155.1 n 174th st, old lines, 54.1x120.6x57.10x 120.5, except part for av. P.M. Jan 10, due July 10, 1906, 6%. Jan 11, 1905. 11-2916. 1,500
Livingston, Louis to Mishkind-Feinberg Realty Co. Washington av, No 748, e s, 100.1 n 174th st, old lines, 55x120.5, except part for av. P.M. Jan 10, 1 1/2 years, 6%. Jan 11, 1905. 11-2916. 3,950
*Livingston, David E. to Henry Bungezer. Av. C, n w cor 14th st, 100.8x104.1x113.9. Unionport. P.M. Jan 10, due, &c, as per bond. Jan 11, 1905. 850
Lese, Louis to American Mortgage Co. 154th st, No 573, n s, 109.8 w Courtlandt av, 33.4x100. P.M. Jan 10, 1 year, 5%. Jan 11, 1905. 9-2414. 2,000
Lese, Louis to American Mortgage Co. Home st, No 978, s s, 133.10 e Tinton av, 40x80.2. P.M. Jan 10, 1 year, 5%. Jan 11, 1905. 10-2671. 3,500
Loren, Charles Jr. to Elbridge G. Duvall. Hull av, s w cor 9th st, 100x100. P.M. Jan 11, 3 years, 5%. Jan 12, 1905. 12-3349. 3,900
Leader, Isaac and Jacob Bloom to Hannah B. Lawton. Wendover av, s s, 100 w 3d av, 25x142.1x25x142.2. P.M. Jan 4, due July 4, 1906, 6%. Jan 6, 1905. 11-2912. 2,000
Lowenfeld, Pincus and William Prager to American Mortgage Co. Boston road or Morse av, w s, bet 169th st and Jefferson st, and being lot 4 map part of lot 91 map Morrisania, 35.6x100x65x55 and 156.1. P.M. Dec 31, 1 year, 5%. Jan 6, 1905. 11-2934. 8,000
Sancroft, William to American Property. P.M. Prior mort \$8,000. Dec 31, 1 year, 6%. Jan 1, 1905. 10-2699. 1,000
Levey, Chas S. and Pauline to Alfred Loeweth. Boston road, Nos 2145 and 2147, n w cor 181st st, 124 to e s 182d st, 100x130 to 181st st x 100. P.M. Jan 7, 5 years, 5%. Jan 9, 1905. 11-3138. 35,000
Langbein, J. C. Julius to Sarah A. Thomas. Elsmere pl, n s, 112.4 e Prospect av, 25x100. P.M. Jan 9, 1905, 2 years, 6%. 11-2956. 1,000
*Larson, Axel F. to Samuel Keeler. 9th av or st, n s, 280 e 4th st, cr av, 25x114, Wakefield. Jan 9, 1905, demand, 6%. 1,000
Lauter, Helen to Ann Jackson. Trinity av, No 920, e 400 n 161st st, 16.8x100. P.M. Prior mort \$3,000. Jan 5, installs, 5%. Jan 6, 1905. 10-2638. 1,550
Same to TITLE GUARANTEE & TRUST CO. Same property. 3,000
Langan, James C. to Margaret Robinson. Mapes av, s e s, 851.1 n e Tremont av, 60x150.2, except part for av. Dec 30, 1 year, 6%. Jan 6, 1905. 11-3108. 400
Littman, Abraham and Ignatz Rosenzweig to Pauline and Chas S. Levy. Boston road, No 1086, late Morse av, e e cor George st, 115.5x224.11 to Trinity av x 100 to George st, x 178, except part for Morse av or Boston road, George st or 106th st and Trinity av. P.M. Dec 27, 3 years, 5%. Jan 6, 1905. 10-2633. 9,000
Lippman, Israel to Leopold Ehrmann. Brook av, n e cor 136th st, 200 x 137th st, 100. P.M. Prior mort \$32,100. Dec 19, 1904, installs, 6%. Jan 6, 1905. 9-2264. 9,000
Lyon, Pauline E. to Van Loan Whitehead and ano exrs and trustees Caroline H. Sperry. 184th st, n w s, bet 181st st and 184th st, 200 x 137th st, 100. P.M. Prior mort \$20,000. Dec 19, 1904, Bassford, runs n w 102.8 x n 25 x s 102.8 to st x s w 23. Jan 8, 5 years, 5%. Jan 7, 1905. 11-3143. 2,000

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Lyons, Jeremiah C to Ernest G Stedman. Tremont av, s e cor Marmon av, 21x200 to Elmore pl. Jan 4, 2 years, 5%. Jan 7, 1905. 11:2960. 8,500

Meagher, Carrie F to U S TITLE GUARANTEE & INDEMNITY CO. s e cor 661.4 n Freeman st, 75x107.5x75.1x103.10. Jan 4, 3 years, 5%. Jan 6, 1905. 11:2935. 7,000

Murray, Alexander to William Lang. Prospect av, s w cor Tremont av, No 1618, 99.2x150.6x99.6x150.8. P. M. Jan 6, 1905, 1 year, 5%. 11:2951. 22,000

Mullins, Annie to Central Mortgage Co. Elm pl, e s, 1411.1 n Prospect st, 3 lots, including in size, 77.4x75x75, 3 morts, each 847.2 sq. Dec 1, 3 years, 5%. Jan 6, 1905. 11:3025. 12,000

McDonald, John to Wm T Purdy. 3d av, Nos 2988 and 2990, e s, 131.2 n Grove st, 43.10x207.9 to w s Bergen av x44.5x204.10. P. M. Prior mort \$18,000. Jan 9, 1905, 1 year, 6%. 9:2263. 12,000

McGrath, John to Clara B Sutcliffe. Southern Boulevard, w s, 175 s Croton Park East, late Penfold av, 50x130.1. P. M. Jan 6, 3 years, 5%. Jan 9, 1905. 11:2940. 10,875

McHefey, James H to Joshua Silverstein. Tinton av, late Beach av, n e cor and at, 2410.1 n P. M. Prior mort \$15,000. Jan 10, 1 year, 5%. Jan 11, 1905. 10:2582. 5,000

Miller, Helen R to Augustus Gareiss. Southern Boulevard, s w cor 186th st, 30.4x113.2x30x108.5; 186th st, s s, 108.6 w Southern Boulevard, 75x130. P. M. Jan 3, 3 years, 5%. Jan 9, 1905. 11:3114. 11,000

Miller, Helen R to Mathias Haffen. Croton Park East, late Penfold av, s s, 154 e Suburban pl, 22x101.10x27x108. Jan 6, 2 years, 5%. Jan 9, 1905. 11:2393. 4,500

Mishkin-Felberg Realty Co to Margt J Dunham and ano. Bathgate av, No 1747, late Madison av, s s, 70 n 174th st, 30x120, except part for Bathgate av. P. M. Jan 9, 1905, due July 9, 1906, 5%. 11:2916. 4,800

Same to Margt J Dunham. Bathgate av, w s, 50 n 174th st, 30x120. P. M. Jan 9, 1905, due July 9, 1906, 5%. 11:2916. 4,800

Miles, John, White Plains, N. Y. to Eva Meyer and ano exrs Jacob Meyer. 200th st, s s, 150 e Orchard st, and 50.5 e Decatur av, 75x101.1x75x101.9. Jan 10, 1905, 3 years, 5%. 12:3270. 10,000

Meyer, Margt A to Sarah V Baker. Lots 3 to 18 map estate John W O'Shaughnessy. P. M. Prior mort \$32,000. Jan 9, 2 years, 5%. 10:15, 10,195. 10:2663. 8,000

Same to same. Same property. P. M. Prior mort \$27,000. Jan 9, due &c, as per bond. Jan 10, 1905. 5,900

Moroney, Nellie M to U S TITLE GUARANTEE AND TRUST CO. Bathgate av, n s, 433.10 e 174th st, 25.2x148.2x25x145.3. P. M. Jan 9, due &c, as per bond. 12:3296. 5,000

Same to Fanny Z Niden. Same property. P. M. Prior mort \$5,000. Jan 9, installs, 5%. 2,100

Milton Realty Co to Mathias Haffen. 170th st, s s, 90 e Webster av, 16.3x100. P. M. Jan 7, 3 years, 5%. Jan 9, 1905. 11:2893. 4,000

Same to Emma R Eckert. 170th st, s s, 106.3 e Webster av, 16.3x100. Jan 7, 3 years, 5%. Jan 9, 1905. 11:2893. 4,000

McClure, David and ano trustees Brian McKenney with George Kemna. Willis av, No 210. Extension mort. Jan 5, Jan 12, 1905. 9:2222. nom

Miller, Louis E to Real Estate Association Cecile of N Y C. Crotona av East, s s, 176 e Suburban pl, 44.3 to w s 173d st, x011.1x65.1x101.10. P. M. Jan 4, 3 years, 5%. Jan 12, 1905. 11:2393. 5,900

Meyer, Margt A to LAWYERS TITLE INS CO. Lots 13, 38 to 43, 122 to 265 and 266 to 271, including Bathgate estate, property Chas B Berg. P. M. Jan 10, due &c, as per bond. Jan 11, 1905. 11:2937-2963-2965-2966-2967-2977-2981-2982-2989-2996. 600,000

Malcan, Henry to Joseph E Ismay. Southern Boulevard, w s, 383 s Westchester av, 106x138-8 parts. Jan 7, due Dec 28, 1906, 6%. Jan 11, 1905. 10:2727. 2,700

Monfried, Max to Christina or Christiana Paff and ano. Tinton av, late Beach av, s w cor 150th st, 124.6x19.6. P. M. Jan 4, 5 years, 5%. Jan 11, 1905. 10:1953. 4,500

Meyer, Christian O to Leo Spachman and ano. 180th st, n s, old line, 75 w Honeywell av, 75x115, except part for st. P. M. Jan 11, 1905, 3 years, 5%. 11:3124. 9,000

Margaret, Regina and Jacob Kulla to WESTCHESTER FIRE INS CO. 170th st, n s, 154 w Franklin av, 25x169. Jan 10, 5 years, 6%. Jan 11, 1905. 11:2932. 2,400

*Monaghan, Christopher to Malinda G Mace. 3d st, s s, being lot 422 map Laconia Park, 25x109.4. P. M. Dec 7, 2 years, 6%. Jan 11, 1905. 102

Mayers, Samuel to John Dalton. Prospect av, w s, 70 s 187th st, 100x100. P. M. Jan 10, 3 years, 5%. Jan 12, 1905. 11:3102. 6,500

Malcolm, Thos D to Wm H Behler. 157th st, n s, 100 w Elton av, 50x100; 157th st, n s, 100 w Elton av, runs n to s Prospect st x w 50 x 50 - n to s 157th st, 100 to beginning. P. M. Dec 20, 11 year, 5%. Jan 12, 1905. 9:2739. 5,000

Murgatroyd, Herbert R and Fredk W to Sadie Freedman. Walton av, e s, 139.3 s Fordham road, 87.6x79.4x87.6x77.10. P. M. Prior mort \$5,000. Jan 11, 3 years, 5%. Jan 12, 1905. 11:3184. 1,200

Newmann, Adolph to Chas H Zumblich. Home st, No 1156, s s, 61.3 e Barrett st, late 125th, 20.84x9.20x18.82.6. P. M. Jan 5, 3 years, 5%. Jan 6, 1905. 10:2719. 1,000

Nurburger, Jacob to Hayman Stoff. Dawson st, s s, 91.10 e Prospect av, 50x128.5x50.6x126.2. Jan 5, 1 year, 6%. Jan 9, 1905. 10:2886. 3,500

Northwestern Realty Co to Hyman Horwitz. Prospect av, s w cor Beck st, or 151st st, 75x100. P. M. Jan 5, 3 years, 6%. Jan 7, 1905. 10:2674. 1,500

Same to same. Prospect av, n w cor 149th st, 50x90. P. M. Jan 5, 3 years, 6%. Jan 7, 1905. 10:2671. 1,000

Same to same. Union av, e s, 75 n 149th st, 50x90. P. M. Jan 5, 3 years, 6%. Jan 7, 1905. 10:2674. 1,000

Naumann, John to Annelicia Gilfrich. 3d av, No 3256, e s, 25.2 s Teasdale pl, 25.2x90.6x25x87.7. P. M. Jan 5, 1905, 3 years, 5%. 10:2821. 6,000

Northwestern Realty Co to Hyman Horwitz. Prospect av, w s, 25 s 150th st, 75x100. P. M. Jan 5, installs, 6%. Jan 6, 1905. 10:2674. 1,500

Northwestern Realty Co to Leopold Ehrmann. Brook av, n w cor 136th st, 200 x 137th st, x100. P. M. Dec 10, 1 year, 6%, 5,000

Niles, Wm W to Isabel W Niles. Woodlawn road, late Scott av, s, 25 s Bainbridge av, 50x100. Jan 6, 3 years, 5%. Jan 10, 1905. 12:3334. 400

Olson, Margaretta to Anna Olson. Robbins av, Nos 603 and 605, n w cor Laconia pl, 60x100 to Terrace pl. P. M. Jan 7, 3 years, 5%. Jan 10, 1905. 10:2623. 12,000

O'Leary, John to George Maurer. Crotona av, No 2401, n w cor 187th st, 100x100, except part for av and st. P. M. Jan 7, 3 years, 5%. Jan 10, 1905. 11:3165. 3,000

O'Leary, Anna E to Bernard C Murray. Boston road, No 1262, s s, 242.7 s w 160th st, runs e 125 x w 7.5 x e 55 x w 94 x n w 58 x n e 7.5 x n 125 to road, x n e 60 to beginning. P. M. Dec 31, 1 year, —. Jan 10, 1905. 10:2663. 20,000

O'Connell, James to Gustav H Kornemann. Topping av, late Lafayette av, e s, bet 173d and 174th sts, and being lot 95 map Mount Hope, 100x106.2x106x116, except part for Topping av. P. M. Dec 31, 3 years, 5%. Jan 10, 1905. 11:2790. 6,000

Pirk, Amalia to Louis Gates. Crotona av, e s, 234.7 n 181st st, 34.8x77.1x34.8x74.7. Jan 5, 6 months, 6%. Jan 9, 1905. 11:4038. 1,500

*Peller, Leon with Malinda G Mace et al trustees, &c. Shell st, s w cor 5th av, lots 790, 791 and 792 map Laconia Park, each 25 x100. Extension mort. May 10, 1904. Jan 9, 1905. nom

*Penfold, Wm W to Wm A Langdon. St Owen pl, s s, lots 42, 43 and 44 map No 1 South Vernon Park. P. M. Oct 25, 3 years, 6%. Jan 7, 1905. 500

*Peterson, Marion S H to Benno Cohen. Sands av, s s, 100 e Schuyler pl, 50x100. Westchester. P. M. Jan 9, 3 years, 5%. Jan 10, 1905. 7,000

Pirk, Amalia to Edwin S Seibert. Crotona av, e s, 15 s 181st st, 25x102. Jan 3, 6 months, 5%. Jan 10, 1905. 11:3096. 2,000

Quinn, Thos J to Manhattan Mortgage Co. Forest av, e s, 225 n 160th st, runs J 140 x n 91.4 x w 142.9 to av x s 91.4 x e 2.8 to beginning. P. M. Jan 9, 2 years, 5%. Jan 11, 1905. 10:2641. 10,000

Same to Estates Settlement Co. Same property. P. M. Prior mort \$10,000. Jan 9, 2 years, 5%. Jan 11, 1905. 5,266.56

Same to same. Tinton av, w s, 150 n 166th st, 166.5x127.3x196.5 x127.4. P. M. Prior mort \$18,000. Jan 9, 2 years, 5%. Jan 11, 1905. 10:2666

Quinn, Thos J to TITLE GUARANTEE & TRUST CO. Tinton av, w s, 150 n 166th st, 166.5x127.3x166.5x127.4. P. M. Jan 9, due &c, as per bond. Jan 11, 1905. 10:2661. 18,000

Raynor, Lillie M to M Gertrude Andrews. Washington av, No 1720, e s, 174th st, 25x100, except part for av and st. P. M. Jan 9, 5 years, 5%. Jan 10, 1905. 11:2915. 9,000

Same to Andrew Gore and ano. Same property. P. M. Prior mort \$8,000. Jan 9, 5 years, 4%. Jan 10, 1905. 5,000

Russell, Henry T to Peter Balen. Prospect av, No 601, w s, 255 n 150th st, 20x100. P. M. Jan 10, 3 years, 5%. Jan 11, 1905. 10:2674. 8,750

Roberts, Helen R to N Y MORTGAGE & SECURITY CO. 182d st, s s, 150 e Grand av, 25x100. Dec 28, 2 years, 5%. Jan 11, 1905. 11:3135. 3,750

Romberg, Anna to Sarah wife of and James J Hanlon. Intervale av, e s, 60.3 n 165th st, 25x95.5. P. M. Jan 3, 3 years, 5%. Jan 7, 1905. 10:2705. 1,500

Rosenberger, Samuel to Fannie Stern. Brook av, w s, 75 n 170th st, 50x90. P. M. Dec 30, due &c, as per bond. Jan 9, 1905. 11:2896. 5,000

Same to Frank Starkman. Brook av, w s, 50 n 170th st, 75x90. P. M. Jan 7, demand, 6%. Jan 9, 1905. 11:2896. 2,200

Same to Jacob Wolf and ano. Brook av, w s, 50 n 170th st, 25x90. P. M. Dec 29, due June 30, 1906, 5%. Jan 9, 1905. 11:2896. 2,600

Reikin, Henry and Samuel L Levy to Northwestern Realty Co. Prospect av, w s, 25 s 150th st, 75x100. P. M. Jan 5, 2 yrs. 6%. Jan 6, 1905. 10:2674. 3,000

Robinson, Isidor to Morris H Hayman. Fox st, late Simpson st, 201.10 n Westchester av, 210x—x—. P. M. Prior mort \$18,000. Jan 6, 1905, 1 year, 6%. 10:2727. 4,000

Same to CENTRAL REALTY BOND & TRUST CO. Same property. P. M. Jan 6, 1905, 3 years, 5%. 38,000

Russell, Robert and Improvement Co to Anna S Finck. 177th st, s s, 169.9 s Jerome av, 25x125. Jan 9, 3 years, 5%. 11:2852. 7,500

Same to Angela K Fiz Gerald. 177th st, s s, 185.9 s Jerome av, 25x125. Jan 10, 1905, 3 years, 5%. 11:2852. 7,500

Rogg, Solomon and William Handman to John F Cavanagh. Chisholm st, e s, n Freeman st, 40x100. P. M. Dec 30, 3 years, 7%. Jan 6, 1905. 9:2425. 4,500

Ravitch, Joseph to Michael Dugan. Bathgate av, w s, bet 176th st and Tremont av, adj lot 37, runs w 100 x n 22 x e 100 n 21 x e 90 to av x s 43, being part lot 36 map Upper Morrisania, except part for av. P. M. Jan 6, 3 years, 5%. Jan 7, 1905. 3,500

*Reynolds, Annie widow to Daniel Doyle. Lots 4, 5, 245 and 246 map Dutchess Land Co of map Benson Estate, Throggs Neck. P. M. Jan 11, 3 years, 5%. Jan 12, 1905. 1,000

Robt, Katie to Nellie Fairfax. 148th st, n e s, 193.8 s Bergen av, 27.1x105.1x25.4x117.7. P. M. Dec 31, 1 year, 5 1/2%. Jan 9, 1905. 9:2233. 2,000

Rothstein, Morris to N Y MORTGAGE AND SECURITY CO. Bathgate av, No 2157, w s, 43.9 n 181st st, 18.9x94.5. P. M. Jan 9, 1905, 3 years, 5%. 11:3040. 4,000

Schmidt, Otto to Emma E Doelle. 157th st, late Prospect st, n e s, 200 s e Cortlandt av, 24x100. P. M. Jan 5, 5 years, 5%. Jan 6, 1905. 9:2425. 4,000

*Seifert, Wolf to Jacob Schmidt. 176th st, n s, 325 w Bronx Park av, 24th Ward, 25x100. P. M. Prior morts \$3,870. Jan 8, due July 3, 1907, 5%. Jan 7, 1905. 3,250

*Sassano, Paul to Charles Smithson. Lot 109 map Van Nest Park. Jan 3, 6 months, 5%. Jan 6, 1905. 3,000

Same to same. Hancock st, w s, 150 s Columbus av, 18.10x100. Van Nest Park. Jan 3, 6 months, 5%. Jan 6, 1905. 700

Schurmacher, Cecelia, Anna Weiss and Rose Schurmacher to Max Brock. 2d av, Nos 400 to 404, e s, 176.11 s 174th st, 3 lots, each 25x90. 3 P. M. morts, each \$1,250. Jan 4, due Mar 1, 1907, 6%. Jan 6, 1905. 11:2930. 3,750

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Siegel, Flora to John Hickey. Washington av, n e cor Fletcher st, or 182d st, 152.3x65.8x149.1x93. P. M. Jan 4, 2 years, 6%.
 Jan 6, 1905. 11:3060.
 Siegel, Flora to Max J Klein et al. Washington av, n e cor Fletcher st, or 182d st, 152.3x65.8x149.1x93. P. M. Prior mortis \$14,500. Jan 5, 1 year, 6%. Jan 6, 1905. 11:3050.
 500 Jan 5, 1 year, 6%. Jan 9, 1905. 11:3050.
 Seeger, John W to Patrick Poy. Crotona av, w s, 225.3 s 179th st, 24.0x75.3x25.10x85.7. P. M. Jan 4, 3 years, 5%. Jan 6, 1905. 11:3070.
 Siegel, Philip to Philipp Hoffmann. Tinton av, w s, 125 n Elm now 146th st, 50x100. Jan 3, 3 years, 5%. Jan 6, 1905. 10:2577.
 Smith, Michael to Theodore Rochrs. Crotona av, No 2114, e s, 91 s 181st st, 25x102. Jan 7, 3 years, 5%. Jan 9, 1905. 11:3006.
 2,000
 Stoloff, Julius to Louis Starr. Tinton av, late Beach av, s e cor 151st st, 100x100. P. M. Jan 6, 1 year, 6%. Jan 7, 1905. 10:2604.
 Schneider, Isaac to American Mortgage Co. Clinton av, n e cor 175th st, 194x90.2, except part for av and st. P. M. Jan 5, 1 year, 5%. Jan 6, 1905. 11:2949.
 13,000
 Same to same. Same property. P. M. Prior mort \$13,000. Jan 5, 1 year, 6%. Jan 6, 1905. 11:2949.
 Schuch, Catharine to Emma E Steele. Alexander av, n e cor 131th st, 20x75. Dec 30, 3 years, 5%. Jan 9, 1905. 9:2297.
 2,500
 *Schultz, Peter to Edgar Shoemaker. Plots 334 and 347 map Arden property, Eastchester. P. M. Jan 6, 2 years, 6%. Jan 9, 1905. 11:3006.
 400
 Schultheis, Gottlieb to Alois Neknez. Freeman st, n s, 60 e Chisholm st, 30x85. P. M. Jan 9, 1905, 3 years, 5%. 11:2972.
 2,000
 Sharkey, John G to Amanda P Davis. Jefferson st, s s, 175 e Franklin av, 25x145.2. Prior mort \$3,000. Jan 7, installs, 6%. Jan 9, 1905. 11:2933.
 500
 Smith, Geo W to Annie Severynse. 156th st, No 566, s s, 225 w Courtland av, 25x100. P. M. Jan 5, 3 years, 5%. Jan 6, 1905. 9:2415.
 2,000
 Samuels, Edw I and Charles Shapiro to Christina Denhard. Washington av, n w cor 166th st, 72x87.7. P. M. Jan 10, 2 years, 5%. Jan 12, 1905. 9:2288.
 16,500
 Sherwood, William to FRANKLIN SAVINGS BANK. 160th st, Nos 677 and 679, n s, 200 w Elton av, 50x100. Jan 12, 1905, 5 years, 4 1/2%. 9:2288.
 15,000
 *Shelinger, John R to Leon Peibel. 5th av, s w cor Shiel st, being lots 790, 791 and 792 map Lacomia Park, 75x100. P. M. Jan 9, 1905, 1 year, 6%.
 500
 Solomon, Meyer to Clara MacArthur. Union av, w s, 150.1 s 166th st, 25x100. Prior mort \$3,500. Jan 10, 3 years, 5%. Jan 11, 1905. 10:2677.
 1,800
 Solomont, John A and August H Daum to Charlotte Ohle. Mapes av, late Johnson av, s e s, 560 n e Tremont av, 132.11x50.2x 133.50x2, except part for av. Jan 10, 2 years, 5%. Jan 11, 1905. 11:3108.
 4,000
 Solomon, Frank to Mary J Kelly. Concord av, n e cor 150th st, 175x44. P. M. Jan 10, 5 years, 5%. Jan 11, 1905. 10:2642.
 9,250
 Solomon, Frank to Benjamin Harris. 150th st, No 951, n s, 44 e Concord av, 50x175. P. M. Jan 10, 3 years, 5%. Jan 11, 1905. 10:2642.
 1,250
 Solomon, Frank to Mary Morhardt. 150th st, No 951, n s, 44 e Concord av, 50x175. P. M. Jan 10, 3 years, 5%. Jan 11, 1905. 10:2642.
 6,000
 Schmitt, Wm F to Lenora Voelker. Vyse st, w s, 145 s Freeman st, 25x100. Jan 10, due, &c, as per bond. Jan 11, 1905. 11:2986.
 750
 Schiffer, Joseph to Irving S Balcom. Lorillard pl, w s, bt 3d av and 187th st, lot 134 map Union Hill, Powell estate, 50x100. P. M. Jan 10, 3 years, 5%. Jan 11, 1905. 11:3055.
 8,000
 Smith, Edwin W to Walter C Clements, Montclair, N. J. Garden av, s s, 400 e Orchard pl, 25x200. Jan 10, 1905, 1 year, 5%. 11:3089.
 1,250
 Scheriner, Emil A J to Anne Gully. Villa av, No 21, w s, 334.11 n 200th st, or South Boulevard, 25x100. P. M. Jan 10, 1905, 3 years, 5%. 12:3321.
 3,500
 Schenck, Louis A to MUTUAL LIFE INS CO. Fulton av, n w s, 163.9 s w 168th st, runs n w 195.1 x n e 143.6 to 168th st, x s e 135.5 x s w 28.2 x s e 69.8 to av, x s w 74.11 to beginning. P. M. Jan 9, due, &c, as per bonds. Jan 10, 1905. 10:2669.
 12,000
 *Torrens, Benjamin with Martha Wilson. 2d av, s, 150 w 5th st, 150x114, Wakefield. Extension reduced mort. Jan 3, Jan 10, 1905. nom
 Taylor, Joseph W to Stephen Butler. Road from West Farms to Hunts Point w s adj land L Pierce, runs s w 13.1 x s w 81.5 x n w 194.2 x n e 36.4 x s e 238.2 to beginning, except part for West Farms road. P. M. Jan 3, 3 years, 6%. Jan 10, 1905. 11:3015.
 1,000
 Tepper, Isaac and Samuel Baturin to Arthur J O'Leary. Washington av, w s, 284.10 n 166th st, 29.6x150, except strip on s s 0.2x— and except part for av. P. M. Prior mort \$6,300. Jan 3, due, &c, as per bond. Jan 10, 1905. 9:2388.
 3,500
 Tepper, Isak to Julius A Flaum. Bathgate av, Nos 1624 and 1626, s w 180 n 172d st, 2 lots, each 25x90.7. 2 P. M. mort, each \$2,150; each sub to mort \$12,000. Jan 3, 2 years, 6%. Jan 10, 1905. 11:2920.
 4,300

Terry, Seth S to James C Fargo as president American Express Co. Park av, n w cor 189th st, 85.3x66.10x90.6x68.9. P. M. Jan 11, 1905, 5 years, 5%. 11:3033.
 *Torrens, Birk G to Fredk G Leubaucher. 2d av, s s, 250 w 5th st, 50x114, Wakefield. P. M. Dec 29, 3 years, 5%. Jan 10, 1905. 5:000
 Tietze, Henry, of Yonkers, N. Y. to John O Baker. Sedgwick av, w s, 108.5 s w Kingsbridge road, 51.3x133x50x121.10; Sedgwick av, w s, 310.2 s w Kingsbridge road, runs n w 135 x s w 150 x s w 32.11 x s w 251 x s s 121.9 to Sedgwick av x n e 200.9 to beginning. P. M. Jan 12, 1905, 3 years, 5%. 11:3237.
 19,200
 *Tape, Regina to EASTCHESTER SAVINGS BANK of Mt Vernon. N. Y. 16th av, s s, 105 w 4th st, 25x114, Wakefield. Dec 27, 1 year, 5%. Jan 9, 1905.
 2,000
 Tepper, Isak to Isaac Schmeidler. Clinton av, n e cor 175th st, 194x90.2. P. M. Prior mort \$——. Jan 6, due Dec 30, 1905, 6%. Jan 7, 1905. 11:2949.
 3,000
 Thoms, Albert to Manhattan Mortgage Co. Vyse av, w s, 100 s 172d st, 25x100. Jan 5, 3 years, 5%. Jan 6, 1905. 11:2988.
 4,000
 Tesoro, Filomena to James Mangan. Crescent av, s w cor Belmont av, late Madison av, 128.9x45x100x113, except part for av. Jan 5, 3 years, 5%. Jan 6, 1905. 11:3087.
 5,500
 Townsend, Ida B to John N Bull. Norwood av, late Deatur av, 128.13x100, 105th st, 50x112.6. Jan 3, 3 years, 6%. Jan 7, 1905. 12:3353.
 2,200
 United Hebrew Charities of N Y with Henry L Phillips et al. Prospect av, e s, 249.1 n Westchester av, runs e 85.8 x n e 14.3 x n w 81 n e 22 x w 83.3 to Prospect av, x s 20.2. Extension mort. Dec 21, Jan 12, 1905, 2 years, 6%. 11:3006.
 nom
 Wittner, Joseph to Louis Lese et al. St Anns av, s w cor 135th st, 100x200. P. M. Prior mort \$40,000. Dec 29, due June 15, 1906, 6%. Jan 7, 1905. 9:2262.
 4,500
 Waker, Joseph and Max to Cath M Manley. Washington av, n w cor 184th st, late Adams st, 25.1x121.9x25x124, except part for av. P. M. Jan 3, 3 years, 5%. Jan 9, 1905. 11:3038.
 3,000
 Same to same. Washington av, n w cor 184th st, late Adams st, 25.1x80.9x25x78.6, except part for av. P. M. Jan 3, 3 years, 5%. Jan 9, 1905. 11:3033.
 2,000
 Wedguff, Louis G to Lillian First. 164th st, No 1039, n s, 33.7 w Stebbins av, 19.6x74.7. Jan 9, 1905, due Aug 15, 1905, 6%. 10:2690.
 500
 *Wimmer, Philip to William Risslek. Lots 92 and 93 map Westchester Terrace, 50x116.11x47.8x120.4. P. M. Jan 3, 3 years, 5%. Jan 6, 1905.
 2,800
 Weil, Carrie J to Max J Klein et al. Washington av, s w cor 181st st, 75x95. P. M. Prior mortis \$6,000. Jan 5, 3 years, 6%. Jan 6, 1905. 11:3037.
 2,500
 Weil, Carrie J to Annie R Bauerdorf. Washington av, s w cor 181st st, 25x95. Jan 5, 2 years, 4 1/2%. Jan 6, 1905. 11:3037.
 3,500
 Wahlig & Sonsin Co to James M Wenz. Clinton av, s e cor 170th st, 167.8x111.2x119.2x93.5. P. M. Dec 31, due July 1, 1905, 6%. Jan 6, 1905. 11:3005.
 70,000
 Same to same. Same property. Certificate as to consent of stockholders to above mort. Dec 31, Jan 6, 1905.
 —
 Wever, Richard to Fredk Spahlinger. Washington av, e s, 4210 n 163d st, 50x100, except part for av and st. Prior mort \$3,000. Jan 12, 1905, 3 years, 4%. 9:2298.
 11,000
 White, Ethna M to Columbian J Kelly. Hoe av, w s, 175 s 172d st, 25x100. P. M. Jan 12, 1905, 3 years, 6%. 11:2981.
 1,000
 Whitlock, Wm with Eliz V Carter. 148th st, No 673, n s, 193.8 s e Bergen av. Extension mort. Dec 20, Jan 12, 1905. 9:2293. nom
 *Wich, Christopher and Elizabeth his wife to Gregor Bertsche. Morris Park av, n s, 25 w Madison st, Van Nest Station, 25x100. Jan 9, 3 years, 5%. Jan 10, 1905.
 4,000
 Wright, Wm H to Wm H Valentine and ano. Lots 36 to 39 map 84 lots estate Susan A Valentine. P. M. Jan 10, 1905, 3 years, 5%. 12:3294.
 3,400
 Same to same. Lots 45 to 49 same map. P. M. Jan 10, 1905, 3 years, 5%. 12:3294.
 3,700
 Same to same. Lot 35 same map. P. M. Jan 10, 1905, 3 years, 5%. 12:3294.
 500
 Same to same. Lots 40 to 44, same map. P. M. Jan 10, 1905, 3 years, 5%. 12:3294.
 4,000
 Zinegraf, Louisa to Chas A Laumeister. 144th st, No 821, n s, 375 e Brook av, 25x100. P. M. Prior mort \$11,000. Dec 16, 1 year, 6%. Jan 10, 1905. 9:2271.
 2,250

MORTGAGES—ASSIGNMENTS.

(The dates following the description of the property given in this list indicate when the assignment was recorded.)

January 6, 7, 9, 10, 11, 12.

BOROUGH OF MANHATTAN.

American Mortgage Co to Lincoln Trust Co. 122d st, s s, 100 e 24 av, 18.4x100.11. Jan 6, 1905.
 6,530.69
 American Mortgage Co to Lillie B Lillenthal. 33d st, No 205 2d av, Jan 9, 1905.
 24,143.33
 Same to Mutual Life Ins Co. 7th av, No 228. Jan 6, 1905.
 15,000
 American Mortgage Co to Lincoln Trust Co. 165th st, No 1008 East. Jan 6, 1905.
 4,510

WOOD-MOSAIC CO.

315 FIFTH AVE. (32d St.) TEL. 869 MAD. 94.

American Mortgage Co to Lincoln Trust Co. Bathgate av, No 2000, 5,067.36
 Jan 6, 1905. nos 324
 American Mortgage Co to James P Woodruff. 75th st, Nos 224, 1,001.50
 and 328 East. Jan 9, 1905.
 American Mortgage Co to James P Woodruff. Allen st, Nos 106 5,025
 and 109, s e cor Delancey st. Jan 9, 1905.
 American Mortgage Co to Mutual Life Ins Co of N Y. Allen st, 30,400
 Nos 106 and 108, s e cor Delancey st. Jan 9, 1905.
 American Mortgage Co to Edw L Coster. 51st st, 15,001.81
 Jan 11, 1905.
 Same to Mutual Life Ins Co. 96th st, s s, 140 w 1st av. 10,000
 1905.
 Arnstein, Henry to Sander Jarmulowsky. Lenox av, n w cor 143d st, 73.1x100. Jan 10, 1905.
 Bronx Investment Co to N Y Security & Trust Co. 45th st, s, 22,000
 516.8 w 6th av, 16.8x100.4. Jan 11, 1905.
 Bond & Mortgage Guarantee Co to Bank for Savings, N Y. 35th
 st, No 4 East. Jan 11, 1905.
 Bond and Mortgage Guarantee Co to Bank for Savings, N Y. 30th
 st, Nos 133 and 137 East. Jan 12, 1905.
 Brockway, Joseph D to Robert Muir. 8th av, Nos 545 and 547.
 Jan 12, 1905.
 Caehr, Herman to Serena Wasserman. 111th st, No 17 West. Jan 11, 1905.
 Brooklyn Savings Bank to Bond & Mortgage Guarantee Co. Lex-
 ington av, n e cor 49th st, 100.5x51.3. Jan 11, 1905.
 Blumberg, Isaac to Joseph Larchan. Columbia st, e s, 120.1 n
 Delancey st, 26.10x100. Jan 9, 1905.
 nom
 Blatchford, Samuel A trustee Julia M Porter to Samuel A Blatch-
 ford and ano trustees for Mary Van Dyke. 57th st, No 409 East.
 Filed and discharged Jan 9, 1905.
 Bliss, Ernest C exr William Bliss to Anna D Bliss. 85th st, Nos
 120 and 122 East. Jan 7, 1905.
 Bliss, Anna D to Ernest C Bliss exr William Bliss. Delancey st,
 No 104. Jan 6, 1905.
 Blake, Henry S and ano trustee John E Blake to N Y Security &
 Trust Co. Waverly pl, No 108. Jan 6, 1905.
 Same to same. 2d av, e s, 76 s 93d st, 25x100. Jan 6, 1905.
 11,000
 Cohn, Walter J to Hermes Realty Co. Av St John, n w cor Fox
 st, 250 to Beck st, 100 1/4 part. Jan 6, 1905.
 nom
 Same to Edward Baer. Av St John, n w cor Fox st, 250 to Beck
 st, 100 1/4 part. Jan 6, 1905.
 nom
 Cohn, Walter J to Simon Myers and ano. St Johns av, n w cor
 Fox st, 250 to Beck st, 100 1/4 part. Jan 6, 1905.
 nom
 Cohn, Simon to Morris Weinstein. Assigns 2 morts. 115th st,
 Nos 462 and 464 East. Jan 6, 1905.
 other consid and 100
 Cochran, Elizabeth and ano to Bond & Mortgage Guarantee Co.
 35th st, No 4 East. Jan 6, 1905.
 70,000
 Clark, Bernard J to Emanuel Lowinson. Park av, No 1980, n w
 cor 133d st, No 63 East. Jan 9, 1905.
 nom
 City Real Estate Co to Joseph T Low. 40th st, s s, 120 w Madison
 av, 30x98.9. Jan 11, 1905.
 85,000
 City Mortgage Co to N Y Security & Trust Co. 143d st, n s, 350 e
 8th av, 25x3 1/2 blk. Jan 11, 1905.
 nom
 Same to same. 143d st, n s, 425 e 8th av, 25x 1/2 blk. Jan 11,
 1905.
 nom
 Clark, Nathan E to Jacob Rauth. Assign 4 morts. 83th st, No
 104, s s, 82 1/2 e Park av, 25.6x102.2; 83d st, s s, 1,501 e Park av,
 28.10x102.2. Jan 10, 1905.
 nom
 County Holding Co to N Y Security and Trust Co. 60th st, No
 145 East. Jan 12, 1905.
 15,000
 Durham, Israel W to the Insurance Commr of State of Pa as trustee
 for all policy-holders of Security Trust and Life Ins Co to the
 Security Trust and Life Ins Co. 48th st, No 351 W. Filed and
 discharged Jan 12, 1905.
 4,000
 Danahar, John J to Patrick Dempsey. 31st st, n s, 200 w 9th av, 25x
 38.9. Jan 10, 1905.
 3,500
 Daniels, Cornelius and ano to Henry M Leipziger. 128th st, No 123
 East. Jan 11, 1905.
 nom
 Duff, John J to The Mutual Bank. 120th st, Nos 223 and 225
 West. Jan 7, 1905.
 6,000
 Davidoff, Maximilian to Monroe Beck. 97th st, No 337 East.
 Jan 6, 1905.
 nom
 Doughy, Francis E trustee Betsy A Hart to Lincoln Trust Co. 103
 e s, e cor 8th st, 19x70. Jan 6, 1905.
 13,055.26
 Same to same. Greenwich st, w s, 25 n Perry st, 25.6x93.5x29.8x
 83. Jan 6, 1905.
 17,582.64
 Same to same. Greenwich st, w s, 50.6 n Perry st, 25.5x82.7x1rreg.
 15.5. Jan 6, 1905.
 2,000
 Same to same. Sullivan st, No 79. Jan 6, 1905.
 25,106.26
 Same to same. Attorney st, e s, 150 s Rivington st, 25x75. Jan
 6, 1905.
 15,573.19
 Same to same. Ludlow st, w s, 125.4 s Stanton st, 25x87.8. Jan
 6, 1905.
 38,075.50
 Same to same. Broome st, s s, 140 w Attorney st, 20x75. Jan 6,
 1905.
 7,033.06
 Same to same. West End av, e s, 25.5 s 69th st, 25x100. Jan 6,
 1905.
 20,494.44
 Doughy, Francis E as trustee of Betsy A Hart to Lincoln Trust Co.
 Union av, s w cor 150th st, 30x80. Jan 6, 1905.
 15,243.75
 *Doell, Wm to Anna Olsson. Av C, w s, 28 n 2d st, 25x90. Jan 6,
 1905.
 2,000
 Doughy, Francis E trustee Betsy A Hart to Lincoln Trust Co. 157
 st, s s, 200 w Morris av, 27.9x118.3. Jan 6, 1905.
 4,018.89
 Doelner, John T to George Brown. An interest. Brook av, w s,
 362.7 s 171st st, 100x30.2x100.1x35.8. Jan 6, 1905.
 1,000
 Eydberg, Abraham to Michael Hirsch and ano. Rivington st, n e
 cor Norfolk st, 34x78. Jan 6, 1905.
 1,200
 Elms, Nathaniel B to Eliza M Cochran. 183d st, s s, 270 w Am-
 sterdam av, 100x104.11. Jan 9, 1905.
 7,000
 Finck, Henry admr Philippina Finck to Henry Finck and ano.
 2d st, No 189. Jan 6, 1905.
 12,000
 Friedman, Chas and Henry to Sigmund Ashner. 111th st, Nos 128
 and 130 East. Jan 6, 1905.
 nom
 Friedman, Charles and Henry to Sigmund Ashner. 113th st, Nos
 122 and 124 East. Jan 6, 1905.
 nom
 Friedlander, Reuben and ano exrs Henrietta to Jennie Friedlander
 and ano. 30th st, No 114 East. Jan 10, 1905.
 nom
 Golde & Cohn to Sol Cohn. 112th st, No 3 East. Jan 10, 1905. nom

BROOKLYN BRANCH 153 Lawrence St.
 TELEPHONE, 3200-MAIN

Parquet Floors & Wood Carpet.

Greenfeld, Samuel and ano to Charles Meshel. 105th st, n s, 100
 e 2d av, 25x100.11. Jan 7, 1905.
 4,000
 Goldberg, Joseph M to Christian Abele. 63d st, No 106 West. Jan
 6, 1905.
 1,000
 Goodstein, Harry to Valentine Gumprecht. 62d st, No 340 East.
 Jan 6, 1905.
 100
 Garbel, Charles to Isidore Moll. 116th st, No 60 East. Jan 6,
 1905.
 4,400
 Same to same. 116th st, No 56 East. Jan 6, 1905.
 4,400
 Same to same. 116th st, No 58 East. Jan 6, 1905.
 4,400
 Geller, Frederick to Maria E Whitehead. 2d av, No 893. Jan 9,
 1905.
 9,500
 Gussaroff, Elias to Rosabelle L Murphy. 116th st, s s, 200 w Man-
 hattan av, 50x irreg 42x5x100.11. Jan 9, 1905.
 nom
 Gihuly, Michael J to James R Donaldson. 108th st, s s, 100 e 2d
 av, 27x125.5. Jan 12, 1905.
 nom
 Herzog, Rosa to George Wolf. 98th st, No 63 East. Jan 12, 1905.
 100
 Holander, Adolph to State Bank. Clinton st, Nos 240 and 242
 Jan 12, 1905.
 nom
 Hoffman, Fletcher L to Pierre W Wildey. 24th st, s s, 164 e 4th
 av, 20x98.9. Jan 10, 1905.
 4,000
 Henke, Robert to Mamie Stera. MacDougal st, No 52. Jan 10, 1905.
 4,925
 Hutton, Wm R and ano trustees Benjamin H Hutton for Chas G
 Hutton to Henry A Hutton. 94th st, s s, 400 e 2d av, 25x100.8.
 Filed and discharged Jan 11, 1905.
 11,000
 Hallett, G De Wayne exr Giles H Mandeville to Rachel Mandeville
 et al, s w cor 7th st, 28x64.2. Jan 11, 1905.
 nom
 Hoenninger, Anna widow to Henry Knopf. 83d st, No 519 East.
 Jan 9, 1905.
 3,000
 Howe, Henry J to Emma G Howe. 100th st, No 428 West. Jan
 9, 1905.
 750
 *Hamilton Bank to Julius Grossmann. Assign 2 morts. 182d st, Nos
 s, 81.1 e Belmont av, 27.1x31.6x25.6x15.8. lot 110 map Nell
 estate, 24th Warrl. Jan 6, 1905.
 nom
 *Same to Adeline Grossmann. 178th st, n s, 35.6 w road to West
 Farms Station, 50x100. Jan 6, 1905.
 nom
 Hoffman, Simen to Rosa Heilbrunn. Pitt st, No 133. Jan 11,
 1905.
 2,500
 Heiner, Emanuel and ano to Linda Frankenthal. Assigns two
 morts. 147th st, n s, 75 w 8th av, 2 lots, each 25x100.5. Jan
 9, 1905.
 200
 Hutton, Wm R and ano trustees Benj H Hutton for Chas G Hutton
 to Jane M Hutton. 94th st, s s, 175 e 2d av, 25x100.8. Filed
 and discharged Jan 7, 1905.
 11,000
 Henry Elias Brewing Co to Katharine Elias. 114th st, No 421
 East. Jan 6, 1905.
 11,400
 Hollder, Adolph to Monroe Beck. Assigns 2 morts. 146th st, n
 s, 100 e 7th av, 150x99.11; 145th st, n s, 125 w Lenox av, 150x
 1/2 blk. Jan 6, 1905.
 nom
 Haims, Louis to Pincus Lowenfeld and ano. 5th st, n s, 190.9 n
 Av A, 24.1x197. Jan 6, 1905.
 3,000
 Same to same. 14th st, No 606 East. Jan 6, 1905.
 2,375
 Isaacs, Augusta to Alice B Newhouse. 24th st, No 160 West.
 Jan 12, 1905.
 11,000
 Jarmulowsky, Sender to Joseph Yska. Broome st, No 387, s w
 cor Mulberry st, No 177. Jan 12, 1905.
 nom
 Johnson, Geo W to Margaret Johnson. 150th st, Kelly st, Leggett
 av, Dawson st, the block. Jan 6, 1905.
 60,000
 Jacobus, Chas L et al exrs Lyman A Jacobus to Fredk B Jacobus.
 83d st, No 425 East. Jan 6, 1905.
 14,000
 Jackson, Isidore and ano to Abraham Eydberg. Rivington st,
 n e cor Norfolk st, 34x78. Jan 6, 1905.
 1,200
 Johnson, Millard F to J Hull Browning. 106th st, Nos 100 to 104
 East. Jan 10, 1905.
 4,000
 Kramer, Louis to Daniel J Neudelson. 10th st, n s, 300 w 1st av,
 25x94.10. Jan 6, 1905.
 4,500
 Korn, Isidore S and ano to Bertha S Korn. Chrystie st, No 195,
 Jan 6, 1905.
 22,000
 Same to same. Same property. Jan 6, 1905.
 3,000
 Same to same. Houston st, Nos 161 and 163 West. Jan 6, 1905.
 11,000
 *Keeler, Samuel to Wm B Hobby trustee Benjamin Bailey. White
 Plains road, n e cor 10th av, 30x105, Wakefield. Jan 6, 1905.
 3,850
 *Keeler, Samuel to Wm B Hobby trustee Benjamin Bailey. White
 Plains av, s e cor 15th st, 11x27.8. Jan 6, 1905.
 3,000
 Klein, Samuel to Isaac Blumberg. Columbia st, e s, 120.1 n
 24.10x100. Jan 9, 1905.
 nom
 Kreshover, Leo to Wilson M Powell. 43d st, s s, 179 e 10th av,
 19x100.5. Jan 9, 1905.
 5,000
 Same to Jacob Frankenthal. Assigns two morts. 181st st, s s,
 100 e Audubon av, 20x116.6; Lenox av, No 452. Jan 9, 1905.
 8,000
 Keppler, Martin to Amelia P G Fannon and ano. Sherman av, n w
 cor Hawthorne st, 100x100. Jan 6, 1905.
 12,000
 Koizer, Abraham A to Van Norden Trust Co. Water st, Nos 492
 and 494. Jan 11, 1905.
 1,000
 Klarman, Maier to Morris and Henry Kahn. Pitt st, No 27. Jan 10,
 1905.
 nom
 Kobre, Max to Van Norden Trust Co. Cherry st, No 384, and Scam-
 mil st, Nos 45 and 47. Jan 12, 1905.
 nom
 Kenney, Edw J Jr, to Harry B Simons and ano. 13th st, Nos 220
 and 222 West. Jan 12, 1905.
 nom
 Lems, Eliz S to Franklin B Lord. 100th st, n s, 70 w West End av,
 15x85. Jan 10, 1905.
 3,500
 Lemen, Annie to Gerson M Krakover. 127th st, Nos 277 and 279
 West. Jan 10, 1905.
 1,000
 Leonie, James J to Moritz Gruenstein. 87th st, No 246 East. Jan 10,
 1905.
 nom
 Lese, Louis and ano to Catharina Gerhards. 119th st, No 416, s s,
 170 e 1st av, 25x100.10. Jan 10, 1905.
 1,500
 Lese, Louis et al to Ignatz Roth. 140th st, s s, 300 e Lenox av,
 runs s 99.11 x e 25 x s 99.11 to 130th st x e 25 x n 190.10 to
 140th st x w 50. Jpn 11, 1905.
 nom
 Lesser, Louis to Chany Gordon. Allen st, No 161. Jan 11, 1905.
 nom

Rockland-Rockport Line Company

Manufacturers of the following Brands of
Rockland Lime
EXTRA FINISHING LUMP No. 1 or
Common
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 FIT.

Look for these words on the head of every barrel:
"Manufactured by Rockland-Rockport Line Company"
DO NOT BE DECEIVED BY ANY SUBSTITUTES
NEW YORK OFFICE, FULLER BUILDING, BROADWAY AND 23d STREET

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Telephone 307 Greenpoint

EUREKA BRAND OF PREPARED PURE WHITE LIME
which is superior to any other lime or wall plaster
now on the market. GUARANTEED NOT TO FIT.

Lippman, Israel to Sigmund Ashner. 8th st, Nos 380 and 382 East. Jan 11, 1905. nom

Layfers Mortgage Co to Joseph C Hand. 33d st, Nos 38 and 40 West. Filed and discharged Jan 11, 1905. 55,000

Leese, Louis to Ignatz Roth. 138th st, n s, 295 w 5th av, 75x99.11. Jan 11, 1905. nom

Same to same. 139th st, n s, 400 e Lenox av, 50x99.11. Jan 11, 1905. nom

Landauer, Julius to The State Bank. 107th st, No 304 East. Jan 6, 1905. nom

Levin, David to August Ruff and ano. Assigns 2 mortg. 12th st, Nos 526 and 528 East. Jan 6, 1905. other consid and 100

Leask, George et al exrs Oliver W Buckingham to Harriet E Buckingham and ano. St Nicholas av, w s, 59 7 x 165th st, 160.1 to s s 164th st, 217.5x150.15. Jan 6, 1905. 37,500

Max Clara and Della to Robt L Luteley. 146th st, No 269, n s, 150 e 8th av, 57.5x99.11. Jan 9, 1905. 4,200

Same to same. 146th st, No 273 West. Jan 9, 1905. 4,200

Same to same. 146th st, No 271 West. Jan 9, 1905. 4,200

Manhattan Mortgage Co to Florence Pinner. Prospect av, cor 181st st, 66.1x150.2. Jan 7, 1905. 4,021.67

Same to same. Lots 70 and 71 map 71 lots Kingsland estate at Morris Heights. Jan 7, 1905. 5,045.14

Manhattan Mortgage Co to John R Maloney. Vyse av, w s, 100 s 24th st, 25x100. Jan 6, 1905. 4,000

Miller, Wilhelmina and ano exrs, ec, Margaretta Scheig to Wilhelmina Miller. Trinity av, e s, 22 s 163d st, 28x100x30x ir. Jan 6, 1905. 13,000

Macy, Wm H, Jr, exr Albert B Strange to Augusta E Reese. 136th st, s s, 181.0 e Alexander av, 35x100. Jan 6, 1905. 15,000

Same to same. 136th st, n s, 206.6 e Alexander av, 25x100. Jan 6, 1905. 15,000

Same to same. Brock av, e s, 25 n 145th st, 24.6x100. Jan 6, 1905. 12,000

Manhattan Mortgage Co to Francis J Egan. Cambreling av, cor 189th st, 20x100. Jan 6, 1905. 4,237.32

Same to same. Crotona av, w s, 200 n 187th st, 25x80. Jan 6, 1905. 3,833.78

Makransky, Samuel to State Bank. King st, Nos 60 and 62. Jan 6, 1905. nom

Mann, W S Stanwood to Cornelia A Bleecker. 8-15 parts. 62d st, No 226 West. Jan 7, 1905. 4,900

Same to Isabella S Beekman. 7-15 parts. Same property. Jan 7, 1905. 4,200

Mayer, Leopold to Walter J Cohn. Cherry st, No 153. Jan 6, 1905. nom

Murray, Andrew F to John F Calhoun. 116th st, No 36 West. Jan 6, 1905. 2,500

Macy, Wm M, Jr, exr Albert B Strange to Augusta E Reese, Orange, N J. 126th st, s s, 75 e Boulevard, 25x99.11. Jan 6, 1905. 17,000

Same to same. 126th st, s s, 100 e Boulevard, 25x99.11. Jan 6, 1905. 17,000

Miller, Wilhelmina and ano exrs and trustees Margaretta Scheig to Wilhelmina Miller. 48th st, n s, 180 w 24 av, 20x100.5. Jan 6, 1905. 9,000

Same to same. 71st st, n s, 138 w 2d av, 18.6x102.2. Filed and discharged Jan 6, 1905. 6,500

Macy, Wm H, Jr, trustee Albert B Strange to Augusta E Reese, Orange, N J. 112th st, n s, 205 e 7th av, 30x100.11. Jan 6, 1905. 29,500

Same to same. 113th st, s s, 203.9 e 6th av, 26.3x100.11. Jan 6, 1905. 25,000

Macy, Wm H, Jr, trustee Albert B Strange to Augusta E Reese, Orange, N J. 8th av, w s, 50.8 s 112th st, 25x100. Jan 6, 1905. 23,000

Macy, Wm H, Jr, exr Albert B Strange to Augusta E Reese, Orange, N J. 103d st, n s, 105 w Manhattan av, 20x100. Jan 6, 1905. 19,000

Same to same. 103d st, n s, 75 w Manhattan av, 30x100.11. Jan 6, 1905. 31,000

Same to same. 127th st, s s, 225 w Lenox av, 25x99.11. Jan 6, 1905. 19,000

Same to same. 126th st, n s, 285 w 3d av, 25x99.11. Jan 6, 1905. 17,000

Same to same. 126th st, s s, 80 e 3d av, 27.6x99.11. Jan 6, 1905. 29,000

Same to same. 112th st, n s, 270 w 5th av, 25x100.11. Jan 6, 1905. 20,000

Same to same. 124th st, s s, 275 e Amsterdam av, 25x100.11. Jan 6, 1905. 21,000

Same to same. 111th st, s s, 155 e Park av, 33.4x100.11. Jan 6, 1905. 34,000

Same to same. 180th st, s s, 60 w Madison av, 25x100.11. Jan 6, 1905. 22,000

Same to same. 98th st, s s, 175 e Park av, 25x100.11. Jan 6, 1905. 16,000

Macy, Wm H, Jr, exr Albert B Strange to Augusta E Reese. Prince st, Nos 96 to 100. Jan 6, 1905. 63,338.61

Same to same. 122d st, n s, 60 e Lexington av, 25x100.11. Jan 6, 1905. 21,000

Same to same. 1st av, n e cor 105th st, 25.3x91. Jan 6, 1905. 18,000

Same to same. 103d st, n s, 74.7 e 2d av, 25.5x100.5. Jan 6, 1905. 9,000

Mutual Mortgage Co to Jeanne V McKune. 3-10 pars. 145th st, s s, 90 w Convent av, 10x99.11. Jan 6, 1905. 3,000

Miller, Julius to Charles Thomsen. 89th st, No 117 West. Jan 11, 1905. nom

Mann, W S Stanwood to Isabella L Beekman, 5-35 part. 48th st, No 439 West. Jan 10, 1905. 2,500

Same to Anna B Bayley individ and extrx Magdalena and Mary E Bayley, 30-35 parts. Same property. Jan 10, 1904. 15,000

Marx, Salomon to Levi C Weir as president of Adams Express Co. Madison av, w s, 20 n 78th st, runs w 100 x 22 e 10 x n 102.2 to s s 79th st, e s 90 to av, s s 74.4 to beginning. Jan 12, 1905. 50,000

Mandel, Adolf to Dennis F Sullivan. Columbia st, Nos 90 and 92. Jan 12, 1905. nom

Newhouse, Alice B to Joseph C Levi trustee. Forsyth st, Nos 20 and 22. Jan 12, 1905. 1,500

North River Savings Bank to John S Lyle. 5th av, No 1033. Jan 10, 1905. 75,000

Neuburger, Eva to Harry Haskell. 114th st, No 83 East. Jan 11, 1905. 2,007.50

Norton, Louise P to Wm M Smith. Gold st, No 108. Jan 11, 1905. nom

Norton, Louise P to Wm H Malcolm. All title. 6th av, Nos 699 to 705, n w cor 40th st, Nos 103 to 111 West. Jan 6, 1905. nom

Nieberg, Louis and ano to Business Mens Realty Co. 12th st, n s, 135 w 2d av, 25x103.3. Jan 6, 1905. 100

Nieberg, Gershon to State Bank. Sheriff st, Nos 82 and 84. Jan 6, 1905. nom

Nathan, Marcus to Max M Pullman. Caldwell av, No 691. Filed and discharged Jan 6, 1905. nom

Pat, Philip to Christina Puff. All title. Beach av, s w cor 150th st, 124.5x19.6. Jan 11, 1905. nom

Pfeiffer, Alexander to Kallman Silverman and ano. 2d av, Nos 2104 and 2106. Jan 11, 1905. 5,000

Petsacoff, Louis to The State Bank. 100th st, No 65 East. Jan 6, 1905. nom

Pelphs, John W to Realty Associates. 3d av, e s, 289.10 n 174th st, —x—. Jan 6, 1905. 9,500

Rotkowitz, Israel and Louis to Isaac Shiman. Stanton st, No 163. Jan 4, 1905. nom

Ramsdell, Fanny V N exrtr John J Van Nostrand to Fanny V N. Ramsdell and ano trustees John J Van Nostrand. 39th st, No 105 East. Filed and discharged Jan 9, 1905. nom

Ramsdell, Fanny V N and ano trustees John J Van Nostrand to Anabel G Van Nostrand. 39th st, No 105 East. Filed and discharged Jan 9, 1905. nom

Raives, Saul M and ano to Gerson M Krakower. 119th st, n s, 200 w Madison av, 20x100.11. Jan 10, 1905. 5,000

Realty Operating Co to City Mortgage Co. 148th st, n s, 175 e 8th av, 100x99.11. Jan 12, 1905. nom

Simon, Wm, Jr, to James R Donaldson. 108th st, s s, 100 e 2d av, 275x125. Jan 12, 1905. nom

Starr, Louis to Louis Manheim. 15th st, Nos 332 and 334 East. Jan 12, 1905. nom

Same to Harry Fischel. Forsyth st, Nos 213 and 215. Jan 12, 1905. nom

Sullivan, Dennis P to Nassau Trust Co. Columbia st, Nos 90 and 92. Jan 12, 1905. nom

Slevin, Margt M to Silas A Allen. 18th st, n s, 275 w 7th av, 25x92. Jan 10, 1905. nom

Same to same. 59th st, n s, 300 w 7th av, 25x92. Jan 10, 1905. nom

Stoey, Peter V trustee Henry Clausen, Jr, to Geo U Clausen. Rivington st, No 115, s w cor Essex st, No 123. Jan 10, 1905. nom

Same to same. 59th st, No 322 East. Jan 10, 1905. nom

Same to same, an interest of \$29,500. 118th st, n s, 140 w Park av, 50x100.11. Jan 10, 1905. nom

Same to same. 126th st, No 229 East. Jan 10, 1905. nom

Same to same. 2d av, s w cor 97th st, 25.11x75. Jan 10, 1905. nom

Same to same. 116th st, n s, 346.5 e 7th av, 28.9x100.11. Jan 10, 1905. nom

Same to same. 98th st, s s, 190 e Amsterdam av, 40x100.11. Jan 10, 1905. nom

Sloane, John (ex, ec, Douglas Sloane to Jane O Thompson. 140th st, n s, 135 w 8th av, 15x99.11. Jan 9, 1905. 4,000

Same to same. Same property. Jan 9, 1905. 750

Schreiner, Margaretha et al exrs Joseph Schreiner to Chas O Kuhnert and ano. 2d st, s w s, 109.9 s e Av A, 24.6x105.6. Jan 9, 1905. 11,000

Shiman, Isaac to Karl M Wallach. Willett st, No 66. Jan 9, 1905. 4,000

Smith, Geo W to Ida L Karlebach. Lots 19 blk 507 map Lyman Tiffany, part Fox estate. Jan 6, 1905. 500

Simpson, Thomas to Bernard J Clark. Park av, No 1980, n w cor 134th st, No 65 East. Jan 9, 1905. nom

Stolzenberg, Frederick to Anna M Stolzenberg. 1st av, No 16, Jan 7, 1905. nom

Simon, Irving to Solomon Simon. 112th st, Nos 238 and 240 East. Jan 11, 1905. nom

Schwarz, Fredk A O and ano as exrs of Caroline Schwarz to Fredk A O Schwarz. 100th st, No 119 East. Jan 6, 1905. nom

Sommer, Leo to Bernard D Thorn. 125th st, Nos 117 to 123 East, and 126th st, Nos 110 to 122 East. Jan 6, 1905. nom

Schlesinger, Abraham or Abram and ano to Golde & Cohen. Park av, Nos 1332 and 1334. Jan 6, 1905. nom

Schwarz, Fredk A O to Emily E Schwarz. 100th st, No 121 East. Jan 6, 1905. nom

Thorn, Bernard D to Samuel Cooper and ano. 125th st, Nos 117 to 123 East, and 126th st, Nos 110 to 122 East. Jan 6, 1905. nom

Thorn, Bernard and ano to M Eleanor Cunningham. 7th av, No 2101. Jan 7, 1905. 1,282.50

Title Guarantee & Trust Co to Philip Elting as admr of Jerome Palen. 4th st, No 311 West. Jan 6, 1905. 12,000

Thorn, Bernard and ano to St Marys Free Hospital for Children. 7th st, No 261 West. Jan 6, 1905. 9,000

Title Guarantee & Trust Co to David Carlisle. Lots 1002, 1003 and 333 map 1,572 lots Clarence S Brown. Jan 7, 1905. 7,000

Title Guarantee & Trust Co to American Missionary Association. 90th st, No 42 West. Jan 9, 1905. 14,900

Title Guarantee & Trust Co to National Savings Bank. City of Albany. 8th av, No 2079. Jan 9, 1905. 24,000

Title Guarantee & Trust Co to Richard M Hoe and ano trustees. 8th av, No 2381. Jan 12, 1905. 30,000

Union Savings Bank to Herman Baehr. 111th st, No 17 West. Jan 11, 1905. 2,000

Van Alen, James L to Burlington Savings Bank. West End av, w s, 23 n 74th st, 19.2x100. Jan 11, 1905. 17,000

Van Nostrand, Anabel G to U S Trust Co of N Y. 39th st, No 105 East. Filed and discharged Jan 9, 1905. nom

Watson, William and ano exrs Thomas Ruddell to Margaret Mac Clements. 11th av, w s, 50 n 49th st, runs n 42 x w 100 x e 93 to n 49th st, e s 20 x n 50 x e 80 to beginning. Filed and discharged Jan 9, 1905. nom

KING'S PORTLAND CEMENT

Elastic in its nature, can be applied with 25 per cent. less labor and has 1 1/2 per cent. more covering capacity than any other similar material

Plastering Walls and Ceilings

J. B. KING & CO., No. 1 Broadway, New York

Wolf, Simon to Jacob Frankenthal. Amsterdam av, s w cor
Shakespeare av, late 178th st, 25x100. Jan 9, 1905. nom
Wolf, Julius and ano exrs Lehman Samuel to Julius Wolf and ano
trustees. 88th st, n s, 150 w 1st av, 25x102.2. Filed and dis-
charged Jan 6, 1905. 6,000
Whitstone, Louis and ano to Max Kobre. Cherry st, No 384, and
nom
Scammel st, Nos 45 and 47. Jan 12, 1905. 6,000
Yule, John to Abraham C. Quisenberry. 143d st, n s, 300 w 7th
st, 25x100.1. Filed and discharged Jan 11, 1905. omitted
Zimmer, Caroline F to Wilson M Powell. 43d st, s s, 179 e 10th av,
19x100.5. Jan 9, 1905. 1,000

BOROUGH OF THE BRONX.

American Mortgage Co to Second Congregational Unitarian Church.
Brook av, e s, 34.2 n 160th st, 56x100.5. Jan 10, 1905. 5,027.75
Briens, John P to Louis Hess. 136th st, s s, 240 e Willis av, 35x
100.11. Jan 10, 1905. 400
Becker, O Adelbert to Susan A Berrian. Jackson av, e s, 20 s 160th
st, 19.7x77.8. Jan 10, 1905. 1,500
Erolles, Jennie E to Mary C Ham. Prospect av, No 727. Jan 9,
1905. nom
Brettell, Geo W to Julie B Brettell. St Anns av, No 157. Jan 9,
1905. 4,000
Broox Investment Co to Angelina Champlin. Assigns 2 morts.
Concord av, s s, 100 s 147th st, 100x100; Wales av, w s, 100
147th st, 100x100. Jan 11, 1905. 10,449.11
Bell, Enoch C to Max J Roth. St Anns av, e s, 185.1 n Westches-
ter av, 37.1x67.1 to c l Benson or Carr av 37.7x62.1. Jan 11,
1905. 2,000
Bloodgood, Katy to Twelfth Ward Bank. Bryant st, s e cor 179th
st, 49x100. Jan 11, 1905. 4,500
Baker, Sarah V to L J Phillips & Co. Lots 3 to 18 map (No 330)
estate John W O'Shaughnessy, Bronx. Jan 12, 1905. 5,000
Baker, John O to Knickerbocker Trust Co. Sedgwick av, w s,
108.5 s w Kingsbridge road, 51.3x133x56x121.10; Sedgwick av,
w s, 310.2 s w Kingsbridge road, 200.9x121.6 irreg 183.5. Jan
12, 1905. 15,000
Devoe, Fredk W as trustee of Jennie M Cathcart to Jennie R Cath-
cart. Park av, e s, 105.6 s w 179th st, 54x150. Jan 8, 1905. nom
Elckwort, Louis to Dora M Elckwort. 181st st, s s, 115.2 w Hughes
st, 17.2x100x16.8x62.2. Jan 10, 1905. 750
Eastern Crown Realty Co to Rachel Lyon. 165th st, n w cor Tri-
fany st, 68.3x98.3x74.1x93.3. Jan 12, 1905. other consid and 100

Pinkelstein, Morris F to Samuel Cowen. 156th st, No 1013 East.
Jan 12, 1905. 2,500
Ferratoli, Rosina to Victor Gerards. Hoe st, s s, 25 n Jennings st,
50x100. Jan 10, 1905. other consid and 100
Gardner, Addison to Wm Eckenfelder. Marcher av, w s, 163.4
108th st, 25x82.2 irreg 322.8. Jan 9, 1905. nom
Cossman, Gustav to Albert B Hardy. Taylor av, w s, 117.5 s
Columbia av, 25.2x102.9. Jan 11, 1905. 2,200
*Gamache, Joseph et al to Hamilton Bank, N. Y. Van Buren st, e s,
117 s Morris Park av, 20x100. Jan 10, 1905. 5,000
Hamilton Bank of N. Y. to Emil Burkhardt. 176th st, n s, between
Prospect av and Marmion av and being part of 65 map Fairmount,
25x144. (Filed and discharged Jan 10, 1905.) 1,000
Hyman, Jacob and ano to Bank of M & L Jarmulowsky. Westches-
ter av, No 932. Jan 11, 1905. nom
Hill, Frank M to Mark Lucie. Home st, n s, at n e s 169th st, runs
n w 94.4 x n e 57.10 x n e 110.1 to w s Intervale av s w 41.8 to
Home st x s w 28.3 to beginning. Jan 11, 1905. 1,500
Irving, Jennie R to George Hill. Rerecorded from Oct 19, 1903.
28th st, n s, 85 w Katonah av, 20x100. Jan 12, 1905. 450
Knox, Effie V to Michael P Sweeney. An undivided 1/12, 17
part. Arthur av, s e cor 187th st, 100x22x100x21.7. Jan 9, 1905.
1,217.19
Lawyers Title Ins Co to P Milton Welch. 200th st, s s, 50.5 s
Decatur st, 75x101.2x75x101.9. Filed and discharged Jan 9, 1905.
5,000
Lawyers Title Ins Co to Louise Borges. Lorillard pl, s e cor 189th
st, 20x105. Jan 11, 1905. 25,000
Lerch, John and ano exrs August Freutel to John Lerch and ano trust-
ees Chas A Freutel will August Freutel. 170th st, s s, 50 e Web-
ster av, 16x100. Jan 10, 1905. 2,283.41
Manhattan Mortgage Co to Emily Edmonston. Lot 156 map See A
Vyse estate. Jan 11, 1905. 3,023.75
Same to same. Hoe av, w s, 100 n Jennings st, 25x100. Jan 11,
1905. 802.8
Same to same. Vyse av, w s, 150 s 172d st, 25x100. Jan 11, 1905.
1,204.16
Same to same. Belmont av, n e cor 180th st, 40x100. Jan 11,
1905. 1,805
McCormack, Wm H to Thomas Carroll. Washington av, n e cor
182d st or E 9th st, 118x100. Jan 9, 1905. 11,000
Max, Clara and Della to Robt L Luckey. Brook av, n e cor 150th
st, 25x100. Jan 9, 1905. 5,850
Northwestern Realty Co to Annie Horwitz. Forest av, w s, 289.4
s 165th st, 58.1x171.7 to Jackson av, 30.9, 1905. 2,000
Port Morris Land and Improvement Co to Helen D Bogart. 132d st,
n s, 129 w Willing av, 25x110. Jan 10, 1905. omitted
Porcella, Anna guardian Frederic Porcella to Thomas McKean.
Clay av, w s, 214.1 n 160th st, 25x82.1x25x82.2. Jan 9, 1905.
3,000
*Reiling, Paul and Mary to Henry Moller. Lincoln st, e s, 175 n
Columbus av, 25x100. Jan 9, 1905. 1,200
Stevens, Henry E, Jr. to Silas A Allen. Caldwell av, w s, 100.5 n
165th st, 70x119.4 to Boston av, 8x21.1x63.11. Jan 10, 1905. other consid and 100
Starr, Louis to Gersm N Krakower. Fulton av, late Beach av, e e cor
151st st, 100x100. Jan 10, 1905. 2,000
Strang, Frederic C to Hamilton Bank of N Y. Park av, e s, 60 s 172d
st, late Bathgate pl, 50x100. Jan 10, 1905. nom
Stucky, Peter V trustee Henry Clausen, Jr. to Henry P A Clausen, an
int of \$15,500. Morris av, s e cor 161st st, 60x57. Jan 10, 1905.
omitted
Same to Geo U Clausen, an int of \$5,500. Same property. Jan 10,
1905. nom
Title Guarantee and Trust Co to Frank Reilly. Southern Boulevard,
w s, 100 n Home st, 25x100. Jan 10, 1905. 4,500

Trageser, Wm C to Marie A Trageser. 187th st, n s, 60 e Belmont
av, 40x70. Jan 11, 1905. nom
Welch, F Milton to David Welch. 200th st, s s, 50.5 e Decatur
av, 75x101.2x75x101.9. Filed and discharged Jan 9, 1905. nom
Zinckgraf, Louisa to Chas A Laumeister. 151st st, s s, 130 e Rob-
bins av, 25x105. Jan 10, 1905. 2,500

PROJECTED BUILDINGS.

The first name is that of the owner; ar' 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.

Eldridge st, No 18, 1-sty brk and stone outhouse, 11.2x8.2; cost,
\$1,000; L H Harding, 283 Elizabeth st; art, O Reissmann, 30 1st
st.—23.
Perry st, s e cor 4th st, 6-sty and cellar brk and stone tenements,
49.9x94.9 and 65; cost, \$80,000; Binder & Baum, 192 Bowerly;
art's, Bernstein & Bernstein, 22 Trinity pl.—27.
3d st, Nos 311-319 East, 1-sty brk and stone stable, 96x20; cost, \$5,-
000; Max Kolzen, 201 Henry st; art's, Sass & Smallheiser, 23
Park row.—21.
Williamsburgh Bridge, s s, between Goerck and Mangin sts, and under
dwellling, between Tompkins and East sts, two 1-sty brk and stone
schools, 200x30.2 and 167.8x36.5, gravel roofs; cost, \$40,000; City
of New York, City Hall; art, C B J Snyder, 500 Park av.—11.

BETWEEN 14TH AND 59TH STREETS.

26th st, Nos 412-414 W, 7-sty brk and stone factory, 46x94.9, con-
crete roof; cost, \$55,000; A E Pelham, 416-418 W 26th st; art,
Brenner Iron Works, 553-557 W 23d st.—26.
44th st, Nos 142-144 W, 8-sty brk and stone hotel, 30x91, slag
and tile roof; cost, \$80,000; Henry Dazian, 26 Union sq; art's,
Mulliken & Moeller, 7 W 38th st.—15.
58th st, n s, 375 e 1st av, 5-sty brk and stone grain and flour mills,
192.4x74.10 and 100, tar and gravel roof; cost, \$15,000; Wm
Milling Co, 402 Produce Exchange; art's, Jno B Snook & Sons, 201
Broadway.—32.
56th st, Nos 310-316 E, two 6-sty and cellar tenements, 40x87.5;
total cost, \$80,000; Binder & Baum, 192 Bowerly; art's, Bernstein
& Bernstein, 22 Trinity pl.—28.

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

67th st, Nos 36-38 E, 5-sty basement and cellar brk and stone
tenements, 40x87.11; copper and tile roof; cost, \$20,000; Thomp-
son estate, 17 W 36th st; art, Henry Bacon, 160 5th av.—25.
76th st, s s, 98 e Av A, 6-sty brk and stone tenements, 25x89.2; cost,
\$20,000; Conrad Reinhardt, See Cliff, L I; art, Edward A Meyers,
1 Union sq.—14.
99th st, s s, 175 w 2d av, two 6-sty brk and stone stores and tenements,
37.6x87.11; total cost, \$70,000; Lowe & Jorrich, 200 e
116th st; art's, Horenburger & Straub, 122 Bowerly.—18.
99th st, s s, 150 e Madison av, four 6-sty brk and stone stores and
tenements, 37.6x87.11; total cost, \$140,000; Samuel Barkin, 55 E
99th st; art, Edward A Meyers, 1 Union sq.—30.
114th st, No 350 E, 6-sty and cellar brk and stone tenement, 25x
87.11; cost, \$25,000; Morris Fine, 396 Broome st; art's, Bernstein
& Bernstein, 72 Trinity pl.—19.
119th st, Nos 240-244 E, 6-sty brk and stone stores and tenements,
50x87.11; cost, \$50,000; Raphael Kurzrock, 81 Walker st; art's,
Horenburger & Straub, 122 Bowerly.—18.
Park av, n w cor 102d st, three 6-sty and cellar brk and stone tenements,
25 and 37.6x90.11 and 87.11; total cost, \$108,000; Chas I
Weinstein, 1531 Madison av; art, Geo Fred Pelham, 503 5th av.—32.

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

113th st, s s, 85 w Amsterdam av, two 6-sty and cellar brk and stone
tenements, 34.1x87.11; total cost, \$120,000; Ferguson-Miller Realty
Co, 119 Madison av; art, Geo Fred Pelham, 503 5th av.—13.
Amsterdam av, Nos 444-446, 3 and 4-sty brk and stone public library,
50x89.6, tar and gravel roof; cost, \$75,000; New York Public
Library, Astor, Lenox and Tilden Foundations, 40 Lafayette pl;
art's, Eabb, Cook & Willard, 7 W 29th st.—24.

NORTH OF 125TH STREET.

135th st, n s, 110 e Lenox av, eight 6-sty brk and stone tenements,
37.6x86.11, plastic slate roofs; total cost, \$304,000; Karpas &
Wittner, 303 Broadway; art, Jacob H Amsler, 159 E 169th st.
—12.
156th st, No 2 E, 1-sty brk and stone stable, 99.11x20; cost, \$5,000;
Louis A Beck, 3 W 117th st; art's, Sass & Smallheiser, 23 Park
row.—22.
126th st, n s, 45 e Madison av, 1-sty brk and stone factory building,
90x74.4; cost, \$6,000; Ravitch Bros, 81 Mangin st; art, J
Short, 159 Monitor st, Brooklyn.—17.
134th st, n s, 425 w Lenox av, two 6-sty brk and stone tenements,
37.6x87.11; total cost, \$80,000; Mutual Construction Co, 551 E
134th st; art, Jacob H Amsler, 1159 E 169th st.—34.
144th st, n s, 255 e Broadway, three 5-sty brk and stone tenements,
40x87.11; total cost, \$150,000; Elias Gussaroff, 1770 Madison av;
art's, Moore & Landsiedel, 148th st and 3d av.—29.
144th st, n s, 150 e Broadway, two 5-sty brk and stone tenements,
52.6x87.11; total cost, \$120,000; Elias Gussaroff, 1770 Madison av;
art's, Moore & Landsiedel, 148th st and 3d av.—29.
Amsterdam av, n w cor 167th st, two 5-sty brk and stone stores and
tenements, 36x30, and 40x188, plastic slate roof; cost, \$105,000;
Donald Robertson, 246 W 108th st; art, Manhattan Plan Co, 161
E 118th st.—16.
Bradhurst av, s e cor 149th st, 6-sty brk and stone tenement, 50x
89.11; cost, \$50,000; Kottle Bros, 244 E 86th st; art's, Sass &
Smallheiser, 23 Park row.—33.

BOROUGH OF THE BRONX.

Lafayette st, e s, 700 w Westchester av, two 2-sty frame dwellings,
21x35; total cost, \$8,000; Wm J Hyland, 4th st and Av A; art, B
Ebling, West Farms road.—22.



"VULCANITE"

ALBERT MOYER, Mgr.

USED EXCLUSIVELY in Rapid Transit Subway for Pavements and Stairways in all Stations. Also Reinforced Concrete Car Inspection Sheds.

240th st, n. s. bet Delafeld av and Half Moon place 3-sty frame ex-tension, 10x21 1/2, to 3-sty frame dwelling; cost, \$1,200.
 Delafeld, J. 15 3/4 74th st, ar't, Ahnemann & Younkheere, 2703 Kingsland Terrace.—10.
 Crotona Park South, s w cor Prospect av, new water closet, new window, to 4-sty brk tenement; cost, \$50; Chas Danewitz, 926 Crotona Park South; ar't, Niels Toelberg, Boston road and Prospect av.—12.
 Washington av, s w cor Tremont av, new columns, new beams, new show windows, to 3-sty frame stores and offices; cost, \$50; J. Clem-

ent H Smith, 728 Tremont av; ar't, J J Vreeland, 2016 Jerome av.—11.
 Washington av, No 1773, 3-sty and cellar brk, \$12,000; 3-sty and basement brk tenement; cost, \$21,000; Sarah J Wyckoff Bent, on premises; ar't, Theo E Thomson, 767 Tremont av.—9.
 3d av, No 3196, new steel beams and new show window, to 5-sty brk dwelling, stores and offices; cost, \$200; John J Barry, 1169 Boston road; ar't, M J Garvin, 3307 3d av.—13.

CHattel Mortgages.

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

Jan. 6, 7, 9 10 11 and 12.
 AFFECTING REAL ESTATE.

Cohen, S. 131 Norfolk. I Gottlieb. Plumbing Fixtures. \$345
 Dewey, W. C. N e cor Broadway and 80th st. (R) 2,385
 Reedy Elev Co. (R) 2,186
 Same... same. (R) 2,186
 Goldberg, J. 37-9 E 121th. Silberstein & Sil-
 ver, Mattels. 230
 Goldstein, J. 189 E 3d. W Kerby, Ranges. 221
 Jackson, G. 12-14 Kings. Robinson Stoneware,
 Co. Tubs. 126
 Von Erlebenf. W. 481 7th av. Consoel Gas Co.
 Gas Fixtures. 73

MISCELLANEOUS.

American Leather Park & Skinning Co. 205
 Canal. Loy & Nowak Press. 750
 Aliene, C. 453 Pleasant av. Senderling Mfg.
 Co. Truck. 228
 Adler, M. 144 Goerck. B Klein. Machines 150
 Armstrong, J. A. Senderling Mfg Co. (R) 450
 Angello, A. 228 E 100th. E Diamond. Butch-
 er Fixtures. 60
 Ahrens, H. J. 1888-1890 Washington av. Sola
 Schuarnbacher. Horses, &c. (R) 600
 Ambruster, C. 954 E 161st. Nat. Cash Reg-
 ister Co. Register. 350
 Arlt, R. 206 West End av or 2182 Broadway.—
 W Uhman. (R) 100
 Boland, J. Thos Wright Co. Truck. 375
 Birnbaum, M. 1775 3d av. L Birnbaum, M.
 Merch. (R) 249
 Braunstein, J. J. W Tutts. 985
 Blanchard, A. A. 436 W 17th. Wolff Bros.
 Horse. 150
 Brodie, J. 1703 Mead av. W Alter. Store.
 Fixtures. 200
 Barsotti & Ottaviani. 37 and 39 Bowery.—
 Peirano & Cavanaugh. Lodging House Fix-
 tures. 487
 Balbaro, L. 91 24th J. Weise. Barber Fixtures.
 (R) 22
 Bielberg & Wolf. 1942 7th av. T J Collins. (R) 120
 Barad & Mauer. 64 Allen... H Schonfeld.
 Livery Fixtures. 1,000
 Baum, J. 326 E 11th. M H Petigor. Soda
 Fixtures. (R) 139
 Blumenthal, A. 80 Chrystie... I Watkin. 63
 Blum, M. 12 W 118th. Drosin Bros. Store
 Fixtures. 60
 Borchard, Z. 722 3d av. F Block. Store
 Fixtures. 375
 Bernard, L. 231 1st av. M Berlinger Printing.
 (R) 249
 Boetel, E. A. 1691 Lexington av. H A Vogt.
 Drug Fixtures. 250
 Brielsky, S. C. Statman. Horse, &c. 60
 Bodenberg, J. J. Schaumburger. Horse. 100
 Bleyer, J. M. 469 Lexington av. J R Seligman.
 Dental Fixtures. 4,325
 Bernstein, J. W. 1929 24 av. M D Spektorsky. (R) 27
 Blum, W. 541 E 5th. M D Spektorsky. (R) 220
 Bond, D. 154 E 55th. C A Herter. Livery
 Fixtures. 3,000
 Battaglia, N. 25 Monroe. F & G Haag & Co.
 Barber Fixtures. 259
 Basson, D. 133 E 118th. F & G Haag & Co.
 Barber Fixtures. 310
 Bartunek, F. 324 E 74th. J & A Hasek. Gro-
 cery Fixtures. 409
 Berger, A. 307 W 39th. D D Garostovsky.
 Glass. 309
 Branch, A. 178 Av B. M Zimmermann Co.
 Store Fixtures. 509
 Bloom, D. M. Zimmermann. (R) 510
 Brune, E. M. 23 University pl. A Hetnberg.
 Store Fixtures. 400
 Crona, J. 336 E 15th. Wolff Bros. Horses.
 100
 Cantor, S. 5 Catherine. R Andel. Delicatessen
 Fixtures. 309
 Campbasso, G. Williamsbridge... Senderling
 Mfg Co. Truck. 127
 Conti, T. O. G. Lodi. (R) 109
 Cohen, J. W. Lusig. Wagon. C R Co. Reg-
 ister. 50
 Chintz, W. A. 807 Amsterdam av. M Getz. 100
 Bakery Fixtures. (R) 1,200
 Ciuci & Disepole. G Lodi. (R) 109
 Cosco, B. 192 Grand. E Bartolomucci. Gents
 Furnishing Fixtures. 1,200
 Caruso & Castellano. 322 E 63d. F D'Ingels. 400
 Grocery Fixtures. 500
 Caristi & Figlio. 229 Stanton. F Villa. Bar-
 ber Fixtures. 340
 Cheronny Mfg Co. S. B. Cottle & Sons Co.
 Press. (R) 1,400
 Cohen, D. and Co. 97 1st. Latham Machy Co.
 (R) 35

Corrae, G. 264 W 35th. R Fasano. Barber
 Fixtures. 60
 Cohn, P. 463 Greenwich. American Type F
 Co. Cutter. (R) 122
 Cuomo, L. 303 W 54th. P Westphal. Barber
 Fixtures. (R) 181
 Cavanaugh, L. 332 E 25th. L Schuarnmacher.
 Horses. (R) 181
 Campagna, L. 238 E 36th. L Schuarnmacher.
 Horses, &c. 380
 Crimi & Lascala. 42 Monroe. W H Griffith &
 Co. Pool. 140
 Cohen, J. 1763 Lexington av. B Ginsburg. 50
 Tailor Fixtures. (R) 319
 Conant, A. J. J. H Johnson. (R) 4,329
 Churovich, J. J. Broadway and 46th st. Cooney
 Range Co. Range. 1,588
 Cohen, R. 225 E 4th. J Schmidt. Wagon. 120
 Cuccia, L. A. Metz. (R) 277
 Dewey, F. C. N e cor 80th st & Broadway.—
 Metal Fire Proof Clothes Dryer Co. Dryer. 50
 De Rieno, A. A. De Rieno. Horse, etc. 50
 De Felice, W. 10 W 74th. J M Shaw & Co.
 Crockery. 86
 Defino, J. H. Wagner & Co. (R) 500
 De Pietro, V. Williamsbridge. Senderling Mfg
 Co. Truck. 400
 Doukas & Linsee. 59 Av B. Liquid C A Mfg.
 Co. (R) 25
 De Maddis, C. 9-13 Hancock. R Di Persia. 400
 Grocery Fixtures. (R) 400
 Decker, F. C. N e cor 14th. C Stich. (R) 40
 Diekmann, W. G. 246-248 W 125th. E Cooley.
 Photo Fixtures. 3,850
 Dieckman, C. 247 E 104th. G Cloff. 800
 Fixtures. 500
 Dilbert, M. 228 E 3d. S Levy. Grocery Fix-
 tures. 500
 Eisenberg, W. S. 114th st and St Nicholas av.
 M H Petigor. Soda Fixtures. (R) 240
 Elenschild, C. 350 E 64th... H Kienz. 209
 Horse, &c. Barber. 200
 Friedenberg, C. 407 E 1st. J Weiss. Barber
 Fixtures. (R) 41
 Feinman, A. 115-117 Cannon. Regal Mfg Co.
 Butcher Fixtures. 95
 Flynn, J. 645 W 150th. Senderling Mfg Co.
 Truck. 200
 Flynn, D. 411 E 32d. Senderling Mfg Co.
 Truck. 200
 Feinberg, S. 125-127 Grand. Golding & Co.
 Press. 471
 Faas, L. 550 W 38th. M Wasserman. Butch-
 er Fixtures. 209
 Farash, J. 203 W 40th. H Hines & J Cab. 575
 Fein, L. 614 5th. M Fein. Butcher Fixtures.
 200
 Fried & Shoen, 638 9th. Regal Mfg Co. Butch-
 er Fixtures. 200
 Friedlander, R. 1667 3d av. Regal Mfg Co. 95
 Butcher Fixtures. (R) 181
 Fildon, M. 284 E 10th. Epstein & K. 80
 phons. Barber. 100
 Fagan, S. 231 E 107th. A Zuering. Butcher
 Fixtures. 96
 Feldman & Bernstein. 149 Suffolk. H Brand.
 Butch Fixtures. 60
 Faubel, J. B. 612 Columbus av. J Saron. Dry-
 ing Fixtures. 200
 Finnegan, P. 131st st between 5th and Lenox
 av. Senderling Mfg Co. Truck. 195
 Friscia, L. 481 W Broadway. J J Souvay. Bar-
 ber Fixtures. (R) 110
 Freed, J. 1142 3d av. Duparquet H & M. 38
 Range. (R) 200
 Feldman, D. 39 E 13th. J Matfoltoviz. Delic-
 atessen Fixtures. 530
 Friend, N. Co-Operative Manhattan Sausage
 Co. (R) 490
 Fassetta, J. 1415 3d av. P La Rosa. Barber
 Fixtures. (R) 500
 Fiant, J. 2858 3d av. J J Haffen. (R) 500
 Ferraro, P. 320 E 10th. Nat. Cash Register
 Co. Register. 100
 Friedman, S. 1892 Madison av. S Littman.
 Barber Fixtures. (R) 53
 Gerzifok & Rubin. 9 Pike & 206 Cherry.
 J Kaufman. Machinery. 200
 Golden State. Binyards. American S F Co. 810
 Gruff, Pitkowsky & Eagol. 74 S Washington
 st. Photo Machines. 1,000
 Gian, C. 3223 3d av. Nat C R Co. Regis-
 ter. 100
 Grabowsky, E. 1007 S Boulevard. Nat C R
 Co. Register. 225
 Gieser, I. 235 E 24th. H Brand. Butcher Fix-
 tures. 95
 Gloger, H. 305 E 72d. H Brand. Butcher
 Fixtures. 200
 Golden, A. 124 Orchard. T J Collins. (R) 475
 Truck. 530
 Gold, N. 13th. Senderling Mfg Co. 205
 Grote, H. G. 349 Hudson. A Grote. Oyster
 House. 300
 German, J. & L. 42 E 3d. J Souvay. Barber
 Fixtures. (R) 171
 Goldin, M. 217 Spinnar av, Plainfield, N. J.
 Epstein & K. Siphona. (R) 90
 Glass, J. J. 14th st, n. s. 475 w of 8th av. S
 Reedy Elevator. (R) 1,734

Getner, J. 63 Montgomery. S Cohen. Horse,
 Wagon, &c. 50
 Goodman Bros. T W & C B Sheridan Co.
 Press. 577
 Goldring, D. 653 5th. J Souvay. Barber Fix-
 tures. (R) 493
 Goldstein, J. 319 3d av. Nat C R Co. Regis-
 ter. 300
 Golla, R. S. Bender. Horses. 200
 Gordon, P. 479 E 141st. Senderling Mfg Co.
 Truck. 400
 Goodman, C. J. & J. N. Zeolla. (R) 1,310
 Goodman, S. 305-305 Monroe... B Albert.
 Horses. 50
 Grundman, A. 113 Walker... Horsberg &
 Week. Machinery, &c. 800
 Hasenauer, F. 2197 5th av. D Bauschig &
 Store. (R) 110
 Hansen, J. P. Jr. & A. J. R. Weber. (R) 19,318
 Hochberg, M. B. Well. Horses. 382
 Hughes, S. P. 329 Greenwich. Whitney Paper
 Co. Machinery, &c. 1,000
 Hamblen, J. P. Jr. & A. J. 123-129 W 44th.
 C B Gerard. Hotel Fixtures. (R) 28,000
 Hovet & Seely. 504 7th av. D B Dunham &
 Son. Coach. 675
 Hall, A. G. & W. E. Roberts. Furniture. 7,000
 Horowitz, S. M. 1896 3d av. M Cohen. Mil-
 linery Fixtures. 500
 Hanzbeck, G. 171 3d av and 311 3d av. New
 Home Sewing Mach. Co. Machines, &c. 1,050
 Hamberg & Rosenberg. 150 Allen. M. 14
 Howard Miniature Lamp Co. 221 to 227 Canal.
 Howard Novelty Co. Machinery, &c. 2,000
 Hirsch, S. 12 University pl. H Frank. Mach-
 inery. 650
 Holt Bros. F. L. Montague. Press. 5,000
 Hoffman, M. 1826 2d av. R Green. Stationer.
 (R) 217
 Holman, J. 1641 Av P. A. Grathwohl. Bak-
 ery Fixtures. 400
 Hoff, W. 32 W 128. W. Wolf Bros. Horses. 70
 Hecht, S. 610 W 120th. Wolf Bros. Horses. 250
 Haupt, A. 315 W 126th. Wolf Bros. Horses. 200
 Hirsch, H. L. 1026 6th av. L B Halsey. La-
 boratory Fixtures. (R) 1,150
 Hahn, T. E. & D. E. 2374 Broadway. F Hahn.
 Store. 200
 Israel & Nudelman. 62-64 Elizabeth. M Bern-
 stein. Machinery. 500
 Jacobovitz, S. 322 Pleasant av. Senderling Mfg
 Co. Truck. 275
 Joelson, M. 80 Suffolk. M H Petigor. Soda
 Fixtures. (R) 283
 Jontiff, L. 52 W 25th. J Brown. Store Fix-
 tures. 40
 Jacobovitz, A. Susselco. C Haller. (R) 250
 Jacobovitz, B. 302 Motz. R Rosenthal. Coaches
 &c. 1,500
 Kirsch, A. 466 Lenox av. T J Collins. Bar-
 ber Fixtures. 50
 Kingsberg, S. 1322 Madison av... T Coon.
 Grocery Fixtures. 200
 Kirsch, C. F. 1363 Av A. A. Benesh. Barber
 Fixtures. 55
 Kleckner, P. 1979 24 av. C Honest. Store
 Fixtures. (R) 280
 Kupferberg, H. 118 Broome. Epstein & K. 80
 phons. Barber. 100
 Kadamer, S. 127 W 100th. E Diamond. Butch-
 er Fixtures. 90
 Kreiger, D. E. 275 Stanton. V E Pomeranz.
 Store. 100
 Kuhmerker, M. 387 6th av. City C Co. 103
 Fixtures. 100
 Kallman, C. 2398 7th av. M D Spektorsky. (R) 42
 Kaufman, M. 9 Hester. P M Roseman. Butch-
 er Fixtures. 23
 Khasan, E. 211 Broome. I Goldberg. Drug
 Fixtures. 1,930
 Klein, E. Erlanger Am Co. Liberty Theatre.
 American School Furn Co. Chairs, agreement
 Krumckan, S. I. D. T. Ensign. Coach. 700
 Kosh, S. 383 Attorney. G Grossman. Can-
 Store Fixtures. 150
 Kosofski, P. 715 6th av. E Hamberger &
 S. Wall Cases. 500
 Kane, S. 1091 Broadway. same. same. 115
 Krel, J. 1288 1st av. V Krtel. Undertaker
 Fixtures. 200
 Kirsch, H. 651 E 16th. Regal Mfg Co. Butch-
 er Fixtures. 50
 KOWNLEAKER, A. 16 Montgomery. Regal
 Mfg Co. Butcher Fixtures. 70
 Kane, H. H. 136 W 34th. W H Hale. Medical
 Fixtures, &c. 200
 Kohnberg, H. 273 Stanton... J Schmidt.
 Wagon. 201
 Keller, J. Inwood. N Y. E. St John. Hays.
 Hotel Fixtures. (R) 12,135
 Kabn, C. H. Wagner & A Co. (R) 110
 Kabn, C. H. Wagner. (R) 650
 Kirsch, H. E. Wagner & A Co. (R) 50
 Levin, J. 25 Cannon. S Kirsch. Soda Fix-
 tures. 250
 Lindoom, F. 373 8th. R McGill. Electric
 Hotel Fixtures. 2,000
 Loughlin, T. J. 137th st and 3d av... T. Thos
 Wright Co. Trucks. 1,100
 Lee, W. H. Broadway and Vesey st. Nat C R
 Co. Register. (R) 2,100

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Lipschitz, H. 47-49 Pike. C Haller. Ma. 129
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Pool. 129
Leibowitz, L. 149 E Houston. Nat C R Co. 104
Register. 104
Le Witter, A. 131 Norfolk. Consol D Mfg Co. 90
Dental Fixtures. 90
Lemelle, J. 133 Stanton. Consol D Mfg Co. 90
Dental Fixtures. 90
Lohman, J. G. A Semel. (R) 2523
Lonsay, J. 301 W 50th. T J Collins. (R) 247
Same. (R) 247
Loewe, Martin 1 and 2 State. Mary Loewe. 247
Rubens. Fixtures. &c. 247
Loewenstein, H. E. B Well. Horse. 275
Loewenstein, E. Wolf Bros. Horses. 259
Liversone, R. P. 43 Charles. J M Raymond. 259
Library. 259
Leuner, H. 75th east 1st av. C Kohlenberg. (R) 50
Law Reporting Co. 13-21 Park Row. Packard & Co. Office Fixtures. 300
Languages Printing Co. E C Fuller & Co. (R) 245
Ledin, H. 2774 Broadway. M Kopp. Ma. chinery. 275
Lemonte, C. 411 5th av. J Souvay. Barber. (R) 230
Lombard & Trarano. 500 E 50th. F & G. 242
Co. Barber Fixtures. (R) 169
Londis, J. 4th st and 24 av. Carbonating Co. Soda Fixtures. 242
Languages Printing Co. F L Montague & Co. Press. 3,900
same. Press. 3,900
Asch & Son. 114 34 av and 2368 3d av. T. 2,587
Mayers, A. B Well. Horses. 375
Meybe, P. E Well. Horses. (R) 409
Mitzner, L. 300 E 4th. F Lesser. Butcher. 409
Fixtures. 409
Mauve, 106 Maiden Lane. A Seno. Barber. 106
Fixtures. 106
Mahon, J. 416 E 108th. Senderling Mfg Co. Truck. 227
Mastretta, P. 1436 2d av. G Milone. Barber. 167
Fixtures. 167
Meyer, H. E. 40 W 60th. B Brown. Automobile. 400
Meyers, W. A. 1546 Av. B. A. Whiteman. Gro. 400
Meyer, D. H. 9-11 3d Desbrosses. Sutphen & Meyer. Horses, &c. (R) 1,200
McCarthy, H. 121st st and E River. C Stev. 1,200
Meyers, Horses, &c. (R) 1,500
Monteleone, J. 29 Oak. Regal Mfg Co. Butcher. 1,500
Fixtures. 1,500
Monroe, M. R. 332 7th av. Haun & Wanner. macher. Fixtures. 200
Matta, K. 90 Greenwich. Durbrow & H Mfg Co. Machine. 200
Mellen, N. C. 27 W 30th. A G Dickinson, Jr. Office Fixtures. 325
Merabe, C. F. 411 Pelham av. G N Reinhardt. & Co. Horses. (R) 1,082
Milendorf, F. 172 Delancey. Epstein & K. 1,082
Siphons. (R) 60
McMann, W. G. 126 1/2 E 41st. Klingler, S & Co. Barber Fixtures. 350
Mallow, S. 90 E 10th. D Malow. Press. 360
Magui & Bama. 128 Wooster. P Bolshutzky. Hat Store Fixtures. 300
Monroe, R. J. Schaumburger. Horses. 300
Miner, W. S. Bender. Horses. 265
Muller & McGuinness. J & F Goodman (R) 9,000
Martin, G. H. Newark and 11 Vestry. 9,000
Mayer, Milk Fixtures. (R) 2,000
Morse, C. 650 E 12th. J F Betz. (R) agreement
Middleton, G. C. 39 W 29th. Carbonating A Co. Soda Fixtures. 300
McGinley, C. A. 36 E 59th. Carbonating Co. Soda Fixtures. 300
Mayer, M. Nassau S Co. Store Fixtures. 300
McCarr & Weissman. 555 8th av. B Steinberg. Phonographs. 1,200
Meyer, M. Koof. 549-551 E 13th. H A Muller. Press. 210
McLoughlin, J. 401 E 62d. Thos Wright Co. Truck. 250
Koschewitz, J & H. 412-414 E 10th. M Man. delbaum. Bakery Fixtures. 150
Monroe, M. A. 4th av near 56th st. T N B. Bowles. Barber Fixtures. 50
Mentik, R. 91 Wooster. Rosenwelt & Fried. 500
Mayer, M. A. 4th av near 56th st. T N B. Bowles. Barber Fixtures. 50
Mayer, M. A. 226 E Broadway. . . . H M Samwick. Stock Fixtures, &c. 200
Muller, F. 121 Elizabeth. I A & H Krul. w. Biscuit Fixtures. 1,000
Monahan, P. 4413 3d av. Nat C R Co. Reg. 40
Newlitten, S. Auctioneer, 112 W 84th. D. I. Chaney. Certificate of Sale. 30
Noda, C. 347 E 10th. M Meyer. Horse, & C. 30
Nappi, S. 404 E 108th. Senderling Mfg Co. Truck. 530
Noda, C. 347 E 108th. Senderling Mfg Co. Truck. 227
Noda, M. 3d av near 13th st. V. Brassage Co. Barber Fixtures. 85

N Y Daily News Co. R Hoe & Co. Press. 28,000
Omega Construction Co. 306-314 Hudson. J. L. O'Kirk. Machinery. 1,200
Lynch and Kelly. 828 7th av. Hinks & Co. Cabs. (R) 600
Orzo, A. 234 9th av. P Westphal. Barber. 175
Omega Construction Co. 306 to 314 Hudson. American Electrical Novelty & Mfg Co. Machinery. 5,000
Perry, T. 50-61 8th av. E Marscheider. Butcher Fixtures. 200
Phoenix Stables. 303-305-307 W 128th. F. D & C H Co. Horses. 1,066
Paladino, C. 226 E 110th. Senderling Mfg Co. Truck. 225
Penza, A. 50 S Washington sq. L & S D. Pables. Tailor Fixtures. 67
Parsons, G. 6th and 7 Chatham sq. Gold. ing & Co. Type. &c. 1,151
Prato & Lombard. Broadway and 41st st. F & G Haag & Co. Barber Fixtures. (R) 231
Pomer, S. 107 Broome. H Kalsky. Soda Fixtures. 240
Posner, J. D & Co. 55 W 19th. M Balgaur. Truck. 250
Parsons, S. L. Mergenthaler L Co. Machine. 350
Pestky, B. 8 Cannon. S Pestky. Machinary. 900
Quinn, T. J. 510 to 514 W 45th. M A Quinn. Horses, &c. 1,000
Rosen, S. 89 McDougall. J Darond. Barber. Fixtures. 66
Rooney & Ott. 293 B Co. Dexter Folder. 66
Rudloff, H. 2213 5th av. Wolf Bros. Horse. 100
Rudloff, A. H. 2207 5th av. . . . Wolf Bros. Horse. 175
Rosen, L. 193 Grand. K Platzman. Ma. chinery. 350
Rosenblum, S. 720 E 11th. Central Gas Fix Co. Gas Fixtures. agreement
Rubin, J. 32 W 14th. A Frankland & Co. Store Fixtures, &c. 300
Rosenberg, M. 127 Hester. Cohen & Goldstein. 300
Rudloff, A. 2207 5th av. Wolf Bros. Horse. 125
Rogge, J. 402 E 48th. Standard Butter Co. Horses. &c. (R) 300
Ryan, J. F. 464 W 106th. Flis, D & C H Co. Horses. 960
Rosenzweig & Nekritz. 1768 Lexington av. Liquid C A Mfg Co. Soda Fixtures. (R) 57
Rosner Bros. 231 Broome. Nat C R Co. Reg. 200
Rubin, M. 45 Division. H Mincoff. Machines. 400
Rusio, T. 715 9th av. M E Sandford. Pool. 455
Rosenthal, J. C. Haller. (R) 75
Ruggino, A. 87 White Plains av. F & G Haag & Co. Barber Fixtures. (R) 400
Richter, C. 1704 Park av. S Levine. Cigar Fix. 400
Short, T. J. 276-280 9th av. T H Styles. Ma. chinery. (R) 800
Slutz, B. 983 Tremont av. A Krassin. Sta. 375
Sericino, S. 341 E 31st. F Katlin. Barber. 115
Sent, H. B. 330 Stanton. S Herman. Horses. 300
Stillman-Appellate Printing Co. Mergenthaler L Co. Machine. Lease
Stiebel, J. 67 E 114th. J Hynes. Coaches. (R) 400
Seelen, S. C. S Coucald. (R) 1,200
Smith, S. 507 E 130th. Flis, D & C H Co. Horses. 575
Same. Horses. 575
Stader, J. 912 E 100th. F Brainin. Register. 160
Sophian, M. 178 Cherry. Burns Bros. Coal. 520
Shuehnessy, J. F. S Bender. Horses. 520
Stubble, L. 787 Courtland av. F Dedizky. Fixtures. 400
Schneider, S. 413 E 10th. H Waller. Horses. Wagons, &c. 262
Sachs, I. 170 Cherry and 151 Eldridge. L. 1,000
Rockwell. Oven and Machinery. 1,000
Shalack, W. Throgs Neck. L Schurmacher. Horses, &c. (R) 60
Shannon, A. 504 W 126th. L S Schurmacher. Horses, &c. (R) 100
Sachs, I. 170 Cherry and 151 Eldridge. L. 1,000
Spindler, S. 405 E 77th. F & G Haag & Co. Barber Fixtures. (R) 112
Sutphen, E. J. 355 W 16th. B Well. 605
Slaterky, D. 71-73 E Broadway. S Lazansky. Machines. 2,250
Silbermann, A. 2270 2d av. C Berger. Jew. 300
Shapiro, M. & M. 171 Allen. L Goldberg. Horses, &c. 300
Saz, J. 441 E 78th. M Goldschmidt. Horses. 300
Schmitt & Schwannengel. S Ulmerer. trustee. Brewery Fixtures. Secures Bonds. 2,900
Smekjal & Zikmund. 180 Centre. V Feldmey. er. Machinery. 1,167
Schuch, F. & Co. 2658 8th av. Nat C R Co. Register. 350
Shoen, M. 171 1st av. L Schaeffer. Tailor. 300
Starkey, L. H. 18 Rose. Babcock P Co. Press. (R) 700
Sowis, L. 1453 Madison av. B Bressman. Barber Fixtures. (R) 100
Salomits, L. 137 Division. S Goldberg. Soda Fixtures, &c. 1,800
Szyka, J. 1343 1st av. E S Bohata. Drug. 1,500
Fixtures. &c. 1,500
Sobel & Kino. 133 Eldridge. Blau & Helfant. Machines. 50
Sest, S. A. 127-125 W 43rd. F N Du Bois & Co. Plumbing Fixtures. (R) 2,500
Turans, G. 100 Bushwick av, Brooklyn. R. Passano. Barber Fixtures. 120
Tosno, C. G. 2d Laundry Co. 247-251 3d av. Schwager. Laundry Fixtures. 1,000

Trochla, P. 108th st and 1st av. Senderling. 375
Mig. C. Truck. 375
Terry, T. 154 W 103d. F & G Haag & Co. Barber Fixtures. (R) 148
Tankelsky, W. 3506 Brook av and 1925 7th. Farnus rd. H Brand. Butcher Fixtures. 185
Timpone, V. 475 W Broadway. A Di Giorgio. Drug Fixtures. (R) 1,184
Trochela, P. 413 E 109th. Senderling Mfg Co. Co. Truck. 220
Ulman, P. 1216 2d av. J. Kahn. Horses. 3,000
Untied, H. W. 21 Horatio. Flis, D & C H Co. Horses. 110
Ureles, B. 2010 Madison av and 2620 8th St. H Borrok. Stationery Fixtures. 992
Valente, S. 453 E 78th. J Souvay. Barber. Fixtures. 200
Virgilio, S. 406 E 106th. Senderling Mfg Co. Truck. 250
Voogee, E. 170 Willis av. C Gommel. Gro. cery Fixtures. 250
Vallon, M. 44 Pine. E de Kirnay. Office Fix. 1,500
Vlahakis Bros. 3377 3d av. Nat C R Co. Register. 100
Weinstein, M. 312 E 106th. A A B Roos. Soda Fixtures. 235
Weber-McLaughlin Co. Thos Wright Co. Trucks. 250
Wager, R. M. 697 Washington. . . . N Taylor. Horses. Ice Wagon, &c. 400
Waluch, E. 293 E Houston. J J Liebuga. Confectionery Fixtures. 250
Wolinsky, S. 145 Attorney. J Lifkowitz. Soda. Fixtures. 250
Waring, D. H. 1400 3d av. Nat C R Co. Register. 375
Walker, S. 142 W 17th. Nat C R Co. Register. 375
Weber, C. 2084 Crotona av. S Litman. Barber. Fixtures. 250
Weid & Burdewick. 1565 Av A. Nat. C R Co. Register. 150
Weissberg, H. 1188 Madison av. S J McPe. land. Grocery Fixtures. 100
Weiner, Levenson & Becker. 131 Hester. E. Rubin & Blankfort. Machines. 300
Wakomer & Losker. H. Princes. M Miller. Machines. Merchandise, &c. 2,000
Williams, F. Packard & Co. (R) 250
Williams, F. 291-293 W 87th. Hincin. (R) 125
Coach. (R) 125
Witt, J. 2502 5th av. D Eckhoff. Confec. tory Fixtures. 200
Wards, W. M. Mott Haven Contracting Co. 630 E 134th. M Schurmacher. Horses, &c. 225
Wolf Bros. 169 Essex. J B Drucker. (R) 3
Weber & McLoughlin Co. S Bender. Horses. 1,500
Waterman, L. L. 145 Mulberry. J Glochessy. Press & Fix. 300
Whittaker, W. J. 138 E 32d. P F Dillon. E. 2,000
Zingale & Indiviglia. 2311 2d av. T J Collins. Barber Fixtures. 250
Zampone, L. 286 Mulberry. Damm. & P. Press & Fix. secures nota. 400
Zinkgraf, C. F. 1148 3d av. P Heydenhof. Drug Fixtures. (R) 200
SALOON AND RESTAURANT FIXTURES.
Arievitz, S. 465 34 av. Westin & S. Re. staurant. (R) 20
Alleva, Franchi & Martini. 112 Mulberry. H B Schuman. S. 400
Agid, S. 80-82 Clinton. Wellz & Z. (R) 2,000
Anzebelk, F. 2274 8th av. G Ehret. (R) 1,000
Bachmann, B. 54 W 11th. J Eward. (R) 700
Bueshler, L. 147 W 40th. Excelsior B Co. 500
Bilharz, C. A. 1399 2d av. M Grohs. Son. 2,000
Brown, M. J. Pelham and Cambrelling av. Lion By. 385
Bell, G. E. 11 Boulevard. J Kress B Co. 8,545
Berger, B. 217 W 14th. J H Steinhart. (R) 350
taurant. (R) 350
Bassen, W. 9 Oliver. P Ballantine & Sons. 400
Blick & Brandstatter. 287 E Houston. Westin & S. Restaurant. (R) 1,000
Bundschuh, V. E. 9th. G Ehret. (R) 700
Brooks, A. 650 E 12th. J Letter & Co. (R) 700
Brinkmann, R. 648 W 54th. Bachmann B Co. 2,000
Collins, W. H. 1734 Madison av. B & S B. Co. 2,000
Cohen, S. 151 Norfolk. S Elfin. 210
Colucci, M. 220 Thompson. Lion By. 385
Campbell, J. 236 2d av. F M & S Schaefer. B Co. 2,877
Charlton, J. H. Fitzgerald Bros B Co. (R) 2,877
Cammann, J. F. 1828 Amsterdam av. H D Berner & W Co. Pump. 1,085
Constantino & Buta. 394 E 107th. Metzler. 1,875
Cohen, S. 151 Norfolk. H Koehler & Co. 400
Cohen & Bukowitz. (R) 2,411
Degan, M. 236 8th av. G Ehret. (R) 2,911
Dunn, J. J. 147 1st av. J Christopher. B & S. (R) 1,971
De Rosa, F. 1427 1st av. T A Garvey. (R) 650
Date, J. 212 Baxter. J Hoffmann B Co. 350
Dolan, P. J. 947 2d av. M Cohen. 265
Dolan, P. J. 947 2d av. J M Haffen B Co. 1,000
Derrico, J. 59 N Chambers. Frank By. 2,000
Eckhoff, J. Willis av and 138th st. J. 385
Ehrig, R. 86-88 Fulton. J Ruppert. 2,500
Fryan, M. 577 1st av. P Doelger. 3,500
Farrell, P. 232 Hudson. P Doelger. 3,500
Finnegan, A. 791 5th av. B & S P B Co. (R) 3,500
Furno, P. 349 E 114th. L Mayer. Pump. 185
Frankel, H. E. R Bieher. (R) 711
Goldstein, I. I. 1324 2d av. Flanagan & W. (R) 1,290
Greenspan, M & F. 164 Ludlow. Rubsam & H. B Co. 385
Glukow, J. 242 Broome. B Bloom. Pump. 135
Gluckstern & Welos. 757 Broadway. Kalms. & Glaeser. Restaurant. 648
Gilberti & Di Marsano. 2236 1st av. H Elms. B Co. (R) 3,000

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Held & Wilfuhur, 1407 24 av. G. Ehret. (R) 6,000
Heinberger, F. 500 6th av. Consumers. B Co. (R) 5,000
Heuer, F. 371 Broome. B & W. (R) 3,806
Hartstein, S. 79 Goerck. Eastern. (R) 315
Harrington, L. E. 165 3d av. D. Schlichting. 1,045
Harrington, T. 338 24 av. Lion By. 2,545
Hughes, J. 1321 Amsterdam av. J. Ruppert. (R) 2,233
Korzhub & Hart, 167 Rivington. B. Borsk. Restaurant. 59
Kaiber, G. 431 6th. F. & M. Schaefer B Co. (R) 2,000
Kenny, J. 1463 Amsterdam av. J. Hoffmann B Co. 1,230
Korn, M. J. D. Stevenson. (R) 1,600
Kommel, B. D. Stevenson. (R) 7,000
Koshe, R. D. 2180 5th av. J. Ruppert. (R) 4,649
Krauth, H. 1806 Park av. Lion By. (R) 2,576
Lang, H. 450 Willis av. J. Letter & Co. (R) 1,506
Lovybardo, G. 75 Mulberry. Eastern B Co. (R) 1,400
Lutz, J. Jr. 1720 Amsterdam av. J. Ruppert. (R) 2,961
Liez, G. F. 108 E. Houston. G. Ehret. (R) 3,000
Londes & Sakell, 72 24 av. M. Reichmann & Sons. Tables, &c. 142
Lohmeyer, L. 280 Church. J. Ruppert. (R) 983
Lovy & Hartman, 7. 31 Av. Westin. & S. Restaurant. 200
Martini, A. 335 W. 37th. G. Ehret. 2,000
Morrell, E. 80 Park Pl. J. H. Pagano. Restaurant. 500
Mormick, R. 20. 490 11th. av. D. Stevenson. (R) 5,221
Monaco, P. 56 Sullivan. M. Grohs Sons. 2,700
Magna, F. 8 Prince. Lion By. 1,383
Minkakes, A. 2292 8th av. E. R. Biehler. Restaurant. 325
McGovern, J. & M. 524 3d av. J. Everard. 3,000
Mahler, L. D. Mayer. (R) 600
McAteer, J. J. 77 Jackson. G. Bechtel B Co. (R) 1,610
Meinen, G. 635 E. 152d. J. & M. Haffen. (R) 1,000
Mayer, J. 35 E. 8th. G. Ehret. (R) 4,000
McLaughlin, W. 1069 3d av. P. Doelger. (R) 5,850
Morris, L. 148 Ludlow. S. Levin. Restaurant. 104
Morrison, E. A. 61 Murray. Bachmann B Co. (R) 5,000
Nanor, J. 219 Av. C. Eastern B Co. (R) 2,500
Neur, W. 169 Forsyth. G. Ehret. (R) 1,250
O'Shaughnessy, J. 313 E. 69th. B & S P B Co. (R) 1,000
Orcutt, E. B. 141 Fulton. G. Ehret. (R) 1,800
O'Neill, H. 127 E. 125th. Blecker & S. Restaurant. 350
O'Reilly, B. J. Westchester. W. L. Flanagan. (R) 353
Pahl & Wulff. 477 4th av. Consumers B Co. (R) 12,100
Pelmar & Hammer. E. R. Biehler. (R) 76
Pillar, M. E. R. Biehler. (R) 234
Peletier, F. 131 Mt. Rubsam & H B Co. 1,350
Pierce, E. J. 6 Jackson. G. Bechtel. (R) 300
Richardson, B. F. 769 E. 17th. J. Ruppert. (R) 2,500
Reichenbach, H. 96 Trinity Pl. Consumers B Co. (R) 3,000
Rice, I. 9% Essex. Lion By. (R) 1,000
Rosocco, A. P. Strobel & Sons. Tables, &c. 300
Roedelberger & Long. 475-977 E. 189th. C. Rieger's Sons. Bar Fixtures. 1,675
Rosenthal, L. Williamsbridge. J. & M. Haffen. (R) 275
Rishberg & Misursky. 184 Broome. J. Halbrun. Restaurant. 70
Rose, A. 117-119 2d av. G. Ringler & Co. 3,571
Roberts, A. 23d et 1st av. J. J. Murphy. (R) 10,000
Reinert, G. F. 224 Washington. Bachmann B Co. (R) 2,406
Seltzer, H. 13 Suffolk. India Wharf B Co. (R) 1,003
Seidendorf, J. 82 Church. Consumers B Co. (R) 2,500
Stank, E. & W. 126 W. B. P. Doelger. (R) 3,800
Schipper & Kamena. 133 Grand and 19 Crosby. G. Ehret. 6,000
Schipper & Kamena. 133 Grand. M. H. Bearns. 2,000
Steiner, S. 442 E. 59th. Schmitt & S. (R) 450
Sullivan, J. D. 1138 1st av. B & S P B Co. 2,300
Schwartz & Hecht. 6 Clinton. B & S P B Co. 300
Schwartz, J. & S. 100 Spring. Westin & S. Restaurant. 200
Spindel, A. & M. 321 E. 113th. G. Ehret. (R) 2,000
Sanford, E. S. 185 Greenwich. Manhattan B Co. (R) 1,000
Stone, J. & A. Madison av and 168th st. J. Mehall. Bar Fixtures. agreement. 2,500
Sanford, D. L. 78 W. 3d. E. Bine B Co. (R) 2,500
Schulze, L. 241 4th av. F. & M. Schaefer. 2,000
Schulze, L. 241 4th av. F. & M. Schaefer. 2,000
Schmenmann, E. Clason av and Westchester av. J. Biehler. (R) 1,600
Schaefer, P. 352 W. 44th. Bachmann B Co. (R) 1,000
Spruy, P. 86 Willett. Bachmann B Co. (R) 500
Spina, F. 59 Sullivan. B & S P B Co. (R) 1,300
Torkler & Gebhard. 131 2d av. Rubsam & H B Co. (R) 2,700

Ullman, J. 2080 3d av. C. Topper. Restaurant. 2,000
Van Ness, W. H. 3 Hudson. E. R. Biehler. Restaurant. 150
Wundling, C. 39 3d av. Rubsam & H B Co. (R) 1,615
Welsberger Bros. 148 Delancey. J. Feldman. 1,475
Wertheimer & Boehm, 287 E. Houston. J. Taubner. 800
Wanda, A. 967 Columbus av. J. Doelger's Sons. (R) 625
Weidter, J. 328 Bowery. J. J. Kress. B Co. (R) 2,488
Welsberger & Younger. Delancey and Suffolk. Pump. 200
Walter, A. 250 William. Rubsam & H. 900
Willersdorf, C. 1037 1st av. P. Doelger. Sons. (R) 400
Zwending, A. 42 Forsyth. H. B. Scharrmann & S. (R) 1,000
Zeller, G. 116 1st av. J. Hoffmann B Co. (R) 2,500

HOUSEHOLD FIXTURES.
Alderico, A. 3655 Broadway. J. Mason. 450
Albert, A. 18 W. 102d. Fisher Bros. 166
Allen, F. R. 215 W. 29th. Copperwait. 150
Ashley, L. 35 W. 61st. Copperwait. 172
Austin, F. P. 504 W. 11th. Syracuse L Co. 100
Austin, E. F. Hasbrouck Heights. N. J. L. Baumann & Co. 176
Armstrong, A. 305 W. 54th. J. Early. 160
ALEN, M. Jr. 135 E. 113th. Copperwait & Sons. 229
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Boyle, K. I. 496 E. 148th. Copperwait & Sons. 426
Brandt, G. 75 W. 127th. Fisher Bros. 230
Bostwick, C. N. 161 W. 143d. Copperwait & Sons. 378
Baird, C. N. 575 Burnside av. Copperwait & Sons. 129
Blasco, J. 243 W. 23d. A. Armstrong. 1,250
Sons. 263 W. 22d. same. 1,100
Bruno, I. M. 176 E. 87th. Fisher Bros. 212
Bergerson, J. A. 133 W. 89th. J. H. Little. 243
Bryant, G. H. Broadway and 124th st. Copperwait. 292
Boyd, F. C. J. Ascher. 290
Collins, M. G. R. Riverside S Co. 115
Barney, L. 233 E. 11th. Garvey Bros. 154
Brighton, L. 123 W. 134th. Copperwait & Sons. 129
Berger, A. 304 W. 52th. Copperwait & Sons. 185
Boers, W. H. 270 W. 15th. McClain, S. & Co. 135
Boyl, J. 228 W. 43d. L. Baumann & Co. 131
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Clark, A. W. Manhattan av and 111th st. Fisher Bros. 108
Collins, M. G. 605 E. 157th. Garvey Bros. 148
Campbell, M. M. Mamaroneck. N. Y. Copperwait & Sons. 107
Cobb, K. A. 376 W. 39th. M. Tillotson. 250
Curt, R. E. 530 4th av. Copperwait. 234
Coleman, M. 329 E. 37th. Copperwait. 104
Cohen, M. 139 E. 69th. Copperwait. 1,123
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Crane, J. L. 814 West End av. J. Hafer. 138
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Clement, L. 253 W. 56th. J. Early. 207
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Coleman, J. H. 12 W. 99th. J. Early. 125
Cunin, J. T. 330 E. 77th. Copperwait & Sons. 119
Clark & Jordan. 101 W. 42d. Jordan, M. & Co. 175
Creedon, M. 497 3d av. W. Holzwasser. 175
Doyle, S. E. 621 E. 162d. Copperwait & Sons. 130
DeVins, J. F. 150 W. 66th. Copperwait & Sons. 203
Drew, M. 1088 2d av. Jordan, M. & Co. 201
Donohue, E. L. 119 Edgecomb av. Copperwait & Sons. 168
Danton, F. 696 E. 138th. Copperwait & Sons. 125
Dodin, S. D. Leslie R Co. 175
Derrick, K. 416 E. 15th. Krakauer Bros. 125
Dineo, E. L. 230 W. 27th. Copperwait. 104
Drucker, A. 239 E. 106th. J. J. Friel. 240
Duff, A. G. 161 Madison av. Copperwait. 290
Duff, S. 345 W. 27th. Copperwait. 104
Duffy, A. 90-101 E. 11th. S. Baumann. 329
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Epstein, G. A. Nassau S Co. 100
Eskurn, G. W. 504 W. 43d. Estey & S. 8
Elliott, E. 832 7th av. Copperwait. 1,011
Edwards, G. 290 W. 102d. Jordan, M. & Co. 223
Finkenstein, M. 83 E. 107th. Copperwait & Sons. 230
Fitz Gerald, H. 339 W. 23d. W. A. Foster. 750
Fitzgerald, S. 345 W. 27th. Copperwait. 104
Fitzginn, A. 391 W. 48th. Copperwait. 114
Frazier, E. Lebanon. Copperwait. 131
Fischer, M. 88 and 90 2d av. Garvey Bros. 125
Frazier, P. 22 Lenox av. Copperwait & Sons. 345
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Girard, T. 100 W. 61st. L. Baumann & Co. 816
Goldfey, P. A. & A. 352 W. 14th. E. B. Jackson. 500
Goldberg, J. 70 W. 100th. Copperwait. 217
Gott, Mrs. 130 W. 134th. J. Morris. 476
Gerome, C. 215 W. 34th. S. Baumann. 167
Gretner, A. J. Ancher R Co. 227
Grell, M. 548 E. 164th. Copperwait & Sons. 213
Gallagher, K. 570 7th av. Copperwait. 201
Gogolin, E. 772 Amsterdam av. Estey & S. Piano. 400
Gallagher, J. R. 269 W. 127th. Copperwait & Sons. 103
Holmsberg, S. 71 E. 101st. Copperwait & Sons. 111
Halpern, M. J. Ascher. 127
Hanes, G. C. 226 E. 123d. Copperwait & Sons. 140
Hamilton, E. Rivers de S Co. 120
Hanlon, K. 215 W. 16th. Copperwait. 247
Hunter, N. C. 109 W. 84th. Copperwait. 167
Heintz, J. W. 335 W. 14th. Copperwait. 212
Heag, C. S. 73d et Broadway. S. Baumann. 189
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Harrison, C. E. 205 W. 57th. L. Baumann & Co. 127
Jenkins, M. H. 529 W. 11th. Copperwait. 213
James, N. C. 109 W. 84th. Copperwait. 167
Jacobs, L. 245 E. 57th. Garvey Bros. 134
James, A. H. 1246 2d av. Estey & S. Organ. 90
Johnson, B. 126 W. 134th. Copperwait. 199
Johnson, O. P. 12 W. 90th. Fisher Bros. 155
Johnson, C. 508 W. 42d. Baumann & Co. 119
Johns, M. M. 1065 Dawson. Copperwait & Sons. 5
Jube, S. S. 6 W. 136th. Copperwait & Sons. 140
Johnson, A. H. 412 W. 39th. Jordan, M. & Co. 137
Jochs, H. 3550 3d av. J. Lubs. 141
Kern, M. 1088 Amsterdam av. S. Knapp & Co. 1,168
Kaufman, J. P. 62 E. 110th. B. Epstein. 174
Kaufman & Finkenstein. 706 Park av, Brooklyn and 125 W. 42d. C. Grams. 400
Koppie & Dulude. 161 W. 23d. Garvey Bros. 294
Kehoe, A. 186 E. 102d. S. Baumann. 450
Krumer, K. Ancher R Co. 420
Krieger, E. G. 212-214 E. 106th. T. Kelly. 140
Kaplan, M. 137 W. Norfolk st. Copperwait. 127
Lehman, E. J. 148 E. 84th. Repelov & S. Piano. 300
Law, W. 1624 3d av. Copperwait & Sons. 113
Lewy, M. 1542 Madison av. Copperwait & Sons. 116
Litty, P. 111 W. 88th. Fisher Bros. 111
Lacey, H. 105 E. 15th. Copperwait. 132
Levy, W. H. 208 W. 141st. Estey & S. Piano. 375
Lieberman, M. 35 Rutgers. B. Levin. 100
Leonard, J. 50 W. 65th. McClain, S. & Co. 850
Lovingston, W. H. 130 E. 137th. L. Baumann & Co. (Reported last week as 133 to 137 37th st.) (R) 1,563
Lieberman, A. 136 Av. C. L. Baumann & Co. 243
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Nevin, M. 129 W. 73rd. E. Wolf. 1,000
O'Keefe, R. J. 335 W. 42d. J. J. Friel. 144
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 Price, J. 216 W 102d. S Baumann. 136
 Paving, E. 25 W 64th. S Baumann. 130
 Pickett, C. A. 481 W 13th. S Baumann. 202
 Perez, V. 248 W 38th. Fisher Bros. 126
 Powers, M. 340 E 62d. L Baumann & Co. 194
 Patterson, A. R. 431 W 34th. L Baumann & Co. 128
 Pheasant, D. Voorheesville, N. Y. L Baumann & Co. 224
 Parker, F. A. 10 Gouvernor pl. A. Baumann. 161
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 Quinn, J. 216 W 114th. Cowperthwait & Sons. 194
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 Silver, N. 150 E 50th. Jordan, M. & Co. 750
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 Thomas, C. 43 W 69th. McClain, S. & Co. 123
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 Walsee, G. 437 E 80th. W. Holzwasser. 1129
 Ward, W. H. 224 W 114th. Eusey & Piano. 382
 Weedon, W. T. 306 W 21st. McClain, S. & Co. 135
 Winner, E. 210 W 42d. L Baumann & Co. 105
 Waterbury, B. 510 W 133d. Cowperthwait & Sons. 113
 Wilson, R. 150 E 96th. Cowperthwait & Sons. 107
 Wilson, H. L. 1843 Lexington av. Cowperthwait & Sons. 224
 Witt, H. M. 540 W 35th. A. J Rooney. 270
 Walsh, L. 646 St Ann's av. A. Baumann. 252
 Witt, W. I. 80 E 116th. J Luba. 287
 Woodridge, J. M. 400 Manhattan av. J Luba. 314
 Wolgrew, A. 244 W 109th. Cowperthwait & Sons. 235
 Weinberg, M. 322 E 117th. Cowperthwait. 196
 Weinberg, M. 204 Delancey. J Moriarty. 150
 Wollenweber, E. 717 E 140th. Krakauer. Piano. 310

Yung, D. 335 W 29th. J Early. 1375
 Yost, T. J. 12 W 106d. M Williams. 1200

BILLS OF SALE.
 From, Balesville. 1
 Allison, J. M. W. H. Clark. Play, "A Broker 1
 Blois, D. 170 Prince. G. Fabrizio. Saloon. 1
 Birnbaum, D. 115 Columbia. I & D Deutsch. 335
 Brown, A. T. Jr. Concord, near Jay, Brooklyn. L. J. Charlock. Horse, &c. 1
 Catalano, F. 438 E 11th. F & N Re. Butcher 1
 Caltar, J. 533 E 12th. J Goldsmith. Paper Route, &c. 145
 Crandall, D. 238 E 49th st and 2349 1st av. L Steinfeld. Dairy Fixtures. 500
 Cruice, R. J. A. & E. 214 E 50th. H. J. Murphy, Saloon. 800
 Cantor, I. J. Parizer. Mineral Water Route. 200
 Delas, J. 551 W Broadway. P. Morin. Saloon. 200
 Donio, K. A. 65 W 35th. S. Ettlinger. Merchandise. 85
 Drumore, G. F. 11 Broadway. G. W. Browne. Office Fixtures. 30
 Fleck, F. F. 212 E 14th. O. Bichel. Furniture. 500
 Farrell, C. 343 W 36th. J. O'Neill. Horses, &c. 7
 Logan, M. 238 Henry. J. Jaffe. Furniture. 75
 Galu, B. 74 Stanton. Moskowitz & Sakin. Soda Fixtures. 85
 Green, E. 745 Lexington av. L. Klein. Dyeing Fixtures, &c. 230
 Goldsmith, S. 1641 Ac. A. J. Hofman. Bakeries. 1
 Grathwell, L. M. H. L. & J. Rosenthal. Cigars. &c. 1,000
 Herzfeld, S. White Plains av between 223d and 226th sts. J. Simon. Butcher Fixtures. 400
 Halpern, J. Elm and Gt Jones. H. Horowitz. Coffee, Soda and Cigarette Fixtures. 93
 Lentrico, E. 8-10 Bridge. S. Calletta. Barber Fixtures. 500
 Knoke, E. 316 Cherry. J. Stein. Candy Store Fixtures. 190
 Klein, E. J. C. Elizabeth Klein. Interest in will of J. Klein. 4,800
 Kopperschmidt & Mintzer. 99 Norfolk. S. Weingarten. Butcher Fixtures. 70
 Lauter, C. 904 3d av. M. Schmade. Costume, &c. 800
 Ludeman, H. H. Fayen. Milk Route in the City. Hotel Fixtures. 4,800
 Lins, A. 395 Broadway. T. R. J. Lina. Merchandise. 300
 Gally, T. 101 Av. B. H. Noll. Saloon. 150
 Panaska, F. 1378 3d av. C. Velebradsky. Grocery Fixtures. 840
 Pine, R. 104 E 7th. J. Weiss. Grocery Fixture. 290
 Roy, E. 7 W 66th. A. Haimell. Furniture. 1
 Rosenber, C. W. Nolan & Stephens. Jr. Patent for Bronx and Westchester Co. 50
 Roberge, J. N. 1700 W. R. Mentik. Machines. 300
 Sander, I. 223 E 100th. E. Zimmermann. Candy Store Fixtures. 136
 Schwartz, M. 1926 Amsterdam av. H. Schwartz. Cigar Fixtures. 100
 Simon, J. 1842 2d av. A. Simon. Plumber Fixtures. 1
 Sauter, J. H. Robbins av, near 152d st. E. Heller. Horses, &c. 2,200
 Seanan, S. 337 Broadway. S. Wolf. Machinery Fixtures. &c. 1
 Suter, P. F. 222 South. A. Schnell. Int in contract of Purchase of Building. 1
 Taubner, J. 257 E Houston. Wertheimer & Sons. 2,000
 Tischer, J. 1559 Madison av. N. Heinstein. Butcher Fixtures. 100
 Waidman, S. M. 52 Willett. S. Wilmet. Machines. 175
 Wilkinsky, S. 77 E 109th. H. Goldeter. Butcher Fixtures. 100
 Wakefield, W. H. 329 Greenwich. S. F. Hughes. Machines, Fixtures. 850

ASSIGNMENTS OF CHATTEL MORTGAGES.
 Adjustment Corporation to F. A. Creteau. (Collateral Coffee & Spice Mills, May 28, 1904.) 1
 Archibald, T. F. to H. P. Durrhill. (9 chattels.) 1
 Forman, S. to H. Mous. (F. Braunfeld, Dec 29, 1904.) 200
 Leachke, P. to G. Schising. (F. W. Heils, 155 1/2 St. 1904.) 250
 Sitzer, D. to B. Kapelwitz. (Gottesman & Blumberg, Feb 13, 1904.) 150
 Roberson, S. to M. Wilensky. (B. Wilner, Nov 3, 1904.) 1
 Rodgers, M. to J. Rudinger. (L. Rubin, Feb 1, 1905.) 1
 Rous, S. to T. Schwartz. (Rous & Kaplan, Oct 12, 1904.) 1

ton, att'y; Abraham R Lawrence, ref. (Amt due \$190,555.)
 Prospector, W. W. 25 s 150th st, 75x89.7. State Realty & Mortgage Co. att'y Michl J Lalor; A. J. Shaw, att'y; Abraham L Jacobs, ref. (Amt due \$8,300.) 1
 4th st, Nos 313 to 319 East. The State Bank att'y Nathan Feldman; att'y J. J. & A Lyons, att'y; David Thomson, ref. (Amt due \$41,775.) Jan. 9.
 Livingston pl, No 17, s e cor 17th st, 58x120. N. Y. Life Ins & Trust Co. att Isaac Polstein & att'y; Emmel & Robinson, att'y. (Amt due \$100,000.) Jan. 10.
 80th st, n s, 181 E Amsterdam av, 13x102.2. Wm F Decker, att'y; Wm. I. Bellinger, att'y; at Rounds, Hall, Dillingham & Debevoise, att'y; Ira L. Bamberger, ref. (Amt due \$26,847.75.) Jan. 10.
 Nathalie av, e s, being villa site P on map of 16 villa sites and 80 lots Anthony estate, 29x8 120x10x irregular. Annie F Smith att'y Jean F Spohr att'y; D. S. Remsen, att'y; Arthur F. Cooby, ref. (Amt due \$5,652.78.) 1
 132d st, n s, 75 W Park av, 20x91.11. Mary B Malby att'y; Mary Sullivan, att'y; D. W. Tyler, att'y; at Crowley Wentworth, ref. (Amt due \$6,306.66.) 1
 25th st, s s, 125 e 5th av, 75x98.9. Star Holding Co. att'y L. Geo. Fogorlatino et al; Simpson, Werner & Cardozo, att'y; Edmund J Tinsdale, ref. (Amt due \$11,235.) 1
 80th st, n s, 100 W 10th. Wm. I. Clark, att'y; Fredk A. O Schwarz att'y Frank H Keele; Rounds, Hatch, Dillingham & Debevoise, att'y; Ira L. Bamberger, ref. (Amt due \$40,837.77.) Jan. 12.
 24th st, No 330 West, leasehold. Thos Morgan att'y John B Dey et al; Zinin & Moran, att'y; Herbert R Limburger, ref. (Amt due \$2,001.63.) 62d st, s s, 275 W 10th av, 25x100.5. David J. H. Wilcox, att'y; ex att'y Wm. I. Clark, att'y; Knox, att'y; J. Van Vichten Olcott, ref. (Amt due \$17,479.17.)

LIS PENDENS.
 NINETY-NINE LIS PENDENS FOR VIOLATIONS OF THE BREMENEN HOUSE LAWS AND ONE FOR VIOLATION OF THE BUILDING LAWS FILED THIS WEEK.
 Jan. 7.
 Av. D, e s, 48 N 7th st, 48x85. Myer S Perlsin et al att'y Samuel Klein; specific performance; Amend & Amend, att'y.
 Kingsbridge rd, e s, 584 s from n s of a stone monument marked L, situate near Poe Cottage, 84 x 8. Edgar J. Bertram, att'y; Diederich Beckermann et al att'y Fannie Chambers; notice of attachment; Rabe & Keller, att'y.
 63d st, No 414 W. Johanna Hogan, by gdn agt Gottlob Treffinger; notice of attachment; Ruger, Sefton & Schenck, att'y.
 Jan. 9.
 116th st, No 123 East. Wm H Ross att'y Wm J Brown; specific performance, &c.; Maurice M Greenstein, att'y.
 51st st, Nos 427 and 429 West. John Gray att'y Patrick J Byrne et al; accounting, &c.; Edw W Murphy, att'y.
 1 Stebbins av, w s, 100 n Jennings st, 200x100. Abraham Elterman att'y Jacob Hyman; action to impress a vendee lien; Cohen Bros, att'y; Goerck w s, 75 n Broome st, 50x100. Frank Green att'y Wm G. Hooker; action to impress a lien; Chas Schwick, att'y.
 Jan. 10.
 Southern Westchester Turnpike rd, s s, adj land of Mr Lewis, runs s 207 x e 90 x n 208 x w 90 to beginning. 5th st, s s, 105 W Av B. 50x108. Bronx. Girard av e s, 325 s 16th st, 75x100. Wm H. Blum, att'y; at Rounds, Hall, Dillingham et al; partition; Clinton T Roe, att'y.
 Hull av, s e cor Ozark st, 100x25. Chas Goeck'e att'y Beech M. McQuade; specific performance; Stern & Ballin, att'y.
 Essex st, No 139. Hannah Lewenthal att'y Aaron Zwering; action to declare a lien; Maurice B Blumenthal, att'y.
 111th st, No 247 West. Joseph Cohn and ano agt Adolph Rosenber; action to foreclose an equitable lien; Spiro & Waserog, att'y.
 176th st, n s, 70 s 70 s Southern Boulevard, 125x 155.10x irregular. Chas B Gumb att'y Fredk A Kerker; action to impress a lien; Chas Schwick, att'y.
 Jan. 11.
 10th st, Nos 412 to 446 East. Nathan Dubersien att'y action to foreclose an equitable lien; Spiro & Waserog, att'y.
 Freeman st, s e cor Fox st, 150x71.1x irregular. Ignatz Rosenthal att'y Baruch att'y; at Rounds, Hall, Dillingham et al; specific performance; W. Goldstick, att'y.
 Bloomingdale rd, from C'osod w s, beginning at point 94.11 e Riverside Drive and 165 n 116th st, runs n 226.2 x e 28.2 to c of B. Bloomingdale, x s 285.2 x w 28.2 to beginning. Wm M D D De Puyser et al att'y Merck att'y action to recover possession; J. A. Deering, att'y.

JUDGMENTS IN FORECLOSURE SUITS.

Jan. 7.
 Bleecker st, s s, 50 W Wooster, 100x100. N. Y. Life Ins Co att'y Louis M Jones et al; A. Hamil-

FORECLOSURE SALES

30 BROAD STREET, NEW YORK

Vesey st, No 62. James H Seales agt Rosina Volhart; action to foreclose a judgment lien, & D M Kellogg, att'y.

168th st, n s, 101 w Union av, 57,2x158x Irregular. Hedwig Bader agt Isaac Lowenthal; specific performance, &; Gerlich & Schwieger, att'ys.

Webster av, n w cor Ford st, 100x100. Louis Katz agt Franz Kahlenberg; action to compel conveyance; H C Knoepfel, att'y.

Jan. 12.

104d st, Nos 100 and 111 West 71/2 part. Gretchen Rauch agt Eliz Donovan; accounting; L & U Zinke, att'ys.

Hullav, s e cor 29th st, 25x100. Chas Gaekle agt Bessie M McQuade and ano; specific performance; Stern & Ballin, att'ys.

Franklin av, w s, 417.2 n 169th st, 56x206. Geo H Reinhardt agt Matthew J Smith and ano; specific performance, &; Euring & Geiger, att'ys.

Stebbins av, n w cor 167th st, 62.6x10x Irregular. Acher Cohen agt Anne Moneghan or Monahan; action to declare a lien; Chas H Friedrich, att'y.

3d av, n e cor 108th st, 25x100. Louis Kata and ano agt Benj M Abraham et al; specific performance, &; Frankenthaler & Sapirsky, att'ys.

130 s, Nos 220 and 222 West. G H Gerard Son & Co agt Abraham L Bekhardt; action to foreclose a mechanic's lien; Otis & Pressinger, att'ys.

Jan. 13.

Washington av, w s, 100 n Fletcher st, 48x110. Herman Brandstein agt Rudolph L Blumenthal and ano; action to declare a lien, &; Sigmond Wechsler, att'y.

West End av, n w cor Aphros lane, now closed; also 120.5 s 92d st, 13.2x175.4 Irregular. 7/8 parts. Louis T Ewen et al, agt J. Oppenheimer; action to recover possession; James A Deering, att'y.

Washington av, w cor 182d st, 100x100. Except part take nfor av. Morris Belfeld agt Abraham Shatzkin; action to impress a lien; Jacob Riebold, att'y.

Lafayette pl, No 32. Madison av, No 180.

34th st, No 24. James B Palmer et al agt Chas J Day et al; action to recover a judgment; Jay & Candler, att'ys.

3d av, n e cor 39th st, 49.4x75x Irregular, except No 205 East 39th st. James M Schult agt Wm H Schult et al; partition; McKee, B & C, att'ys.

14th av, n s, being lot No 99 on map of Wakefield. Jos B Churchill agt Eliza Chackel; partition; M J Barley, att'y.

162d st, n s, 94.7 w 3d av, 17x100. John Promer agt Selma S Hain; action to foreclose a mechanic's lien; John J O'Brien, att'y.

FORECLOSURE SUITS.

Jan. 7.

Madison st, Nos 308 and 370. Fannie Wolf agt Harry Abrams; Goldfogie, Cohn & Lind, att'ys.

7th st, s, 64.6 w Av B, 27.10x90.10. Ethel Roth agt Joseph Goldstein et al; Strasbourger, Well, Schaege & Schall, att'ys.

120th st, n e cor 42d East. Anna M Bulley et al agt James T Moynagh et al; Wells & Sneider, att'ys.

156th st, s, 100 e Kelly st, 25x100. Title Guarantee & Trust Co agt Marcus Stern et al; H Swain, att'y.

Jan. 9.

7th st, n s, 249.8 n w Av C, 33.4x97.6. Martin Simons agt Chas Stich et al; Samuel Marcus, att'y.

Greene st, No 16. Robert C Watson et al as exrs agt Fredk W Hotchkiss et al; Geo C Blake, att'y.

Jan. 10.

Water st, No 385. Zion Widow & Orphan Society of N Y agt Jacob Berliner and ano; Myron Sulzberger, att'y.

89th st, n e 228 East. John E Domeske agt Jennie Reichen et al; amended; Franz Schaeffer, att'y.

Lexington av, w s, 60.11 n 120th st, 20x64.10. Henrietta H Wreden agt John Bannen et al; J P Herren, att'y.

Jan. 11.

Bryant st, n w cor 172d st, 25x100. Eliz A Edwards agt N E Wallace et al; C W Ridgway, att'y.

121st st, n s, 229.6 w 4th av, 15x100.11. Mutual Life Ins Co agt Ignatz Sunkheimer et al. E. L. Short, att'y.

98th st, s s, 182.11 w 9th av, 32x100.11.

98th st, s s, 316.11 w 9th av, 33x100.11.

14 actions. N Y Life Ins Co agt Mary K Eichhorn et al; Andrew Hamilton, Jr, agent.

Kingsbridge, e s, 58.4 s of a stone monument marked "L". N Y Life Ins Co agt Mary K Eichhorn et al; Andrew Hamilton, Jr, agent.

part taken for widening Kingsbridge rd. Helen J Lehon agt John Chambers et al; Wm J Walsh, att'y.

64th st, s, 410 w Central Park West, 30x100.5. Matthew Corbett agt John De C Ireland and ano; Jerusalem & Arovvsmith, att'ys.

100th st, Nos 62 and 64 East. Jacob Penowitz agt Philip Cohen et al; Jehial M Roeder, att'y.

Buchanan pl, s e cor Aqueduct av, 75x100.5, except part released. Wm Engelmann and ano agt Luella B Blair et al; Wm C Timm, att'y.

Lot 18 on map 839 lots at Riverside and Moshulu. L. M. Levi agt Isabella Rivera; Bing & Bing, att'ys.

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 (A) means judgment for defendant (D) means not summoned. (r) 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.

Jan.	7 Anderson, Joseph E—Henry M Susswein.....	\$182.19
	*Anderson, Perry L—Francis L Hughes.....	1,821.00
	10 Anson, Samuel—Benjamin Davis.....	83.91
	10 Appelbaum, Barney—The Cluster Gas Light Co.....	419.23
	11 Adair, Lewis—Julius Lefkowitz.....	1.00
	13 Andron, Meyer—Jacob Marx.....	34.91
	13 Anderson, Richd—Major Johnson et al.....	194.41
	7 Bernan, Bertha—Rosestein Bros (inc).....	150.14
	7 Broads, Bernard—Felix Cohn.....	129.85
	7 Byrnes, James C—Mabel V Price, costs.....	59.00
	7 Gordon, James—The United Electric Light & Power.....	21.90
	7 Birckett, Clarence T—The Columbia Bank.....	100.00
	9 Baury, Frederic F—Bergen & Bauman.....	239.47
	9 Brandes, Wm—Henry T Dabelstein and ano.....	100.00
	9 Benenati, Rosa—Thos W Jones as exr.....	42.41
	9 Brainerd, Harry J—Francis L Hughes.....	84.06
	9 Betsin, Wm—Bert K Bloch.....	129.81
	9 Board, James L—The Seventh National Bank.....	4,080.35
	10 Birbaum, Jobb M—Edw Thompson Co.....	310.62
	10 Brown, Hartwell—Elsy A Davis.....	78.37
	10 Deane, James—The same.....	82.70
	10 Bradford, Martha G—Henry Heil.....	143.51
	11 Benis, Saml—David Reich.....	61.10
	11 Bixon, Benj—Powell & Campbell.....	144.11
	11 Blach, Louis J—G Curtis & Son.....	62.36
	11 Blochman, Rosa, or Rosa Maurer—David Breyer Co.....	100.41
	11 Baldwin, Arthur P & Caroline G W—Margt L Young.....	36.32
	11 Bickel, Leonard—Fredk Pearce.....	519.41
	11 Birkhan, Chas D—The Monroe Bank.....	314.39
	11 Benis, Schmerl—David Reich.....	61.00
	11 Blanton, Jacob—The People.....	500.00
	11 Bredenstein, Louis—The F & M Schaefer Brewing Co.....	2,185.74
	11 Bell, Leonard—Fredk Pearce.....	519.41
	11 Broekhan, Henry—Liebig Extract Co.....	237.88
	11 Bohan, Patrick—Patrick W Cullinan.....	2,001.02
	12 Brainerd, Austin & Owen—The Co-operative Savings Society of Long Is.....	80.00
	12 Brodix, Chas R—Reginald Salmon.....	519.41
	12 Bloch, Saml—Saml Friedenberg by gdn.....	31.21
	12 Brodix, Chas R—Victor de la Torre.....	120.24
	13 Berkowitz, Morris & Yetta—Ernest C Cozzozzo and ano.....	137.65
	13 Baker, W Stanley—John W Rapp.....	519.31
	13 Brown, Elliott C—John Spohr et al.....	100.00
	13 Bleicher, Saml—The People, &.....	100.00
	13 Bolte, Herman—The same.....	100.00
	13 Bolter, Wm H—Alphons.....	57.14
	13 Chivichitz, Nathan—Simon Rogin.....	464.31
	13 Charleson, John S—Emil Well as admr.....	4,042.25
	7 Conway, May—John Wananan.....	201.08
	7 Crawford, Annie C—Cosse & Hurlbert.....	163.21
	7 Cashion, Edward M—Stanley & Patterson.....	201.89
	9 Conrad, Alexander—Morris C Siner.....	50.41
	9 Case, Franklin B, Jr—The N Y Mutual Savngs Bank.....	201.89
	9 Cox, John J—Patrick Trodt.....	121.21
	9 Call, Biaggio—Chas Brandt, Jr.....	137.91
	12 Crawford, James L & Robt L Co.....	610.07
	12 Sprague Elevator Co.....	610.07
	10 Cochran, Wm H—Edward Thompson Co.....	158.15
	10 Chamberlain, John—Thos Young.....	276.69
	10 Colley, Frank A—The Bucher & Gibbs Fuel Co.....	26.61
	11 Cohen, Abraham—Cooper Exchange Bank.....	30.61
	11 Cohn, Gustav—The People.....	157.39
	11 Omgdon, Stewart H & Lewis B—Ernest W Hill.....	1,689.94
	12 Callahan, Cornelius—Chas J Sudin.....	320.10
	12 Campbell, Robt S—Geo O Humphrey.....	384.63
	12 Cohen, Benj F—Louis Reinhardt.....	116.07
	12 Corbe, Frank G—The People, &.....	500.00
	12 Clark, Robert A & Robt L Co.....	392.20
	12 N. Richl.....	98.80
	12 Clark, Geo D—Chas Bielle.....	146.22
	12 Carter, Julia—Ida Stern et al.....	154.78
	13 Corcoran, Thos E—Jos Meeks.....	790.08
	13 Cool, James W & Helen M—C.....	48.71
	13 Cohen, Louis—Max Thaller.....	74.91
	13 Frank, A as admr.....	2,836.33
	Board & Paper Co.....	2,836.33

13	the same—The same.....	1,044.31
13	Carver, Catharine O'Connor.....	185.83
7	Davis, Isaac—Royal Printing & Pub Co.....	337.33
7	Deunerlein, Jos A—The City of N Y.....	26.97
7	Droste, Geo A—The United Electric Light & Power Co.....	17.43
9	Davis, Geo H—Godsiped Realty Improvement Co.....	84.36
9	Dauer, Samuel—Ray Y Ledner.....	35.95
9	Duggan, Bernard—Henry Eggen.....	600.00
11	Diamond, Louis—Douglas Phonograph Co.....	74.16
11	Denton, Dora—Hubert Comte.....	78.36
11	Epstein, Abraham—Saml Rotenberg.....	271.29
11	Edwards, Robert—Standard Screw Co.....	463.35
13	Ethelsh, Bertha—American & British Mig Co.....	costs, 48.74
7	Felbing, Emil J & *Oscar Charles Rauenbuehler and ano.....	84.90
*7	Fridrich, Nathan—Abraham I Spiro and ano.....	255.41
*7	Fast, Carl H—Finley-Acker Co.....	303.52
7	Foot, Eliaz C—as exr—James N Cattanauch.....	29.44
9	Fuller, Arthur—Brooks Bros.....	85.17
9	Fox, John J—Patrick Trodt.....	121.21
9	Forber, Geo by gdn—Fredk Mohr, costs.....	25.10
9	Furbush, Fredk W—Caledonian Ins Co.....	56.06
9	Friedwald, Saml—Abraham B Samuelson.....	100.00
9	Fin, Danl E—Esther E Bomeisler as extr.....	435.06
9	Fainst, Jos A—Abraham Alexander.....	88.87
9	Fisman, Saml—Robt Hill.....	88.87
9	Farewell, Chas—John Witzel and ano.....	500.00
10	Findley, James A D S—Theo P Huffman.....	108.00
10	Fischer, Hist—The People.....	78.14
10	Feigenbaum, Louis—The Cluster Gas Light Co.....	419.23
11	Fuchs, Harry by gdn—Meyer, Denke & Kostig.....	335.35
11	Fuchs, Rudolph—The same.....	costs, 22.65
11	Feber, Nathan—Erasus Hamilton.....	64.81
11	Folsom, Caroline—Patrick J Tague.....	78.71
11	Fitzgerald, Maurice—Julius H Cohn.....	84.41
11	Furth, Jos J—Fred B Peterson and ano.....	101.70
13	French, Sarah E—Monteith E Close.....	81.17
13	Feins, Jos A—Abraham Alexander.....	88.87
13	Flood, John—Emilie L of Herby, costs.....	137.75
13	Fastow, Rebecca—Louis Levine.....	210.71
13	Galt, Chas G—Fifth St Library.....	72.85
9	Galentano, Joseph—Joseph Gluck.....	141.66
9	Gines, Julia—James Jeromans.....	137.88
9	Graeffe, Esch—Richd C Cruise.....	63.42
9	Gunderson, Louis—Wm P Cook.....	84.40
9	Goldschmidt, Herman—Saml H Stone.....	100.00
9	Goodman, Jacob—Benz & Co.....	97.69
9	Grabenstein, Arthur—Isidor Stein.....	85.00
9	Gordon, Wm V—John H Durack as trus.....	126.42
9	Gordon, Wm V—John H Durack and ano.....	471.25
10	Greenberg, Saml—Nathan Goldberg.....	34.76
10	Goldstein, Ben as admr—Julius Frankl.....	81.18
10	Gray, Mary A—as admr—Siegel-Cooper Co.....	106.46
10	Garvey, Martin T—Jacob Klein.....	2,072.30
11	Grusell, Wm—Virgil P Gibney.....	89.71
11	Griffith, Chas—Archibald C Haynes.....	35.96
11	Gumbleton, Henry A—Henry Glinisky.....	134.44
11	Ginsberg, Isaac—Thos Parker.....	105.95
11	Greenstein, Max—Harjes Boskey.....	66.35
11	Green, Nelson G—James Hopkins and ano.....	500.00
11	Gallagher, Luke J—Black & Boyd Mig Co.....	80.46
11	Gassner, Hans—John S Silas.....	81.82
11	Goldstein, Jos—Niagara Woodworking Co.....	281.03
11	Gleason, Annie—Ths Peopl.....	200.00
11	Gleason, Jos J—Michl J Mack.....	484.72
11	Glassberg, Jacob & Max—The E H Ogden Elevator Co.....	254.31
11	Hennessey, John—David Rodenberg.....	44.41
11	Hewitt, Robt J—Long Dock Mills & Elevator Co.....	288.46
11	Hervey, Walter L—Mabel V Price, costs.....	89.00
11	Hellbach, Edw—Christian Grandeman and ano.....	292.23
11	Hollahan, Richd & Wm Hazard—Walter J Lee.....	416.90
11	Edwards as gdn.....	190.80
9	Hirsch, Frank—Jos Seldin.....	14.65
9	Harris, Geo—Edw Berlin.....	100.00
9	Hiscoe, Chas—Henry B Simmons.....	313.39
9	Hopper, Edw—Albert Elias.....	169.65
9	Hirsch, Wm—Alex Steid.....	169.65
9	Howell, Benj G—Hallwood Cash Register Co.....	190.31
11	Hanan, C H—McNab & Co.....	179.22
11	Hillyer, Mark P—Mollie C McComb.....	776.35



STRUCTURAL MATERIAL BUSINESS IMPROVING.

The requirements of the building contractors for structural material are increasing daily. Among the largest orders recently awarded was that placed by the builders of a large department store in Chicago, in the erection of which 3,000 tons of structural steel will be required, and more beams, angles and shapes will be needed in the construction of new dry goods buildings in Chicago and this city before the end of the present month.

Though the demand for steel bars continues fair, most of the largest consumers have already contracted for a sufficient tonnage to meet their requirements for several months so that the volume of business in this class of steel is now slightly curtailed.

GLASS BUILDING FOR DES MOINES.

C. E. Eastman, Observatory Building, Des Moines, Iowa, has submitted plans to the officials of the Des Moines National Bank for a bank building of classic design, to be built of glass, after his new plan of glass construction. The building, if constructed, would be unique and especially attractive, with its heavy columns of wire glass. It would front on Walnut st and extend along Sixth st for half a block. Mr. Eastman's scheme of glass construction consists of a steel framework, supported by brackets attached to the beams of the floors, in duplicate, making two walls of opalescent wire glass, the glass being set in the steel framework. The glass walls are approximately a foot apart, making an insulating dead air space to prevent loss of heat in winter and to prevent undue heat in summer.

This system of construction allows of any arrangement of floor plan, because windows are unnecessary; and for the same reason the exterior will admit of any style of treatment entirely free from the restrictions of fenestration. Mr. Eastman believes windows to be an insurmountable evil in buildings because of the admission of air through them which is responsible for dust, smoke, odors, insects, leakage of heat, danger of falling out, admission of rain, not to mention the danger and necessity of washing them, loss of papers, colds from draughts, etc. The wall is fire resisting to a practical degree, as it has been demonstrated that wire glass will resist a hot fire, and though necessary to replace it, the fire damage would be local and easily replaced.

The inside treatment allows of a marble wainscoting half way to the ceiling with glass over so that the wall space is available for desks, counters, shelving, etc., on all sides of a room, and at the same time more light is produced than with windows. If an outlook is desired a stationary portion of plate glass one thickness can be

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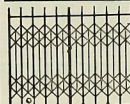
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placed in the wall, or the columns in the treatment of the exterior can be of plate glass forming bays. The cost compared to stone, terra cotta, or brick would be from a quarter to a third less for the outer walls. The inner construction of the building is similar to that in general use, either steel or masonry. In steel construction, the outer supporting columns are set back from six to ten feet and the floor beams support the outer walls by their cantilever properties, thus relieving the columns of the contraction and expansion now incident to those which are in the outer walls.

BUFFALO, N. Y.—Martin C. Miller, architect, has plans for a 4-sty warehouse, 36x120, to be built in Baltimore, Md. The following builders of that city are figuring: James Stewart & Co., A. J. Robinson & Co., J. Henry Miller, M. C. Davis and Henry Smith & Sons Co.

MILWAUKEE, WIS.—A. George Schultz Co., Fourth and Clybourne sts, will build a \$100,000 factory at Fifth and Clybourne sts. Plans are now ready for figures. Building is to be finished by Aug. 1, 1905.

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"Rufus the Roofer" is a breezy booklet, in which the roof question is threshed out in a new vein. It will be sent to anyone on receipt of ten cents in stamps, and is worth more than that stamp as an entertaining reading.

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