

**REAL ESTATE RECORD AND BUILDERS GUIDE.**  
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 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
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ONE of the most noticeable features of the real estate market during the past week has been the considerable number of private dwellings which have been reported sold. These dwellings, while situated in all parts of the city, have as usual been located in most instances to the east or southeast of Central Park; and time only confirms the popularity of that region as the neighborhood particularly of handsome individual residences. The demands for such buildings is so good at present that there is likely to be a revival of interest in this class of improvement on the part of builders. Indeed the records for the year now drawing to a close indicate the existence already of a much livelier interest in private residences. Last year plans were filed for 61 private dwellings to be erected in Manhattan at a cost of \$2,014,500, while the corresponding figures for 1903 were 56 residences to be erected at an estimated cost of \$2,881,000. During the current year on the other hand, plans have already been filed for 86 private dwellings, which are estimated to cost some \$4,022,000. The increase is not very considerable, and the totals do not compare with those of 1901 and 1902; but it shows a tendency towards improvement; and there is every reason to believe that this tendency will gather headway during 1906. There is, however, very little indication of any revival in the construction of low-priced dwellings. Plans have been filed for only two rows of dwellings to be built on Washington Heights—twenty-nine buildings in all—while during the same period about \$30,000,000 has been invested in tenements in the same section. It should be added that of the higher priced dwellings, very few are being erected for sale by speculative builders; and their construction consequently will not add to the stock of expensive houses, which are being offered for sale. That stock has been very much reduced of late, and doubtless during the coming year something will be done to replenish it.

THE purchase by the New York and New Jersey Tunnel Company of three lots in the plot which it requires for its terminal at Broadway and 33d st, indicates that the company proposes to carry out its plans, in spite of the opposition of the property owners, and presumably it will succeed in doing so, even though it is involved thereby in prolonged litigation. But in any event the property will cost the company considerably higher prices than those at which it has been valued by the corporations' appraisers, and it follows that in order to get this money back, the company will be obliged to use the property which it is acquiring to the very best advantage. But how can the property be used to the very best advantage? This is a question in which the other property-owners of the neighborhood are vitally interested, and the answer to which they will await with the liveliest interest. There is, of course, every reason to believe that the trolley company will arrange for the improvement of the land it buys with something more than a station. All that it needs for terminal purposes is the space below the street levels and just as down-town is proposing to build sky-scrapers above its train-shed, so up-town it will adopt some similar means of making its expensive investments in real estate pay. Furthermore it looks as if, between the Pennsylvania Railroad and the trolley company, the whole block

between 32d and 33d sts, Broadway and 7th ave would be occupied below the surface by railroad tracks; and on this part of its property the Pennsylvania also will not need for the traffic purposes to build above the surface. Its actual station will be erected on the west side of Seventh ave; and the land on the east side is only needed so as to have sufficient room to distribute its tracks. Consequently, inasmuch as the two companies are co-operating, the whole block described above will be available for some kind of big building; and the future development of the neighborhood will depend to some extent on the kind of big building it will be.

IT would seem as if this site could not be used except for one of two purposes. It is a matter either of a huge place of amusement or of a department store; and of the two a department store possesses apparently the best chance of being a remunerative enterprise. By virtue of its railroad connection this block would become more accessible for more people than any other block in Manhattan. The tunnel to Long Island will put it in immediate connection with the population served by the Long Island Railroad. The Pennsylvania and the trolley tunnels will make it peculiarly convenient to the suburban residents of New Jersey. The Subway across 34th st will connect with the longitudinal tunnels which have been or will be built in Manhattan, and it looks furthermore as if Subways will be constructed both on Broadway and Seventh ave—connecting, that is, with both ends of the block. A site which has been rendered as convenient as this will be from all parts of New York and its neighborhood would be wasted, unless it were used for some enterprise depending upon the support, of as many people as possible; and such an enterprise could not be anything but a department store or a place of amusement. But what purveyor of amusement could use such an enormous areas. New York already has a Madison Square Garden and a Hippodrome, and these two enterprises could not be duplicated without ruinous competition. On the other hand, before the railroads will have their new termini in full operation, New York will have added six or seven hundred thousand people to its population, and will be in a position to support another department store as large as any now in existence. The possibilities and advantages of such a use of the site are so obvious that, if our premises concerning the intentions of the railroad companies are correct, it seems almost inevitable that this most accessible of all sites would be used for the sort of business enterprise, which depends upon the support of a larger number of people than any other. The Hippodrome attracts at the most 10,000 people a day, whereas a big department store attracts 50,000.

IT is generally admitted that trust companies are working a revolution in American banking. The trust company is the logical evolution of the bank, but the former's advantages are not as well known or as widely understood as they should be. The trust company is an admirably organized institution. It combines under one roof many departments under highly specialized management, offering to its customers banking transfer, real estate, bond, trust and foreign departments, thus uniting the functions of a bank and the functions of an incorporated trustee. Another distinguishing feature is that in many instances it permits customers to participate in the profits of the corporation. Last year the trust companies in the State of New York distributed in dividends to their stockholders upwards of nine million and a half dollars. Depositors also received in interest the sum of twenty-six million dollars. Thus depositors without the responsibilities of management share in the successful business of the trust company and have a profound interest in its progress. As regards a real estate department in a trust company the practice in New York differs somewhat from that of some Western cities. In New York nearly every trust company has a greater or lesser volume of real estate business but the management of such property in order to obtain the best results for clients is frequently turned over to real estate agents, brokers and firms of the highest standing and experience. This rule does not apply to matters of minor detail which may be looked after directly from the company's office. The president and executive officers of the company naturally exercise a direct supervision over all such property, giving their special instructions to agents and brokers in whose hands it may be placed. The Western Trust Company's method, regarding real estate as exemplified by the Mercantile Trust Company of St. Louis, is to have a regularly equipped real estate department with appraisers, salesmen and rent collectors and thus avoid the necessity of seeking outside assistance in the management of the real property belonging to an estate in



the trust company's hands. Many officers of New York trust companies conceive that conditions in such cities as St. Louis may require such a highly specialized department that experience proves in New York, owing to the expert and efficient manner in which real estate business is conducted, it would in no way be beneficial either to the company or its customers.

IT has been announced that Mr. Lawrence Veiller has been elected 2d Vice-President and a Director of the Allied Real Estate Interests. Mr. Veiller has also been appointed a member of the Executive Committee. This accession to what may perhaps be called the Management of the Allied Real Estate interests is of more than personal importance, for Mr. Veiller, as is well known, is uncommonly well acquainted with both Legislative matters and Legislative methods. The Allied Real Estate Interests could not have added anyone to their Directorate who could be of greater service to them. His election as Vice-President means that the association will adopt extremely vigorous methods in its fight for the repeal of the Mortgage Tax Law. It looks as if the real estate interests of New York had finally developed an organization which is equal to the task of representing them at Albany and which will gradually make impossible any further example of that sort of legislation, of which the Mortgage Tax Law is the most conspicuous and baleful example.

### The End of Fire-Proofed Wood.

THE Board of Aldermen have passed the resolution, rescinding the provision of the Building Code, requiring the use of fire-proofed wood in all buildings over 150 feet in height, and inasmuch as there is no reason to suppose that the mayor will not approve this action, it looks as if the building industry of New York was about to be emancipated from the burden of this restriction. This is a result which may be well received with feelings of profound satisfaction. It was a mistake ever to have incorporated such a provision in the law; and the best way to recognize a mistake is to undo it. The reasons which could be urged against any legal requirement in favor of the use of fire-proofed were so strong that in case the movement in favor of its repeal had failed, the failure could have been traced only to the fact that private interests involved were too strong to allow the public interests to prevail.

The modification of this section of the Building Code does not mean any lowering the standard of fire-proofed construction in this City. If it had such a meaning the Record and Guide would never have exerted its influence in favor of the repeal. The plain fact is that fire-proofed wood has had a fair trial, and has failed to justify the claims of its advocates. We are, of course, far from asserting that at a sufficient expense wood cannot be treated so that its inflammability will be very much reduced; but this admission is far from justifying the compulsory use of fire-proofed wood in buildings over a certain height. Experts are agreed that the amount of wood used in the finish of buildings, the walls, floors and windows of which are thoroughly fire-proofed is not a source of danger. A man, consequently, if he is building a sky-scraper has no ordinary business inducement to have his wood fire-proofed. His engineer would not advise it; and his rate of insurance would not be reduced because of it. He has used it only because the law obliged him to do so; and this circumstance alone is sufficient to condemn the law. Fire-proofed wood is not a material of standard and recognized merit like hollow brick or wire glass. It is a material which has been for the most part manufactured in order to enable builders to meet the provisions of the law; and as the builders themselves had no confidence in the value of the fire-proofing, they naturally bought the wood which had undergone the least possible amount of fire-proofing. In this way, whatever value the material possessed, was reduced to the minimum, and abundant opportunities were offered to evade the law, while ostensibly conforming to it.

The repeal of the restriction, consequently will do nothing to make fire-proofed buildings more inflammable, while at the same time it will reduce the cost of fire-proof construction. Even the cause of fire-proofed wood itself will be benefited rather than injured by the repeal, because if the material has any value, it will win its way without any legal enactment in its favor. It is the purpose of a Building Code to register achieved results in the way of safe construction. It should have nothing to do with experiments in new materials of doubtful value; and to make the consumer pay the cost of such experiments is an outrage, which should never have been perpetrated, and will not we trust be perpetrated again. But even if fire-proofed wood had justified the most sanguine claims of its advocates,

it is of no substantial benefit to a building which is in other respects thoroughly fire-proofed; and a much better argument could be made in favor of its compulsory use for the beams, floors and studding of the ordinary tenement house.

That the movement in favor of repeal has been successful is doubtless due to the fact that everybody interested in the matter pulled together in order to accomplish the result. Builders, architects, experts and newspapers all of them used their influence in order to accomplish the repeal of the restriction; and no better illustration could be offered of the value of united effort in order to obtain a necessary reform. If the building and real estate interests will co-operate as heartily in favor of the repeal of the mortgage tax, that flagrantly unjust burden will also assuredly be removed.

### Mr. Poulson and the Bridge Commissionership.

A report is current in Brooklyn that in the event of Mr. Hearst being declared elected, President N. Poulson, of the Hecla Iron Works, will be appointed Bridge Commissioner. The well-known iron master, being a Brooklynite, as well as an expert engineer who has had experience in connection with laying out traffic terminals, has taken a citizen's interest in the movement for improving the facilities at the Manhattan end of the Brooklyn Bridge, and has made suggestions from time to time which have been found of value. Having no thought of his own interests, but purely a patriotic motive, he is surprised that he should be suggested for such a place, though no one will question his eminent qualifications. Mr. Poulson has written to the Hon. Bird S. Coler, President-elect of the Borough of Brooklyn, the following letter on the subject:

Hon. Bird S. Coler, President-elect of the Borough of Brooklyn:

Dear Sir—In last night's paper I saw that my name is being mentioned as a possible Bridge Commissioner, and I therefore hasten to call your attention to the fact that, even if such an honorable position were offered to me, I would not be able to accept it, as my business training has not been in that direction. The Bridge Commissioner ought to be a good, broad-minded, business man, one who is not hampered with plans of his own to solve the barbarous conditions now existing at the New York terminal of the Brooklyn Bridge, and he should by all means be a Brooklyn man. I will gladly assist whoever is appointed and give him the benefit of my experience to aid him in overcoming the present disgraceful conditions at the New York terminal of the Brooklyn Bridge. To yourself, as president-elect of the Borough of Brooklyn, to whom the people of Brooklyn are now looking for bridge relief, I would be pleased to offer my assistance, especially as you, of your own accord, came here to the Hecla Iron Works to personally investigate plans suggesting ways to overcome the present difficulties. I think I made it clear to you that relief can be had in a few weeks at no great expense—not over \$25,000.

The Bridge Department is now making alterations on a line which I proposed several years ago, namely, additional stairs, additional platforms for mezzanine and hanging platforms for the elevated service, but that will not give much relief, as the passengers will still have to fight their way into a train in an unreasonably short time; but if, in addition to what is now being done, the tracks and the platforms in the building itself are arranged as I showed you, there would not only be more platform space than they will have now, but the time for passengers to board and leave the cars will be increased more than fourfold. That is, with the present system the passengers stand on a platform waiting for a four-car train to come, which, according to Commissioner Best's own statement, can sometimes stop only 15 seconds, and hence the scrambling and fighting to enter the train; while, with the proposed system, there will always be three six-car trains, 18 cars, standing still 3 minutes 20 seconds waiting for the passengers to enter them, and there cannot, therefore, be any confusion and scrambling, and, as these are six-car trains as against the present four-car trains, the trains will not be so unreasonably crowded as they are now. It will not be necessary to change cars at the Brooklyn terminal to climb stairs and wait and fight again to get into the Brooklyn trains, as all trains will be through trains in the rush hours as well as in the non-rush hours.

The only objection the Bridge Department now raises to a plan like what I have proposed is that Commissioner Best and Chief Engineer Nichols say that only 40 trains can be handled per hour as against 60 trains now. If that were a fact then, of course, the plan would be useless; but I think I clearly illustrated to you that not only can 60 trains be run per hour, but 90 trains can be run per hour, and no train need move any faster in the terminal than it does now; and if you think it is worth the while to convince Commissioner Best and Mr. Nichols, I do not think that in your presence it would take more than fifteen minutes to convince them that they are wrong in their assertion that only 40 trains can be run per hour with the proposed system; and as soon as that is knocked out there is nothing to hinder giving relief to the elevated passengers in a few weeks. Yours truly,

N. POULSON.

Nov. 29, 1905.



# REAL ESTATE MORTGAGES



Mr. Barney Says There is More Disposition to Loan on Real Estate Than Heretofore

RECENTLY indications of what seems to be a settled purpose on the part of certain Wall Street interests to dethrone real estate from popular favor have been discerned. Statements not very clear, but to the general effect that conservative lending institutions are retiring from the mortgage loan market, and that a marked recession of values is imminent, are appearing. Efforts to find among lending institutions any who are declining to take good mortgages on real estate have, however, proved futile; the only anxiety of "trust companies and savings banks," who have been mentioned in a prominent journal as among the lending institutions who were "retiring from the mortgage loan market," is that they do not receive as many applications for loans as they would like.

Mr. Charles T. Barney, president of the Knickerbocker Trust Company, a high authority in both real estate and finance, when asked by the Record and Guide for his observations and opinions, said: [The capitals are ours.]

"I can only say that the Knickerbocker Trust Company is a great believer in real estate mortgages and carries a line of four or five million dollars for the benefit of ourselves, our trusts, and our depositors.

"As I understand, there is more disposition now to loan on real estate than there has been. I do not imagine that the banks pay much attention to real estate values. Personally, I think the chances of making money therein are as good in SOME localities as ever. But I think they would have to be CAREFULLY selected, as is always natural after a rise.

"Opportunities always exist. Sometimes, however, IT REQUIRES MORE JUDGMENT to tell where they are, as is, perhaps, the case at present. But I do not think that anywhere in the city has there been a boom that can be considered dangerous.

A NARROWER RANGE OF VALUES HEREAFTER.

"The greater accessibility of outlying property will, in the

future, prevent the wide range of values that existed in the past, and I think will make them much narrower hereafter.

"Should the apartment houses which are now being built on the West Side, for instance, be easily filled on completion, I think, so far as that neighborhood is concerned, that there will be a very great demand for vacant property in the Spring, as that question will have been solved by that time, if it has not already been solved."

PLENTY OF MONEY FOR GOOD LOANS.

President Augustus B. Carrington, of the Manhattan Mortgage Company, said:

"Our company does not sell many mortgages to institutions, and we are not in a position to know whether they have stopped loaning on real estate; to some extent the statistics published in the Record and Guide during November confirm the claim that they have. But the Title Guarantee & Trust Company which has sold over forty million dollars of mortgages in the past six months states that it has plenty of money for good loans. My information is that institutions and trustees have shown a strong tendency lately to invest in guaranteed mortgages and that the mortgage guaranty companies are doing a good business.

"The prices of vacant lots in Manhattan and the Bronx have in my opinion been inflated considerably—in some cases as much as twenty-five per cent. But I do not look for any marked recession. About eighty per cent. of the last price is represented by mortgages. Real estate speculators are slow to take a loss voluntarily, and cannot be foreclosed quickly. I believe that most of them will carry their holdings until the natural increase of values brings the market values up to cost. The natural effect of inflation in prices of vacant lots will be to restrict building somewhat. If this happens it will not be an unmixed evil. The prevailing opinion among lenders is that in some sections the construction of new flats and tenements is in excess of present requirements."

The City's Financial Transactions.

Comptroller Edward M. Grout has issued Volume I of the report of the Department of Finance of the City of New York for the year ending December 31, 1903. This is the second annual report on the new plan formulated under the direction of Mr. Grout, and under which his first annual report for the year 1902 was published. In explanation of the time intervening between the close of the year under review and the stated date of the report, Comptroller Grout says:

"The work of re-stating the accounts of the city upon the lines of this report and its immediate predecessor—which are radical departures from the arrangement and form of expression of previous reports—has occupied considerable time and occasioned corresponding delay in their publication, but the difficulties attending this new departure are gradually being overcome, and in time these annual reports will be ready for publication within a comparatively brief period after the close of the fiscal year dealt with."

The presentation of the annual report of the Department of Finance in two volumes was determined upon by Comptroller Grout by reason of the unusually large book which resulted from publishing the full digest of the accounts of 1902 in a single volume, and also because of the advantage which attaches to the bringing of all the leading facts within the compass of a medium sized book. Volume I consists of a series of tables and statements giving a succinct presentation of all the salient facts of the city's financial transactions for the year 1903, treated in such a manner as to give a concise and comprehensive view of the operations of the city treasury and its sinking funds. In several of these tables and statements there are set against the figures of 1903 the corresponding figures of 1902, thus affording a direct comparison of the one year's income and outgo with the other.

The opening summary on page 1 sets forth the total cash receipts and disbursements for 1903, together with those of the year preceding aligned in parallel columns, arranged under classifications so as to show at once the sources from which the city draws its revenue and the cause of its expenditure. From this table many valuable comparative facts can be readily ascertained, such as that the outlay for public undertakings during the year 1903 amounted to \$72,209,325.37, as against \$45,265,922.36 for the previous year; that the redemption of the principal of the city debt was \$92,652,000, as compared with \$67,589,000 in 1902, and that the receipts from all kinds of mis-

cellaneous revenue collectible by the city were \$19,083,790.82 in 1903, as compared with \$17,403,725.81 in 1902. The enormous increase in the business of the Comptroller's office is to some extent indicated by the comparative total figures of actual cash receipts and payments during the years 1902 and 1903. The receipts for 1903 are stated at \$256,909,100.35, while those of 1902 were \$199,550,048.33, and the payments in 1903 amounted to \$253,566,028.29, as compared with \$201,126,577.74 in 1902, an increase of about 25 per cent.

This exhibit of the city's cash transactions is a veritable primer of its source of income and cause of expenditure, and an admirable example of accounting conciseness. The primary tables (six in number) are lucid summaries of the entire financial operations of the city treasury and the sinking funds, which, together with the statements giving further details, will doubtless be appreciated by everyone interested in obtaining a general knowledge of the character and amount of the city's receipts and expenditures. It has been Comptroller Grout's purpose to so clarify the accounting system of the City of New York as to enable him to make a clear and intelligible presentation of its enormous annual financial transactions, and in this he has admirably succeeded.

New Jersey Municipal Bonds.

Good investments are in great demand, and savings banks are continually on the lookout for investments that come within their scope. Some savings banks are extremely anxious to obtain municipal bonds, while the tendency among others is to avoid this field of investments. As Newark, Camden and Trenton municipal bonds are legal investments for New York savings banks, the annexed table, which exhibits the lowest basis on which long-time bonds of ten leading cities of New Jersey have sold in the last five years, affords an interesting comparison:

	Pop. '05.	'01.	'02.	'03.	'04.	'05.
Atlantic City .....	37,593	3.38	3.68	3.82	4.02	3.81
Bayonne .....	42,262	4.00	3.83	4.30	3.99	4.00
Camden .....	83,363	3.24	3.30	3.51	3.51	...
Elizabeth .....	60,509	...	...	...	...	...
Hoboken .....	65,468	3.43	*3.41	4.00	3.83	*3.62
Jersey City .....	232,699	3.51	3.44	3.95	3.96	3.99
Newark .....	283,289	3.17	3.29	...	3.39	3.34
Passaic .....	37,837	...	3.50	...	...	...
Paterson .....	111,529	3.30	3.80	3.74	3.83	3.80
Trenton .....	84,180	3.17	3.20	3.70	3.42	3.42

\*Bonds subsequently declined.



# How to Make Commissions

BY MINTURN POST COLLINS, President of the Bankers' Investing Co.

THE amount of confidence, gentlemen,\* that a buyer has to place in his broker, is becoming greater and greater. Let us take, for example, the recent purchase in the Bronx of several entire blocks of vacant land, comprising 165 lots. This property was purchased by a man who looked at the property for the first time at 11 o'clock in the morning (and by the way, this man had never bought any property in the Bronx before in his life), and two hours afterwards he had bought over ten acres of vacant lots. This man told me the following day that he did not know what the property was worth, but that he left it to his broker, who advised him to take it. Before an hour had passed, he was offered \$12,000 for his contract, and before twenty-four hours had gone by, he was asked if he would take \$25,000 profit, which he also declined. From prices obtained by the Century Realty Co. at the recent auction sale of the Bruner estate lots in the same locality, it is estimated that this property is worth at least \$50,000 more than Mr. Townsend paid for it.

That broker did not fool his client—he made a commission of over \$2,000; will probably make another commission in reselling the property, and many more commissions through the same client, as the latter is a comparatively young man, and is convinced that New York real estate is a better investment than the uncertainties of Wall Street. How was that commission made?

An auction sale of property across the street to take place the following day. Broker hears Monday night, property can be bought—looks at it himself next morning, Election Day. Goes over the property thoroughly—likes the lay of the land and location—brings his client up the next day to see it, and makes the deal within 48 hours after he heard the property was in existence.

Never stick your customers for the sake of a commission—it doesn't pay. Better to lose the commission ten times over. Build up a reputation for honesty and truthfulness. Never make a wrong statement, and never give an opinion as to the value of a piece of property you do not know. Say you will investigate it, and let your client know. If you go wrong in your appraisal, it destroys confidence, and if you make incorrect and inaccurate statements, you soon ruin your reputation, for your word and judgment cannot be relied upon. Build up your credit. Don't destroy it.

Lead your buyers—don't try to drive them. Show them the merits of the property and its possibilities. Never force your sellers, but appeal to their good judgment—remind them that "a bird in the hand is worth two in the bush." If it is necessary to sell, or if they want to settle an estate, or make a change in their investments, ask them if it is not better to sell now, even though the offer may be a comparatively low one, than to run the risk of losing an opportunity to sell, simply because they are in hopes that some one may come along and pay a trifle more. Remember that real estate's greatest drawback is the difficulty in quickly converting property into cash.

Be tactful, diplomatic. When both parties are present, do not favor one side more than the other. Do not borrow trouble; let the two contracting parties adjust as far as possible whatever difficulties that may arise, and then smooth out any remaining point. Keep friendly with all. Don't rub the wrong way, but pull with your party.

## PATIENCE AND PERSEVERANCE.

Work your deals to a finish as speedily as possible; but never show impatience if your buyer wants to postpone his decision until his architect or builder has an opportunity to examine the property, but make the appointment for the architect, and prove to your buyer that you are studying his interests, and if he should not buy that particular piece of property, he will, in nine cases out of ten, ask you to look up another piece of property for him, and so you not only make your commission, but add another name to your list of buyers for the future. It is remarkable how one sale leads to another. This same buyer may buy a house for his son or daughter about to be married, or he may invest some of his wife's money in good income producing real estate, or he may recommend your firm to his relative or friend who is looking for a home or a safe investment. Learn to listen attentively to your client's views and opinions, even if you do not always agree with him; don't contradict him unless important that you do so, but make him feel he's a good fellow.

Persevere, keep at it, stick to it with a bulldog grip. Learn to love your work and then you'll find yourself working twelve hours a day—nearly twice as long as many men work. For many brokers arrive at their offices at 9.30 in the morning, take luncheon from 1 to 2, and go home at 5, making their business day six and a half hours long; only three and a half hours in the morning, and three hours in the afternoon. Those of you who

were members of the class last year, may remember how one of the speakers described his success in life as due to the fact that he worked from 6 o'clock in the morning until bedtime.

Be sure not to mislead yourself in thinking that you are working when in reality you are only killing time. Work not only with your hands, but with your brain, and work hard. No one can achieve success to-day without hard work and tireless energy. The competition in all lines is far greater than in the past, and it is only the hustler to-day who keeps abreast of the band-wagon. If a buyer or seller puts you off, be sure to part with him in such a way that you can follow him up later on, for the buyer will surely buy and the owner will sell some day. Many brokers fall down because they exhaust their ammunition, and fail to follow up their game to the finish.

An instance of this happened the other day, in the case of the sale of the northeast corner of Madison avenue and 69th street. Both East Side and West Side brokers showed a buyer houses about a year ago, at which time he did not find anything to suit him. The brokers forgot all about him, and now he steps to the front and buys a residence, the asking price of which was \$125,000, and sad to relate, for the East Side broker, the very same house was on his books.

Keep a complete list of all your buyers and tenants constantly before you, and if impossible to see each one frequently, write to them every now and then, offering the new properties which have since come in the market, or which you think the most likely to suit your client's needs. Persevere and never let up until your buyer has bought or your owner has sold.

In order to make commissions, you must have property to handle. How can one find property for sale? The first thing to do is to walk through the street and make a memoranda of all properties with signs "For Sale" or "To Let." Another good way is to take note of all the dilapidated buildings; those that are poorly rented and half empty, and consequently cannot bring their owners a satisfactory income. Most of these buildings the owners would be only too glad to sell. Still another way is to look through the advertisement columns of the daily papers; not only one paper, but all the papers; for, owing to the cost of advertising, many owners will use only one paper at a time, and you are likely to lose a commission for failing to see a cheap parcel advertised.

Keep track of the withdrawals of property offered at auction. These properties are pressed for sale, and can usually be sold at private contract. Keep a record of all deaths of property owners, and learn from their executors whether the property belonging to their estates will be for sale. If you see a sale of estate property reported in the Record and Guide, ascertain at once if the same estate has not more real estate for sale.

## The Real Estate Department of the Union Trust Company.

The Union Trust Company of New York, at 80 Broadway, New York, is one of the oldest established of these institutions. Its standing is of the highest and it numbers among the trustees men of international financial reputation. Its capital is a million dollars and its surplus nearly eight millions. Mr. Carroll C. Rawlings, the trust officer of the corporation, was interviewed by a Record and Guide representative as to the real estate and kindred departments in trust companies. Mr. Rawlings said:

"The business of estates in the Union Trust Company is administered by the company in various fiduciary capacities. We are authorized to act as executor, administrator, guardian, receiver or trustee, and the company is a legal depository. We attend also specially to the management of real estate and to the collection and remittance of rents. In taking charge of such property where the exigencies of the case require it in any given trust, we sell or lease, as may be necessary. The initiative action in all such matters is taken and exercised from the office of the company under the general supervision of its president—in short everything centres here in this office.

"Our trust department comprises a division wherein all records relating to real estate matters are kept, including leases, contracts, appraisals, tax documents and insurance policies. The Union Trust Company employs as its general real estate agent the Cruikshank Co., 140 Broadway, to whom the details of the local administration of the property is confided, of course under the immediate and direct supervision of the Union Trust Company itself.

"I am not familiar," continued Mr. Rawlings, "with the methods pursued by Western trust companies in regard to real estate, and cannot express an opinion as to whether a similar system as to having a completely equipped real estate department should be adopted by New York trust companies. Of course in New York every trust company has its own way of doing business, and is a law unto itself. I find, however, that our method answers our purpose and gives satisfaction to our clients."

\*From an address delivered before the Real Estate Class of Y. M. C. A. on Tuesday, November 21st, 1905.



# THE REALM OF BUILDING

## The Labor Situation.

Hereafter concrete fireproofing blocks as well as hollow tile blocks for fireproofing will be set in this city only by regular bricklayers. Until now concrete blocks have not been named in the agreement between the mason contractors and the unions, but the business in concrete blocks having grown to proportions of importance, the regular bricklayers concluded to claim the emoluments to be derived from setting them.

This is the only change in the trade agreement resulting from the recent series of conferences between the plenipotentiaries of the unions and the employers' associations. All the other sections will remain as in the previous treaty, including the wage scale and the stipulation (Section 5) concerning the setting of hollow tile fireproof blocks. This section provides that such work cannot be sublet, and at the final conference assurances were given by the journeymen that this rule would hereafter be rigidly enforced. From this it may be inferred that there have been some unauthorized exceptions in the past. By their act reaffirming Section 5, the metropolitan unions of bricklayers and masons, with one exception, continue in opposition to the mandate of the International Union, which in two general conventions has disapproved of the metropolitan practice in this respect. Anticipating that at the next convention of the members of the International Union charges will be preferred against all but one of the New York unions for disloyalty, these unions have voted to stand together. In the hope that the International body may be prevailed upon to reconsider its former action, they have appointed a committee to prepare a brief setting forth the reasons and necessities by which they are guided and compelled in opposing the orders of the superior body.

In pursuance of this agreement a number of strikes were ordered against contractors who have sublet the installation of fireproofing in violation of Section 5. Some of these contractors are members of the Mason Builders' Association and some are not. Recently the rule had not been strictly enforced, but now the unions say they will enforce it against everybody. Local No. 37 has refused to sign the trade agreement because of this clause, and its members continued at work on buildings where strikes were ordered. It is believed all the cases of violation will be settled quickly by the general contractors taking over the work from the sub-contractors, and some have already done so.

Non-union workmen are being set at work gradually on the jobs of Post & McCord which were abandoned by the house-smiths and bridgemen. The fall of the derrick at one of these jobs on Wednesday night represents, no doubt, the character of the opposition. Efforts for a reconciliation are not relaxed, as the hope is widely entertained that a general stoppage of work in iron erecting may not ensue. The Employers' Association rightly considers itself as a trustee to a certain extent over the interests of owners, and has not been disposed to take extreme measures, which might mean a loss to these owners and to building interests at large, unless driven to extremities with no other alternative. This we know corresponds to the feeling on the matter throughout real estate and building circles.

## Building Operations.

### Architects Selected for Park Place Bank.

PARK PLACE—The Broadway Savings Institution, 23 Park pl, H. S. Hutchinson, president, has commissioned Messrs. York & Sawyer, 156 5th av, as architects to prepare plans for its new bank building to be erected on a plot  $3\frac{1}{2} \times 75$  ft at 5-7 Park pl. The building will be 1-sty, fireproof, and cost about \$100,000. (See issue Oct. 7, 1905.)

### Nineteen Room Flats on 37.6 Foot Plots Under New Law.

65TH ST.—Maxmilian Zipkes, architect, 147 4th av, is preparing plans and specifications for the erection of five 6-sty buildings on a plot  $188 \times 100.5$ . The houses will be  $37.6 \times 87.5$ , and will contain five apartments on a floor, consisting of 19 rooms and 4 baths. This is the first 19-room apartment yet to be erected on a 37.6-foot lot under the present law. The houses are calculated to cost a total of \$200,000. The owner is Joseph Isaacs.

### Contract for Sherman Square Hotel Improvement.

AMSTERDAM AV.—Thomas J. Brady & Co., 1123 Broadway, has obtained the general contract for extensive alterations and improvements to the 7-sty and basement hotel, known as the Sherman Square Hotel, situated at the southwest corner of Amsterdam av and 71st st, of which Thomas J. Healy, 119 West 69th st, is the owner, and Messrs. Thom & Wilson, 1123 Broadway, architects. There will be new store fronts, brick piers, columns and partitions, installed. The estimated cost is about \$50,000.

### Row of Five Flats for St. Nicholas Av.

ST. NICHOLAS AV.—Plans are being prepared by Messrs. Schwartz & Gross, 35 West 21st st, for a row of five 5-sty flat buildings  $36.5 \times 90$ , and  $29 \times 88$ , for Mr. Hermann Strauss, 73 East 90th st, to be situated on the east side of St. Nicholas av, from 177th to 178th sts, at an estimated cost of about \$250,000. Light brick and limestone exterior, plastic slate roof, marble, tile, hard wood trim, best open nickle plumbing, steam heat, electric lighting, dumbwaiters, etc. Each house will contain apartments for sixteen families. No sub-contracts have been awarded.

### A Fourth Av. Hotel Improvement.

4TH AV.—The Putnam House, situated on 4th av, the north-east corner, and 26th st, No. 369 4th av, is to be extensively improved and renovated, or an entirely new 8-sty fireproof hotel building will be erected on the site. At this time definite particulars as to what actually will be done with the premises cannot be stated, although the Record and Guide is informed that preliminary sketches for an entirely new building has been submitted by a local architect. Mr. John L. Martin, of 314 Madison av, is the owner. The plot has a frontage of some 82 ft. on the av by about 100 ft on the st.

### To Build Church and Parish House.

114TH ST.—The New York City Church Extension and Missionary Society of the Methodist Episcopal Church, 150 Fifth av, has awarded to Walter Reid & Co., 156 5th av, the general contract to build its new church and parish building, 5 stories,  $50 \times 100$ , fireproof, with a  $40 \times 70$  foot extension, to be situated on the north side of 114th st, 95 ft east of 1st av, at a cost of about \$100,000. The exterior will be of brick, with an asphaltic composition roof, galvanised iron and copper cornices, steam heat, electric lights, etc. Cady & See, 6 West 22d st, are the architects. For a full list of officers and directors, see issue Sept. 9th, 1905.

### St. John the Divine Contracts.

CATHEDRAL HEIGHTS.—The trustees of the Cathedral of St. John the Divine under course of erection on Cathedral Heights, above Morningside Park, have awarded contracts for the completion of the choir stonework and masonry. Contracts have been awarded to Evelyn Pierrpont Roberts, 18 Broadway, for yellow granite; to Barr, Thaw & Frazer, for the Frontenac stone, with which the interior is to be lined, and to Dowd & Maslen, 217 West 125th st, for setting masonry. It was announced at the last meeting of the board of trustees that the method of awarding contracts to individual firms, instead of to a single contractor, was giving satisfaction.

### Masonic Temple Addition.

6TH AV, 23D ST.—The Order of Free and Accepted Masons, owner of the Masonic Temple property at the northeast corner of 6th av and 23d st, has not yet taken title to the property abutting the rear of the temple, Nos. 46 to 54 West 24th st, as reported in the daily press. Mr. Frank E. Haff, of No. 128 Broadway, who is a high officer in the order, has assured the Record and Guide that the report is premature. He said it is true however that the order are negotiating for the property and that a 12-sty fireproof building, to be devoted to lodge rooms and offices to connect with the old temple, providing the purchase is made, will be erected, but no plans or architect has been thought of yet.

### Milliken Bros. Will Build Their Own Plant.

STATEN ISLAND.—The large steel plant which Messrs. Milliken Bros., 11 Broadway, are about to establish adjacent to their present plant on Staten Island, will consist of seven or eight structures, including furnaces, blooming and finishing mills, each 1-sty in height, of steel and brick construction, which will cost, including the power and machinery equipment, several millions of dollars. The whole work of the preparation of plans, and also the general construction of the buildings will be done by the owners. When interviewed by a Record and Guide representative Mr. Milliken said that a quantity of steel had already been delivered on the site, and operations would be advanced with rapidity. For the machinery equipment of the plant alone nearly one million dollars will be appropriated. The buying will be done from 11 Broadway.

### Particulars of the New Bernhardt Theatre.

BROADWAY, 39TH ST.—It is announced that still another theatre building is soon to be erected in Broadway at the northeast corner and 39th st, immediately opposite the Metropolitan Opera House, to be known as the "Sarah Bernhardt," and operated and managed by Messrs. L. and S. S. Shubert,



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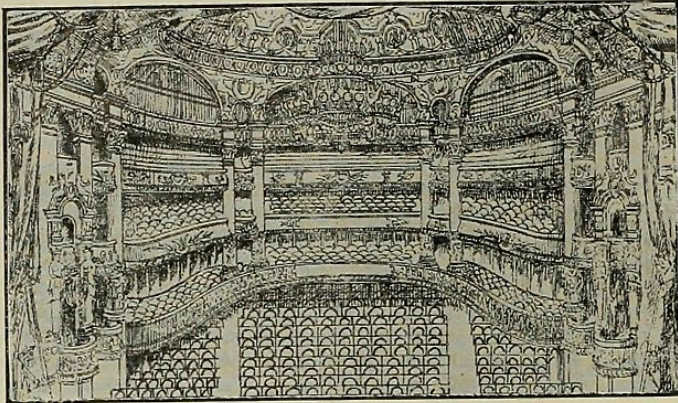
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213 West 42d st. It will be recalled that in January, 1903, plans were drawn by William Steel & Sons, 1600 Arch st, Philadelphia, Pa., and filed with the Manhattan Bureau of Buildings, for a 3-sty brick theatre to cover a plot 75x98.9, at 123 West 39th st, running through with a frontage in Broadway, to cost \$175,000. Mr. Felix Isman, 604 Chestnut st., Philadelphia, Pa., was given as the owner. But the matter was indefinitely laid over, and operations did not commence. It is now understood that these plans in all probability will be revised and the original idea carried out.

## Theatre for Forty-Second St.

42D-43D STS.—Another theatre, it is said, will be erected in West 42d st. This will be near the Lyric, fronting some 40 ft on 42d st, and running through to 43d st, with a frontage of 100 ft on that st also, covering a plot of about 100x120. Mr. J. M. Flagg, of 76 5th av, who is the head of the building enter-



DESIGN FOR NEW THEATRE.

Alex. I. Finkle, Architect.

prise, when interrogated for the Record and Guide this week, said that although details for the proposed building have not quite been settled, it is true however that a theatre will be erected. Alexander I. Finkle, of 48 White Plains av, Williamsbridge, Bronx, is preparing the plans, which will be arranged to seat about 1,900 people. The building will be three or four stories in height and cost about \$800,000, including the land. The Messrs L. & S. S. Shubert, of 213 West 42d st, will be the managers.

## Apartments, Flats and Tenements.

103D ST.—Rockmore & Kreamer, 230 Grand st, will build a 6-sty 18-family flat, 25x87.11, at 23 East 103d st, to cost \$25,000. Harry Zlot, 230 Grand st, is preparing plans.

84TH ST.—George Fred Pelham, 503 5th av, is making plans for a 6-sty 35-family flat, 50x89.2, for Rockmore & Kreamer, 230 Grand st, to be erected at 315-319 East 84th st, at a cost of \$55,000.

117TH ST.—Horenburger & Straub, 122 Bowery, are making plans for two 6-sty 28-family flat buildings, 37.6x87.11, for Raphael Kurzrok, 491 Broadway, to be erected at 127 to 135 East 117th st, to cost \$70,000.

104TH ST.—Maximilian Zipkes, 147 4th av, is preparing plans and specifications for the erection of two 6-sty apartments on a plot 65x100, at 115 to 121 East 104th st, at a cost of \$70,000. The owners are Levinson & Zipken.

130TH ST.—Maximilian Zipkes, 147 4th av, is preparing plans and specifications for the erection of three 6-sty buildings to be erected on a plot 125x100 at the southeast corner of 130th st and Old Broadway, at a cost of \$150,000, for the Fleischmann Realty Co., 170 Broadway.

## Churches.

36TH ST.—No contracts have been awarded for the erection of the new 2-sty brick and stone church, 50x98.9, which the Franciscan Fathers, the Rev. Ubaldus Maravalle, rector, will build at 434 to 438 West 36th st, at a cost of \$35,000. Four old buildings will be demolished. Brick, terra cotta, tin roof, steam heat, terra cotta cornices, hollow tile arch floors, etc. N. Serracino, 1133 Broadway, is architect.

## Factories.

ATLANTIC AV.—W. R. Squire, 7 Clifford pl, Brooklyn, is taking figures on the general contract for a 5-sty fireproof factory, 50x130, for Mack Bros., 532 Atlantic av, Brooklyn, to be erected on the south side of Atlantic av, 205 ft east of 3d av, Brooklyn.

The engineer of the Mosher Water Tube Boiler Co., 1 Broadway, Manhattan, is preparing plans for a manufacturing plant, to be erected for them at Harrison, N. J.

## Alterations.

2D AV.—Maximilian Zipkes, 147 4th av, is preparing plans for alterations to 434-436 2d av, to cost \$10,000.

6TH ST.—Maximilian Zipkes, 147 4th av, is preparing plans for alterations to 752 East 6th st, to cost \$5,000.

LUDLOW ST.—Maximilian Zipkes is preparing plans for alterations to 20 Ludlow st for B. Ash, on premises, to cost \$3,000.

11TH AV.—S. Schwarz, 165 East 64th st, will make alterations to 760 11th av, for which James W. Cole, 403 West 51st st, is making plans.

137TH ST.—Maximilian Zipkes, 147 4th av, is preparing plans for alterations to the southeast corner of 137th st and 8th av, to cost \$6,000.

LUDLOW ST.—Henry J. Feiser, 150 Nassau st, is architect for \$5,000 worth of alterations to be made to 16 Ludlow st, for Morris Franklin, 165 Broadway. No contracts let.

ST. MARKS PL.—B. W. Berger & Son, 121 Bible House, are making plans for alterations to 13 St. Marks pl, to cost \$5,000. The estate of Nicholas Schultz, 25 St. Marks pl, is owner.

7TH AV.—George H. Griebel, 2255 Broadway, is making plans for alterations and improvements to the northeast corner of 7th av and 135th st, to cost \$7,000. Wm. Whitehead, 184 West 135th st, is owner. No contracts let.

## Mercantile.

3D AV.—Figures are being received by Charles Stegmayer, 168 East 91st st, for a 4-sty mercantile building, 25x80, for M. J. Roth, 1498 3d av, to be erected at 1495 3d av.

124TH ST.—C. G. Flygare & Co., 45 East 42d st, has obtained the general contract, and are taking figures on all sub-contracts for a 2-sty loft building, 50x100, for Charles Weisbecker, 268 West 125th st, to be erected on the north side of 124th st, 100 ft. east of 8th av, for which Henry Anderson, 1181 Broadway, is architect.

## Miscellaneous.

Geo. K. Hooper, 11 Broadway, Manhattan, is taking figures on the general erection of a 2-sty fireproof foundry building, 30x60, to be erected at Green and Bruen sts, Newark, N. J., for Gould & Eberhardt, 111 Railroad av, Newark.

## Estimates Receivable.

BROADWAY.—Messrs. Koehler & Farnsworth, 11 Broadway, are taking figures on the general contract for a 2-sty fireproof addition, 50x197, to the store and loft building 630 and 638 Broadway, for Henry E. Coe, 69 Wall st.

HANSON PL.—Messrs Jacob & Davies, 128 Broadway, are taking new figures on the general contract for the 2-sty passenger station, 40x125, to be erected on Hanson pl, near Flatbush av, Brooklyn, for the Long Island R. R. Co., 128 Broadway, Manhattan.

67TH ST.—William B. Tuthill, 287 4th av, has plans ready for figures on the general contract for extensive alterations and improvements to the 6-sty medical institute 149-151 East 67th st, for the Stanger Rheumatism and Gout Institute, 149 East 67th st, to cost about \$43,000. New fireproof partitions, beams, etc. No award has yet been made.

5TH AV.—Geo. Martin Huss, 1285 Broadway, and C. B. Brun, 1 Madison av, associate architects, have plans ready for figures for improvements to 415 5th av, for Mrs. A. A. Anderson, 6 East 38th st, to cost about \$12,000. One story rear extension, 30x39, steel beams, partitions, etc. Schaus Art Gallery, 204 5th av, will be the lessee. No contract has been made for the work.

F. D. Pagan, 192 Main st, New Rochelle, N. Y., is taking figures on a 4-sty apartment house, 35x60, for Lincoln G. Backus, 6 Bridge st, New Rochelle, N. Y., to be erected at that place.

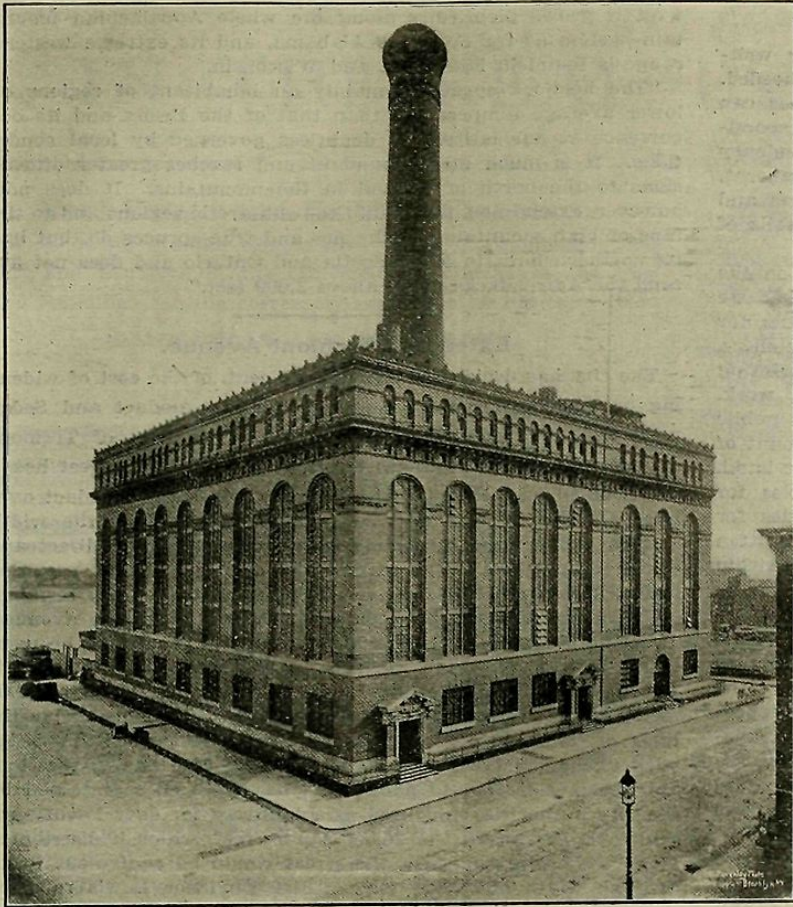
## Contracts Awarded.

WAVERLEY AV.—John Thatcher & Co., 54 Park av, Brooklyn, has obtained the general contract to build a 6-sty fireproof addition to the Graham Home for Old Ladies, 320 Washington av, to be erected on Waverley av, near Myrtle av, Brooklyn. William B. Tubby, 81 Fulton st, Manhattan, is the architect. No sub-contracts have been awarded.

## Bids Opened.

Bids were opened by the Board of Education on Monday, Nov. 27, for installing fire alarm telegraph system in Public Schools 2, 4, 5, 7, 8, 9, 10, 12, 13, 15, 30, 32, 39, 40, 47 and 111, Borough of Brooklyn. Commerical Construction Co., \$8,794, low bidder. For installing electric equipment in new Public School 149, Brooklyn. Frederick Pearce Co., at \$14,800, low bidder. For sanitary work and gasfitting of additions to and alterations in Public School 16, Borough of Richmond, James Harley, at \$7,737, low bidder. For sanitary work and gasfitting of additions to and alterations in Public School 23, Borough of Richmond. James Harley, at \$5,838, low bidder. For the erection of folding gates, etc., at entrance of Public School 62, Manhattan. Clarke & Stowe, at \$1,836, low bidders.





**T**HIS illustrates the Power House of the Metropolitan Railway Company, at 96th Street and East River, New York City. It is considered, both from architectural and mechanical standpoints, one of the best examples of its class of building in this country. Among the several highly commendable features of this structure, the Ar-

chitectural Iron Work, including window frames and sashes, stairs, railings, etc., all manufactured and installed by the Hecla Iron Works, stand out boldly as master specimens of mechanical handiwork.

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North 10th, 11th and 12th Sts., from Wythe Ave. to Berry St., Brooklyn, N. Y.

## BUILDING NOTES

Brick building "snapped" off when the cold wave struck it.

A landlord who fails to provide steam heat in season when his tenants pay for it is contemptible.

Little doing in outside building this week. Rain Tuesday and Wednesday, holiday Thursday, and freezing weather Friday.

It is but voicing a general thought to say that the building trades had more to be thankful for on Thanksgiving Day, 1905, than in many years before. But for the ironworkers it might have been virtually a year of peace.

The city authorities state that the Belmont tunnel work under or near East 42d st (as the case may be) is being prosecuted in defiance of municipal authority. Under instructions from the Mayor, the Corporation Counsel is investigating, with a view to applying for an injunction.

Builders are taking the utmost advantage of the continued moderate temperature, and the dealers in material are consequently kept very busy. But for the holiday and the rains of Tuesday and Wednesday this would have been a tremendously pushing week for outside work.

Samuel I. Rockmore, well known as a manufacturer of metal ceilings, and who has recently erected a large plant at Bristol st and Blake av, Brooklyn, has added a new department to his business in the manufacture of fireproof doors and sashes in the latest and most attractive designs. Mr. Rockmore's factory is

up-to-date in every branch, and with his constant increase of dies for metal drawn-mouldings, he is prepared to furnish these goods to your own sketches. Estimates for this class of work will be cheerfully furnished on application. Telephone, 894 East New York.

The firm of Toch Brothers, which is composed of Henry M. and Maximilian Toch, and has been in the paint business for 57 years, has removed its wholesale department offices to the Reed & Barton Building at 320 Fifth av, and the department is now occupying a suite of rooms on the seventh floor. The main object of Toch Brothers in making this change was to be located in closer proximity to their works in Long Island City, where all their manufacturing is done. Their retail department will be continued at the old stand, 472 West Broadway, by the Toch Paint Supply Co., of which the younger brother, Frank Toch, is president. Their products, which consist of a full line of paints, varnishes and the R. I. W. Damp Resisting paints, are considered standard by many of the leading architects and engineers throughout the United States.

—Tenants are vacating the site of the McAdoo tunnel terminal in the blocks bounded by Fulton, Cortland, Church and Greenwich sts, and the wrecking companies have begun to clear the site. Two skyscrapers, each twenty stories in height, are to be erected. The frontages are to be on Church st, and one will extend from Fulton to Dey st, while the other will occupy the block between Dey and Cortlandt. The total cost of the two buildings will be about \$10,000,000.



### The Plague of Words.

(From the New York Tribune.)

President Roosevelt's warning against excessive letter writing in the government service is timely and should be heeded. No one who studies the methods even of private business can fail to be impressed with the tendency to excessive correspondence. In the government service, of course, any such tendency is exaggerated. It falls in with the temper of the bureaucrat, and goes along with the excessive printing of documents and an exaggeration by officials of the importance of the details of their own business.

We hope the President will be a restraining influence on the flood of words both in correspondence and in books, but we fear the times are against him. They offer fatal facilities for verbal exuberance. Books are published to-day in vast numbers, less because authors have anything to say than because printing is easy and cheap and the presses have to be kept at work. So, too, the typewriters click out folio after folio in public offices, not because there is any real reason for that amount of writing, but because the machinery for producing it is at hand. It is an old saying that traffic grows with the facilities for handling traffic, and so words multiply with the facilities for getting them recorded. When all letters had to be written laboriously in long hand they were confined somewhere within the realm of legitimate need. At least useless copies of papers merely incidental to pending matters were not made and transmitted in the mere spirit of red tape. Now it is so easy to have all sorts of things, important and unimportant, clicked off that the bureaucrat cannot resist the temptation. But he is not the only victim of it. Probably every lawyer's office to-day produces more documents in proportion to the actual business transacted than ever before. The courts complain that they are overwhelmed with voluminous records on the appeal of cases of no more importance than those which courts of former days considered with a record of a few brief pages before them.

The stenographer, the typewriter and the printing press are invaluable agents of civilization, but they have their drawbacks. They have inundated us with a plague of words, and we wish that curtailment in the government service could be but the beginning of reform.

### Scientists Wondering About It.

Possibly it is the oldest bit of wood in the world. It is about nine inches long and six inches thick, and Columbia College is exceedingly interested in it. So is the Museum of Natural History—and also the Foundation Co. who dug it up last week while putting in the caisson foundations for the new U. S. Express Building on lower Manhattan. The exact circumstances under which it was found are about like these: The bed rock at this point is about 40 feet below the street curb. On top of this bed rock is a strata of boulders and hardpan to a depth of about 11 feet. The material above these boulders and hardpan is quicksand. In putting in the foundations caissons were sunk through the quicksand down into the hardpan, and the excavation then carried through the hardpan to the bed rock. The piece of wood was found on the bed rock and was therefore completely covered by this 11 feet of strata of hardpan and boulders. It is generally understood that this deposit of hardpan and boulders was left by glaciers. Therefore the piece of wood must be of prehistoric age, and possibly is the oldest piece of wood in the world.

The chunk when removed from its bed was soggy and heavy, but in drying out became brittle. The proper authorities at Columbia College are puzzled over its origin and nature, but careful research will be made into all the possible phenomena attending its specie, growth and accident of placement, and then a piece will be given to the Museum of Natural History, and a piece will also be held as a permanent exhibit in the college laboratories.

### A Notable Hemlock Grove.

The hemlock grove in Bronx Park was the subject of the opening lecture before the Bronx Society of Arts and Sciences, in the Tremont Carnegie Library, by Dr. N. L. Britton, who is the Director of the Botanical Garden. The Lorillards, who held this land for many years before it was taken for park purposes by the city, carefully protected the woodland and the thanks of the present and of future generations are due them for its preservation. Dr. Britton said in part:

"The hemlock spruce is one of the most beautiful of American evergreen trees, the delicate graceful spread or slight droop of its twigs being quite characteristic of it as compared with its relatives, the firs and true spruces, and the density of its shade is unexcelled. The trunk rises as a noble column, sometimes attaining a height of 110 feet with a diameter just above the base of four feet.

"The Bronx hemlock forest is the most southern aggregation of these trees near the Atlantic seaboard. A few scattered trees and small clumps or groves grow or have grown naturally at other points in the borough, especially along the Bronx river farther north; they become plentiful on the sides of valleys and ravines in Westchester county and in Western Connecticut, as also in Northern New Jersey, and from these regions northward

into Canada the hemlock is an abundant forest tree. Further west it grows plentifully along the whole Appalachian mountain system as far South as Alabama, and its extreme western range is found in Minnesota and Wisconsin.

"The hemlock spruce is mainly an inhabitant of regions of lower average temperature than that of the Bronx and its occurrence at our latitude is doubtless governed by local conditions. It is much more abundant and reaches greater dimensions to the north of us and in the mountains. It does not, however, extend northward into the sub-arctic regions and to the tops of high mountains as the firs and true spruces do, but has its northern limit in Nova Scotia and Ontario and does not ascend the Adirondacks much above 2,000 feet."

### Extending Tremont Avenue.

The city has decided to bear 24 per cent. of the cost of widening or opening Tremont avenue between Aqueduct and Sedgwick avenues. A change was made in the lines of Tremont avenue between these limits on July 8, 1903. The street has a width of 80 feet, except at its intersections with Aqueduct avenue, Andrews avenue and Sedgwick avenue, where the width is greatly increased by flaring so as to secure more direct and easier connections. The street will connect with a proposed bridge across the Harlem river, which has its easterly terminal on Sedgwick avenue, between Tremont and Burnside avenues. The length of the street included within the limits of the resolution is 1,196 feet, and the area of the land to be acquired is 112,497.15 square feet, the average width being therefore 94.06 feet. At the present time a lane is in use, which falls within the lines of Tremont avenue, through the portion between Sedgwick avenue and Andrews avenue. This lane has unquestionably been dedicated to public use, having been maintained by the city authorities and used as a highway for over twenty-one years. It has an area of 26,550 square feet, which if distributed along the entire length of the street would be equivalent to an average width of 22.20 feet. Chief Engineer Lewis reported that the proceeding could be properly treated as the widening of a street having a width of 22.2 feet to one having a width of 94.06 feet, and under the rule of the Board of Estimates of July 25, 1902, the city could assume 24 per cent. of the costs.

### Portable House.

At 170 Broadway, this city, are the offices of the C. & A. Patented Building Construction Co., which is engaged in erecting portable houses of any size from a \$700 house to one costing \$50,000. These houses are made at the company's factory in New Jersey, shipped in the "knock-down" and erected wherever desired; and almost without an exception these houses, of which a very large number has been built, have not only given satisfaction but gratification to the owner as well as the builders.

The C. & A. Patented Building Construction Co. digs the cellars, when cellars are desired, constructs the masonry, erects the buildings, puts in the plumbing and completes the house, and this portable house is at once a permanent house, its permanency being determined by the will of the owner.

Said an officer of the company: "Portable houses! Well, why not? Neary every house in New York City is a portable house. All our skyscrapers are portable houses, every bit of the stone work is cut to measure elsewhere; all the iron is finished to scale, and only the erecting is done on the site; and in this connection the C. & A. Patented Building Construction Co. is only following the most illustrious of examples set by the wisest of men, whose great work 'the Temple' was the finest example of a portable house."

### Batterson & Eisele's New Offices.

Batterson & Eisele, importers and workers in marble, stone and granite, who for many years were located at 35th street and 11th avenue, this city, and who some time ago built a large and extensive manufacturing plant at Edgewater, N. J., have recently established for the convenience of their many patrons, a suite of offices in rooms No. 1 and 2 on the seventh floor of the Times Building, Broadway and 42d street, this city.

### Ready for Figures.

Kirby, Petit & Green, 35 West 31st st, Manhattan, are now ready for figures on steel work for the new 12-story fireproof hotel, 170x170 ft., which the Clarendon Hotel Co., Clarendon Hotel, Brooklyn, will erect at Schermerhorn and Livingston sts, Brooklyn. No other contracts have been awarded.

—We desire to call special attention to the second of a valuable series of lectures on real estate law by Henry F. Miller, Esq., to be delivered before the West Side Branch of the Y. M. C. A., and for a careful editing of which for our columns we have been able to arrange with the lecturer himself, thus securing much greater accuracy and value than can ordinarily be had in reports of technical lectures of such extreme value. It will be found in another part of this paper.



# 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.		1905.		1904.	
		Nov. 24 to 29, inc.		Nov. 25-Dec. 1, inc.	
Total No. for Manhattan	291	Total No. for Manhattan	347		
No. with consideration	19	No. with consideration	33		
Amount involved	\$482,875	Amount involved	\$1,552,517		
Number nominal	272	Number nominal	314		
		1905.	1904.		
Total No. Manhattan, Jan. 1 to date	20,046	Total No. Manhattan, Jan. 1 to date	14,950		
Total Amt. Manhattan, Jan. 1 to date	\$69,931,980	Total Amt. Manhattan, Jan. 1 to date	\$59,913,257		
CONVEYANCES.		1905.		1904.	
		Nov. 24 to 29, inc.		Nov. 25-Dec. 1, inc.	
Total No. for The Bronx	217	Total No. for The Bronx	180		
No. with consideration	23	No. with consideration	11		
Amount involved	\$186,332	Amount involved	\$37,825		
Number nominal	194	Number nominal	169		
		1905.	1904.		
Total No., The Bronx, Jan. 1 to date	11,977	Total No., The Bronx, Jan. 1 to date	6,788		
Total Amt., The Bronx, Jan. 1 to date	\$11,932,099	Total Amt., The Bronx, Jan. 1 to date	\$9,528,638		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>32,023</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>21,738</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$81,894,079</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$69,441,895</b>		

### Assessed Value, Manhattan.

1905.		1904.	
Nov. 24 to 29, inc.		Nov. 5-Dec. 1, inc.	
Total No., with Consideration	19	Total No., with Consideration	33
Amount Involved	\$482,875	Amount Involved	\$1,552,517
Assessed Value	\$294,500	Assessed Value	1,373,000
Total No., Nominal	272	Total No., Nominal	314
Assessed Value	\$6,839,500	Assessed Value	10,045,000
Total No. with Consid., from Jan. 1st to date	1,495	Total No. with Consid., from Jan. 1st to date	1,495
Amount involved	\$69,931,980	Amount involved	\$69,931,980
Assessed value	\$51,334,450	Assessed value	\$51,334,450
Total No. Nominal	18,554	Total No. Nominal	18,554
Assessed Value	\$604,962,334	Assessed Value	\$604,962,334
<b>Total No. for Manhattan, for November</b>	<b>1,660</b>	<b>Total No. for Manhattan, for November</b>	<b>1,441</b>
<b>Total Amt. for Manhattan for November</b>	<b>\$2,424,106</b>	<b>Total Amt. for Manhattan for November</b>	<b>\$4,365,673</b>
<b>Total No. Nominal</b>	<b>1,577</b>	<b>Total No. Nominal</b>	<b>1,301</b>
<b>Total No. for The Bronx, for November</b>	<b>910</b>	<b>Total No. for The Bronx, for November</b>	<b>820</b>
<b>Total Amt. for The Bronx, for November</b>	<b>\$560,706</b>	<b>Total Amt. for The Bronx, for November</b>	<b>\$2,655,207</b>
<b>Total No. Nominal</b>	<b>814</b>	<b>Total No. Nominal</b>	<b>724</b>

### MORTGAGES.

1905.		1904.	
Nov. 24 to 29, inc.		Nov. 25 to Dec. 1, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	241	Total number	324
Amount involved	\$4,677,565	Amount involved	\$6,139,655
No. at 0%	131	No. at 0%	137
Amount involved	\$2,439,121	Amount involved	\$959,005
No. at 5%	83	No. at 5%	2
Amount involved	\$524,114	Amount involved	\$103,000
No. at 5 1/2%	2	No. at 5 1/2%	1
Amount involved	\$27,000	Amount involved	16,500
No. at 6%	30	No. at 6%	47
Amount involved	\$889,650	Amount involved	\$419,855
No. at 4 1/4%	1	No. at 4 1/4%	1
Amount involved	12	Amount involved	44
No. at 4 1/2%	12	No. at 4 1/2%	2
Amount involved	\$344,500	Amount involved	\$1,958,000
No. at 4%	33	No. at 4%	4
Amount involved	33	Amount involved	\$605,000
No. without interest	33	No. without interest	36
Amount involved	\$453,180	Amount involved	\$718,450
No. above to Bank, Trust and Insurance Companies	30	No. above to Bank, Trust and Insurance Companies	28
Amount involved	\$741,680	Amount involved	\$670,000
		1905.	1904.
Total No., Manhattan, Jan. 1 to date	19,019	Total No., Manhattan, Jan. 1 to date	13,966
Total Amt., Manhattan, Jan. 1 to date	\$451,059,291	Total Amt., Manhattan, Jan. 1 to date	\$272,443,146
Total No., The Bronx, Jan. 1 to date	9,498	Total No., The Bronx, Jan. 1 to date	5,151
Total Amt., The Bronx, Jan. 1 to date	\$81,316,102	Total Amt., The Bronx, Jan. 1 to date	\$31,413,792
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>28,517</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>19,117</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$532,375,393</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$303,856,938</b>
		1905.	1904.
<b>Total No. for Manhattan for November</b>	<b>1,365</b>	<b>Total No. for Manhattan for November</b>	<b>1,367</b>
<b>Total Amt. for Manhattan for November</b>	<b>\$20,253,337</b>	<b>Total Amt. for Manhattan for November</b>	<b>\$26,732,957</b>
<b>Total No. for The Bronx, for November</b>	<b>638</b>	<b>Total No. for The Bronx, for November</b>	<b>655</b>
<b>Total Amt. for The Bronx, for November</b>	<b>\$5,359,926</b>	<b>Total Amt. for The Bronx, for November</b>	<b>\$4,985,430</b>

### PROJECTED BUILDINGS.

1905.		1904.	
Nov. 25-Dec. 1, inc.		Nov. 26-Dec. 2, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	30	Manhattan	38
The Bronx	25	The Bronx	46
Grand total	55	Grand total	84
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$1,249,400	Manhattan	\$1,653,150
The Bronx	443,470	The Bronx	696,650
Grand Total	\$1,692,870	Grand Total	\$2,349,800
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$202,650	Manhattan	\$102,210
The Bronx	14,950	The Bronx	11,400
Grand total	\$217,600	Grand total	\$113,610
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	2,378	Manhattan, Jan. 1 to date	1,287
The Bronx, Jan. 1 to date	2,106	The Bronx, Jan. 1 to date	1,533
<b>Manh'n-Bronx, Jan. 1 to date</b>	<b>4,484</b>	<b>Manh'n-Bronx, Jan. 1 to date</b>	<b>2,820</b>

Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	\$116,320,710	\$69,887,860
The Bronx, Jan. 1 to date	35,620,845	20,451,330
<b>Manh'n-Bronx, Jan. 1 to date</b>	<b>\$151,941,555</b>	<b>\$90,339,190</b>
Total Amt. Alterations:		
Manh'n-Bronx, Jan. 1 to date	\$13,416,227	\$9,472,940
Total No. New Bldgs., Manhattan, for November	168	136
Total Amt. New Bldgs., Manhattan, for November	\$7,814,250	\$6,266,150
Total No. New Bldgs., The Bronx, for November	162	142
Total Amt. New Bldgs., The Bronx, for November	\$2,622,935	\$2,033,950

### BROOKLYN.

#### CONVEYANCES.

1905.		1904.	
Nov. 23 to 28, inc.		Nov. 25 Dec. 1, inc.	
Total number	508	Total number	493
No. with consideration	45	No. with consideration	54
Amount involved	\$366,500	Amount involved	\$277,584
Number nominal	463	Number nominal	439
<b>Total number of Conveyances, Jan. 1 to date</b>	<b>38,749</b>	<b>Total number of Conveyances, Jan. 1 to date</b>	<b>28,766</b>
<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$26,792,404</b>	<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$24,700,062</b>

#### MORTGAGES.

Total number	385	Total number	557
Amount involved	\$1,983,432	Amount involved	\$2,188,530
No. at 6%	189	No. at 6%	208
Amount involved	\$874,477	Amount involved	\$545,851
No. at 5 1/2%	116	No. at 5 1/2%	1
Amount involved	\$524,850	Amount involved	\$700
No. at 5%	21	No. at 5%	309
Amount involved	\$194,750	Amount involved	\$1,448,866
No. at 4 1/4%	1	No. at 4 1/4%	6
Amount involved	\$800	Amount involved	\$78,000
No. at 4%	2	No. at 4%	2
Amount involved	1	Amount involved	\$5,308
No. at 3%	1	No. at 3%	1
Amount involved	58	Amount involved	\$200
No. without interest	58	No. without interest	30
Amount involved	\$388,555	Amount involved	\$109,605
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>34,269</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>23,154</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$182,906,169</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$88,833,223</b>

#### PROJECTED BUILDINGS.

No. of New Buildings	191	No. of New Buildings	168
Estimated cost	\$1,555,580	Estimated cost	\$1,011,100
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>7,912</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>5,302</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$63,159,984</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$35,756,250</b>
<b>Total amount of Alterations, Jan. 1 to date</b>	<b>\$4,515,366</b>	<b>Total amount of Alterations, Jan. 1 to date</b>	<b>\$1,235,698</b>

## PRIVATE SALES MARKET

J. W. & W. H. Reid, auctioneers, will sell at public auction Thursday, Dec. 7, at 11 a. m. on the premises, northeast corner of Kingsland av and Lombardy st, Brooklyn, eight city lots, the brick building containing engines, pumps and all the necessary equipments for an ice manufacturing plant, having a capacity of 100 tons per day. The property will be offered as a whole plant and also in separate parcels. Further particulars may be had from the advertisement in another column.

Herbert A. Sherman, auctioneer, will sell at auction Thursday, December 24, 1905, at 12 o'clock noon, at the Exchange Sales-room, 14-16 Vesey st, by order of the trustees of the estates of George R. Minot, Nathaniel Hooper, Stephen W. Marston and Nathan Hobart, Nos. 51-53 Leonard st, a 6-sty and basement office building; combination freight and passenger elevator, steam heat, occupying a plot 50x100. Also, No. 45 Leonard st, 6-sty brick and iron office and loft building; passenger and freight elevators, steam heat, occupying a plot 38x100.11. Also northwest corner of Leonard st and West Broadway, known as the Lawrence Building, occupying a plot 50x91.1 1/2. Also No. 31 Leonard st, brick storage warehouse, freight elevator, lot 25.4x91 (leasehold running 999 years). Terms will be liberal. Book maps may be obtained from Herbert A. Sherman, auctioneer, 9 Pine st and 532 Fifth av; or Duer, Strong & Whitehead, attorneys, 50 Wall st.

### SOUTH OF 59TH STREET.

ALLEN ST.—Abe Kassel has sold 62 Allen st, two 5-sty tenements, on plot 40x87.6, to Sophia Mayer.

CHAMBERS ST.—Samuel Roseff and Israel Lebowitz have sold through Edward C. Williams to a Mrs. Acker 128 Chambers st, a 5-sty store and loft building, on lot 25x100, being 50 ft. east of West Broadway. The parcel adjoins the store of the Acker, Merrall & Condit Co., at West Broadway and Chambers st, and the purchase is said to be for that company.

JAMES ST.—D. & W. Mullins sold for Burns Brothers 96 James st, a 4-sty brick stable, on a lot 25x100.

14TH ST.—Huberth & Gabel have sold for the Spiess estate, the 6-sty four-family tenement, at 515 East 14th st,



26TH ST.—Jane E. Britton has sold 111 to 115 West 26th st, old buildings, on plot 50x98.9. The parcel is 125 ft. west of 6th av.

27TH ST.—Harroy Broadman has sold to David Barciwich 505 West 27th st, a 6-sty tenement, on lot 25x98.9.

30TH ST.—Mrs. E. S. Wilson has sold 218 West 30th st, a front and rear building, on a lot 23.5x98.9.

32D ST.—Louis Schrag has sold for Adolph Altman 109 West 32d st; for Charles E. Harvey, 111 West 32d st; for Hugo Rosendorf 113 West 32d st; also, was the broker in the sale of 134 and 136 West 32d st for William S. Patten. The buyers of 109 to 113 are said to be the McAdoo Tunnel interests.

43D ST.—Conway & Corduke have bought for the Flatiron Realty Co. through N. A. Berwin & Co. 240 West 43d st, a 4-sty dwelling, altered into bachelor apartments, on lot 16.8x100.5. Clarence E. Anderson is the owner of record.

51ST ST.—Robert W. Paterson has sold 2 West 51st, a 4-sty brownstone dwelling, on lot 25x100.5, Columbia College leasehold.

51ST ST.—Moses Kinzler has sold to Henry Feurstein the two 5-sty flats, 525 and 527 West 51st st, each on lot 25x100.5.

53D ST.—John N. Golding sold for the estate of John R. Bennett 38 West 53d st, a 4-sty brownstone dwelling, on lot 25x100. Francis L. Hine, vice-president of the First National Bank, is the buyer. The Bennett estate was represented by S. Osgood Pell.

57TH ST.—Marion F. Holmes has sold 109 West 57th st, a 4-sty dwelling, on lot 20x100.5.

5TH AV.—Webster B. Mabie, in conjunction with Richard M. Montgomery, sold for Mrs. H. B. Hollins 91 and 93 5th av, an 8-sty loft building, on a plot 56.3x116.10xirregular, with a right of way to East 17th st. The property is assessed for \$450,000.

5TH AV.—Daniel A. Loring, of the Aetna Real Estate and Loan Co., has bought 314 5th av, a new 5-sty mercantile building, on a lot 24.8 $\frac{1}{4}$ x100. It adjoins the southwest corner of 32d st, and is leased to Ovington Brothers for a long term of years.

11TH AV.—A. W. Miller & Co. sold for Philip Ryan to Jacob Mattern 591 and 593 11th av, two tenement houses, with stores, on a plot 50x100.5; also sold for a client to the North River Realty Co. 595 11th av, a 4-sty tenement house, on a lot 25x100.5.

11TH AV.—A. W. Miller & Co. sold for the Loughran estate 624 11th av, a 4-sty tenement house, with stores, on a lot 25x75; also resold for Jacob Mattern 785 and 787 11th av and 604 West 55th st, being the southwest corner of the two thoroughfares, three 4-sty tenement houses, on a plot 50x100.

#### NORTH OF 59TH STREET.

70TH ST.—Nichols & Lummis have sold for Abraham Schwab 173 and 175 East 70th st, two 3-sty brownstone front dwellings, on plot 33.4x100.5.

74TH ST.—Collins & Collins have sold for Dr. J. V. Vredenburg 131 East 74th st, 3-sty brownstone front dwelling, on lot 17x102.2.

78TH ST.—Leonard Morgan has sold for Martin Ungrich to F. & R. Schweizer the two 5-sty flats, 169 and 171 West 78th st, on plot 45.6x102.2.

79TH ST.—Nevins & Perelman have sold to Hyman Manheim, A. I. Weinstein and A. Hoffberg nine lots on the north side of 79th st, 223 ft. east of Av A, 225x102.2.

88TH ST.—P. C. Eckhardt sold for John Brown to a client 217 West 88th st, 5-sty triple flat on private terms, and for John Pellegrini a 4-sty double tenement, 556 Morris av, on private terms to Wm. J. Wilson.

95TH ST.—Huberth & Gabel have sold for the Fraser estate the 3-sty high stoop private house at 118 West 95th st, on lot 25x100.8.

99TH ST.—Lewis M. Thiery sold for the Lawyers' Realty Co. to a builder for improvement the plot, 122.6x100.11xirregular, in the south side of 99th st, 125 ft. east of Broadway. 6-sty apartment houses will be erected thereon.

113TH ST.—The Lexington Avenue Co. has bought from Clothinda Benheim the 3-sty and basement private dwelling, 5 West 113th st, on lot 16x100.11.

113TH ST.—Julius Scott has sold for Isaac Goodstein 18 West 113th st, a 5-sty double flat, on plot 25x100, to A. Robinson.

114TH ST.—George Margraf has sold to a Mrs. Roth 38 and 40 West 114th st, two 5-sty double flats, on plot 54.6x100.11.

116TH ST.—M. H. Solomon has sold 14 East 116th st, a 5-sty double flat, with stores, on lot 25x100.11, to Benjamin H. Kaufman.

117TH ST.—Lowenstein, Papae & Co. have sold for I. Gingold to Mrs. L. Levy the 5-sty triple flat 11 East 117th st, on lot 25x100.11.

117TH ST.—Lowenstein, Papae & Co. have sold for a client to I. Gingold the 5-sty triple flat 5 East 117th st, on lot 25x100.11.

118TH ST.—Harry L. Toplitz has sold to Israel Lebowitz 104 West 118th st, a 3-sty dwelling, on lot 18x100.11.

119TH ST.—Lowenstein, Papae & Co. have sold for Albert S. Hoffman to I. Gingold 313 West 119th st, a 5-sty triple flat, on lot 25x100.11.

122D ST.—Adolph Hollander has sold 335 East 122d st, a 4-

sty double flat, on plot 25x100.11; also 337 East 122d st, a 3-sty frame building, on plot 25x100.11.

127TH ST.—Julius Scott & Co. have sold for Arthur E. Silverman 40-42 West 127th st, a 6-sty elevator apartment known as the "Modern," on plot 53x100, to Morris Hahn.

131ST ST.—E. Henry Eckhardt sold for S. Taber Bayles to William H. Board 55 West 131st st, a 5-sty double flat, 25x86x100.

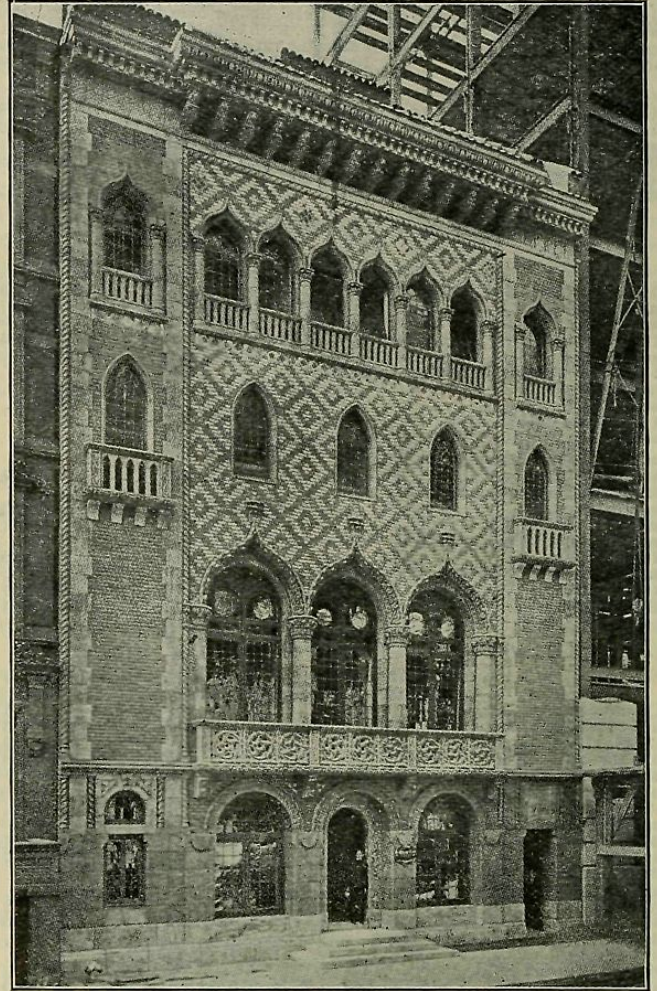
132D ST.—Charles S. Kohler has resold for John Alexander the 5-sty brownstone double flat 112 West 132d st, on lot 25x99.11.

146TH ST.—Mrs. Berliner and Louis Lowenfeld have bought from Mrs. L. Rose 265 to 273 West 146th st, five 5-sty tenements, on plot 125x99.11.

160TH ST.—Douglas Robinson, Chas. S. Brown & Co. have sold the lot, 25x100, on the south side of 160th st, 275 ft. west of Amsterdam av, to Moses Kinzler, who owns an adjoining lot and now controls a plot 50x100.

AV A.—Nevins & Perelman have bought the lot, 25x100, on the west side of Av A, 50 ft. north of 70th st. Rose & Putzel are the sellers and Charles E. Durass the broker.

AMSTERDAM AV.—Solomon Greenbaum sold for Arthur Pollock to the Standard Operating Co. the northwest corner of 174th st and Amsterdam av, 89.8x100.



WETZEL BUILDING, 4 EAST 44TH ST., NEW YORK.

Hill & Stout, Architects.

AMSTERDAM AV.—Schreiber & Reinlieb, in conjunction with Max Feldman, have sold for the Roosevelt Realty and Cons. Co. a plot of nine lots at the southwest corner of Amsterdam av and 170th st, comprising a plot 75x100 at the corner and a plot 150x195 adjoining on the street. The buyers will erect 5-sty flat on the property.

BRADHURST AV.—Shwitzer & Levis have sold for Harry Shwitzer the southeast corner of Bradhurst av and 148th st, a 5-sty flat, on lot 25x75.

BROADWAY.—Charles M. Rosenthal sold to Emanuel Doctor the northwest corner of Broadway and 125th st, 100x100. The buyer will improve the plot with apartment houses.

MADISON AV.—Horace S. Ely & Co. sold for the estate of John D. Flower to a buyer for occupancy 1044 Madison av, 102.2 ft. north of 79th st, a 4-sty brownstone front dwelling, on a plot 33x73xirregular.

ST. NICHOLAS AV.—Jacob Herb has bought from Robertson & Gammie Earlswood Court, a 6-sty apartment house at the southwest corner of St. Nicholas av and 128th st, on plot 85x107.

ST. NICHOLAS AV.—The Prescott Realty Co. has sold to Lena Buxbaum 173 St. Nicholas av, a 5-sty flat, on lot 23x100.

WEST END AV.—John C. Freund, the editor of the Music Trades and Musical America, has purchased for his own occupancy the 4-sty brownstone dwelling 760 West End av, northwest corner of 97th st, on lot 21x98. The seller is the Kilpatrick estate.



# WANTS AND OFFERS

## Mortgage Broker Wanted—

In a prominent mortgage office. Only an expert accustomed to earning \$3,000 to \$5,000 annually. Useless to reply unless thoroughly experienced, temperate, and possessed of gentlemanly manners, good judgment and practical knowledge of New York values. Married man preferred. Please address, stating briefly age and experience, "MORTGAGES, BOX C.," c/o Record and Guide.

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A THOROUGHLY COMPETENT and energetic real estate man, experienced in both office and outside work, will be open for position December 15 or January 1. Highest references from present and past employers. "T. A.," c/o Record and Guide.

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## Ornamental Iron Estimator.

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A book just published that shows how city values are made and the basis upon which real estate appraisements should be made.



**THE BRONX.**

159TH ST.—Williams & Grodinsky have sold the 6-sty-apartment flat in course of construction at the southwest corner of 159th st and Courtlandt av, on plot 48.6x98.

214TH ST.—Edward Polak sold for Mr. J. B. Schlesinger a plot 75x100 on the southwest corner of 214th st and 5th av; for the Fremont Realty Co. to Sophia Bennett 2453 Cambrelling av, a 2-sty dwelling, on a lot 25x100; to E. W. Boettcher 2457 Cambrelling av, a 2-sty dwelling, on a lot 25x100, and to Wm. Scholeran 2459 Cambrelling av, a 2-sty frame dwelling.

FRANKLIN AV.—Julius Schattman has bought the Colorado, an apartment house at 1257 Franklin av, on plot 50x146; also two frame houses adjoining on the north, on plot 76.6x168.

TREMONT AV.—R. I. Brown's Sons have sold for the estate of Elizabeth Blood, the property, 50x300, with two frame houses, on the south side of Tremont av, 185 ft. east of Arthur av.

TRINITY AV.—Ernst-Cahn Realty Co. have sold for Jacob Dieter the new 5-sty apartment house 757 Trinity av, on plot 40x100.

WALTON AV.—Leo Hutter has sold to John T. Brady the plot, 65x100, at the southwest corner of Walton av and 177th st.

**REAL ESTATE NOTES**

M. & L. Hess were the brokers in the sale of 33 West 20th st, reported in our last issue.

Fireproof wood won't be a bother any longer. Builders may use it or not as they please.

Mr. Wanamaker may now go ahead with his building; fireproof wood will not be necessary.

Thomas W. Folsom, not Nelson, was elected treasurer of the Real Estate Board of Brokers for 1906.

The office of Charles A. Weber will be located after Dec. 1 at 660 East 149th st, just east of 3d av, next to World office.

The Newport Realty Co. has been incorporated with a capital of \$100,000 and opened offices at 35 Nassau st. The officers are Max J. Klein, president; Ignatz Roth, treasurer; D. Sylvan Crakow, secretary. They will do a general real estate operation business.

Mr. Harry Lilly, formerly of the firm of Picken & Lilly, has severed his connection with that firm and opened offices at 326 Lenox av, near 126th st. Mr. Lilly has had many years' experience as a real estate broker, and any business intrusted to his care will receive his personal attention.

Frederick Fox & Co. have leased for Irving Grinnell the entire 4-sty and basement building 6 East 15th st for a long term to one of their clients, who will make extensive alterations; also for Samuel B. Haines the entire 8-sty and basement mercantile building, 58 East 11th st, to various tenants.

Bloodgood, de Saules & Talbot have leased to the trustees of the Carnegie Foundation, a large suite of offices in the Tower Building, 542 5th av, for a term of years. These offices are to be used by the trustees for the \$10,000,000 Pension Fund given by Andrew Carnegie for college professors and teachers who are unable to continue their profession.

The Charles F. Noyes Co. secured a large edition of the Assessed Valuations of Section 1, from Battery to Grand st, as published by the City Record. These have been handsomely bound in cloth by the Noyes Co. and supplied to their downtown clients. The book is exceptionally handy in this form, and it gives a permanent record of valuations for 1905.

Charles F. Noyes Co. reports the following business leases:

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

BROOME ST.—Louis Minsky has sold to a Mr. Platkin 44 and 46 Broome st, a 6-sty tenement, on plot 36x75.

BROOME ST.—Schmeidler & Bachrach have sold to Pincus Roginsky for improvement the southwest corner of Broome and Mangin sts, old buildings, on plot 48x75.

GOERCK ST.—Fleck & Brown sold for Hyman Levy, 3 Goerck st, a 7-sty double tenement house, on a lot 25x100; also, sold No. 6, in the same st, a 6-sty double tenement house, on a lot 25x100.

LEWIS ST.—Halprin, Diamondston & Levin have sold to J. Welsch 53 Lewis st, 4-sty front and rear tenements, with stores, on lot 25x100.

MORTON ST.—D. Robilotts sold to John E. Rosasco 13 Morton st, a 5-sty tenement house, on a lot 25x100.

RIVINGTON ST.—D. Hallo and H. Schoeman sold for J. Lichtenstein to Morris Apfelbaum 272 Rivington st, a 6-sty tenement house, on a plot 27.6x100.

5TH ST.—J. Rosenblum & Co. have sold for L. Wallenstein to Morris Epstein, 207

East 5th st, a 6-sty tenement apartment on the lot 30x97.

10TH ST.—Max Kotzen has sold to Reich & Rottenberg the tenement in course of construction at the northwest corner of 10th and Dry Dock sts, 45x96.

12TH ST.—Gerson Hyman has sold to Frank Gans 323 to 327 East 12th st, two 6-sty tenements, on plot 67.4x103.3.

22D ST.—James M. Horton has sold 313 to 323 East 22d st three 5-sty factory buildings, on plot 150x98.9, between 1st and 2d avs. Mr. Horton took title to the property last week.

25TH ST.—Moe Sturtz has bought from Morris Newman 314 East 25th st, a 7-sty building, on lot 25x98.9.

35TH ST.—Morris Franklin has sold to Samuel Blumenstock and Henry Nichols 530 and 532 West 35th st, two 5-sty tenements, on plot 51x98.9.

**Robert Hoe in the Fifth Ave. Section.**

28TH ST.—Clifford N. Shurman bought for Robert Hoe from Wm. E. Finn 3-5 East 28th st, adjoining corner of 5th av, plot 50x98.9. Erected thereon is a "taxpayer," with stores and offices. The price is \$200,000. Mr. Hoe already is a

A floor in American Exchange National Bank Building, 128 Broadway, to Edward M. Shepard, Smith & Harkness; entire building 10 Ferry st, for Joseph Hecht, to American Agricultural Chemical Co.; entire building 111 Reade st, for Daniel Birdsell & Co., to Bernard Kreiser; entire floor in 101 Beekman st, corner Pearl, for Frothingham & Moore, to Kihn Bros., and the store and basement 187 Pearl, corner Cedar st, for Carson G. Peck, to Electric Water Purifying & Filter Co.

The next regular monthly meeting of the West End Association will be held at the Hotel St. Andrew, Broadway, corner of West 72d st, on Monday evening, Dec. 4, 1905, at 8.30 o'clock. The nominating committee appointed under resolution adopted at the November meeting has nominated the following officers for the year 1906, who will be voted for at said meeting: for President, Cyrus Clark; for Vice-Presidents, James Van Dyck Card, Judson Lawson, John L. Brower; for Treasurer, J. Edgar Leaycraft; for Secretary, George B. Sheppard. A full attendance is requested.

G. Tuoti & Co. have leased for J. Solomon the 5-sty double tenement 2040 1st av, and for Simon Epstein a similar building 2088 1st av, for about 5 years, at an aggregate rental of \$24,000; for Samuel Lewis the 3-sty tenement 348 East 106th st, at an aggregate rental of \$7,700; for Fine & Davis the new 6-sty tenement situated on the southwest corner of 1st av and 107th st, for three years, at an aggregate rental of \$19,500; for Simon Epstein, the tenements 599 to 603 Morris av, Bronx, at an aggregate rental of \$28,000, and for same owner 254-256 Nassau st, Brooklyn, for 5 years, at an aggregate rental of \$20,000.

Simpson-Swamy Co. purchased for a client recently, through Carl Mau, 33 1-3 acres of ground at Verona, N. J. This property has a frontage on the lake of 300 ft. with a depth of 4,700 ft. The Simpson-Swamy Co. will develop this property immediately for their client by cutting through a 50-ft. road the full length of the property. This will give about 400 lots, size 25x137 in depth. Over 60 lots has already been sold, one of the purchasers being the Modern Building Co., of New York City, who will erect 20 frame houses, every house to be built on 50 ft. of ground, and to cost over \$5,000 each. They have also purchased for a client, through Carl Mau, 14 acres of property in Glenridge, N. J. This property has a frontage of 400 ft. on Ridgewood av, which is the principal thoroughfare in Glenridge, and also a frontage of 400 ft. on Broad st, being the principal business st in Bloomfield. The property is 1,600 ft. in depth.

**Parish, Fisher, Mooney & Co.'s Next Sale.**

Parish, Fisher, Mooney & Co., John L. Parish, auctioneer, will sell at auction at the Exchange Salesroom, 14 and 16 Vesey st, Thursday, December 17, at 12 o'clock, to close an estate, northeast corner Park av and East 165th st, at seven corners formed by intersection of Brook, Melrose, Park and Webster avs and E. 165th st. Plot fronts 188.27 ft. on Park av and 202.54 ft. on E. 165th st, and contains over 37,000 square feet, or nearly 15 city lots. For maps and further particulars apply to Hon. Rastus S. Ransom, attorney for executors, 128 Broadway, or to Parish, Fisher, Mooney & Co., Auctioneers, 149 Broadway.

**Chattel Mortgage on the Montauk Club.**

A chattel mortgage for all the possessions of the Montauk Club in Brooklyn has been executed by Comptroller Grout, vice-president of the club, in favor of Richard M. Hoe and Tracy Dows, who hold a \$100,000 mortgage on the real property of the organization. The chattel mortgage was taken out, it was explained, so as to have the payment of the other mortgage extended to March 22, 1907.

large real estate holder in the 5th av section owning 13-15 West 28th st, Revillon Building, 4-8 West 28th st, 11-17 East 36th st, southeast corner Broadway and 36th st.

36TH ST.—Chris. Sshierloh and William H. Hunt sold the premises 447 West 36th st for Mr. L. Termansen, of Stony Point, N. Y., to Kern & Moser. This property has not changed hands in fifty years.

42D ST.—John P. Kirwan has sold for Raymond S. Wood to Samuel Blumenstock and Henry Nichols the 4-sty front and rear tenements 551 West 42d st, on lot 25.6x100.5.

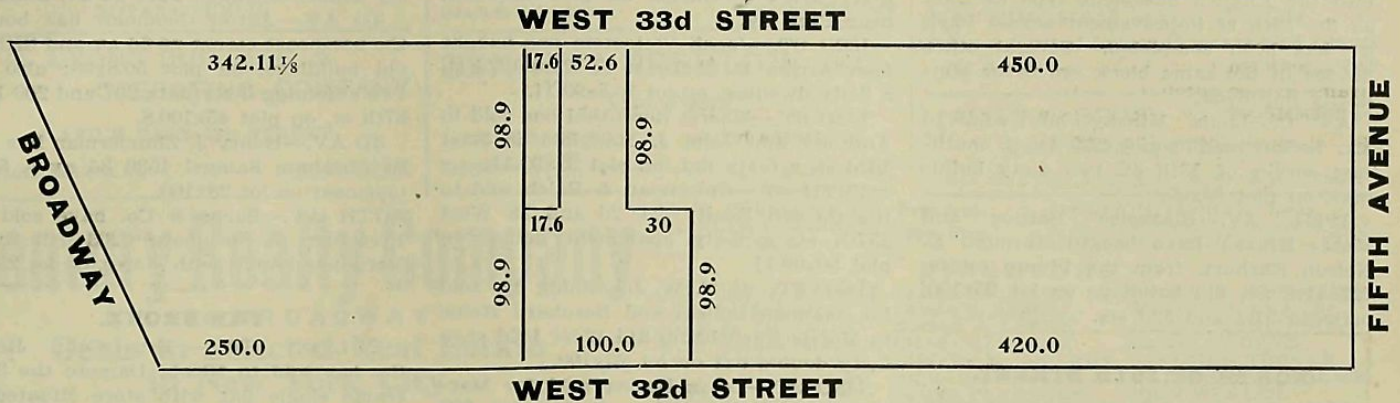
52D ST.—D. J. McDonald has sold for Daniel Meehan to S. Myers the 5-sty tenement 503 West 52d st.

52D ST.—Lawrence & Wolff sold the lot, 18x100.5, in the south side of 52d st, 200 ft east of Madison av, to a client who will build on it a 5-sty American basement dwelling.

52D ST.—Anna C. F. Undutch has sold to Jacob F. Dingler 548 East 52d st, a 4-sty tenement, on lot 25x100.5, for \$14,900.



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## BANKRUPT SALE

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Further particulars may be had from M. M. Miller, Trustee, or Thompson & Fuller, Attorneys for Trustee, 60 Wall Street, New York.

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52D ST.—Arnold & Byrne sold for Badt & Son to Louis Bernstein 441 West 52d st, a 5-sty triple flat.

54TH ST.—Collins & Collins have sold for Mrs. Clara Minzesheimer 131 East 54th st, a 4-sty dwelling, on lot 16.10x100.5. The buyer recently acquired 133, adjoining, and intends to alter both houses into the English basement type as soon as the 54th st improvement across Park av has been completed. Several other houses in the same block are to be similarly improved.

AV C.—Louis Minsky has sold to Mr. Lefkowitz 210 and 212 Av C, southeast corner of 13th st, two 4-sty buildings, on plot 55x65.

11TH AV.—Blakeslee Barnes and Moses Kinzler have bought, through E. Nelson Ehrhart, from the Plump estate, 727 11th av, old buildings on lot 25x100, between 51st and 52d sts.

#### NORTH OF 59TH STREET.

69TH ST.—Siegel Brothers have bought the plot, 103x100.4, on the north side of 69th st, 175 ft east of Avenue A.

74TH ST.—William L. Sutphin has sold to Charles S. Faulkner 166 East 74th st, a 3-sty and basement brownstone front dwelling, on lot 18.9x102.2.

75TH ST.—Michael F. Loughman has sold 132 West 75th st, a 4-sty brownstone dwelling, on lot 20x102.2.

76TH ST.—Shapiro & Levy have resold 229 East 76th st, a 4-sty flat on lot 25x102.2.

83D ST.—Dovale & Co. have sold for Richard Deeves the plot, 80x121.2, irregular, on the south side of 83d st, 175 ft east of Amsterdam av. The plot will be improved with two 40-foot flats.

83D ST.—Collins & Collins have sold 22 West 83d st, a 4-sty brownstone dwelling on lot 19.6x102.2.

102D ST.—Williams & Grodzinsky have sold to Joseph Konigsberg the plot, 100x100.11, on the north side of 102d st, 77 ft west of Lexington av.

103D ST.—John R. Davidson has sold for William Slutske and Charles Pincus the 5-sty double flat 140 West 103d st, on plot 27x104, to Edward A. Davis.

103D ST.—Edgar T. Kingsley has sold for Nevins & Perelman to Samuel and Elias Goldberg 139 to 147 East 103d st, adjoining the corner of Lexington av, five 3-sty private dwellings, together making a plot 81x100.11, which will be improved with two 6-sty flats with stores.

113TH ST.—E. V. Pescia & Co. have sold for Hyman Horwitz to M. M. Stone the three new-law 6-sty apartment houses in course of construction at 105 to 119 East 113th st, on plot 129x101.

114TH ST.—G. Tuoti & Co. have sold for the Rhinelander Real Estate Co. the 4-sty tenement 304 East 114th st.

114TH ST.—Edgar T. Kingsley has sold for George C. Butler, to Nevins & Perelman, 107 East 114th st, a 3-sty and basement brownstone private dwelling, on a lot 16x100.11.

118TH ST.—D. Sylvan Crakow has sold to a Mr. Gold, 157 East 118th st, a 5-sty double flat, on lot 25x100.11.

118TH ST.—Mandelbaum & Lewine have bought 434 to 438 East 118th st, three 3-sty dwellings, on plot 50x100.11. They own adjoining property and now control 125 ft front.

119TH ST.—Mr. Frank has sold for Shapiro & Levy 225 East 119th st, a 5-sty flat, on lot 25x100.11, to A. Benheim.

120TH ST.—Shapiro & Levy have bought 213 East 120th st, a 3-sty dwelling, on lot 18.9x100.11.

124TH ST.—Louis Lese has sold, through George Brettell & Son, 356 East 124th st, a 3-sty dwelling, on lot 18.6x100.11.

127TH ST.—Mark Blumenthal has bought from J. Richard the 5-sty triple flat 122 East 127th st, on lot 25x99.11.

129TH ST.—George Ranger has sold for Louis Lese and Max J. Klein the 3-sty brick dwelling 114 East 129th st, also for Henry Kaiser the adjacent house 112 East 129th st, the two houses covering a plot 40x100. Siegel Brothers are the buyers.

129TH ST.—Siegel Brothers have bought 112 and 114 East 129th st, two 3-sty brick dwellings, on plot 40x99.11, near Park av.

132D ST.—Jacob Weinstein has bought from Archer B. Pancoast 47 West 132d st, a 3-sty dwelling, on lot 16.8x99.11.

132D ST.—Harris Rosenthal has sold to Anthony and John J. Maggiolo 46 East 132d st, a 5-sty flat, on plot 33x99.11.

137TH ST.—Sweatman & Reich sold to the Garden Realty Co. 26 and 28 West 137th st, a 6-sty apartment house, on plot 50x99.11.

142D ST.—C. F. W. Johanning has sold for Salomon Bohem and Bernhard Heine to Morris Buchsbaum 314 West 142d st, a 5-sty double flat on lot 25x100.

143D ST.—Louis Becker sold for Margaret Bishop the 5-sty double flat 309 West 143d st, on a plot 25x99.11.

149TH ST.—W. D. Morgan in conjunction with Ashley & Co. have sold for Patrick Gaffney 555 West 149th st, a 5-sty flat, size 19x99.11.

151ST ST.—Schreiber & Reinlieb, in conjunction with Max Feldman, have sold for Miller & Mofenson to L. Block the southwest corner of 151st st and Macombs lane, three 6-sty apartment houses, on plot 113x143x99x100.

210TH ST.—Max Marx has sold to a client of W. J. Huston the plot on the north side of 210th st, east of 9th av, 85x111.7x106.7, adjoining the Harlem River.

AVENUE A.—Margaret King has sold the three 5-sty flats 1741 to 1745 Avenue A, southwest corner of 91st st, on plot 75.10x94.

AV A.—Samuel Mandel has sold to C. M. Silverman & Son the fifteen 6-sty tenements in course of construction on the west side of Avenue A from 66th to 67th sts, on plot 200.10x300.

AV A.—The Pullman Realty Co. bought 1428 Av A, at the southeast corner of 76th st, a 5-sty tenement house, with stores, on lot 25.6½x98; also bought 1409 Av A, at the northwest corner of 75th st, two 5-sty tenement houses, with stores, on plot 51x75; also, 1514 Av A, at the northeast corner of 80th st, and 501 East 80th st, two 5-sty tenement houses, with stores, each on lot 25.8x98.

BRADHURST AV.—Jennie May has sold the 5-sty brick and brownstone double flat 112 Bradhurst av, on lot 25x75.

LEXINGTON AV.—Duff & Conger have sold for Elizabeth Felan the 4-sty single flat, 1207 Lexington av, on lot 20x70. The same brokers have sold, in conjunction with William A. Lalor, the two 4-sty single flats, 1201 and 1203 Lexington av, each on lot 20x70.

OLD BROADWAY.—F. E. Barnes has sold to Herman Goldman 2376 and 2378 Old Broadway, a 6-sty apartment house in course of construction, on plot 51.2x111.

PARK AV.—John A. Prigge has sold the southwest corner of Park av and 89th st, a 5-sty flat, on lot 25.8x82.2.

WEST END AV.—Paterno Brothers have sold through N. A. Berwin & Co. 255 West End av, a 4-sty American basement dwelling, on lot 25x100, to a buyer for occupancy.

1ST AV.—Louis Frankenstein has sold to Antonio Capo 2329 1st av, 5-sty tenement, on lot 25x100.

2D AV.—N. Brigham Hall & Son sold for Frank J. Cassidy and others to Jackson & Stern the vacant plot, 50.5x100, at the northeast corner of 2d av and 108th st; also the vacant plot, 50.5x100, at the northwest corner of 1st av and 108th st, together with the adjoining vacant plot, 300x100.11, in the north side of 108th st,

250 ft east of 2d av, in all sixteen lots, and comprising the entire north block front between the two avs, with the exception of the ground occupied by Public School No. 172. The properties were purchased by the late Peter A. Cassidy twenty-five years ago.

2D AV.—Leonard Weill has sold the 4-sty double tenement 2211 2d av, 25.8x100.

3D AV.—Aaron Goodman has bought the northeast corner of 3d av and 87th st, old buildings, on plot 50.8x90; also the two adjoining 5-sty flats 207 and 209 East 87th st, on plot 45x100.8.

3D AV.—Henry J. Zimmerman has sold to Abraham Samuel 1536 3d av a 5-sty tenement on lot 28x100.

7TH AV.—Sachs & Co. have sold for Breslauer & Sternberg 2263 7th av, a 5-sty double flat, with stores, on lot 25x75.

#### THE BRONX.

FULTON ST.—Ernst-Cahn Realty Co. has sold to Nicola Damoto the 3-sty frame single flat with store situated on the east side of Fulton st, between 239th and 240th st, on plot 33x151.

136TH ST.—Ernst-Cahn Realty Co. has sold to Mary Podolak the 4-sty brick double flat 558 East 136th st, between Lincoln and Alexander avs, on plot 25x100.

149TH ST.—A. Friedberg has sold for Matt Baron the 5-sty double flat 760 East 149th st, on lot 25x100.

154TH ST.—Mark Blumenthal has sold to I. D. Brokaw the 5-sty triple flat 640 East 154th st, on lot 25x100.

197TH ST.—S. J. Taylor has sold the plot, 50x100, on the south side of 197th st, 84 ft. east of the Grand Boulevard and Concourse.

#### Four Hundred Lots in a Deal.

HUNT'S POINT.—L. J. Phillips & Co. and J. Clarence Davies have sold for the Morgenthau Realty Co. to the Hunt's Point Realty Co. 409 lots fronting on Hunt's Point road, Garrison av, Seneca av, Faile, Bryant, Longfellow and Whittier sts, Edgewater road and the Bronx River. It is the intention of the buyers to develop the property, put through the streets and bulkhead the river front, so as to make it available for commercial purposes. The Hunt's Point Realty Co. was organized November 6, 1905. Its incorporators were Abram I. Elkus, J. Clarence Davies, Robert E. Simon and Walter M. Wechsler.

JEROME AV.—Harry L. Topplitz has bought four lots on Jerome av, running through to Inwood av, between 170th st and Clark pl.

LONGWOOD AV.—Jacob Kronenberger has bought from Mrs. Blaque the entire square block of sixteen lots fronting Longwood av, Barry, Worthen and Truxton sts.

#### Hunt Estate Releases Block Fronts.

MOTT AV.—The Hunt estate has sold the block fronts, about 243x220, on the east side of Mott av, between 159th and 161st, with an L 47x100 to Sheridan av. The property is at the entrance to the Grand Boulevard, opposite the Heine monument. It has been owned by the Hunt family for half a century.

#### Harlem Shore Plot Taken.

R. I. Brown's Sons have sold for Henry L. Cammann a plot of about 44 lots between Harlem River and N. Y. Central Railroad tracks, having a frontage on the Harlem River of 628 ft. at about 180th st, and have in conjunction with the office of Richard Dickson resold 12 lots from the southerly end, having a frontage on the Harlem River of 228 ft. to Henry Meyer.

TREMONT AV.—Benjamin B. Marco has bought from William Scholl 731 and 733 Tremont av, a 5-sty flat, with stores, on plot 40x100.

WALES AV.—Henry Rick has sold the two 3-family houses, 430 and 432 Wales av, on plot 50x100.



MISCELLANEOUS.

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

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HOPTON & WEEKS REAL ESTATE No. 150 BROADWAY Tel. 6988 Cortlandt 6939 Cor. Liberty St.

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK. At 90-92 West Broadway. Monday, Dec. 4. Railroad av, between Unionport rd and Globe av, at 12 m. Lafayette av, from Longwood av to Bronx River, at 2 p m. Edcombe rd, from 155th st to point east of 10th av, opposite 175th st, at 4 p m. West 194th st, from Bailey av to N Y & Putnam R. R, at 10 a m. Brdge at Morris Heights, at 11 a m. Sto m Relief Sewer, at 2 p m. White Plains rd, from northern boundary of city to Morris Park av, at 3 p m. Tremont av, Bronx River to Eastern Boulevard, at 10 a m. Tuesday, Dec. 5. Ford st, from Tiebout av to Webster av, at 1 p m. Highbridge Park, north of Williamsbridge, at 2 p m. Spuyten Duyvil rd, from Spuyten Duyvil Parkway to Riverdale av, at 4 p m. Creston av, from Tremont av to Minerva pl, at 2 p m. Wednesday, Dec. 6. Randall av, from Truxton st, to Leggett av, at 10.30 a m. Be'mont st, from Inwood av to Featherbed Lane, at 1 p m. Fox st, Prospect av to Leggett av, at 2 p m. Baker av, Baychester av to city line, at 3 p m. West 207th st, between 9th av and River, at 4 p m. First street east of Bronx River, at 4 p m. Unnamed street, between William st and Beach st, from St Paul to Jackson av, at 2 p m. Thursday, Dec. 7. Barretto st, from Grand Boulevard and Concourse to River av, at 4 p m. Vanderbilt av, East 173d st to Pelham av, at 11 a m. At 258 Broadway. Monday, Dec. 4. 41st and 42d sts, school site, at 11 a m. Bridge No 4, Manhattan, at 12 m. Bridge No 4, Queens, at 1 p m. 157th st, school site, at 2 p m. Oliver st pumping station, at 2 p m. Pier 13, East River, at 3 p m. St Nicholas Park, at 4 p m. 82d st and Av A, school site, at 4 p m. Tuesday, Dec. 5. 129th st and Amsterdam av, school site, at 12 m. Piers 9 and 10, East River, at 2 p m. Piers 19 and 20, East River, at 2 p m. Summit st, school site, at 2 p m. Clinton and Water sts, school site, at 3 p m. Madison av Bridge, at 4 p m. 57th st, school site, at 4 p m. Wednesday, Dec. 6. Pier 11, East River, at 10.30 a m. Bridge No 4, Manhattan, at 11 a m. Richmond Ferry, at 2 p m. Thursday, Dec. 7. Pier 14, East River, at 10.30 a m. 145th st, school site, at 12 m. Friday, Dec. 8. Norfolk and Houston sts, school site, at 10 a m. Bridge No 4, Manhattan, at 11 a m.

JOSEPH P. DAY Real Estate Auctioneer and Appraiser Agency Department 258 BROADWAY 932 EIGHTH AVENUE Cor. Warren St. at 55th Street

AUCTION SALES OF THE WEEK.

The following is the complete list of the properties sold, withdrawn or adjourned during week ending Dec. 1, 1905, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales. \*Indicates that the property described was bid in for the plaintiff's account. The total amount at the end of the list comprises the consideration in actual sales only. PHILIP A. SMYTH. 112th st, s s, 250 e Broadway, 25x100.11, vacant (exrs sale). Joseph Kleinfeldt, \$14,500 137th st, s s, 75 w Lenox av, 25x99.11, vacant (exrs sale). Mandelbaum & Lewine, 11,650

Real Estate Mortgages For Sale at all times, netting 4 1/2 and 5% on choicest security, appraised and approved for Company's own funds. Attorneys' Inspection Invited. Mc Vickar, Gaillard Realty Company 42 Broadway

Guaranteed Mortgages FOR SAVINGS INSTITUTIONS. These mortgages are on improved property in the City of New York, with payment absolutely guaranteed by a Company which has the skill and experience to distinguish the safe mortgages from the unsafe. Bond & Mortgage Guarantee Co Capital and Surplus \$4,750,000. 143 Broadway, New York, 175 Remsen St., Brooklyn.

HEIL & STERN Tel. 4978 Spring Real Estate Brokers BUSINESS PROPERTY A SPECIALTY 604-606 BROADWAY, S. E. Cor. Houston Street

Anthony av, e s, 236.3 n 174th st, 75x97.6x 75x92.3, vacant (exrs sale). Alfred Levine, 5,500 Anthony av, e s, 100.8 n 174th st, 50.2x97.2x 50x94.2, vacant (exrs sale). H C Cantrell, 3,350 Anthony av, e s, 175.9 n 174th st, 60.6x92.3x 83.6x90, vacant (exrs sale). H Menkar, 5,100 Anthony av, s w cor Prospect pl, four lots, each 25x92.6, vacant (exrs sale). Geo J Bailey, 4,325 Clay av, s e cor Prospect pl, 25x92.6, vacant (exrs sale). Alfred Levine, 3,675 Clay av, e s, 25 s Prospect pl, 75x92.6, vacant. Geo J Bailey, 8,850 Morris av, w s, 268.2 s Belmont st, 25.9x96.9x 25x90.6, vacant (exrs sale). S M Baumann, 1,900 Anthony av, e s, 311.3 n 174th st, 50x100x50x 97.6, vacant (exrs sale). C F Maxoll, 3,950 Anthony av, e s, 361.3 n 174th st, 50x100, vacant (exrs sale). Mrs M W Dittmar, 4,000 Anthony av, e s, 411.3 n 174th st, 40x-x41.3x 100, vacant (exrs sale). S M Barber, 3,600 Carter av, w s, 480 n 174th st, 30.8x138.7x18.6 x130.5, vacant (exrs sale). S M Barber, 2,100 Carter av, w s, 279.8 n 174th st, 50x86.5x 51.10x72.8, vacant (exrs sale). Geo E Buckbee, 2,000 Carter av, w s, 329.8 n 174th st, 75x103.8x 78.4x86.5, vacant (exrs sale). W A Cameron, 3,825 Carter av, e s, 14.3 s 175th st, 121.5x25.7x 121.3x25.3; plot adj on south 100.2x25.3x 100x37; also plot adj on south 100.2x37x 100x48 (exrs sale). W A Cameron, 2,300

NOTICE TO TAXPAYERS. Department of Finance, Bureau for the Collection of Taxes, New York, December 1, 1905. UNDER THE PROVISIONS OF SECTION 919 of the Greater New York Charter (chapter 378, Laws of 1897) notice is hereby given to all persons or corporations who have omitted to pay their taxes, "To pay the same in the Borough in which the property is located," as follows: Borough of Manhattan, No 57 Chambers street, Manhattan, N. Y. Borough of The Bronx, corner Third and Tremont avenues, The Bronx, N. Y. Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y. Borough of Queens, corner Jackson avenue and Fifth street, Long Island City, N. Y. Borough of Richmond, corner Bay and Sand streets, Stapleton, Staten Island, N. Y. —and that under the provisions of section 916 of said Chapter, "If any such tax shall remain unpaid on the first day of December, it shall be the duty of the Receiver of Taxes to charge, receive and collect upon such tax so remaining unpaid on that day, in addition to the amount of such tax one per centum on the amount thereof, and to charge, receive and collect upon such tax so remaining unpaid on the first day of January thereafter, interest upon the amount thereof at the rate of seven per centum per annum, to be calculated from the day on which said taxes became due and payable (October 2, 1905), as provided by section nine hundred and fourteen of this act, to the date of payment." DAVID E. AUSTEN, Receiver of Taxes.

A. J. WALDRON

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**GROUND FLOOR ASTOR BUILDING**  
**9 Pine and 10 Wall St.,**  
**Uptown Office, 530 and 532 FIFTH AVENUE**  
**Corner 44th St., under 5th Ave. Bank**  
**Tel. Connections Private Wire Between Offices**

Carter av, w s, 354.8 n 174th st, 75x130 5x 63.3x108.8, vacant (exrs sale). Mrs D Reuter .....3,150  
 Carter av, w s, 197.8 n 174th st, 82 4x72.10x 88.2x49.9, vacant (exrs sale). A E Schult-heis .....2,625  
 53d st, No 430, s s, — e 10th av, 25x100.5, 5-sty brk tenement and store (voluntary sale). Grossman & Feldman .....28,100  
 144th st, No 511, n s, 150.3 w Amsterdam av, 16.6x99.11, 3-sty brk dwelling. Adjoined to Dec 29 .....2,950

**JAMES L. WELLS**  
 228th st, n s, 100 w 4th av, 100x114, Wakefield, James B Kilsheimer, .....3,050  
 204th st, n s, 157.2 e Grand Boulevard and Concourse, 50x82.5, vacant (voluntary). Mosholu Realty Co .....1,800  
**PARISH, FISHER, MOONEY & CO.**  
 16th st, No 407, n s, 80 w 9th av, 20x26, 3-sty frame tenement and store. (Amt due, \$1,167.18; taxes, &c, \$105.96.) John Sinnott .....2,950

**JOSEPH P. DAY**  
 \*17th st, No 5, n s, 125 e 5th av, runs n 92 x 18th st, No 6, e 4 x n 92 to 18th st, x e 24.6 x s 70 x e 10.6 x s 31.10 x w 1.6 x s 82.1 x w 37.6 8-sty brk and stone loft and store building. Emanuel Heilner and ano. (Amt due, \$97,527.38; taxes, &c, \$4,918.68, sub to a mortgage of \$270,000.) .....374,000  
 86th st, No 314, s s, 175 e 2d av, 20x102.2, 4-sty stone front tenement and store. (Amt due, \$14,917.60; taxes, &c, \$1,999.26.) Lemuel Baum .....18,250

**SAMUEL GOLDSTICKER**  
 Alexander av, s w cor Southern Boulevard, runs s 100 x w 157.4 x s 51.4 x w 42.8 x n 151.4 to Boulevard, x e 200 to beginning, 5-sty brk factory. Albert Jacob .....98,500  
 Alexander av, n w cor 132d st, runs n 100 x w 157.4 x s 51.4 x w 42.8 x s 48.8 to 132d st, x e 200 to beginning, 5-sty brk factory. Kroeger Piano Co .....70,000  
 Total .....\$63,000  
 Corresponding week, 1904 .....839,513  
 Jan. 1, 1905, to date .....36,419,445  
 Corresponding period, 1904 .....27,407,439

**ADVERTISED LEGAL SALES.**

Dec. 2 and 4.  
 No Sales advertised for these days.

**CONVEYANCES**

November 24, 25, 27, 28 and 29.

**BOROUGH OF MANHATTAN.**

Allen st, No 101, n s (?), should be w s, abt 50 s Delancey st, 25x 87.6, 5-sty brk tenement and store. Joseph L Bittenwieser to Morris Kittenplan and Charles Rubinger. B & S. Mort \$22,000. Nov 22, 1905. 2:414—20. A \$16,000—\$25,000.  
 other consid and 100  
 Bank st, Nos 73 and 75, n s, 100 e Bleecker st, 50x100, two 6-sty brk tenements. Rexton Realty Co to Joseph Schiff. Nov 27, 1905. 2:624—64 and 66. A \$23,000—\$60,000. nom  
 Bond st, No 2, n e cor Jones alley, 26 to alley x100, 4-sty brk loft and store building. Albert Tetzlaff to L Bell Caldwell, Mt Vernon, N Y. 1-24 part. Nov 27, 1905. 2:530—67. A \$45,000—\$50,000. nom  
 Birmingham st, No 7, w s, abt 98 s Henry st, 20x37.6, 2-sty frame tenement. John J Connors to Matthew Bowen, of Jersey City, N J. Nov 25, Nov 29, 1905. 1:275—9. A \$2,000—\$2,000. nom  
 Broome st, No 497, s s, 20.10 e West Broadway, 20.10x64.3x20.10 x64.5, 4-sty brk loft and store building. Max Artlich to Moser Arndtstein. Mort \$18,000. Nov 27, 1905. 2:475—13. A \$14,000—\$15,000. other consid and 100  
 Broome st, No 497, s s, 20.10 e West Broadway, 20.10x64.3x20.10x 64.5, 4-sty brk loft and store building. Moser Arndtstein to Max Artlich. Mort \$8,882.46. Nov 27, 1905. 2:475—13. A \$14,000—\$15,000. other consid and 100  
 Charles st, Nos 6 and 8, s s, 180 e Waverly pl, 40x94.11, 6-sty brk tenement. Ray Finn to Hannah Lasser. Mort \$46,500. Nov 25, Nov 27, 1905. 2:611—54. A \$20,000—\$58,000.  
 other consid and 100  
 Cherry st, No 272, n s, 104 w Jefferson st, 26.2x113.1x26.2x112.8, 6-sty brk tenement and store. Mollie Koenigsberg to Leib Koenigsberg her husband, 1/4 part. All title. All liens. Nov 27, 1905. 1:256—9. A \$10,000—\$28,000. nom  
 Cherry st, No 151, s s, abt 110 w Market st, 20x60, 5-sty brk tenement and store. Aaron Kaplan et al to Isaac Vapnovitch, Brooklyn. Mort \$6,500. Nov 15, Nov 28, 1905. 1:250—70. A \$4,000—\$6,000. nom  
 Same property. Isaac Vapnovitch to Philip Schenkler, Brooklyn. Mort \$9,400. Nov 16, Nov 28, 1905. 1:250. nom  
 Delancey st, s w cor Orchard st, strip 87.6x1. Release mort. John H Rhoades et al TRUSTEES Benj F Wheelwright to Samuel J Silberman. June 26, Nov 24, 1905. 2:414. nom  
 Forsyth st, No 17, w s, 151.10 s Canal st, 25x100, 5-sty brk tenement and store. Eliz M Roe EXTRX Alfred Roe to Isaac Lipschitz. Morts \$25,000. April 9, 1901. Nov 27, 1905. R S 25c. 1:291—24. A \$18,000—\$24,000. 300  
 Greenwich st, No 805, e s, 18.2 s Jane st, runs e 37.4 x s 2.2 x e 12.4 x s 20.10 x w 49.4 to st x n 18.3 to beginning, 3-sty brk tenement. Charlotte W Jones and ano to Alexander McClane. Mort \$3,000. Nov 28, Nov 29, 1905. 2:625—4. A \$4,500—\$6,000. other consid and 100  
 Grove st, No 58, s s, 150 e Bleecker st, 25x102.2, 3-sty brk tenement and 4-sty brk tenement on rear. Edward Nicholson to Patrick O'Thayne. Mort \$10,000. Nov 29, 1905. 2:591—13. A \$12,000—\$14,500. other consid and 100  
 Hamilton pl | s w cor 144th st, runs w 125 x s 99.11 x w 50 x s 143d st | 99.11 to n s 143d st x e — to pl x n e — to begin- 144th st | ning.  
 Broadway | s e cor 144th st, 100.10 to n s 143d st x100, vacant. 143d st |  
 144th st |  
 Delta Realty Co to Herman Fichter and Solomon Simon. Mort \$263,200. Nov 23, Nov 25, 1905. 7:2075. other consid and 100  
 James st, No 56, e s, 128.5 s Madison st, 25x100, 6-sty brk tenement and store. Chas A Faust to Carl C Wesche. 1/4 part. All liens. Oct 26, Nov 29, 1905. 1:278—27. A \$16,000—\$33,000. other consid and 100  
 King st, No 23, on map No 25, n s, 100 w Congress st, 25x75, 5-sty brk tenement. Sophia Makler to James A Ryan. Mort \$19,000. Nov 25, Nov 29, 1905. 2:520—45. A \$10,500—\$18,000. other consid and 100

Lewis st, No 227, w s, abt 100 n 7th st, 22.3x85x22.1x88.1 s s, 3-sty brk tenement and 2-sty brk tenement on rear.  
 Lewis st, No 229, w s, abt 122.3 n 7th st, 18.3x80.7x18.3x82.11 s s, 2-sty brk building and store.  
 Stephen J Tedford to Louis Lewinthan. Morts \$11,000. Nov 13, Nov 25, 1905. 2:363—45 and 46. A \$11,000—\$15,000. 18,625  
 Lispenard st, No 8, s s, 60.2 e West Broadway, 20.9x69x20.6x69, with rights to alley adj on west, 6-sty brk loft and store building. Thos B and John L Arden to Barbara Kahn. All liens. Nov 20, Nov 24, 1905. 1:192—24. A \$11,600—\$23,000. other consid and 100  
 Same property. Release dower. Eliz C wife Thos B Arden to same. Nov 20, Nov 24, 1905. 1:192—24. A \$11,600—\$23,000. nom  
 Monroe st, No 177, n s, 48 w Montgomery st, 44.3x75, 6-sty brk tenement and store. Jacob Binder et al to Harris Scal. Mort \$40,000. Nov 23, Nov 24, 1905. 1:269. other consid and 100  
 Monroe st, No 183 | n w cor Montgomery st, 48x75, Montgomery st, Nos 40 to 44 | 6-sty brk tenement and store. Jacob Binder et al to Meyer Schwartzreich. Mort \$65,500. Nov 23, Nov 24, 1905. 1:269. other consid and 100  
 Nassau st, Nos 104 to 108 | n e cor Ann st, 40.10x22.2x39.3x25.6. Ann st, No 35 |  
 Ann st, No 37, n s, 25.6 e Nassau st, runs n 39.1 x e 14.2 x s 29.5 x e 1.11 x s 8.9 to st x w 16.9 to beginning, two 5-sty brk buildings and stores.  
 Elizabeth Heimsoth and ano TRUSTEES Frederick Heimsoth to Ruland & Whiting Co. Mort \$70,000. Nov 22, Nov 24, 1905. 1:92—22 and 23. A \$93,600—\$101,500. other consid and 100  
 New Bowery, No 2 w s, at e s Pearl st, 13 on New Bowery, 10 on Pearl st, No 394 | Pearl st and 8.11 on n s, gore, vacant. Henry J Uderitz to Wm J Collins. C a G. All liens. Nov 15, Nov 25, 1905. 1:115—1. A \$1,200—\$1,200. 100  
 New Chambers st, No 82 | s s, 125.3 w from n s Cherry st, runs w on map Nos 82 and 84 | along s s New Chambers st 40.10 x s Cherry st, No 62 | 31.10 x s 100 to n s Cherry st x e 20 x n 100 x e 10 x n — to beginning, 4-sty brk building and store on New Chambers st and 3-sty brk tenement and store on Cherry st. Eliz D De Lancey EXTRX Elias D Hunter to Michael J Cunniff. Oct 30, Nov 28, 1905. 1:111—31 and 7. A \$12,800—\$17,000. nom  
 Same property. Eliz D De Lancey to same. Oct 30, Nov 28, 1905. 1:111. nom  
 Same property. Michael J Cunniff to Union Construction & Realty Co. Mort \$13,500. Nov 28, 1905. 1:111. nom  
 Orchard st, No 18, e s, abt 100 n Canal st, 25x87, 5-sty brk tenement and store. Sarah E Levine EXTRX Edward Levine to Wulf Gutman. Nov 23, Nov 28, 1905. 1:298—3. A \$19,000—\$22,000. 32,000  
 Same property. Sarah E Levine widow and DEVISEE Edward Levine to same. Mort \$20,000. Nov 23, Nov 28, 1905. 1:298. nom  
 Oliver st, No 88, e s, 42 s Cherry st, runs s 29 x e 50.8 x n 11.1 x w 0.6 x n 18.1 x w 50.2 to beginning, 6-sty brk tenement and store. Giovanni Lordi to Alfonso Torrezrossa. Mort \$18,000. Nov 28, Nov 29, 1905. 1:251—72. A \$10,000—\$22,000. omitted  
 Oliver st, No 76 (old No 45), e s, abt 100 n Cherry st, 26.2x100 x25.3x100, 5-sty brk tenement and store. Proceedings to perpetuate testimony in matter of application of Catherine Daly, sole owner. Sept 6, 1905. Nov 17, 1905. 1:252—71. A \$12,000—\$24,000. Corrects error in last issue, when st No was 761.  
 Sheriff st, Nos 82 and 84, e s, 130 n Rivington st, 45x100, 6-sty brk tenement and store. Louis Nieberg to Samuel Weinstock and George Brown. Mort \$52,000. Nov 21, Nov 25, 1905. 2:334—5 and 6. A \$27,000—\$34,000. other consid and 100  
 Sheriff st, Nos 82 and 84, e s, 130 n Rivington st, 45x100, 6-sty brk tenement and store. Louis Reiner to Louis Nieberg. Mort \$52,000. Nov 20, Nov 25, 1905. 2:334—5 and 6. A \$27,000—\$34,000. other consid and 100  
 Sheriff st, Nos 62 and 64, e s, 100 s Rivington st, 50x100, two 5-sty brk tenements and stores. Moses Solomon to Benedict Bockar and Rachel Metzner. Nov 28, Nov 29, 1905. 2:333—8 and 9. / \$24,000—\$52,000. other consid and 100

68th st, Nos 249 to 253, n s, 157.6 e West End av, 87.6x100.5, 3-5-sty brk tenements.  
 West st, No 305, e s, 100.8 n Spring st, 20.1x 100.2x20x101.8, 3-sty brk tenement and store.  
 118th st, No 152, s s, 75 w Lenox av, 17x100.11, 3-sty and basement stone front dwelling.  
 Henry A Carell et al agt Catherine Carell et al; John M Rider, att'y, 44 Cedar st; Algeron S Norton, ref. (Partition.) By Joseph P Day.

Ryer av, No 2038, e s, 184.5 n Burnside av, 23.8x95.5x18x95, 2-sty frame dwelling. Bertha Pirk agt David Laing et al; Edw P Orrell, att'y, 51 Chambers st; Walter R Herrick, ref. (Amt due, \$1,761.84; taxes, &c, \$101.12, sub to first mort of \$3,000) Mort recorded, Nov 17, 1903. By Bryan L Kennelly.

Dec. 8.

112th st, Nos 250 and 252, s s, 150 e 8th av, 50x100.11, 6-sty brk tenement. Abraham Ruth agt Hyman Horowitz et al; Feltenstein & Rosenstein, att'ys, 300 Broadway; Samuel Wasserman, ref. (Amt due, \$15,259.85; taxes, &c, \$1,429.93.) Mort recorded, Feb 21, 1904. By Joseph P Day.

Crotona av, No 1895, n w s, 192.8x n e 176th st, 25x108.9, 2-sty frame dwelling. Wilhelmina Fuhr agt Timothy T Cronin indiv and exr, &c, et al; Mortimer K Flagg, att'y, 15 William st. (Amt due, \$648.18; taxes, &c, \$850.) By Joseph P Day.

82d st, No 128, s s, 305 w Columbus av, 20x 102.2, 4-sty and basement brk dwelling. United States Trust Co of N Y agt Anna K Daniel et al; Edw W Sheldon, att'y, 45 Wall st; Thomas F Keogh, ref. (Amt due, \$18,604.42; taxes, &c, \$366.27.) Mort recorded May 26, 1904. By Joseph P Day.

Dec. 9 and 10.

No Sales advertised for these days.

Dec. 11.

Wilson pl, s s, 100 e Barker av, 75x137.5, Williamsbridge. Lydia A Scofield agt Maggie E Donovan; M J Barley, att'y, 229 Broadway; Edw D O'Brien, ref. (Amt due, \$2,444.33; taxes, &c, \$62.21.) Mort recorded, July 29, 1902. By Philip A Smyth.

Fairmount pl, n e cor Crotona av, 70x200, Crotona av, vacant.  
 Elmer B Dixon agt Elizabeth Dixon et al; James Kearney, att'y, 220 Broadway; David L Weil, ref. (Partition.) By Peter F Meyer.



Sheriff st, No 47, w s, 75 n Delancey st, 25x75, 5-sty brk tenement and store. Isaac Huppert to Isidor L Daniels. Mort \$25,500. Nov 29, 1905. 2:338-71. A \$10,000-\$18,000.

other consid and 100 Sheriff st, Nos 62 and 64, e s, 100 s Rivington st, 50x100, two 5-sty brk tenements and stores. Benedict Bockar et al to Bernard Kligenstein. Mort \$66,000. Nov 28. Nov 29, 1905. 2:333-8 and 9. A \$24,000-\$52,000.

other consid and 100 Stanton st, No 263, s s, 100 w Columbia st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement on rear. Chone Jaffe to Max and Morris Goldberg. Mort \$23,050. Nov 28. Nov 29, 1905. 2:334-17. A \$17,000-\$22,000.

other consid and 100 Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40x100, 6-sty brk tenement and store. Samuel Wolf to Joseph Langan. Mort \$42,000. Nov 24. Nov 25, 1905. 2:476-40. A \$24,000-P \$50,000.

other consid and 100 Vesey st, No 39, s s, abt 120 w Church st, runs e 25 x s 88 x w 7.10 x n 7 x w 17.2 x n 80.3 to beginning, 5-sty stone front loft and store building. John Merritt EXR, &c, Hannah B Merritt to Hugh L Fox. Mort \$40,000. Nov 17. Nov 29, 1905. 1:85-16. A \$27,300-\$40,000.

100 Washington st, No 97|s e cor Rector st, 21.6x55.10x22.3x57.11, 4-Rector st, No 21 | sty brk tenement and store. Emanuel Heilner et al to Azeez Khayat. Mort \$25,000. Nov 24. Nov 25, 1905. 1:18-32. A \$14,000-\$22,000.

other consid and 100 Washington st, No 378 | s w cor Beach st, 25x75, 6-sty brk loft Beach st, No 72 | and store building. William Duryea to Manly A Ruland. 1/2 part. All title. Mort \$38,000. Nov 17. Nov 27, 1905. 1:186-17. A \$22,000-\$45,000.

other consid and 100 Water st, No 344, w s, abt 155 n Roosevelt st, 19.10x63x19.11x62.7, 4-sty brk tenement and store. Jennie Benning to Isaac Pouker. Mort \$10,000. Nov 27, 1905. 1:110-35. A \$4,900-\$8,000.

nom 3d st, Nos 227 and 229, n s, 280.11 e Av B, 46x96.2, 6-sty brk tenement and store. Abraham B Keve to Hattie Miller. 1-3 part. Mort \$55,000. Nov 8. Nov 29, 1905. 2:386-56. A \$22,000-\$55,000.

nom 3d st, Nos 301 and 303, n s, 305.10 w Av D, 49.1x96, two 6-sty brk tenements and stores. Herman Oppenheim to Joseph Berger. Mort \$55,000. Nov 28. Nov 29, 1905. 2:373-54 and 55. A \$24,000-\$64,000.

nom 4th st, No 145, n s, 137.11 e 1st av, 25x96.2, 5-sty brk tenement and store. Wm Schrader to Wm Schrader, Jr. Mort \$11,000. June 9, 1904. Nov 27, 1905. 2:432-52. A \$14,000-\$20,000.

other consid and 100 5th st, No 422, s s, 275 w Av A, 25x96.2, 5-sty brk tenement and store. Charles Bender to Morris Gerstenfeld. Nov 25. Nov 27, 1905. 2:432-20. A \$14,000-\$20,000.

other consid and 100 5th st, No 327, n s, 325 e 2d av, 25x97, 5-sty brk tenement. Regina Herrmann to Albert E Lowe. Mort \$15,000. Nov 29, 1905. 2:447-45. A \$14,000-\$18,000.

other consid and 100 6th st, No 717 (old No 224), n s, 235.11 e Av C, 18.2x90.10, 4-sty brk tenement and store. Samuel Rozinsky et al to Julius Tishman. Mort \$7,500. Nov 23. Nov 24, 1905. 2:376-55. A \$7,500-\$9,000.

other consid and 100 8th st, Nos 372 and 374, s s, 254.3 e Av C, 39.7x97.6, 6-sty brk tenement and store. Leopold B Rosenberg to David Wasser. Mort \$42,000. Nov 27. Nov 29, 1905. 2:377-18. A \$23,000-\$55,000.

nom 9th st, No 404, s s, 80 e 1st av, 20x75, 3-sty brk tenement. Fredk Schmidt to Max Bischof. Mort \$9,000. Nov 28, 1905. 2:436-8. A \$7,000-\$8,000.

nom 11th st, Nos 224 and 226, s s, 265 w 2d av, 43x95, 6-sty brk tenement and store. Ray Kessler and ano to Fannie Levy. Mort \$57,000. Nov 29, 1905. 2:466-21. A \$28,000-\$60,000.

other consid and 100 15th st, No 419, n s, 319 w Av A, 25x103.3, 6-sty brk tenement and store. Victor Gerhards to James P Kein. Mort \$26,000. Nov 27. Nov 28, 1905. 3:947-13. A \$10,000-\$18,000.

other consid and 100 17th st, No 413, n s, 194 e 1st av, 25x92, 5-sty brk tenement and store. Joseph Herrmann to Julius Tishman. Mort \$11,000. Nov 21. Nov 25, 1905. 3:949-9. A \$6,500-\$12,000.

nom 17th st, No 5 | begins 17th st, n s, 125 e 5th av, runs n 92 x e 4 18th st, No 6 | x n 92 to s s 18th st x s 24.6 x s 70 x e 10.6 x s 31.10 x w 1.6 x s 82.1 to 17th st x w 37.6 to beginning, 8-sty brk loft and store building. FORECLOS. Wm C Arnold to Emanuel Heilner and Moses J Wolf. Mort \$270,000. Nov 28. Nov 29, 1905. 3:846-6. A \$135,000-\$330,000.

97,362.50 19th st, No 427, n s, 328 e 1st av, 24x92, 5-sty brk tenement and store. Nicolo Sansone to Anna Damico. Mort \$11,000. May 23. Nov 24, 1905. 3:951-16. A \$6,000-\$12,500.

nom 20th st, No 317, n s, 230 e 2d av, 20x92, 3-sty brk dwelling. Bernard J Shandley to Henry W Kreykenbohm. Mort \$10,000. Nov 28. Nov 29, 1905. 3:926-13. A \$9,000-\$12,000.

other consid and 100 20th st, No 33, n s, 570 w 5th av, 25x92, 4-sty stone front dwelling. Geo W McLanahan to State Realty & Mortgage Co of N Y. C a G. Nov 8. Nov 25, 1905. 3:822-15. A \$45,000-\$53,000.

other consid and 100 21st st, No 204, s s, 71.11 w 7th av, 22.6x69x20.4x69, 3-sty brk tenement. Kate B Hoppel to P Frederick Bruner. 1/2 part. R, T & I. Nov 25. Nov 29, 1905. 3:770-44. A \$9,000-\$10,500.

other consid and 100 22d st, No 423, n s, 323 s e 1st av, 31.6x98.9, 5-sty brk tenement and store. Wm H Hall to James C Austin and Simon Clug. Mort \$18,500. Nov 13. Nov 24, 1905. 3:954-17. A \$8,500-\$17,000.

23,500 22d st, n s, 254.6 e 1st av, runs n 98.9 x e 0.1 x s 98 x w 0.1. Wm H Hall to James C Austin and Simon Clug. Q C. Nov 24, 1905. 3:954.

nom 23d st, No 130, s s, 300 w 6th av, 25x98.9, 4-sty brk building and store. Laura O Goodrich to Joseph W Cushman. Mort \$50,000. Nov 15. Nov 29, 1905. 3:798-0. A \$65,000-\$72,000.

nom 24th st, No 453, n s, 162.6 e 10th av, 20.10x98.9, 3-sty brk dwelling. Unity Investment Co of N J to Ralph Lyon, of Englewood, N J. Nov 22. Nov 25, 1905. 3:722-9. A \$9,000-\$11,000.

14,000 24th st, Nos 224 and 226, s s, 244 n w 2d av, 48.9x98.9, 4-sty brk stable. Dennis Gilroy to Cath M McGee. Mort \$20,000. Nov 25. Nov 28, 1905. 3:904-38. A \$22,000-\$30,000.

other consid and 100 27th st, No 519, on map No 509, n s, 150 w 10th av, 25x98.9, 3-sty brk tenement and 2-sty frame tenement on rear. Hyman Kessler to Hyman Siegel and Jacob Gold. Mort \$21,000. Nov 29, 1905. 3:699-26. A \$7,000-\$9,500.

other consid and 100 28th st, Nos 158 and 160, s s, 56.11 e 7th av, runs s 78.2 x e 18.9 x n 8.1 x e 7.11 x n 70.9 to st x w 45.2 to beginning, 4 and 5-sty brk tenements and stores. Wm F Donnelly to Benjemen Sire. All liens. Feb 6, 1902. Nov 27, 1905. 3:803-71 and 72. A \$24,000-\$31,000.

28th st, No 154, s s, 130.6 e 7th av, runs s 73.7 x w 0.3 x s 25.3 x e 24.10 x n 25.3 x w 1.9 x n 73.5 to st x w 20 to beginning, 5-sty brk tenement and store and 4-sty brk tenement on rear.

27th st, No 153, n s, 176.10 e 7th av, runs n 50.1 and 23.1 x e 3.6 x n 25.6 x e 25 x s 98.11 to st x w 28.6 to beginning, 5-sty brk tenement and store and 4-sty brk tenement on rear.

27th st, No 155, n s, 154.3 e 7th av, runs n 50.1 and 23.1 x e 1.4 x n - to c l of blk x e 24.9 x s 25.6 x w 3.6 x s 23.1 and 50.1 to st x w 22.6 to beginning, 5-sty brk tenement and store and 4-sty brk tenement on rear.

Wm F Donnelly to Benjemen Sire. All liens. April 14, 1905. Nov 27, 1905. 3:803-69, 9 and 10. A \$41,500-\$59,000.

nom 29th st, No 127, n s, 304 w 6th av, 19x42x19x46.6, 3-sty brk tenement. Caroline G Kearney to Geo H Kearney, Brooklyn, N Y. Q C. Oct 31. Nov 29, 1905. 3:805-35. A \$6,500-\$8,000.

nom 33d st, No 209, n s, 155 e 3d av, 24.6x107.4x24.6x107.5, 5-sty brk tenement. Leo Rovere to Ray Rovere. B & S. All liens. Nov 24. Nov 25, 1905. 3:914-8. A \$12,000-\$30,000.

gift 34th st, No 256, s s, 86.9 e 8th av, 13.3x84.6, 4-sty stone front tenement. George Clarke to Alex H Pincus and Meyer Solomon. Mort \$28,500. Nov 20. Nov 29, 1905. 3:783-76. A \$26,000-\$28,000.

other consid and 100 40th st, No 454, s s, 125 e 10th av, 25x98.9, 5-sty brk tenement. Abbie L Henshaw to Martha wife John Kommer. C a G. Mort \$20,000. Nov 28. Nov 29, 1905. 3:737-65. A \$9,000-\$22,000.

100 42d st, s s, 278.9 w 10th av, 59.2x98.9, vacant. The Roman Catholic Church of Saint Raphael to John D Crimmins. Nov 24. Nov 27, 1905. 4:1070-44. A \$15,000-\$15,000.

25,000 Same property. John D Crimmins to New York Kindergarten Association. Nov 25. Nov 27, 1905. 4:1070.

25,000 42d st, No 526, s s, 317.11 w 10th av, 19.7x 1/2 blk, 4-sty stone front dwelling. Release mort. The Franklin Savings Bank to V Loewers Gambrinus Brewery Co. Nov 28. Nov 29, 1905. 4:1070-45 1/2. A \$7,500-\$9,000.

8,000 Same property. V Loewers Gambrinus Brewery Co to New York Kindergarten Association. Nov 25. Nov 29, 1905. 4:1070-45 1/2. A \$7,500-\$9,000.

nom 44th st, No 140, s s, 430 w 6th av, 15x100.4, 3-sty brk dwelling. Warner Miller and ano EXRS, &c, Minerva B Hewitt to John Andre. Nov 1. Nov 28, 1905. 4:996-50. A \$22,000-\$23,000.

30,000 44th st, No 537, n s, 300 e 11th av, 25x100.5, 5-sty brk tenement. John Bowker to Abe Bruder, Paul Kaskel and Frank Kahn. Mort \$13,000. Nov 1. Nov 28, 1905. 4:1073-13. A \$6,500-\$15,000.

other consid and 100 46th st, No 429, n s, 312.6 w 9th av, 18.9x100.5, 4-sty brk tenement. Patrick Callan, Jr, to Emanuel E Fox. Mort \$6,000. Nov 27, 1905. 4:1056-20. A \$7,000-\$7,500.

other consid and 100 46th st, No 427, n s, 293.9 w 9th av, 18.9x100.5, 4-sty brk tenement. Henry Doscher to Emanuel E Fox. Nov 27, 1905. 4:1066-20 1/2. A \$7,000-\$7,500.

other consid and 100 46th st, No 425, n s, 275 w 9th av, 18.9x100.5, 4-sty brk tenement. Henry Doscher to Emanuel E Fox. Nov 27, 1905. 4:1056-21. A \$7,000-\$7,500.

other consid and 100 47th st, Nos 525 and 527, n s, 400 e 11th av, 50x100.5, 4-sty brk tenement and 3 and 4-sty brk and frame tenements on rear. Rosaria Pizzutiello to James Murray as TRUSTEE Mauro Pizzutiello, bankrupt. Mort \$10,000. July 26. Nov 24, 1905. 4:1076-17 and 18. A \$13,000-\$16,000.

nom Same property. James Murray as TRUSTEE Mauro Pizzutiello, bankrupt, to John Hall. Mort \$10,000. Nov 15. Nov 24, 1905. 4:1076-18. A \$13,000-\$16,000.

17,000 47th st, No 437, n s, 375 e 10th av, 18.9x100.5, 4-sty stone front dwelling. John Martin to John J Kelly. Mort \$6,000. Nov 28, 1905. 4:1057-16. A \$7,500-\$10,000.

other consid and 100 48th st, No 323, n s, 300 e 2d av, 25x100.5, 5-sty brk tenement and store. Max J Kempster to Holzman Realty Co. Mort \$15,000. Nov 28. Nov 29, 1905. 5:1341-13. A \$7,500-\$18,000.

other consid and 100 Same property. Holzman Realty Co to Bernard Friedman. Mort \$19,500. Nov 28. Nov 29, 1905. 5:1341-13. A \$7,500-\$18,000.

other consid and 100 48th st, No 307, n s, 100 e 2d av, 25x100.5, 5-sty brk tenement and store. David Greenfest to Harris Mayer. 1-3 part. Correction deed. Mort \$12,000. Nov 20. Nov 24, 1905. 5:1341-5. A \$7,500-\$13,500.

other consid and 100 49th st, No 243, n s, 152 w 2d av, 18x100.5, 4-sty stone front dwelling. Matthew P Doyle to Frank J Cassidy. C a G. April 10, 1903. Nov 28, 1905. 5:1323-19. A \$7,000-\$10,500.

nom 50th st, No 45, n s, 75 w Park av, 16x100.5, 5-sty brk dwelling. Release mort. U S Realty & Construction Co to James A Farley. Nov 22. Nov 24, 1905. 5:1286-32 1/2. A \$25,000-P \$40,000.

42,500 50th st, No 45, n s, 75 w Park av, 16x100.5, 5-sty brk dwelling. James A Farley to Stephen B Quirk. Nov 23. Nov 24, 1905. 5:1286-32 1/2. A \$25,000-P \$40,000.

nom 50th st, No 554, s s, 100 e 11th av, 28.2x93.6, 6-sty brk tenement and store. Frederick Stichweh to Solomon Miller. Mort \$19,500. Nov 23. Nov 24, 1905. 4:1078-60. A \$6,500-\$17,000.

nom 50th st, No 237, n s, 208 w 2d av, 17x100.5, 4-sty brk dwelling. Thos A McMahon et al HEIRS, &c, Eliza McMahon to Lawrence J McMahon. C a G. Nov 14. Nov 28, 1905. 5:1324-17. A \$6,500-\$9,000.

other consid and 100 50th st, No 559, n s, 48.8 e 11th av, 25.8x48.11, 5-sty brk tenement and store. Geo Furnkas to Eugene Schoenrock. Mort \$9,000. Nov 15. Nov 28, 1905. 4:1079-2. A \$4,300-\$10,000.

nom 51st st, No 31, n s, 180 e Madison av, 22x100.5, 5-sty brk dwelling. National Realty Co to John H Wright. Mort \$65,000. Nov 25. Nov 27, 1905. 5:1287-28. A \$45,000-\$92,000.

other consid and 100 51st st, No 510, s s, 175 w 10th av, 25x100.5, 5-sty brk tenement and store. Gustave Feig to Herman Gutterman and Clara Fromm. Mort \$20,000. Nov 23. Nov 25, 1905. 4:1079-40. A \$7,000-\$20,000.

other consid and 100 51st st, No 243, n s, 175 e 8th av, 15x100.5, 3-sty stone front dwelling. Frank N Trowbridge to Mary C Arville. Mort \$10,000. Nov 24. Nov 27, 1905. 4:1023-7 1/2. A \$12,000-\$14,000.



- 52d st, Nos 432 and 434, s s, 400 w 9th av, 50x100.5, two 5-sty brk tenements. Philip Rosenbaum to Pasquale Clemente and Canio Fasanella. 1-3 part R. T & I. All liens. Nov 28, 1905. 4:1061-49 and 50. A \$18,000-\$38,000. other consid and 100
- 52d st, No 449, n s, 150 e 10th av, 25x100.5, 5-sty brk tenement and store. Abram Bachrach to John Seligman, N Y, and Barnett Cantor, Brooklyn. Mort \$13,000. Nov 27. Nov 28, 1905. 4:1062-7. A \$9,000-\$13,000. other consid and 100
- 52d st, No 548, s s, 250 e 11th av, 25x100.5, 4-sty brk tenement. CONTRACT. Jacob F Dengler with Anna C H Undutsch. Mort \$11,000. Nov 21. Nov 24, 1905. 4:1080 and 54. A \$6,500-\$12,000. 14,900
- 52d st, No 418, s s, 225 w 9th av, 25x100.5, 5-sty stone front tenement. Jacob Heyman to John Swift. 1/2 part. C a G. Oct 3. Nov 27, 1905. 4:1031-42. A \$9,000-\$17,500. nom
- 53d st, No 407, n s, 125 w 9th av, 25x134.4x25.11x127.1, 5-sty brk tenement and store. Geo A Macdonald to John H McLain. Mort \$20,000. Oct 7. Nov 28, 1905. 4:1063-27. A \$10,500-\$22,000. other consid and 100
- Same property. John H McLain to Ida Machiz. Mort \$20,000. Nov 27. Nov 28, 1905. 4:1063. other consid and 100
- Same property. Ida Machiz to Pierce Brennan. Mort \$27,000. Nov 27. Nov 28, 1905. 4:1033. other consid and 100
- 54th st, No 317, n s, 175 e 2d av, 25x100.5, 4-sty brk tenement. Morris Fogel et al to Joseph Fromson and Solomon Harris. Mort \$16,000. Nov 24. Nov 29, 1905. 5:1347-8. A \$7,500-\$12,000. other consid and 100
- 54th st, No 135, n s, 90 w Lexington av, 22.6x100.5, 3-sty brk dwelling. Eliz H Stanton to Austen F Riggs. Mort \$24,000. Nov 28. Nov 29, 1905. 5:1309-13. A \$17,000-\$21,000. other consid and 100
- 54th st, No 21, n s, 400 w 5th av, 25x100.5, 4-sty brk dwelling. Julia C Bourne to Thos H Baskerville. Nov 18. Nov 28, 1905. 5:1270-21. A \$75,000-\$85,000. other consid and 100
- 55th st, No 337, n s, 232.9 w 1st av, 17.10x100.5, 3-sty stone front dwelling. Vincent J Moloney by John B Harrison GUARDIAN to Samuel Wacht. All title. Nov 28, 1905. 5:1348-16 1/2. A \$5,000-\$6,500. 10,000
- 55th st, No 337, n s, 232.9 w 1st av, 17.10x100.5, 3-sty stone front dwelling. John J Moloney to Samuel Wacht. Mort \$5,000. Nov 28, 1905. 5:1348-16 1/2. A \$5,000-\$6,500. nom
- 55th st, No 32, s s, 400 w 5th av, 25x100.5, 3-sty brk building. Mary A Kemp et al EXRS Edward Kemp to Robert W De Forest. Mort \$30,000. Nov 29, 1905. 5:1270-54. A \$65,000-\$75,000. 80,000
- 55th st, No 211, n s, 175 w 7th av, 25x100.5, 5-sty brk tenement and store. Wm F Donnelly to Benjemen Sire. All liens. March 26, 1903. Nov 27, 1905. 4:1030-25. A \$25,000-\$42,000. nom
- 60th st, No 125, n s, 300 w Columbus av, 25x100.5, 5-sty stone front tenement. John M Tienken et al to John W Foster. Mort \$18,000. Nov 28. Nov 29, 1905. 4:1132-20. A \$11,000-\$19,000. other consid and 100
- 60th st, Nos 239 and 241, n s, 225 e West End av, 50x100.5, two 4-sty brk tenements and stores. Giovanna P Maresi et al EXRS & C, Pompeo Maresi to Moss Realty Co. Nov 3. Nov 28, 1905. 4:1152-10 and 11. A \$10,000-\$17,000. other consid and 100
- 60th st, No 345, n s, 150 w 1st av, 25x100.5, 5-sty brk tenement. Irving Bachrach to Max Rollnick. Mort \$15,000. Nov 23. Nov 27, 1905. 5:1435-20. A \$6,500-\$13,000. other consid and 100
- 61st st, No 204, s s, 87 e 3d av, runs s 60.5 x e 8 x s 40 x e 9 x n 100.5 to st x w 17 to beginning, 4-sty stone front dwelling. Abraham Rosen as TRUSTEE of Bernhard Ginsburg, bankrupt, to Rebecca Greenbaum. All title. Mort \$14,500. Nov 29, 1905. 5:1415-44 1/2. A \$8,000-\$12,500. 117
- 61st st, No 53, n s, 57 w Park av, 18.9x100.5, 4-sty stone front dwelling. Charter Realty Co to Effingham Maynard. Mort \$40,000. Nov 10. Nov 29, 1905. 5:1376-34. A \$35,000-\$43,000. other consid and 100
- 62d st, No 143, n s, 300 e Amsterdam av, 25x100.5, 5-sty stone front tenement. Estelle Kempner to Fanny wife Isidore Kempner. Mort \$25,150. Nov 25. Nov 29, 1905. 4:1134-13. A \$11,500-\$22,000. other consid and 100
- 62d st, No 141, n s, 325 e Amsterdam av, 25x100.5, 5-sty stone front tenement. Abram Brand to Henry Nechols and Anna Blumenstock. Mort \$23,500. Nov 27. Nov 29, 1905. 4:1134-14. A \$11,500-\$21,000. other consid and 100
- 63d st, No 229, n s, 425 w Amsterdam av, 25x100.5, 5-sty brk tenement. Benj F Birnbaum to Bertha Dieffenbach. Mort \$14,000. Nov 28, 1905. 4:1155-15. A \$5,000-\$14,000. nom
- 63d st, No 128, s s, 400 w Columbus av, 25x100.5, 5-sty stone front tenement. Lena Goll to Fredericka Levy and Minnie Frey. Mort \$17,000. Nov 27, 1905. 4:1134-49. A \$12,000-\$22,000. other consid and 100
- 66th st, No 352, s s, 100 w 1st av, 16.8x100.5, 3-sty brk dwelling. Andrew Schaefer to Samuel Wacht. Mort \$4,000. Nov 16. Nov 24, 1905. 5:1440-31. A \$4,000-\$5,000. other consid and 100
- 67th st, No 134, s s, 200 e Amsterdam av, 25x100.5, 5-sty brk tenement. Elizabeth wife and Jacob Messner to Hermann Rixman. Mort \$23,000. Nov 28, 1905. 4:1138-56. A \$14,000-\$26,000. other consid and 100
- 70th st, Nos 325 to 331, n s, 175 w 1st av, 100x100.5, four 4-sty brk tenements. Isidor Holtberg to Samuel Engle. Mort \$13,500. Nov 28, 1905. 5:1445-16 to 19. A \$24,000-\$48,000. other consid and 100
- 70th st, Nos 160 to 164, s s, 220.8 w 3d av, 59.3x100.5, three 4-sty stone front dwellings. Realty Finance Co to John L Martin. Mort \$29,000 on this and other property. Nov 22. Nov 24, 1905. 5:1404-46 to 47 1/2. A \$42,000-\$52,500. other consid and 100
- 73d st, No 126, s s, 231.3 e Park av, 18.9x102.2, 3-sty stone front dwelling. Chas D Gibson to Alfred Busselle, of Newcastle, N Y. Mort \$18,000. Nov 25. Nov 27, 1905. 5:1407-63. A \$20,000-\$23,000. other consid and 100
- 73d st, No 5, n s, 120 w Central Park West, 20x102.2, 5-sty brk dwelling. Louis Strasbourger to Rose S Bloch. April 20, 1904. Nov 27, 1905. 4:1126-27 1/2. A \$20,000-\$55,000. nom
- 76th st, No 346, s s, 300 e 2d av, 25x102.2, 2-sty frame tenement. Margt E Stanley to Barnett Hamburger. Nov 22. Nov 24, 1905. 5:1450-40. A \$6,000-\$6,500. other consid and 100
- 76th st, Nos 55 and 57, n s, 155 w Park av, 60x102.2, 7-sty brk tenement. Lily W Beresford TRUSTEE Louis C Hamersley to Wm Buhler. B & S. Nov 14. Nov 29, 1905. 5:1391-29. A \$90,000-\$149,000. other consid and 100
- 77th st, n s, 173 e Av A, 225x204.4 to s s 78th st, vacant. Simon 78th st, Pink to Rachel Moses. Mort \$81,000. Nov 28. Nov 29, 1905. 5:1489-8 to 16. A \$31,500-\$31,500; and 37 to 45. A \$31,500-\$31,500. other consid and 100
- Same property. Rachel Moses to Abraham Kassel and Isaac Goldberg. Mort \$118,500. Nov 28. Nov 29, 1905. 5:1489. other consid and 100
- 77th st, No 329, n s, 300 e 2d av, 16.8x102.2, 4-sty stone front tenement. Paul Hellman to Herman Grossman. Mort \$8,000. Nov 28, 1905. 5:1452-13. A \$4,000-\$8,000. other consid and 100
- 78th st, No 267, n s, 56 w 2d av, 13.10x82.2, 3-sty brk dwelling. James Barry to Pincus Lowenfeld and William Prager. Nov 22. Nov 25, 1905. 5:1433-22 1/2. A \$4,000-\$5,000. other consid and 100
- 78th st, No 265, n s, 69.10 w 2d av, 13.10x82.2, 3-sty brk dwelling. Geo M Van Hoesen referee to C Barnum Seeley. Jan 11, 1896. Nov 25, 1905. 5:1433-22. A \$4,000-\$5,000. 5,750
- 78th st, No 265, n s, 69.10 w 2d av, 13.10x82.2, 3-sty brk dwelling. Wilson Marshall to Pincus Lowenfeld and William Prager. Nov 15. Nov 25, 1905. 5:1433-22. A \$4,000-\$5,000. other consid and 100
- 78th st, No 271, on map Nos 271 and 273 | n w cor 2d av, 41.8x 2d av, Nos 1501 to 1507 | 82.2, 5-sty brk tenement and store. Harry Shwitzer to Morris Levy and Max Newmann. Mort \$59,000. Nov 29, 1905. 5:1433-24. A \$30,000-\$58,000. other consid and 100
- 78th st, No 134, s s, 350 e Park av, 16.8x102.2, 3-sty stone front dwelling. Louise T Preston now Lazell to Sarah L E Preston. Q C. Aug 28. Nov 27, 1905. 5:1412-58. A \$11,500-\$15,000. nom
- 78th st, No 169, n s, 75 e Amsterdam av, 23x102.2, 5-sty brk tenement. Martin Ungrich to Rudolf Schweizer. Mort \$19,000. Nov 28. Nov 29, 1905. 4:1150-4. A \$15,000-\$28,000. other consid and 100
- 78th st, No 171, n s, 52.6 e Amsterdam av, 22.6x102.2, 5-sty brk tenement. Martin Ungrich to Frank J Schweizer. Mort \$29,000. Nov 28. Nov 29, 1905. 4:1150-3. A \$14,500-\$27,000. other consid and 100
- 79th st, Nos 422 and 424, s s, 319 e 1st av, 50x102.2, two 4-sty brk tenements. Julius Stich to Tina Hohenstein. Mort \$24,500. Nov 28, 1905. 5:1473-36 and 37. A \$15,000-\$26,000. other consid and 100
- 79th st, No 53, n s, 99.10 e Madison av, 14.4x102.2, 4-sty stone front dwelling. Caroline B wife Timothy G Sellow to Emily L Landon. Mort \$28,000. Nov 25. Nov 27, 1905. 5:1491-25. A \$22,000-\$26,000. nom
- 79th st, No 204, s s, 85 e 3d av, 20x102.2, 3-sty stone front dwelling. Isabella R Schloss to Wm A Hawes and S Vilas Beckwith. Mort \$28,000. Nov 14. Nov 25, 1905. 5:1433-45 1/2. A \$10,000-\$12,000; and 4:1146-58. A \$15,500-\$24,000. nom
- 79th st, Nos 422 and 424, s s, 319 e 1st av, 50x102.2, two 4-sty brk tenements. Tina Hohenstein to Annie Rosenthal. 1/2 part. Mort \$26,000. Nov 28. Nov 29, 1905. 5:1473-36 and 37. A \$15,000-\$26,000. other consid and 100
- 80th st, No 305, n s, 100 e 2d av, 25x100.
- 80th st, No 307, n s, 125 e 2d av, 25x100.
- 80th st, No 309, n s, 150 e 2d av, 25x102.2.
- Interior lot at e 1 blk bet 80th and 81st sts, 100 e 2d av, runs e 50 x n 23.9 x n w — to av x s 29.3 to beginning.
- Gore lots 45 1/2 and 46 1/2 on tax map in block bounded by 1st and 2d avs and 80th and 81st sts, together being abt 22 wide and 43 deep.
- 1 and 3-sty frame buildings of coal yard.
- August Kriete by Christine Kriete GUARDIAN to Julius B Fox. All title. B & S. Mort \$27,000. Nov 28. Nov 29, 1905. 5:1543-5 to 7. A \$21,000-\$29,000. 6,200
- 80th st, No 305, n s, 100 e 2d av, 25x100.
- 80th st, No 307, n s, 125 e 2d av, 25x100.
- 80th st, No 309, n s, 150 e 2d av, 25x102.2.
- Interior plot, beins at e 1 blk bet 80th and 81st st, distant 100 from 2d av, runs e 50 x n 23.9 x n w — to av x s 23.9 to beginning.
- 1 and 3-sty frame buildings and coal yard.
- Lots 45 1/2 and 46 1/2 on tax map in block bounded by 1st and 2d avs and 80th and 81st sts, together 22 wide x 43 deep.
- Sophie Dittmer et al to Julius B Fox. Mort \$27,000. Nov 28. Nov 29, 1905. 5:1543-5 to 7. A \$21,000-\$29,000. nom
- Same property. Release dower. Christine Kriete to Julius B Fox. Nov 28. Nov 29, 1905. 5:1543-5 to 7. A \$21,000-\$29,000. nom
- 81st st, No 221, n s, 254.1 e 3d av, 25.6x102.2, 5-sty brk tenement. Jacob Kilian to Conrad Reinhardt, Sea Cliff, N Y. Mort \$18,000. Nov 29, 1905. 5:1527-11. A \$8,500-\$23,000. other consid and 100
- 81st st, No 237, n s, 150 w 2d av, 25x102.2, 4-sty stone front tenement. Joseph Wachtelkonig to John and Christine Planck, joint tenants. Mort \$15,375. Nov 25. Nov 29, 1905. 5:1527-18. A \$8,500-\$16,500. other consid and 100
- 83d st, No 431, n s, 300 e 1st av, 25x102.2, 4-sty stone front tenement. Margt M Miller to Laura Reiss. Mort \$11,250. Nov 29, 1905. 5:1563-13. A \$5,500-\$13,500. other consid and 100
- 84th st, No 61, on map No 43, n s, 212 e Columbus av, 19x102.2, 4-sty and basement stone front dwelling. Annie Kollsted to John F Lynch, Jersey City, N J. Nov 29, 1905. 4:1198-9. A \$11,000-\$22,000. other consid and 100
- 84th st, No 146, s s, 306.1 w 3d av, 26.1x102.2, 3-sty brk tenement and 2-sty frame tenement on rear. Geo J Humphreys to Edith Jacobs. Mort \$10,500. Nov 24, 1905. 5:1512-49. A \$12,500-\$16,000. other consid and 100
- 85th st, No 524, s s, 248 e Av A, 25x102.2, 5-sty brk tenement. John Schlemmer to Caspar Dappert. Mort \$14,000. Nov 28, 1905. 5:1581-42. A \$5,000-\$16,000. other consid and 100
- 88th st, No 506, s s, 125 e Av A, 25x100.5, 5-sty brk tenement. Meir Himmelweit to John Finkbeiner. Mort \$16,000. Nov 29, 1905. 5:1584-47. A \$5,000-\$19,000. other consid and 100
- 88th st, No 309, n s, 150 e 2d av, 25x100.8, 5-sty brk tenement. Julius Besthoff and ano to John, Adam and Ernest Reinhardt. Mort \$16,000. Nov 29, 1905. 5:1551-7. A \$5,500-\$16,000. other consid and 100
- 88th st, Nos 212 and 214, s s, 210 e 3d av, 50x100.8, two 5-sty brk tenements. Bernhard Ginsburg to The Goldman Realty Co. All liens. Nov 22. Nov 24, 1905. 5:1533-40 and 41. A \$16,000-\$38,000. nom
- 88th st, Nos 52 and 54, s s, 235.6 w Park av, 51x100.8, two 5-sty brk tenements. Isaac Goldberg to Isidore S and Max S Korn. Mort \$52,000. Nov 24. Nov 28, 1905. 5:1499-47 and 48. A \$36,000-\$64,000. other consid and 100
- 90th st, Nos 407 and 409, n s, 144 e 1st av, 50x100.8, two 5-sty brk tenements. Abram Bachrach to Bohemian Slavonian Realty Assn, Prague. Mort \$49,750. Nov 27, 1905. 5:1570-7 and 8. A \$9,000-\$38,000. other consid and 100
- 93d st, No 309, n s, 150 e 2d av, 25x100.8, 5-sty brk tenement. Maria Kiefer to Samuel and Isidor A Wollheim. Mort \$10,000. Nov 27, 1905. 5:1556-7. A \$4,500-\$15,000. other consid and 100



- 94th st, No 163, n s, 182 e Amsterdam av, 14x100.8, 3-sty and basement stone front dwelling. Maria M Robinson to Mary H wife Michael J A McCaffery. Mort \$4,500. Nov 23. Nov 27, 1905. 4:1225-S. A \$7,000—\$11,000. other consid and 100
- 94th st, No 107, n s, 125 w Columbus av, 25x100, 5-sty stone front tenement. Jacob Freeman to Alex Wells. Mort \$17,500. Nov 22. Nov 29, 1905. 4:1225-27. A \$12,500—\$26,000. other consid and 100
- 95th st, No 118, s s, 199.8 w Columbus av, 24.10x100.8, 3-sty stone front dwelling. CONTRACT. Minnie L Hoyt as TRUSTEE and et al HEIRS, &c, Edwin Fraser with Robert T Elder. Nov 27. Nov 29, 1905. 4:1225-41. A \$12,000—\$15,000. 15,000
- 97th st, No 333, n s, 140 w 1st av, 30x100.11, 5-sty brk tenement. Benj M Gruenstein and ano to Ida Machiz. Nov 21. Nov 24, 1905. 6:1669-20. A \$5,500—\$17,000. other consid and 100
- 97th st, No 333, n s, 140 w 1st av, 30x100.11, 5-sty brk tenement. Ida Machiz to Benj M Gruenstein and Sophia Mayer. Mort \$16,500. Nov 24. Nov 29, 1905. 6:1669-20. A \$5,500—\$17,000. other consid and 100
- 97th st, No 207, n s, 140 e 3d av, 24.6x100.11, 5-sty brk tenement. Charles Goldstein et al to Morris Janowitz. Mort \$19,750. Nov 29, 1905. 6:1647-6. A \$5,000—\$14,000. other consid and 100
- 98th st, No 140, s s, 350 w Columbus av, 25x100.11, 5-sty brk tenement. Marie Schramm to Selina O Cottlow. Mort \$22,500. Nov 29, 1905. 7:1852-47. A \$9,000—\$26,000. other consid and 100
- 98th st, No 105, n s, 100 w Columbus av, 25x100.11, 5-sty brk tenement. Louis K Eaton to David Rosenberg. Mort \$20,000. Nov 28, 1905. 7:1853-28. A \$9,000—\$23,000. other consid and 100
- 100th st, No 162, s s, 200 w 3d av, 25x100.11, 5-sty brk tenement. Abram Bachrach to Biagio Liggi. Mort \$14,000. Nov 28. Nov 29, 1905. 6:1627-45. A \$5,500—\$14,500. other consid and 100
- 101st st, No 77, n s, 100 e Columbus av, 25x100.11, 5-sty brk tenement. John Wilking to Joseph and Dora Ansbacher, tenants by the entirety. Mort \$20,000. Nov 29, 1905. 7:1837-5. A \$10,000—\$23,000. other consid and 100
- 101st st, No 315, n s, 400 w 1st av, 25x100.10, 6-sty brk tenement and store. Bernat Springer to Rosie Press. Mort \$20,000. Nov 1. Nov 28, 1905. 6:1673-10. A \$5,000—P \$15,000. other consid and 100
- Same property. Rosie Press to Samuel Solomon and Joseph Metzger. Mort \$28,000. Nov 27. Nov 28, 1905. 6:1673. other consid and 100
- 101st st, No 116, s s, 127.7 e Park av, 16x100.11.
- 101st st, No 118, s s, 143.7 e Park av, 16x100.11. Two 3-sty brk dwellings. George Rogers to Moses and Louis Solomon. Mort \$12,250. Nov 14. Nov 24, 1905. 6:1628-66 and 67. A \$7,600—\$15,000. other consid and 100
- 102d st (Nos 120 and 122 East 122d st (?)), s s, 255 e Park av, 50x100.11, two 5-sty brk tenements. Max Heyman et al to Harry Williams. Mort \$33,000. July 31, 1905. Re-recorded from Aug 1, 1905. Nov 24, 1905. 6:1629-61 and 62. A \$11,000—\$30,000. other consid and 100
- 103d st, No 59, n s, 145 e Madison av, 25x100.11, 3-sty stone front tenement. Isaac Friedman to Bluma Greenberg. Mort \$19,500. Nov 27, 1905. 6:1609-27. A \$7,000—\$17,500. other consid and 100
- 104th st, No 56, s s, 205 w Park av, 25x100.11, 5-sty brk tenement. Joseph Louis to Abram Pinkovitz and Samuel Caplan. Mort \$24,500. Nov 27. Nov 28, 1905. 6:1609-47. A \$7,000—\$22,500. other consid and 100
- 104th st, No 311, n s, 175 e 2d av, 25x100.11, 4-sty brk tenement. Ensign O Beale to James M Fitzpatrick. Mort \$7,225. Aug 30, 1896. Nov 29, 1905. 6:1676-S. A \$5,500—\$11,000. nom
- 105th st, No 327, n s, 320 e 2d av, 30x100.11, 6-sty brk tenement and store. Samuel Kadin to Agostino Massa. Mort \$34,250. Nov 29, 1905. 6:1677-14. A \$6,000—P \$25,000. other consid and 100
- 107th st, Nos 315 and 317, n s, 250 e 2d av, 50x76.10, 1-sty frame building. Hymon Manheim et al to Hartmann Neuschafer. Mort \$46,625. Nov 27. Nov 28, 1905. 6:1679-11 and 12. A \$9,000—\$9,000. other consid and 100
- 107th st, No 208, s s, 135 e 3d av, 21.10x100.11, 4-sty brk tenement and store. Goldie Vogelfrey et al to Fanny Klein and Harry A Thuor. Mort \$8,450. Nov 27, 1905. 6:1656-43. A \$5,000—\$9,000. other consid and 100
- 109th st, Nos 177 and 179, n s, 95 w 3d av, 75x100.11, two 6-sty brk tenements. Charles Lebenstein et al to Bella Warnstadt. Mort \$84,000. Nov 29, 1905. 6:1637-31 and 32. A \$20,000—\$86,000. other consid and 100
- 111th st, No 64, s s, 95 e Madison av, 24.10x100.10, 5-sty stone front tenement. Henrietta Wimpfheimer to Mary, Fred, Henry C Fredericks and Samuel Epstein. Mort \$18,000. Nov 29, 1905. 6:1616-49. A \$8,000—\$22,500. other consid and 100
- 111th st, No 311, n s, 183.4 e 2d av, 20.10x100.10, 3-sty frame tenement. William Smith by Annie Smith to Carrie J Weil. 1-12 interest in fee and 1-36 interest in remainder. Mort \$2,000. Nov 28, 1905. 6:1683-S. A \$3,500—\$5,500. 600
- Same property. Carrie J Weil to Jacob Bluestein. 1-12 interest in fee and 1-36 interest in remainder. Mort \$2,000. Nov 28, 1905. 6:1683. other consid and 100
- Same property. Wm Smith to same. All title. Estate by curtesy and life estate 1-12 part, &c. Mort \$2,000. Nov 28, 1905. 6:1683. 200
- Same property. Annie and Lavinia Smith to same. 2-12 interest in fee and 2-36 interest in remainder. Mort \$2,000. Nov 28, 1905. 6:1683. other consid and 100
- Same property. Henry J Hagan to same. 1-3 part. Mort \$2,000. Nov 27. Nov 28, 1905. 6:1683. other consid and 100
- Same property. Sarah H McLaughlin to same. 1-3 part. Mort \$2,000. Nov 28, 1905. 6:1683. other consid and 100
- 112th st, Nos 130 and 132, s s, 200 e 7th av, 60x100.11, two 5-sty brk tenements. Gilbert Bamberger to Henry Hertz. Mort \$43,000. Nov 27. Nov 28, 1905. 7:1821-53 and 55. A \$26,000—\$66,000. other consid and 100
- 112th st, No 125, n s, 101 w Lexington av, 24.10x100.10, 5-sty brk tenement. Jennie wife Solomon Levy to Solomon Levy. Mort \$25,000. Nov 11. Nov 28, 1905. 6:1640-13. A \$7,000—\$25,000. other consid and 100
- 113th st, s s, at North River, runs w 50 x s 75 x e 50 x n — to beginning, vacant. Release mort. Wm H Prange to The Hudson River Bass Fishing Club. Nov 24. Nov 25, 1905. 7:1899. 328
- 114th st, Nos 38 and 40, s s, 470.5 e Lenox av, 54.6x100.11, two 5-sty brk tenements. George Margraf to Hannah Roth. Mort \$50,000. Nov 28. Nov 29, 1905. 6:1597-51 and 52. A \$21,000—\$55,000. other consid and 100
- 114th st, No 157, n s, 338.9 w 3d av, 18.9x100.11, 3-sty brk dwelling. Johanna Stack widow to Patrick M McGrath. Nov 23. Nov 29, 1905. 6:1642-23. A \$4,500—\$8,000. 11,500
- 114th st, No 10, s s, 120 w 5th av, 18.2x100.11, 3-sty and basement stone front dwelling. Heiman Freid to Simon Lefkowitz. Mort \$9,000. Nov 28, 1905. 6:1597-41. A \$6,500—\$11,500. other consid and 100
- 115th st, Nos 110 to 116, s s, 225 w Lenox av, 100x100.11, four 5-sty brk tenements. Rose Witt to Abraham Ufand. Mort \$80,000. Nov 28. Nov 29, 1905. 7:1824-45 to 48. A \$44,000—\$92,000. other consid and 100
- 115th st, No 225, n s, 273.6 e 3d av, 16.4x100.10, 3-sty stone front dwelling. Fredk B Achner to Elias A Cohen. Nov 28. Nov 29, 1905. 6:1665-12. A \$4,000—\$7,500. other consid and 100
- 115th st, No 4, s s, 100 w 5th av, 20x100.11, 5-sty stone front tenement. Leopold E Levine to Benj Gross. Mort \$19,500. Nov 29, 1905. 6:1598-40½. A \$8,000—\$20,000. nom
- 116th st, No 355, n s, 78 w 1st av, 22x100.11, 4-sty stone front tenement. Release mort. The Mutual Life Ins Co of N Y to Hattie, Samuel J, Hiram C and Irving I Bloomingdale EXRS, &c, Lyman G Bloomingdale. Nov 21. Nov 24, 1905. 6:1688-22½. A \$5,000—\$16,000. 12,000
- 116th st, No 355, n s, 78 w 1st av, 22x100.11, 4-sty stone front tenement. Hattie Bloomingdale INDIVID and et al EXTRX and EXRS, &c, Lyman G Bloomingdale to Dominick Di Dario. Mort \$11,000. Nov 21. Nov 24, 1905. 6:1688-22½. A \$5,500—\$16,000. 19,750
- 117th st, Nos 15 and 17, n s, 265.7 w 5th av, 69.4x100.11, two 6-sty brk tenements. Selig Falk et al to Northwestern Realty Co. Mort \$94,000. Nov 24. Nov 28, 1905. 6:1601-24 and 25. A \$25,000—\$—, other consid and 100
- 117th st, No 143, on map No 141, n s, 250 e 7th av, 25x100.11, 5-sty brk tenement. Wilhelmine Farmer to Morris Freundlich and Isidore Blumenkrohn. Mort \$22,000. Nov 15. Nov 29, 1905. 7:1902-11. A \$12,000—\$25,000. nom
- 118th st, No 343, n s, 150 w 1st av, 25x100.10, 5-sty brk tenement. Isaac Shlanowsky to Joseph Adolph. Mort \$15,000. Nov 28. Nov 29, 1905. 6:1795-21. A \$5,500—\$17,500. other consid and 100
- 119th st, No 311, n s, 131.9 e 2d av, 18.9x100.11, 4-sty stone front tenement. Josephine E Thurston to James N Purdy. Mort \$6,000. Nov 27, 1905. 6:1796-7. A \$3,700—\$10,000. other consid and 100
- 119th st, No 319, n s, 206.9 e 2d av, 18.3x100.11, 4-sty stone front tenement. Josephine E Thurston to Julie B Brettell. Nov 27, 1905. 6:1796-10. A \$3,500—\$9,500. other consid and 100
- 119th st, No 534, s s, 426.6 e Pleasant av, 17.10x100.11, 3-sty stone front dwelling. Theresa Lemmon to Annie M Keenan. Mort \$4,000. Nov 27. Nov 29, 1905. 6:1815-35. A \$2,700—\$4,500. other consid and 100
- 119th st, No 538, s s, 462.3 e Pleasant av, 17.10x100.11, 3-sty stone front dwelling. Joseph Roberts to Annie M Keenan. Mort \$3,000. Nov 29, 1905. 6:1815-33½. A \$2,700—\$4,500. other consid and 100
- 120th st, No 528, s s, 325 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. Louis Schraidt to Jacob Furmann, Josef Gertner and Abraham S Weltfisch. Mort \$5,250. Nov 28. Nov 29, 1905. 6:1816-39. A \$2,500—\$3,500. other consid and 100
- 120th st, Nos 506 and 508, s s, 100 e Pleasant av, 50x100.11, two 5-sty brk tenements. Jacob Schloeder to Louis Lese. Mort \$11,000. Nov 15. Nov 28, 1905. 6:1816-47 and 48. A \$8,000—\$27,000. nom
- 120th st, No 348, s s, 100 w 1st av, 25x100.11, 5-sty brk tenement. Samuel Goldberg to Lina Scheinberg. Mort \$14,000. Nov 25. Nov 28, 1905. 6:1796-33. A \$5,000—\$17,500. other consid and 100
- 120th st, No 346, s s, 125 w 1st av, 25x100.11, 5-sty brk tenement. Samuel Goldberg to Lina Scheinberg. Mort \$17,500. Nov 25. Nov 28, 1905. 6:1796-34. A \$5,000—\$17,500. other consid and 100
- 120th st, Nos 330 to 336, on map Nos 332 to 338, s s, 207 w 1st av, 73.6x100.11, three e3-sty and one 2-sty brk dwellings. Wm J Greenfield to Harris G Maskin. ½ part. All liens. Nov 18. Nov 25, 1905. 6:1796-38 to 40. A \$14,600—\$26,500. nom
- 120th st, No 532, s s, 362.6 e Pleasant av, 18.9x100.11, 3-sty brk dwelling. Mary Koch to Jacob Furmann, Josef Gertner and Abraham S Weltfisch. Mort \$3,500. Nov 28. Nov 29, 1905. 6:1816-38. A \$2,500—\$3,500. nom
- 120th st, No 530, s s, 343.9 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. Joseph E Bergen to Jacob Furmann, Josef Gertner and Abraham S Weltfisch. Mort \$4,500. Nov 28. Nov 29, 1905. 6:1816-38½. A \$2,500—\$3,500. other consid and 100
- 121st st, No 308, s s, 187.6 w 8th av, 27x100.11, 5-sty stone front tenement. Joseph Peter to Louis Frankenstein. Mort \$23,000. Nov 29, 1905. 7:1947-40. A \$10,000—\$23,000. other consid and 100
- 121st st, No 221, n s, 275 w 7th av, 25x100.11, 5-sty brk tenement. Fanny Speier to Sarah Hirschhorn. Mort \$24,000. Nov 24. Nov 28, 1905. 7:1927-20. A \$11,000—\$22,000. other consid and 100
- 122d st, n s, 250 w Amsterdam av, 125x90.11, vacant. Emanuel M Krulewitch to Krulewitch Realty Co. Mort \$65,500. Nov 22. Nov 24, 1905. 7:1977-18 to 22. A \$50,000—\$50,000. other consid and 100
- 123d st, Nos 124 to 128, s s, 240 e Park av, 75x100.11, three 5-sty stone front tenements. Christian Stoehr et al to Adolph Finkenberger. Mort \$45,000. Nov 27. Nov 28, 1905. 6:1771-60 to 62. A \$22,000—\$62,000. other consid and 100
- 123d st, Nos 151 and 153, n s, 35 e Lexington av, runs n 100.11 x e 30.8 x s e 4 x s 100 to st x w 35 to beginning, with all title to gore at n e cor of above, 4x0.5½, two 2-sty frame dwellings. Louis Nieberg to Louis Reiner. Mort \$16,300. Nov 15. Nov 25, 1905. 6:1772-22 and 22½. A \$10,000—\$12,000. other consid and 100
- 125th st, No 257, n s, 18 w 2d av, 28x74.11, 5-sty stone front tenement and store. Louis Abramovitz et al to Helen C Ponce. Mort \$21,000. Nov 27. Nov 28, 1905. 6:1790-23½. A \$13,000—\$20,000. other consid and 100
- 125th st, No 255, n s, 46 w 2d av, 28x74.11, 5-sty stone front tenement and store. Louis Abramovitz et al to Jacob Holzman. Mort \$21,000. Nov 27. Nov 28, 1905. 6:1790-23. A \$12,000—\$20,000. other consid and 100
- 126th st, Nos 164 and 166 | s s, 126 w 3d av, runs s 75 x w 5 x s 125th st, No 165 | 124.10 to n s 125th st x w 31 x n 200 to s s 126th st x e 36 to beginning, part 3-sty brk theatre Gotham. Randolph Hurry ref to John E and W Emlen Roosevelt TRUSTEES for Marcia R Scovel. Nov 28, 1905. 6:1774. 92,500
- 127th st, No 355 | n s, 78 e St Nicholas terrace, St Nicholas av, Nos 341 and 343 | runs n 40.2 x e 2 x n 69.8 x e 89 to w s St Nicholas av x s 111 to n s 127th st x w 74.7, 6-sty brk tenement and store. John Robertson et al to Israel Samuels. Mort \$125,000. Nov 24, 1905. 7:1954-50. A \$40,000—\$130,000. other consid and 100



128th st, No 156, s s, 278.9 w 3d av, 18.9x99.11, 3-sty stone front dwelling. Altana C Ray to Wm and Julius Bachrach. Nov 23. Nov 28, 1905. 6:1776-47½. A \$5,500-\$8,500. nom

129th st, No 56, s s, 135 e Lenox av, 27.6x99.11, 5-sty stone front tenement. Mary A Moriarty to Thomas O'Connell. Mort \$27,000. Nov 27. Nov 28, 1905. 6:1726-66. A \$10,000-\$26,500. other consid and 100

129th st, No 107, n s, 115 e Park av, 25x99.11, 4-sty brk tenement and store. Meyer H Ullmann to Max Rollnick. Mort \$7,000. Nov 16. Nov 24, 1905. 6:1778-6. A \$6,500-\$10,000. nom

129th st, Nos 119 to 123, n s, 265 e Park av, 50x99.11, three 3-sty frame tenements and stores and 3 and 4-sty brk tenements on rear. Thomas Overington to Abraham Stern and Isidore Jackson. Mort \$12,000. Nov 29, 1905. 6:1778-12 and 14. A \$26,000-\$42,000. other consid and 100

129th st, No 117, n s, 240 e Park av, 25x99.11, 3-sty brk tenement and store. Adelaide L Abrams to Abraham Stern and Isidore Jackson. Mort \$5,300. Nov 29, 1905. 6:1778-11. A \$6,500-\$9,000. other consid and 100

130th st, No 162, s s, 156 e 7th av, 19x99.11, 3-sty and basement stone front dwelling. Nettie Cohen to Abraham Moses. Mort \$14,000. Nov 27, 1905. 7:1914-57. A \$7,600-\$14,000. 17,850

130th st, n s, 166.8 w Amsterdam av, runs n e 10.6 x n w 5 x n e 133 x s e 25 x s w 132.8 to n s 130th st x e 22.6 to beginning, except so much as lies e of a line 100 w Amsterdam av, 2-sty frame dwelling. Frances J wife Thos F Murray to Louis Manheim. Mort \$3,500. Nov 20. Nov 24, 1905. 7:1985. other consid and 100

130th st, n s, 285 e Old Broadway, runs n across Byrd st — x e 25 x s — to n s 130th st x w — to beginning, being lot 27 and that part Byrd st in front thereof, map Manhattanville. John Murray to Louis Manheim. Q C. Nov 24, 1905. 7:1985. other consid and 100

130th st, No 249, n s, 250 e 8th av, 18x99.11, 3-sty stone front dwelling. Adelaide Karelson to Michael J Doyle. Mort \$12,000. Nov 28, 1905. 7:1936-11. A \$6,400-\$12,000. other consid and 100

130th st, No 515, n s, 251.2 w Amsterdam av, runs n e 51.3 x n w 5 x n e 121 x n w 25 x s w 121 x s e 50 x s w 64.10 to st x e 28.2 to beginning.

130th st, No 513, n s, 223 w Amsterdam av, runs n e 37.8 x n w 5 x n e 133 x n w 25 x s w 133 x s e 5 x s w 51.3 to st x e 28.2 to beginning. Four 2-sty frame tenements. Occidental Realty Co to Peysor Bookstaver and Samuel M Hoffberg. Mort \$12,000. Nov 18. Nov 28, 1905. 7:1985. 20,500

Same property. Samuel M Hoffberg et al to Abraham Halprin, Mendel Diamondston and Jacob Levin. Mort \$17,000. Nov 18. Nov 28, 1905. 7:1985. other consid and 100

131st st, No 55, n s, 235 e Lenox av, 25x99.11, 5-sty brk tenement. S Taper Bayles to Wm H Board. Mort \$19,000. Nov 29, 1905. 6:1729-11. A \$9,000-\$25,000. other consid and 100

132d st, No 45, n s, 435 w 5th av, 16.8x99.11, 3-sty brk dwelling. Moses P Prout and ano TRUSTEE Mary E Ruland to Joseph Roberts. Nov 13. Nov 27, 1905. 6:1730-19. A \$5,000-\$8,000. 7,900

132d st, No 29, n s, 80 w Madison av, 20x99.11, 3-sty stone front dwelling. Arnold Pollak to Albert B Gross. ½ part. Mort \$8,500. Nov 1. Nov 27, 1905. 6:1757-13. A \$5,000-\$8,000. nom

134th st, No 316, s s, 225.5 w 8th av, 24.7x99.11, 5-sty brk tenement and store. Rosalie Crager to Samson Lewkowicz. Mort \$20,000. Nov 29, 1905. 7:1959-25. A \$8,000-\$18,000. nom

139th st, No 243, n s, 277.1 e 8th av, 18.2x99.11, 4-sty brk dwelling. Lexington Avenue Co to Sydney M Gould. Mort \$11,000. Nov 28, 1905. 7:2025-12. A \$5,500-\$11,000. other consid and 100

143d st, No 145, n s, 287.6 e 7th av, 37.6x99.11, 6-sty brk tenement. John E Simons et al Charles Wielinski. Mort \$41,500. Nov 29, 1905. 7:2012. nom

143d st, No 257, n s, 175 e 8th av, 37.6x99.11, 5-sty brk tenement. Franklin L Groff et al to Ella wife I M Gitzkey. Mort \$35,000. Nov 29, 1905. 7:2029-10. A \$12,000-\$39,500. nom

144th st, No 509, n s, 133.9 w Amsterdam av, 16.6x99.11, 3-sty brk dwelling. Edgar Logan to Geo D Kirkham, of Warren, Ohio. Mort \$10,000. Oct 9, 1905. Nov 28, 1905. 7:2076-27. A \$3,300-\$9,000. nom

147th st, Nos 303 and 305, n s, 75 w 8th av, 50x99.11, two 5-sty brk tenements. Harris Beaver et al to Harry M Stoff. Mort \$30,000. Nov 14. Nov 24, 1905. 7:2045-47 and 48. A \$9,000-\$28,000. other consid and 100

152d st | n s, 400.5 w Broadway, 124.7x199.10 to s s 153d st, 153d st | 2 and 3-sty frame dwellings and vacant. Broadway Reliance Realty Co to Tenure Realty Co. 2-3 parts. Mort \$60,000. June 5. Nov 24, 1905. 7:2099-11 and 14 and 50 to 54. A \$20,000-\$23,100. other consid and 100

156th st, No 413, n s, 175 e Amsterdam av, 25x99.11, 5-sty brk tenement. Jacob Solomon to Moses Solomon. Mort \$20,000. Nov 8. Nov 24, 1905. 8:2107-81. A \$6,000-\$19,000. other consid and 100

162d st, No 455, n s, 145 e Amstredam av, 17x112.6, 3-sty frame dwelling. Emma C Cromwell to M Angelo Heath. Mort \$5,500. Nov 24. Nov 25, 1905. 8:2110-57. A \$4,000-\$8,500. nom

173d st, s s, 100 w Audubon av, 75x100, two 5-sty brk tenements. Ernestine Nicholsburg and ano to Isaac Helfer. Mort \$80,000. Nov 29, 1905. 8:2129-12 and 14. A \$12,000-P \$13,000. other consid and 100

178th st, s s, 100 w St Nicholas av, 100x99.10, vacant. Warner Realty Co to Harry M Adelson. Mort \$24,500. Nov 23. Nov 24, 1905. 8:2144-37 to 40. other consid and 100

Av A, Nos 1596 and 1598, e s, 25 n 84th st, 50x98, two 5-sty brk tenements and stores. Louis Rosenswaike et al to Samuel Bauer. Mort \$50,000. Nov 29, 1905. 5:1581-2 and 3. A \$16,000-\$50,000. other consid and 100

Av B, No 93 | n e cor 6th st, 20.2x93, 4-sty brk tenement and 6th st, No 601 | store. Louis Nieberg to Louis Reiner. Mort \$27,000. Nov 22. Nov 27, 1905. 2:389-1. A \$24,000-\$33,000. other consid and 100

Av C, No 133, w s, 60 n 8th st, 20x75, 5-sty brk tenement and store. Aaron Gross to Elias Seidel. Mort \$19,200. Nov 29, 1905. 2:391-35. A \$9,000-\$18,000. other consid and 100

Av D, No 77 | n w cor 6th st, 22.9x52, 5-sty brk tenement and 6th st, No 753 | store. Adolph Raab to Louis Isler. Mort \$20,000. Oct 22, 1904. Nov 28, 1905. 2:376-39. A \$10,000-\$18,000. other consid and 100

Amsterdam av, Nos 432 and 434 | s w cor 81st st, runs w 99.11 x s 81st st, No 200 | 27.4 x w 0.1 x s 16.10 x e 100 to av x n 44.2 to beginning, 5-sty brk tenement and store. Gustav Danker et al to Edward De Noyelles. Mort \$95,000. Nov 23. Nov 24, 1905. 4:1228-36. A \$45,000-\$85,000. other consid and 100

Amsterdam av, Nos 580 to 586 | n w cor 88th st, 100.8x30, 5-sty 88th st, No 201 | brk tenement and store. Joseph G Wallach to Isidor Blumenkrohn and Morris Freundlich. Mort \$40,000. Nov 27. Nov 28, 1905. 4:1236-1 to 3½. A \$62,000 \$101,000. other consid and 100

Amsterdam av, No 347, e s, 77.2 n 76th st, 25x100, 2-sty brk stable. G Lillian Wood to Eugene Meyer Jr. Q C. Nov 21. Nov 25, 1905. 4:1148-4. A \$18,000-\$22,000. nom

Amsterdam av, No 347, e s, 77.2 n 76th st, 25x100, 2-sty brk dwelling. Richard G Wood et al EXRS, &c, Alan W Wood to Eugene Meyer Jr. Mort \$15,000. Nov 9. Nov 25, 1905. 4:1148-4. A \$18,000-\$22,000. 31,500

Amsterdam av, No 803, e s, 25.2 n 99th st, 24.11x100, 5-sty brk tenement and store. Harry Shwitzer to Theresa Proops. Mort \$35,000. Nov 24. Nov 25, 1905. 7:1854-2. A \$15,000-\$28,000. other consid and 100

Amsterdam av, No 1470, w s, 50 s 133d st, 25x100, 5-sty brk tenement and store. Henry Nathan et al to Mary Robinson and Etta Halper. Mort \$24,000. Nov 28. Nov 29, 1905. 7:1986-96. A \$8,500-\$20,000. other consid and 100

Audubon av, n e cor 172d st, 94.6x95, vacant. Alex D Duff to Walter J Dean. Mort \$28,500. Nov 1. Nov 29, 1905. 8:2129-30 to 33. A \$16,000-\$16,000. other consid and 100

Audubon av, s e cor 181st st, 25x100, vacant. Sterling Realty Co to Fredk G Hobbs. Mort \$18,000. Nov 28, 1905. 8:2152-66. A \$10,000-\$10,000. other consid and 100

Bradhurst av, No 28, e s, 78.11 n 143d st, 21.1x75.5x21.1x78.11, 2-sty frame dwelling. Joseph R Marquette Jr in TRUST for Joseph R Marquette Sr to Alfred Pardo. B & S and C a G. Mort \$5,000. Jan 18, 1904. Nov 24, 1905. 7:2044-4. A \$5,000-\$6,000. 7,500

Broadway | s e cor 174th st, runs s 70.7 to w s Wadsworth av Wadsworth av | x n 66.8 to s s 174th st x w 23.1 to beginning, vacant. Chelsea Realty Co to Loton H Slawson. Nov 27. Nov 28, 1905. 8:2143-25. A \$5,500-\$5,500. other consid and 100

Broadway | s e cor 174th st, 70.7 to Wadsworth av x n 66.8 Wadsworth av | to 174th st x w 23.1 to beginning, vacant. Loton H Slawson to Reba G wife Loton H Slawson. C a G. Mort \$4,600. Nov 28, 1905. 8:2143-25. A \$5,500-\$5,500. other consid and 100

Broadway | s w cor 147th st, 99.11x25.6, vacant. Zachariah 147th st, No 600 | Zacharias to Chas D Hobbs. Mort \$26,250. Nov 28, 1905. 7:2093-34. A \$10,000-\$10,000. other consid and 100

Broadway, Nos 1721 and 1723 | w s, 103.7 n 54th st, runs n 50 x w 55th st, Nos 230 to 234 | 79.2 x n 51.11 to 55th st x w 40 x s 100.5 x e 131.6 to beginning, 4-sty brk building and store and two 3-sty brk dwellings. Kips Bay Realty Co to Mary A Fitzgerald, Litchfield, Conn. Mort \$22,000. Nov 29, 1905. 4:1026-46, 51 and 52. A \$159,000-\$168,000. other consid and 100

Broadway, Nos 3230 to 3236, s e cor 130th st, 99.11x75, four 4-sty brk tenements and stores. Jacob Wolf to Max S and Isidore S Korn. Mort \$50,000. Nov 21. Nov 24, 1905. 7:1984-61 to 64. A \$47,500-\$70,000. other consid and 100

Columbus av, No 807, e s, 75.11 n 99th st, 25x75, 5-sty brk tenement and store. Louis Vogel et al to Joseph Loeb. Mort \$18,000. Nov 29, 1905. 7:1835-4. A \$14,000-\$23,000. 100

Kingsbridge av, n w s, 455.11 n e Terrace View av, 37.6x75, vacant. Edw A Powers to Marbel Hill Real Estate Co. Nov 29, 1905. 13:3402-110. A \$30,000-\$30,000. other consid and 100

Lenox av, No 415 | s w cor 131st st, 23.7x90, 3-sty brk dwelling. 131st st, No 100 | Fredk E Wood to Jacob Bernstein. Mort \$20,000. Nov 23. Nov 28, 1905. 7:1915-36. A \$22,000-\$26,000. other consid and 100

Lexington av, No 1256, w s, 42.2 s 85th st, 20x67.2, 4-sty stone front tenement. Lewis A Mitchell to Jefferson M Levy. Mort \$13,500. Nov 28. Nov 29, 1905. 5:1513-57. A \$10,000-\$15,000. other consid and 100

Lexington av | n w cor 120th st, 100.11x65, 2-sty 120th st, Nos 129 and 131 | brk and 2-sty frame dwelling and vacant. James A Mahony to Marcus L Osk and Isidore Edelstein. Mort \$45,000. Oct 23. Nov 29, 1905. 6:1769-15. A \$31,000-\$35,000. other consid and 100

Lexington av, No 588, w s, 60.5 s 52d st, 20x90, 4-sty stone front dwelling. Henry A Collins, Jr, to Rodolfo G Barthold. Mort \$15,000. Nov 27, 1905. 5:1306-57. A \$12,000-\$16,000. other consid and 100

Lexington av, No 40 | n w cor 24th st, 19.9x60, 3-sty brk tenement 24th st, No 131 | and store. Guy M Gest, of Cincinnati, Ohio, to Lillian H wife Guy M Gest. Mort \$19,000. Nov 24. Nov 25, 1905. 3:880-19. A \$18,000-\$25,000. gift

Lexington av, No 1256, w s, 42.2 s 85th st, 20x67.2, 4-sty stone front tenement. Magdalena Holfelder et al HEIRS, &c, Peter Holfelder to Louis A Mitchell. Mort \$8,000. Nov 28, 1905. 5:1513-57. A \$10,000-\$15,000. other consid and 100

Madison av, No 712, w s, 20 n 63d st, 20x70, 4-sty stone front dwelling. Clifford C Goodwin to Isabella Bolin. Nov 24. Nov 25, 1905. 5:1378-14½. A \$40,000-\$45,000. other consid and 100

Madison av, No 2137, on map Nos 2141 to 2147 | n e cor 134th st, 134th st, No 43 | 99.11x35, 6-sty brk tenement and store. Joseph Kaplan et al to Louis Lese, Max J Klein, D Sylvan Crakow and Ignatz Roth. Mort \$51,000. Nov 15. Nov 24, 1905. 6:1759-21. A \$14,000-\$50,000. other consid and 100

Manhattan av | n w cor 107th st, 201.10 to s s 108th st x 100, 107th st | vacant. Northwestern Realty Co to Selig Falk 108th st | and Joseph Fine. Mort \$160,000. Nov 24. Nov 28, 1905. 7:1843. other consid and 100

Park av | n e cor 94th st, 17.8x66, 3-sty brk dwelling. 94th st, No 107 | Charles Gulden to Frank Gulden and Augusta his wife tenants by entirety. Mort \$. Nov 20. Nov 24, 1905. 5:1523-1. A \$12,500-\$17,000. other consid and 100

Park av, Nos 861 to 865 | n e cor 77th st, 51.2x100, three 4-sty 77th st, No 101 | brk tenements and stores. Municipal Realty Corporation to Charter Realty Co. Mort \$40,000. Nov 29, 1905. 5:1412-1 to 2. A \$50,000-\$61,000. other consid and 100

Pleasant av, Nos 292 and 294, e s, 88.2 s 116th st, runs e 94 x n 36.10 x w 30.5 x n 0.7 x w 60.9 x s 0.2 x w 3 to av x s 37.3, two 4-sty stone front tenements. Bernard Mayer to Giuseppe Fusco. Mort \$15,000. Nov 25. Nov 27, 1905. 6:1714-30. A \$6,000-\$17,000. other consid and 100

1st av, No 2329, w s, 50.5 n 119th st, 25x100, 4-sty brk tenement and store. Alfred L M Bullowa et al to Antonio Capo. Mort \$10,000. Nov 20. Nov 28, 1905. 6:1796-26. A \$7,000-\$10,000. other consid and 100

1st av, Nos 2126 and 2128, on map No 2126, e s, 50.10 n 109th st, 37.6x95, 6-sty brk tenement and store. Simon Lefkowitz to Estelle Freid. Mort \$44,500. Nov 23. Nov 28, 1905. 6:1703-3. A \$9,000-P \$25,000. other consid and 100



1st av, No 1649, w s, 29.4 s 86th st, 25x75, 4-sty stone front tenement and store. Franz Schilp to Geo J Meyer. Mort \$10,000. Nov 28, 1905. 5:1548-28. A \$9,000-\$18,000. other consid and 100

1st av, No 1741 | n w cor 90th st, 25.6x100, 5-sty brk 90th st, Nos 341 to 345 | tenement and store. Francis Frey to Joseph Dub, Anna Weiss, Lippman Schnurmacher and Joseph Weisel. Mort \$28,000. Nov 24, 1905. 5:1553-23. A \$12,000-\$30,000. other consid and 100

1st av, Nos 1841 to 1855 | s w cor 96th st, 201.4 to n s 95th st x80, 95th st, No 339. | eight 5-sty brk tenements and stores. 96th st, No 340 | Ignatz Margaretten to Bohemian Real Estate Assn, of Winfield, a corpn. Mort \$118,000. Nov 1, 1905. 5:1558-23 to 30. A \$60,500-\$125,000. other consid and 100

2d av, No 2272, e s, 50.5 s 117th st, 25x84.10, 4-sty brk tenement and store. Wilhelmina Bergman to Louis Lese. Mort \$12,500. Nov 22, 1905. 6:1688-52. A \$6,500-\$13,000. other consid and 100

2d av, n e cor 108th st, 50.5x100, vacant. 1st av, n w cor 108th st, 50.5x100, vacant. 108th st, Nos 323 to 349, n s, 250 e 2d av, 300x100.11. 1-sty frame buildings. Mary L Cassidy widow et al HEIRS, &c, Peter A Cassidy to Isidore Jackson and Abraham Stern. B & S. Nov 29, 1905. 6:1680-1, 2 and 5; 11 to 16; 23 and 24. A \$100,500-\$61,700 and exempt. other consid and 100

2d av, No 552, e s, 90.8 n 30th st, 16.4x100. 2d av, No 554, e s, 107 n 30th st, 16.4x100. Two 4-sty brk tenements and stores. David Lippmann et al to Rosehill Realty Corpn. B & S. Mort \$11,500. Nov 21, 1905. 3:936-65 and 66. A \$15,000-\$22,000. other consid and 100

2d av, No 1093, w s, 80.5 s 58th st, 20x60, 4-sty brk tenement and store. Bart F Galligan to Regina Deutsch. Q C. Nov 27, 1905. 5:1331-25. A \$8,500-\$12,000. nom

2d av, No 1093, w s, 80.5 s 58th st, 20x60, 4-sty brk tenement and store. Jennie Weinstock to Regina Deutsch. Mort \$14,000. Nov 20, 1905. 5:1331-25. A \$8,500-\$12,000. other consid and 100

2d av, No 472, e s, abt 48 s 27th st, 24.9x100, 4-sty brk tenement and store and 3-sty brk building on rear. CONTRACT. Chas L Spoehrer and ano INDIVID and as agents and attys of HEIRS Hermann Spoehrer with Geo F Martens. Mort \$14,000. Oct 31, 1905. 3:932-57. A \$12,000-\$17,000 and contracts. 17,200

2d av, No 2211, w s, 74.7 s 114th st, 25.10x100, 4-sty brk tenement and store. Michael Mahoney to Leonard Weill. Nov 17, 1905. 6:1663-26. A \$7,500-\$13,000. other consid and 100

2d av, No 957, w s, 40.5 s 51st st, 20x80, 4-sty stone front tenement and store. Hannah Rosenbaum to Albert Herzog. Mort \$9,000. Nov 28, 1905. 5:1324-28. A \$10,000-\$11,000. other consid and 100

5th av, No 2123, e s, 16.8 n 130th st, 16.8x75, 4-sty stone front dwelling. Sarah J Molloy to Fredk W Edelstein. Mort \$11,000. Nov 25, 1905. 6:1755-1 1/2. A \$9,000-\$13,000. 2,000

5th av, No 1412, w s, 80.11 s 116th st, 20x100, 5-sty stone front tenement and store. Louis Hyman to Barnett Goldstein. Mort \$18,500. Nov 29, 1905. 6:1599-37. A \$12,000-\$20,000. other consid and 100

7th av, Nos 2300 and 2302 | n w cor 135th st, 49.11x100, two 135th st, No 201 | 5-sty brk tenements, store on cor. Moritz L Ernst et al to Diedrich Huneke. Oct 28, 1905. 7:1941-29 and 30. A \$37,000-\$65,000. nom

7th av, Nos 2300 and 2302 | n w cor 135th st, 49.11x100, two 135th st, No 201 | 5-sty brk tenements, store on cor. Eduardo H Gato to Moritz L and Carl Ernst. Sept 26, 1905. 7:1941-29 and 30. A \$37,000-\$65,000. other consid and 100

7th av, No 2452, w s, 25 s 143d st, 25x99, 5-sty brk tenement and store. William Abeles to Joseph Fox. Mort \$26,150. Nov 28, 1905. 7:2028-35. A \$11,000-\$26,000. other consid and 100

7th av, Nos 2548 to 2554, w s, 40 s 148th st, 79.10x100, two 5-sty brk tenements and stores. Release mort. The N Y Trust Co to Fleischmann Realty & Construction Co. Nov 27, 1905. 7:2033. 60,000

7th av, No 301 | n e cor 27th st, runs n 22.1 x e 49.8 x — to 27th st, No 165 | point 24.8 n 27th st and 52.7 e 7th av x n 1.3 x e 6.6 x s 25.11 to 27th st x w 59.4 to beginning, 5-sty stone front tenement and store. 27th st, No 163, n s, 59.4 e 7th av, runs n 40.6 x e 4.6 x n 10.8 x e 14.1 x s 49.4 to st x w 18.6 to beginning, 4-sty brk tenement and store. Wm F Donnelly to Benjamin Sire. All liens. March 5, 1903. Nov 27, 1905. 3:803-32 and 5. A \$43,000-\$52,000. 100

7th av, No 2187, e s, 74.11 n 129th st, 25x96, 5-sty brk tenement and store. Harry Goodstein to Berthold Landauer. Mort \$28,000. Nov 25, 1905. 7:1914-4. A \$16,000-\$24,000. other consid and 100

8th av, No 2861 | s w cor 153d st, 40x99.11, 5-sty brk tenement 153d st, No 300 | and store. Esther Eisenberg to Bella Kaufmann. Mort \$69,250. Nov 27, 1905. 7:2046-63. A \$11,600-\$— nom

8th av, No 2861 | s w cor 153d st, 40x99.11, 5-sty brk tenement 153d st, No 300 | and store. Alexander Cameron to Esther Eisenberg. Mort \$50,000. Nov 27, 1905. 7:2046-63. A \$11,600-\$— other consid and 100

8th av, Nos 59 and 61 | s w cor 15th st, runs n w 33.4 x s 51.4 to 13th st, No 300 | 8th av x n e 45.7 to beginning, gore, 3-sty brk tenement and store. Augusta M Van Order to Meyer Goldberg and Abraham Greenberg. Mort \$14,000. Nov 24, 1905. 2:616-46 and 47. A \$11,500-\$13,000. other consid and 100

8th av, Nos 2445 to 2449, w s, at c l 131st st, closed, also 489.8 s 133d st, runs w 120 x n 79.11 x e 120 to av x s 79.11 to beginning, three 5-sty brk tenements and stores. Release dower. Sara or Sarah Frankfeld widow to Louis, Benj, Julius, Sophie Frankfeld and Dora Klaber and Rose F Rice. Oct 2, 1905. 7:1958-15 to 17. A \$45,000-\$75,000. nom

Same property. Louis Frankfeld EXR Emanuel Frankfeld to Sara, Benj, Julius, and Sophie Frankfeld and Rose F Rice. Mort \$63,000. Oct 2, 1905. 7:1958. other consid and 100

Same property. Dora wife Maurice Klaber to same. 1-7 part. All title. Mort \$63,000. Oct 2, 1905. 7:1958. other consid and 100

Same property. Louis Frankfeld to same. 1-7 part. All title. Oct 2, 1905. 7:1958. nom

Same property. Deed of trust. Sara Frankfeld widow et al to

Benj, Julius and Sophie Frankfeld and Jacques. Mort \$63,000. Oct 2, 1905. 7:1958. nom

8th av, Nos 2471 and 2473, w s, 99.11 s 133d st, 50x100, 1-sty brk store. Wm J Greenfeld to Harris Maskin. 1/2 part. All liens. Nov 18, 1905. 7:1958-28 and 29. A \$26,000-\$26,000. nom

8th av, e s, 99.11 n 148th st, 24.11x100, vacant. Chas J Kroehle et al to Abraham Silverson. Mort \$10,500. Nov 6, 1905. 7:2034-64. A \$6,000-\$6,000. other consid and 100

8th av, No 2911 | n w cor 154th st, 24.11x100, vacant. Chas J 154th st, No 301 | Kroehle to Abraham Silverson. Mort \$14,000. Nov 6, 1905. 7:2047-29. A \$8,000-\$8,000. other consid and 100

9th av, Nos 746 and 748, e s, 50.5 n 50th st, 50x100, two 5-sty brk tenements and stores. Chas Beck to Hermann Elsasser. Mort \$70,000. Nov 29, 1905. 4:1041-3 and 4. A \$34,000-\$66,000. other consid and 100

9th av, Nos 129 and 131, on map Nos 129 to 133 | n w cor 18th st, 18th st, Nos 401 to 407 | runs n 47.4 x w 100 x n 44.8 x w 25 x s 92 to 18th st x e 125 to beginning, 4-sty frame tenement and store and three 3-sty brk tenements. Harris Mandelbaum et al to Joseph and Siegfried Wittner. Mort \$40,000. Nov 22, 1905. 3:716-30 to 32. A \$48,000-\$59,000. other consid and 100

11th av, No 435 | s w cor 36th st, 24.9x100, 4-sty brk tenement 36th st, No 600 | and store. Joseph Hafner to Adolphus Busch. Mort \$24,000. Nov 24, 1905. 3:681-36. A \$13,000-\$18,000. nom

MISCELLANEOUS.

Assignment of claim against Cooper Exchange Bank. S Rosenberg to Fourteenth Street Bank, East Side Branch, N Y. Oct 27, 1905. nom

General conveyance of all R, T & I to extent of \$30,000 in estate under will of his father John S Martin to secure note of \$15,000. John S Martin, Jr, to Mercantile National Bank. Prior mort \$10,000. Nov 24, 1905. nom

BOROUGH OF THE BRONX.

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

\*Arthur st | s s, being lots 992 and 993 map Laconia Park, 50x Briggs st | 103 to n s Briggs st x 54x125, w s. Jos Crozier to Edwin T Ogle. Nov 27, 1905. nom

Beck st, No 26, e s, 100 s 156th st, 25x100, 2-sty brk dwelling. Francis X Diller to Joseph F Carney and Sarah Kerrigan. Mort \$8,500. Nov 27, 1905. 10:2707. other consid and 100

Belmont st, n s, 53 w Eden av, runs n 89.7 x w 50 x n 25 x w 20 x n 171.9 to 173d st x w 125 x s 218.8 to Belmont st x e 205 to beginning, vacant. Eden av, w s, 98.4 n Belmont st, runs n 75 x w 100 x s 50 x e 20 x s 25 x e 80 to beginning, vacant. Concourse, w s, 38.3 s 174th st, 116.6x124.3x153, gore, vacant. PARTITION. Robert Russell ref to Harold Swain. Nov 15, 1905. 11:2821-2822, 2328 and 2838. 22,275

Belmont st, n e cor Eden av, 50x73.8, vacant. PARTITION. Robert Russell ref to Leonard Weill and Chas J and Fredk W Kroehle. Nov 15, 1905. 11:2820. 1,750

Belmont st | n w cor Monroe av, 100x100, Monroe av, Nos 1639 and 1645 | except part for Monroe av, 2-sty frame dwelling and vacant. Bernard Badanes to Frank E Dewey, Sidney C Lewi, Melvil J Bernheim, Henry Manaker and Bernard Badanes. Sept 28, 1905. 11:2792. nom

\*Coster st, w s, 574 n Kingsbridge road, 50x102.6, Release mort. Hudson P Rose Co to Isabella Becker. Nov 25, 1905. 550

Dawson st, Nos 1060 and 1062, s s, 91.10 e Prospect av, 50x128.5x 50x126.2, 6-sty brk tenement and store. Jacob Neuburger to Hayman Stoff. Mort \$60,000. Nov 24, 1905. 10:2686. other consid and 100

Elsmere pl, No 1063, n s, 175 w Marmion av, 25x100, 2-sty frame dwelling. Chas G Berndt to Chas P Hallock. Nov 24, 1905. 11:2956. other consid and 100

Freeman st, No 1059, n s, 25 w Chisolm st, 25x95, 2-sty frame dwelling. John L Ulrich to Henry Klein. Mort \$5,500. Nov 25, 1905. 11:2971. other consid and 100

Ford st | n w cor Webster av, runs n w along n s of st 389.4 to e Tiebout av | Tiebout av x s w 60 x s e 389.7 x along s s Ford st Webster av | to av x n e 60 along w s Webster av to beginning, being all title to land lying in bed of Ford st, vacant. Northern Impt Co to Kathryn Kelly. Nov 27, 1905. 11:3143. nom

\*Garfield st, w s, 130 n Columbus av, 25x100, Van Nest Park. Adeline Grossmann to Julius and Zdenka Jirinec, tenants by the entirety. Mort \$3,500. Nov 27, 1905. other consid and 100

German pl, No 772 | e s, 25 s 158th st, 25x84.11x25x86.2, 4-sty Brook av | brk tenement. Chas A Hermann to Julius Kazemier. Mort \$13,500. Nov 23, 1905. 9:2360. 100

\*Hancock st, w s, 425 s Columbus av, 25x100. Jacob Cohen to Edw K Rainitz. Mort \$3,000. Nov 23, 1905. other consid and 100

Jennings st, Nos 1013 and 1015, on map No 1013, n s, 373 e Union av, 40x163.4x42.6x148.10, 5-sty brk tenement. Harry Goodstein to Frances Schonfarber. Mort \$38,250. Nov 27, 1905. 11:2962. other consid and 100

\*Lafayette st, e s, 125 s St Raymond av, 25.6x100x23.7x100. Concetta Cannavacciuolo to Giovanni Gaeto. 1/2 part. All liens. Oct 9, 1905. nom

\*Miama st, s s, and being lot 18 map portion Lott G Hunt Estate, near Van Nest Station. Charles Shulz to John J Geary. Aug 17, 1905. nom

\*Sheil st, No 91, s s, 50x100, Laconia Park. Rose B Gorchakoff to Maurice Gorchakoff. Nov 1, 1905. nom

\*Sheil st, n s, begins at s s lot 296 and adj lot 295, runs n 109.6 to point 87.6 from s s 1st av x w 28.8 x s 109.6 to st x e 28.8 to beginning, being part lot 296 map Wakefield. Chas M Preston as receiver of the N Y Building Loan Banking Co to Chas H Williams. B & S. Mort \$1,400. Nov 2, 1905. 2,800

\*Same property. Chas H Williams to Fiore Ciotti. Nov 28, 1905. other consid and 100

\*Victor st, w s, 100 s Morris Park av, 25x100. Alexander McCormick to John J Geary. Aug 17, 1905. nom

\*Washington st, e s, 450 n Railroad av, and being lot 224 map Sec 4 St Raymond Park. Gennaro Nappi to The John Stich Building Co. All liens. Oct 11, 1905. nom

\*9th st, s s, at w s lot 202 map Unionport, runs e 200 x s — to n e s Tremont av x n w abt 233 x n 40 to beginning, being part of lot 202, same map. Robt J Rooney to John C Taylor. Nov 28, 1905. other consid and 100



- \*9th st | s s, 205 w Av B, 200x216 to n s 8th st, Westchester. Hannah Tyrrell widow to Robt J Rooney. Q C. Nov 27. Nov 29, 1905. nom
- \*10th st, s s, 100 w Av E, 100x103x100x104, Unionport. Germare Mafia to Trasa Sofia. All title. C a G. Nov 24, 1905. nom
- \*12th st, s s, 405 e 2d st, 50x114, Wakefield. Maggie Sosienski to Ludwik Wojtusiak. Nov 29, 1905. nom
- \*13th st, s s, 200 w Av E, 100x108, Unionport. Milton Realty Co to Marie E Schwarz. Mort \$1,500. Nov 21. Nov 24, 1905. other consid and 100
- \*13th st, n s, 205 e Av E, 50x108. 6th st, s s, east 1/2 lot 112 map Unionport, 50x216 to n s 5th st. John M Haffen to William Roach. Mort \$1,900. Nov 21. Nov 24, 1905. 100
- \*13th st, n s, 205 e Av E, 50x108, except part for Tremont av, Unionport. Chas Dammeyer to John M Haffen. Mort \$900. May 26. Nov 24, 1905. nom
- \*13th st | n s, 200 w Av D, 50x216 to s s 14th st, Unionport. 14th st | The Pelham Realty Co to Wm H Brehm. Sept 22. Nov 28, 1905. other consid and 100
- \*13th st, n s, 355 e Av D, 50x108, Unionport. Timothy E Cohalan to Thos M A Byrnes. Mort \$600. Nov 28, 1905. other consid and 100
- \*18th st, s s, 185 w 5th av, 80x114, South Mt Vernon. Annie B Goldstein to Isaac Cohen. 2-9 part and R, T & I. Mort \$1,150. Nov 24. Nov 28, 1905. nom
- 132d st, n s, 325 e St Ann's av, 100x100, vacant. Augustus Gareiss to Amalia Ricca. Nov 23. Nov 24, 1905. 10:2546. other consid and 100
- 133d st, s s, 204 w Willow av, 25x100, vacant. The Port Morris Land & Impt Co to Wm H Penney and James Bunt. Nov 27. Nov 28, 1905. 10:2561. other consid and 100
- 137th st, n s, 218 e Cypress av, 160x100, vacant. Release mort. The Union Dime Savings Instn to John Robertson and Wm Gammie. Nov 29, 1905. 10:2566. 7,500
- 135th st, No 710, s s, 514.6 e Willis av, 16x100, 4-sty brk dwelling. Albert B Gross to Arnold Pollak. Mort \$6,750. Nov 1. Nov 27, 1905. 9:2279. nom
- 138th st, n w cor Exterior st, runs n 305 and 172.10 x s w 348.11 x s e 45.10 and 294.11 to 138th st x e 145.2 and 155.5 to beginning, vacant. Samuel Trimmer et al to Geo J Palmer. Mort \$334,772.86. Nov 27, 1905. 9:2349. nom
- Same property. Geo J Palmer to Samuel, Wesley H, and Theo S Trimmer. B & S and C a G. Mort \$334,772.86. Nov 27, 1905. 9:2349. nom
- 138th st, No 516, s s, 150 e Lincoln av, 25x100, 5-sty brk tenement and store. Maurice H Zucker to Wm Lang. Mort \$22,500. Nov 10. Nov 29, 1905. 9:2313. other consid and 100
- 140th st, n s, 725 e Willis av, 100x112.6, vacant. Release mort. The N Y Trust Co to McKinley Realty & Construction Co. Nov 29, 1905. 9:2285. 75,000
- 141st st, No 881, n s, 54 e Beekman av, 27x100, 5-sty brk tenement. Peter J Brady to George Munstermann. Mort \$14,000. Nov 28. Nov 29, 1905. 10:2554. other consid and 100
- 145th st, No 666, s s, 126.3 e Willis av, 23.9x100, 2-sty frame dwelling. Margaretha G Gerken to Louis Lese. Mort \$3,500. Nov 28. Nov 29, 1905. 9:2289. other consid and 100
- 147th st, No 818, s s, 149.6 w St Ann's av, 25x100, except part for st, 2-sty frame dwelling. Chas J Betzig EXR Edw Betzig to John Brown and Elias Lapin. Nov 29, 1905. 9:2273. 5,000
- 148th st, Nos 538 and 540, s s, 75 w College av, 50x100, 2 and 3-sty frame dwellings. August Kuhn to Louis Lese. Nov 28. Nov 29, 1905. 9:2329. nom
- 149th st, No 758, s s, 100 e Brook av, 25x84.11, 5-sty brk tenement and store. Joseph Nasanowitz to Max Reich. Mort \$21,000. Nov 24. Nov 27, 1905. 9:2275. other consid and 100
- 149th st, No 758, s s, 100 e Brook av, 25x84.11, 5-sty brk tenement and store. John W Kellune to Jos Nasanowitz. Mort \$15,000. Nov 24. Nov 27, 1905. 9:2275. other consid and 100
- 158th st, No 576 and 582, s s, 100 w Courtlandt av, 50x100, except strip 1.6 taken for 158th st, two 2-sty frame dwellings. Daniel Berberich to Louis Lese. Nov 15. Nov 24, 1905. 9:2417. other consid and 100
- 161st st, s s, bet Courtlandt av and Melrose av and being west 1/2 lot 74 map North Melrose, 25x70.5x25x70, e s. All title. Hermann Heemsath to Louis Reinig. Mort \$5,300. Nov 29, 1905. 9:2408. nom
- 161st st, No 884, s s, 250 w Forest av, 50x95.2, 3-sty frame dwelling and 1-sty frame store. Joseph G Engel to George Brown. Mort \$8,000. Oct 20. Nov 28, 1905. 10:2637. other consid and 100
- 166th st | s w cor Franklin av, old line, 110x89x100x136, 2-sty Franklin av | frame dwelling and vacant. Susan Bray widow to Samuel Campbell. C a G. Aug 31. Nov 28, 1905. 10:2608. nom
- 168th st, Nos 937 to 941, n s, 131.8 e Boston road, runs n 72.8 x e 12.6 x n 37.8 x e 15 x n 38.2 x e 97.2 x s 148.3 to 168th st x w 124.9 to beginning, three 5-sty brk tenements. Oscar Carlson to Henry Villaume. Mort \$38,000. March 30. Re-recorded from June 13, 1905. Nov 28, 1905. 10:2663. nom
- 175th st, s s, bet Arthur av and Crotona av, and being 73 e line bet lots 3 and 4, runs s 99.5 x e 26.4 x n 99.5 to st x w 26.4 to beginning, being part of lot 4 map Fairmount. John McNulty to Ernst O Becher. Mort \$18,000. Oct 30. Nov 25, 1905. 11:2944. nom
- 175th st, s s, bet Arthur av and Crotona av, and being 73 e line bet lots 3 and 4 map Fairmount, runs s 99.5 x e 26.4 to w s Franklin av x n 99.5 to st x w 26.4 to beginning; also property adj on south. Beam right agreement. Catherine McNulty with John McNulty. Oct 28. Nov 25, 1905. 11:2944. nom
- 187th st, s s, bet Hughes av and Crescent av, and being lots 55 and 56 map property S Cambreleng et al at Fordham, 50x100, except part for Crescent av. Asher Cohen to Patrick J Moffatt. Mort \$5,250. Nov 16. Nov 27, 1905. 11:3074. other consid and 100
- 198th st, No 650, w s, 75 s e Briggs av, 25x98, 2-sty frame dwelling. Fredk Steubenvoll et al to Joseph W Schwartz and Emil David. Mort \$5,500. Nov 18. Nov 29, 1905. 12:3295. other consid and 100
- 202d st, n s, 464.3 w Williamsbridge road, 25x100. Wm C Bergen to Frances O'Leary. Nov 23. Nov 29, 1905. 12:3308. other consid and 100
- 203d st, late Rockfield st, s s, 748.6 w Williamsbridge road and 167.2 w Valentine av, 50x100, 2-sty frame dwelling and vacant. Fairlee Impt Co to Jessie B Leary. Mort \$3,500. Nov 27. Nov 28, 1905. 12:3308. other consid and 100
- 204th st, late Potter pl, n s, 475 w Cadiz pl or a st 50 ft wide, runs w 50 x n 100 x e 50 x s 100 to beginning, being lots 422 and 423 map No 3 of N Y City Private Park, vacant. David F A Demarest to Henry W Allen, Brooklyn, N Y. 1/2 part. March 26. Nov 28, 1905. 12:3311. nom
- 205th st, late Ernescliffe pl, s s, bet Mosholu Parkway S and Concourse, and being lot 481 map property of Geo F and Henry B Opydyke, adj N Y City Private Park, 25.7x105.9x25x111.3, w s. James O'Leary to Wm C Bergen. Nov 29, 1905. 12:3311. other consid and 100
- 208th st, w s, 6.10 n Steuben av, 25x100, vacant. Mosholu Parkway Realty Co to John Miller. Nov 20. Nov 24, 1905. 12:3326. other consid and 100
- 208th st, e s, 44.9 s Kossuth pl, 26x82.10x25x91.4, vacant. Mosholu Parkway Realty Co to Patrick J Callahan. Nov 20. Nov 24, 1905. 12:3326. other consid and 100
- 208th st, n w cor Kossuth pl, 5.4x104.3x43x92.10x11.6, vacant. Mosholu Parkway Realty Co to Jennie Kraus. Nov 20. Nov 24, 1905. 12:3326. other consid and 100
- 210th st, e s, 40 n Reservoir Oval West, 104.4x124.11x96x78.6, vacant. 208th st, e s, 204.3 n Steuben av, 52x82.10x50x74.6. 208th st, s w cor Kossuth pl, 25x100, vacant. Morris Lowenstein to Mosholu Parkway Realty Co. Nov 20. Nov 25, 1905. 12:3343 and 3326. other consid and 100
- \*224th st, n s, 255 w White Plains road, 25x114.6, Wakefield. Henry Ihle to Christopher Ward. Mort \$4,250. Nov 27, 1905. nom
- \*224th st, n s, 255 w White Plains road, 25x114.6, Wakefield. Babette wife Fritz Kuhnle to Henry Ihle. Mort \$4,250. Nov 27, 1905. other consid and 100
- \*224th st, n s, 180 w White Plains road, 25x114.6, Wakefield. Babette Kuhnle to Frank J Brarman. Mort \$4,000. Nov 27. Nov 28, 1905. other consid and 100
- \*236th st (22d av), n s, lot 37 map South Mt Vernon, 40x129.2x40x126. Fred A Rodgers and ano to Hattie E Rodgers. Mort \$6,000. Nov 24, 1905. nom
- \*Av E, s w cor 10th st, 104x100x104x100, Unionport. Trasa Sofia to Germare Mafia. C a G. All title. Nov 24, 1905. nom
- Bainbridge av | e s, 106.10 n 201st st, runs e 144.8 x s Mosholu Parkway S | 50 x e 19 x n 240.6 to s s Mosholu Parkway South x n w 181.6 to av x s 267.2 to beginning, vacant. Daniel Houlihan to Wm C Bergen. Mort \$25,000. Nov 27, 1905. 12:3299. other consid and 100
- Brook av, No 465, w s, 24.11 s 146th st, 24.11x90, 5-sty brk tenement and store. Coleman Ebb to Isidore Witkind. 1/2 part. Mort \$20,000. Nov 16. Nov 27, 1905. 9:2290. other consid and 100
- Bathgate av, No 1599, w s, 160 s 172d st, 50x120, except part for Bathgate av, 2-sty frame dwelling and vacant. Jonas Kantrowitz to Sarah Kantrowitz. 1/2 part. Nov 18. Nov 25, 1905. 11:2913. other consid and 100
- Brook av, No 1522, e s, 200 n 171st st, 25x100.11, 4-sty brk tenement. Charles Schneider to Wm F Kenyon. Mort \$13,000. Nov 23. Nov 24, 1905. 11:2895. nom
- Brook av, No 1522, e s, 200 n 171st st, 25x100.11, 4-sty brk tenement. Joseph Reinberg to Charles Schneider. Mort \$13,000. Nov 11. Nov 24, 1905. 11:2895. 100
- Bathgate av, No 1602, e s, 127 s 172d st, 16.8x67.9x16.9x69.2, 2-sty frame dwelling. Maria T Kennedy and ano to Fredk A Downes. Mort \$2,250. Nov 23. Nov 24, 1905. 11:2919. other consid and 100
- Belmont av, s e s, bet 181st st and 182d st, and being lot 4 map East Tremont, 60.5x176x60x168.5. Belmont av, s e s, 185.6 n e 181st st, late John st, 35.1x168.5x35x163.11, lot 5, same map, vacant. Clara V Shepard to Rowland W Thomas. Nov 22. Nov 24, 1905. 11:3083. other consid and 100
- Brook av | n e cor 136th st, 200 to 137th st x100, vacant. Israel 136th st | Lippmann to Northwestern Realty Co. Mort \$42,000. 137th st | Nov 28. Nov 29, 1905. 9:2264. other consid and 100
- Brook av, No 1239, w s, 131.11 n 168th st, 17.8x90, 3-sty frame tenement. Hyman Holtz to Friederika Beiswenger and Lena Gomer. Mort \$5,800. Nov 27. Nov 29, 1905. 9:2396. other consid and 100
- Bainbridge av, w s, 486.6 n 194th st, 1.5x84.11x1.1x84.10. Wm H Valentine et al to Leonard L Breitwieser. Q C. Sept 2. Nov 28, 1905. 12:3294. nom
- Brook av, No 877, n w s, 145.4 n 3d av, runs w 98.6 x n 24.9 x e 98.4 to av x s w 22.5 to an angle x s w 2.11 to beginning, 5-sty brk tenement and store. William Lechnyr to Marx and Moses Ottinger. Mort \$16,000. Nov 27. Nov 28, 1905. 9:2365. other consid and 100
- \*Broadway, w s, 265.7 n Tremont road, 25.6x87.6x25x103.2, Tremont Terrace. Bankers Realty & Security Co to Helen M H Horan. Nov 27. Nov 28, 1905. 750
- Concourse, e s, 77 s Belmont st, 23.2x105.6x—x—, vacant. PARTITION. Robt Russell ref to Jacob Selig. Nov 15. Nov 24, 1905. 11:2821. 3,500
- Courtlandt av, n w s, bet 162d st and Brook av and 25 ft bounded n by the Branch R R 36.5 n e by lot 12, 95.5, and s e by lot 11 100.5, being part lot 11 map North Melrose. John U Rothlisberger to Moritz L and Carl Ernst. Nov 25. Nov 28, 1905. 9:2409. other consid and 100
- Creston av, No 2773, w s, 628 n 196th st, 16.8x100.4, 2-sty frame dwelling. Henry C Koster to Helene C Brown. Mort \$2,500. Nov 23. Nov 28, 1905. 12:3318. nom
- Canal av, e s, 100 n 135th st, 25x107.11 to w s Mott Haven Canal. All title to right of way through lock gate of canal, 3-sty frame building and vacant. Wm C Gibson to Thomas F, Stephen V, Chas H and John H Duffy. Nov 28, 1905. 9:2332. other consid and 100
- Clinton av, n w s, at s w s 180th st, 146.7x71.10x142.11 to 180th st x71.3, vacant. Jacob Erdenbrecher EXR Christian Erdenbrecher to Adamant Real Estate Co. Mort \$8,000. Nov 23. Nov 29, 1905. 11:3095. nom
- Cambreleng av, w s, 75 s 189th st, 25x100, 2-sty frame dwelling. Fremont Realty Co to Emil W Boettcher. Mort \$5,000. Nov 28. Nov 29, 1905. 11:3075. 100
- Crimmins av, w s, 48.4 n 141st st, 239x80, vacant. Moritz Klein to Moritz Klein Realty & Construction Co. Mort \$41,000. Nov 26. Nov 29, 1905. 10:2556. other consid and 100
- College av, s e s, 175 s w 171st st, 50x125, vacant. Randall Salisbury to Harold Swain. B & S. Oct 19. Nov 24, 1905. 11:2784 and 2786. nom
- Cromwell av, late 1st av, n w s, bet 170th st and Macombs Dam road, and 26 n w from line bet lots 45 and 44, runs n e 63 x n w 100.6 to Devoe st x w 37.6 x w s 35.6 x s e 125 to beginning, being part lot 45 map of Claremont. May Robinson to Seth B Howes. May 13, 1904. Nov 25, 1905. 11:2872. nom
- Courtlandt av, No 809, w s, 23.6 n 158th st, 28x98, 3-sty frame tenement. Catharine Kensler to Louis Lese. Nov 25, 1905. 9:2418. other consid and 100
- Clay av, No 1301, w s, 93.10 n 169th st, 19x87.9x19x88.1, 2-sty frame dwelling. Thornton Bros Co to Jacob Greenfield. Mort \$4,000. Nov 22. Nov 25, 1905. 11:2782. other consid and 100



\*Coles road, n w s, adj land Lounsberry & Low, runs s w and s along road 262 to land of Smith x n w 169 x n e 140 x s e — to beginning, except part for White Plains road. John Hunt to James K Walter. Nov 20. Nov 25, 1905. nom

Concord av, No 633, w s, 70.10 s 152d st, 70.10x46, 1-sty frame building and vacant. PARTITION. Michl J Tierney referee to Annuccio Santini. Nov 22. Nov 25, 1905. 10:2643. 8,000

Courtlandt av, No 723, w s, 50 n 155th st, 25x100, 3-sty frame tenement and store. John A Vormbaum to Louis Lese. Nov 24. Nov 25, 1905. 9:2415. other consid and 100

College av, No 378, s e s, 50 s w 143d st, 50x100, 2-sty frame dwelling and vacant. Johann B W Lange to Hermann Apmann. Mort \$7,000. Nov 15. Nov 27, 1905. 9:2323. other consid and 100

\*Columbus av, s s, 75 w Hancock st, 25x100, Van Nest Park. August Diener to Louis Cohen. Mort \$3,000. Nov 25. Nov 27, 1905. other consid and 100

Davidson av, n e cor 182d st, 100x40, vacant. Wm R Lowe to Louisa M Neumann. Mort \$3,500. Nov 25. Nov 28, 1905. 11:3196. other consid and 100

Eden av, e s, 89.5 s Belmont st, 50x100, vacant. PARTITION. Robert Russell ref to Domenico Abbate and Pietro Alvino. Nov 15. Nov 24, 1905. 11:2820. 1,650

Elton av, Nos 828 and 830, e s, 51 n 159th st, 50x100, 5-sty brk tenement. Chas Zimmerman Jr to Richd H Mitchell. 1/2 part. Mort \$34,000. Nov 24. Nov 25, 1905. 9:2381. other consid and 100

Franklin av, w s, bet 170th st and Crotona Park S and 50 s from n e cor lot 79, runs n 100 x s w 25 x s e 100 to av x n e 25 to beginning, being part lot 79, map Morrisania. Caroline Graham widow to T Channon Press as receiver of Mapes-Reeve Construction Co. Q C. Nov 16. Nov 28, 1905. 11:2932. 250

Franklin av, n w s, 119 n w 170th st, runs n e along av 9 x n w 100 x s w 9 x s e 100 to beginning, being part lot 79 map Morrisania, vacant.

Franklin av, w s, bet 170th st and Crotona Park S and 50 s from n e cor lot 79, runs n 100 x s w 25 x s e 100 to av x n e 25 to beginning, being part lot 79, same map. T Channon Press as receiver of the Mapes-Reeve Construction Co to Nicholas Hodes. Sept 5. Nov 28, 1905. 11:2932. other consid and 100

Forest av | n w cor 156th st, 100x175 to e s Jackson av, vacant. 156th st | Max Katz et al to Katz-Patrick Realty & Construction Co. Nov 22. Nov 29, 1905. 10:2646. other consid and 100

Franklin av, n w s, bet 170th st and Crotona Park S, and 119 n w from n cor 170th st, 9x100, being part lot 79 map Morrisania.

Franklin av, w s, 50 s from n e cor lot 79, 25x100, being part lot 79 same map, except part for av.

Franklin H Reeve to T Channon Press as receiver of the Mapes-Reeve Construction Co. Q C. Oct 13. Nov 29, 1905. 11:2932. nom

Franklin av, n w s, bet 170th st and Crotona Park S, 119 n w from n cor 170th st, runs n e along av 9 x n w 100 x n w 9 x s e 100 to beginning, being part lot 79 map Morrisania.

Franklin av, w s, 50 s from n e cor lot 79, runs n w 10 x s w 25 x s e 100 to av x n e 25 to beginning, being part lot 79, same map, except part for av.

Mort \$4,000. Nicholas Hodes to Marks G Levy. Nov 28. Nov 29, 1905. 11:2932. nom

Fulton av, No 1393, w s, 84.8 s 170th st, 42.1x96.6x42.10x96.4, 2-sty frame dwelling. Burghard Hauk to Geo H Leopold. Q C. Nov 16. Nov 24, 1905. 11:2925. other consid and 100

Fulton av, n w s, 59.7 n 166th st, 50x93.4x48.2x72.5, 6-sty brk tenement. Release mort. Manhattan Mortgage Co to Henry Brown. Nov 27, 1905. 10:2608. 17,000

Forest av, No 1084 | s e cor 166th st, 150x102.7, 2-sty frame dwelling 166th st | ing and vacant. Max Katz et al to Katz-Polacek Realty & Construction Co. All liens. Nov 22. Nov 29, 1905. 10:2660. 100

Grant av, No 998, e s, 136.8 n 164th st, 20x110.9x20x109.10, except part Grant av, 2-sty frame dwelling. John Somerville to John J Callagy. Mort \$3,850. Nov 24. Nov 28, 1905. 9:2447. other consid and 100

Garden av | s e cor Crotona av, late Orchard terrace, 25x200 to 182d st | 182d st, late Elm av, except part for Prospect av, vacant. PARTITION. Robt Russell ref to Abram Boecher. Nov 15. Nov 24, 1905. 11:3099. 3,975

Hughes av, e s, 36 n 181st st, 50x170.5x50x169.2, vacant. Sadie Felson to The Belmont Realty & Construction Co. Mort \$4,800. Feb 1, 1905. Nov 28, 1905. 11:3082. nom

Hull av, e s, 151.11 n 207th st, late Eclipse st, 100x100, vacant. Frank Rawlings to Tommaso Giordano. Nov 25. Nov 27, 1905. 12:3351. other consid and 100

Hull av, e s, 326.7 s Gun Hill road, 50x100, vacant. Abraham Levy to Anna M Phelps. Nov 20. Nov 25, 1905. 12:3352. nom

Jackson av, n w cor 158th st, 100x76.2, vacant. Max Katz et al to Katz Polacek Realty & Construction Co. All liens. Nov 22. Nov 29, 1905. 10:2637. other consid and 100

Lincoln av, No 159, w s, 30 s 135th st, 20x100, 4-sty brk tenement and store. CONTRACT. Margaretha Bollenbach with Otto Goetzel. Mort \$7,900. Oct 31. Nov 25, 1905. 9:2317 and contracts. 10,900

Longwood av, No 1048, s s, 90.5 w Hewitt pl, 39x104.6, 5-sty brk tenement. Jacob Leitner to Sallie Hess and Bertha Better. Mort \$31,500. Nov 23. Nov 24, 1905. 10:2688 and 2695. other consid and 100

Longfellow av, w s, 300 s Jennings st, 25x100, vacant. Geo M Laub to Albert Thoms. Nov 22. Nov 24, 1905. 11:2999. other consid and 100

Morris av, e s, 48.4 n Belmont st, 25x35, vacant. PARTITION. Robert Russell ref to Blanche E Frank. Nov 15. Nov 27, 1905. 11:2789. 450

Morris av, Nos 2433 to 2437, w s, 195.5 s Fordham road, 76.10x 83.3x75.11x79, three 2-sty frame dwellings. Release mort. Fleet B Ketcham to Louis Eickwort. Nov 18. Nov 27, 1905. 11:3184. nom

Mosholu Parkway North, e s, abt 230 n Van Cortlandt av, 38.9x 146x4.4x141.6, vacant.

Steuben av, e s, 350 s 208th st, 64x146x4.3x132.9, vacant. Mosholu Parkway Realty Co to Hugh Henle. Nov 20. Nov 25, 1905. 12:3336. other consid and 100

Mosholu Parkway North, s e cor Kossuth pl, 25x100, vacant. Mosholu Parkway Realty Co to Morris Lowenstein. Nov 20. Nov 25, 1905. 12:3326. other consid and 100

Mosholu Parkway North, n e cor Steuben av, 113.9x69.6x89.11, gore, vacant. Same to Hugh Henle. Nov 20. Nov 25, 1905. 12:3326. other consid and 100

Mosholu Parkway North, e s, 23.10 s Van Cortlandt av, 25.2x94.3 x25x92.11, vacant, 24th Ward. Mosholu Parkway Realty Co to Jennie F Gordon. Nov 20. Nov 24, 1905. 12:3335. other consid and 100

Mosholu Parkway North, e s, 150 s Kossuth pl, 25x100, vacant. Mosholu Parkway Realty Co to Edw H Daly. Nov 20. Nov 24, 1905. 12:3326. other consid and 100

Mosholu Parkway North, e s, 127 n Van Cortlandt av, 50x126.4x 52.4x113.6, vacant.

Mosholu Parkway North, n e cor Van Cortlandt av, 26.9x96.6x33x 92.6, vacant.

Mosholu Parkway North, s e cor Van Cortlandt av, 23.10x92.11x 38.10x94.6, vacant.

Mosholu Parkway Realty Co to Tobias H Burke. Nov 20. Nov 24, 1905. 12:3336 and 3335. other consid and 100

Mosholu Parkway North, e s, 25 s Kossuth pl, 50x100. Mosholu Parkway Realty Co to Elizabeth Wainwright. Nov 20. Nov 24, 1905. 12:3326. other consid and 100

Mosholu Parkway North, e s, 26.10 n Van Cortlandt av, 101x113.6 x104.6x96.5, vacant. Mosholu Parkway Realty Co to Henrietta C Schroeder. Nov 20. Nov 24, 1905. 12:3336. other consid and 100

Marion av, No 2958, e s, 126.11 n 200th st, 25x110, 2-sty frame dwelling. Release mort. Cath T Smith to Winthrop R Birth EXR and TRUSTEE Sophia L Birth. Nov 27. Nov 29, 1905. 12:3285. nom

Marion av, Nos 2958 and 2960, s e s, 129.10 n e Southern Boulevard, 50x110, two 2-sty frame dwellings. Winthrop Royal Berth as exr Sophia L Berth to Louise C Imhof. Mort \$5,000. Nov 28. Nov 29, 1905. 12:3285. 15,000

\*Milford av, e s, 453.2 n Pelham road, 55x100, Westchester. Ephraim B Levy to Jennie Irvine. Nov 24. Nov 28, 1905. nom

\*Monticello av, w s, 450 s ltandall av, 25x100, Edenwald. Land Co "C" of Edenwald to Rcbt J Cleary. Oct 5. Nov 28, 1905. nom

Mott av, No 588, e s, 18 n 150th st, 17.7x100, 3-sty brk dwelling. PARTITION. Samuel Cohn to Mary E Dobbins. Nov 29, 1905. 9:2443. 7,150

Morris av, w s, 138.9 from 153d st, runs w 100 x n 1.9 x e 100 to av x s 1.9 to beginning. Jennie S O'Sullivan to Charles O'Sullivan. Nov 1. Nov 29, 1905. 9:2442. nom

Marion av, s e cor 159th st, being all R, T & I to land formerly within lines of Orchard st, now closed, the e line is former w s of Orchard st and the easterly dimension of said plot adj Orchard st is 125 s from s s of 199th st. Solomon Katz to Ernest Hammer. Q C. Nov 20. Nov 24, 1905. 12:3284. nom

Marion av, s e cor 199th st, 126.5x71.10 to w s Orchard st (closed) x125x90.11, 2-sty frame dwelling and vacant. Solomon Katz to Ernest Hammer. All liens. Nov 20. Nov 24, 1905. 12:3284. other consid and 100

Norwood av, n s, 170 w 205th st, 50x100, vacant. Henry Schmidt to Sophie M Heidemeyer. Mort \$600. Nov 29, 1905. 12:3349. nom

\*Oakes av, w s, 275 s Jefferson av, 25x100, Edenwald. Matilda Swenson to Harriet A Conrad. Aug —, 1904. Nov 24, 1905. nom

Park av, e s, 50 n 184th st, 75x100, vacant. Wm C Bergen to Bassford Realty Co. Mort \$2,360. Nov 23. Nov 27, 1905. 11:3039. other consid and 100

Park av, e s, 100 n 184th st, 25x100, vacant. Benj F Blair to Wm C Bergen. Q C. Nov 22. Nov 21, 1905. 11:3039. nom

Park av, No 3076, on map No 3078, e s, 29.11 n e 157th st, 28.3x 78.6x25x91.9, 5-sty brk tenement and store. Bernard McLaughlin to John U Rothlisberger. Mort \$14,500. Nov 22. Nov 28, 1905. 9:2417. 100

\*Rosedale av, w s, and being lots 455 and 456 blk P amended map Mapes estate, 50x63x50x64. Katherine P Hooks to Frank Weiden. Mort \$1,800. Nov 13. Nov 25, 1905. other consid and 100

Rochambeau av (Gun Hill road), n s, 210.3 w Woodlawn road, runs n 784.5 x w 62.1 x s 767.8 to road x e 68.5 to beginning. De Kalb av (Gun Hill road), n s, 203.7 e Jerome av, runs n 670.9 x e 60 x s 682.2 to road x w 61.1 to beginning, vacant. Release mort. P Fredk Bruner to Century Realty Co. Nov 22. Nov 25, 1905. 12:3328. nom

Same property. Century Realty Co to The City of N Y. B & S. Nov 23. Nov 25, 1905. 12:3328. nom

\*Road from Westchester to Eastchester, e s, being lots 87 and 88 map property S L Haight, Westchester. Bridget McCrea to Geo A Minasian, Brooklyn, N Y. 1-8 part. All title. Nov 21. Nov 24, 1905. nom

Reservoir Oval, s w s, abt 163 s e Woodlawn road, 50x136.9x—x 70.2. Mosholu Parkway Realty Co to Ernest K Speiden. Nov 20. Nov 24, 1905. 12:3343. other consid and 100

Reservoir Oval, w s, abt 350 s Van Cortlandt av, 20x79.6x48.5x 104.6, vacant. Mosholu Parkway Realty Co to Gerald Fitzgerald. Nov 20. Nov 25, 1905. 12:3343. other consid and 100

Reservoir Oval, s w s, 314 s e Woodlawn road, 25x104.6x38.9x 127.9, vacant, 24th Ward. Mosholu Parkway Realty Co to Laura Curry. Nov 20. Nov 24, 1905. 12:3343. other consid and 100

Reservoir Oval, s w s, abt 239 s e Woodlawn road, 37x70.2x42.3x 39.3, vacant. Mosholu Parkway Realty Co to Margt Houston. Nov 20. Nov 24, 1905. 12:3343. other consid and 100

\*Rosedale av, e s, 150 n Mansion st, 25x100. Cora La Marsh to Antonio and Guiseppo Seonza. Mort \$——. Nov 28. Nov 29, 1905. nom

Sheridan av, w s, 302.10 s Belmont st, 75x—x76.6x70.11, vacant. PARTITION. Robt Russell ref to Wm B Ewing. Nov 15. Nov 24, 1905. 11:2821. 1,725

Sheridan av, w s, 302.10 s Belmont st, 75x—x76.6x70.10, vacant. Mary J Woolf to Wm B Ewing. Q C. Nov 15. Nov 24, 1905. 11:2821. nom

Southern Boulevard, s e cor Tiffany st, 375x100, vacant. Bethoven Englander to Alfred C Bachman. Mort \$40,000. Nov 27. Nov 29, 1905. 10:2732. other consid and 100

Southern Boulevard, s e cor Tiffany st, 375x100, vacant. Alfred C Bachman to Henry H Cording. Mort \$40,000. Nov 27. Nov 29, 1905. 10:2732. other consid and 100

St Ann's av, No 682, e s, 502 s 156th st, 26x90, 4-sty brk tenement. Michael M Reynolds to Louis Green. Mort \$12,000. Nov 28. Nov 29, 1905. 10:2617. other consid and 100

St Ann's av, No 282, e s, 84.11 n 139th st, runs e 102.4 x n 15 x w 2.9 x n 15 x w 100.5 to av x s 30 to beginning, 5-sty brk tenement. Rosa Solner to Annie Asch. Mort \$23,500. Nov 29, 1905. 10:2551. other consid and 100

Steuben av, w s, 241.4 n 208th st, 26.9x85.6x25x76.11, vacant. Mosholu Parkway Realty Co to Jennie Chestnut. Nov 20. Nov 24, 1905. 12:3326. other consid and 100

Steuben av, w s, 270 n 208th st, 79x111.9x75x85.7. Mosholu Parkway Realty Co to William Donovan. Nov 20. Nov 24, 1905. 12:3326. other consid and 100

Steuben av, w s, 300 n Mosholu Parkway North, 23.10x6.10x100x 25x85.4, vacant. Mosholu Parkway Realty Co to Eliz V Norton. Nov 20. Nov 24, 1905. 12:3326. other consid and 100



Steuben av, e s, 225 n 208th st, 50x100, vacant. Mosholu Parkway Realty Co to Terence Smith. Nov 20. Nov 24, 1905. 12:3337. other consid and 100

Steuben av, s e cor 208th st, 25x100, vacant. Mosholu Parkway Realty Co to Henrietta C Schroeder. Nov 20. Nov 24, 1905. 12:3336. other consid and 100

Steuben av, e s, 25 s 208th st, 50x100, vacant. Mosholu Parkway Realty Co to Terence Quinn. Nov 20. Nov 27, 1905. 12:3336. other consid and 100

Steuben av, e s, 300 n 208th st, runs n 98.2 x e 14.9 x s 11.4 x n e 91.2 x s 125.10 to beginning, vacant. Mosholu Parkway Realty Co to Edw C Bibo. Nov 20. Nov 27, 1905. 12:3337. other consid and 100

Steuben av, e s, 175 n 208th st, 50x100, vacant. Same to John W Yohe. Nov 20. Nov 27, 1905. 12:3337. other consid and 100

Summit av, n e cor 164th st, 25x100.

Summit av | e s, 50 n 164th st, runs n 95 x e 190 to w s Ogden av | x s 70 x w 90 x s 25 x w 100 to beginning, vacant. | Ambrose S Murray, Jr, EXR Maria J K Cooke to Walter J Dean. Mar 4. Nov 27, 1905. 9:2222. 100

\*St Lawrence av, w s, 231.4 s West Farms road, 25x100. Agnes M Henderson to Violet J Graham. Nov 20. Nov 27, 1905. nom

Tryon av, n w cor Reservoir Oval West, 30x78.3x68.2x60.6, vacant. Mosholu Parkway Realty Co to Anthony McOwen. Nov 20. Nov 25, 1905. 12:3343. other consid and 100

Tryon av, w s, 30 n Reservoir Oval West, 122.9x107.3x87x78.3, vacant. Mosholu Parkway Realty Co to Herman G Eilers. Nov 20. Nov 24, 1905. 12:3343. other consid and 100

Townsend av, bet 172d st and Belmont st and being west 1/2 lot 29 map Mt Eden, 25x100, except part for av. FORECLOS. Quinton Corwine ref to Harold Swain. Mort \$400. Nov 18. Nov 24, 1905. 11:2837. 750

Tinton av, No 170, e s, 370.11 n Kelly st, 24x100.2x22x100.1, 2-sty frame dwelling. Thomas C Carroll to Louis Leibsohn. Nov 27. Nov 29, 1905. 10:2665. other consid and 100

Tremont av, Nos 731 and 733, n e s, 30.4 n w Washington av, old line, 39.9x100.2x39.2x93.10, 5-sty brk tenement and store. Wm H Schott to Benj B Marco, 1/4 part, Julius Marco, 1/4 part, and Sarah Hart, 1/2 part. Mort \$40,000. Nov 29, 1905. 11:3034. nom

Union av | n w cor 168th st, 26.7x96.1x22.6x96.2, 5-sty 168th st, No 983 | brk tenement and store. Samuel Engle to Isidor Holtsberg. Mort \$29,000. Nov 28, 1905. 10:2673. other consid and 100

Union av, n w s, bet 163d st and 165th st, and at e cor lot 42, runs n w 300 to lot 19 x s w 72.7 x s e 300 to av x n e 72.7 to beginning, being part of lot 16 map part of Farm of Gouverneur Morris Estate, except part for Union and Tinton avs. Max Katz et al to Katz-Polacek Realty & Construction Co. Nov 22. Nov 29, 1905. 10:2669. other consid and 100

Union av, n w s, bet 163d st and 165th st and at s cor lot 42, runs n e 72.7 to c l s e boundary line said lot x n w 300 to lot 19 x s w 72.7 to lot 41 x s e 300 to beginning, being part of lot 16 same map, except part for Union and Tinton avs. Same to same. Nov 22. Nov 29, 1905. 10:2669. other consid and 100

Woodlawn road, s e cor Van Cortlandt av, 90.7x10.3x86.2x42, vacant. Mosholu Parkway Realty Co to Malcolm A Butler. Nov 20. Nov 24, 1905. 12:3343. other consid and 100

Woodlawn road, e s, 125 n 207th st, 50x97.10x—x90, vacant. Mosholu Parkway Realty Co to Anna M M Wittig. Nov 20. Nov 24, 1905. 12:3343. other consid and 100

Woodlawn road, e s, 25 n 207th st, 50x100, vacant. Mosholu Parkway Realty Co to Frank A Wahlig Co. Nov 20. Nov 24, 1905. 12:3343. other consid and 100

Webster av | n s, 225 w Woodlawn road, late Scott av, runs n | Norwood av | 120 x e 25 x n 120 to s s Norwood av, late Decatur av, x w 150 x s 120 x e 50 x s 120 to Webster av x e 75 to beginning, two 3-sty frame dwellings on Norwaad av and vacant.

Norwood av, late Decatur av | w s, 350 s Woodlawn road, late Hull av | Scott av, runs w 220 to e s Hull av x s 25.11 x e 222.2 to Decatur av x n 54.3 to beginning, vacant.

CONTRACT. Benj A Polhemus with Charles Forbach and Philip Koehler. Oct 17. Nov 24, 1905. 12:3331 and 3332. 27,000

West Farms road | w s, abt 162 s Boston road, also at n s of the Boston road | wheelwright shop adj said premises on south, runs w 182.8 to s e s Boston road x n e and s e along Boston road and West Farms road on curve 372.7 to beginning, 2-sty frame building and vacant. Jennie R Stoeckel to Alfred C Bachman. Mort \$10,000. Nov 22. Nov 24, 1905. 11:3016. nom

Wales av, No 552 | n e cor 149th st, 25x105, 2-sty frame dwelling. 149th st, No 1003 | Ferdinand A McManus to Anthony McOwen. 2-7 parts. Nov 23. Nov 24, 1905. 10:2653. nom

\*White Plains av, e s, being lots 12 and 13 map Adeo Park, east of Botanical Gardens, 50x100. Catherine C Hill to Geo Hill. Nov 17. Nov 24, 1905. nom

Wales av, No 552 | n e cor 149th st, 25x105, 2-sty frame dwelling. 149th st, No 1003 | Wm B McManus to Anthony McOwen. 1-7 part. Nov 23. Nov 24, 1905. 10:2653. nom

\*Washington av, w s, 161 s 2d st, 37.6x100. Anna Bell to George Wagner. Mort \$2,600. Nov 22. Nov 29, 1905. other consid and 100

\*Wilder av, w s, 250 n Jefferson av, 25x100. Land Co "C" of Edenwald to Herman Mishkin. Nov 15. Nov 29, 1905. nom

Washington av, No 1835, w s, 189 s 176th st, old lines, 27x150, except part for av, 3-sty brk tenement and store. Peter Kiefer to H Raymond Mitchell. Mort \$4,500. Nov 28. Nov 29, 1905. 11:2908. other consid and 100

Woodycrest av, s e cor 165th st, 50x100.9, vacant. Joseph L Epstein to Sidney Rosenbaum. Mort \$7,000. Nov 24. Nov 27, 1905. 9:2508. 9,500

Washington av, e s, 193.6 n 165th st, 25x200, except part for av, vacant.

Washington av, Nos 1062 and 1064, e s, 167.9 s 166th st, 50x100, 2-sty frame dwelling and store and 4-sty brk tenement. | Mary Hefele to Nicholas Grunzfelder. Nov 16. Nov 27, 1905. 9:2370. nom

Webster av, e s, 513.2 s 200th st, runs e 64.11 x s 47 x e 2.4 to lands N Y & Harlem R R Co x n — to s s Oliver st or pl (closed) x w 116.2 to av x s 15 to beginning, 1-sty frame store. Release mort. Henry B Kummel to James C Fargo, president American Express Co. All title. Nov 28. Nov 29, 1905. 12:3273. nom

Webster av, e s, 399.9 s 200th st, runs e 13.8 x s 168.8 x w 2.4 x n 47 x w 64.11 to av x n 113.5, 1-sty frame store and vacant. | Mary J Steeves to Ellen M Phillips. B & S. All liens. Oct 24. Nov 29, 1905. 12:3273. nom

Same property. Ellen M Phillips to James C Fargo as president of the American Express Co. Nov 25. Nov 29, 1905. 12:3273. other consid and 100

Walton av, n w cor Belmont st, 100x84.2x33.3x6.2x100x105, vacant. PARTITION. Robt Russell ref to Mary Connelly. Nov 15. Nov 24, 1905. 11:2847. 6,675

West Farms road | w s, abt 165 s Boston road and at n s of wheel-Boston road | wright shop adj said premises on south, runs w 182.8 to s e s Boston road x n e and s e along Boston road and West Farms road on curve 372.7 to beginning. | Alfred C Bachman to City Real Estate Co. Mort \$65,000. Nov 24. Nov 27, 1905. 11:3016. other consid and 100

\*Washington av, e s, 200 n 3d st, 50x100, Westchester. Chas Dobbs to Anna wife Wm Herwig. Nov 25. Nov 28, 1905. other consid and 100

\*White Plains road, s e cor Logan st, now 212th st, 100.4x33.5x 100x25.4, Williamsbridge. Harris Rubin to Richard R Maslen and Michael J Dowd. Mort \$2,550. Nov 27. Nov 28, 1905. other consid and 100

\*1st av, s s, lot 104 map New Village of Jerome, 25x125. 1st av, s s, being east 2 feet of lot 103, same map, 2x125. | Margaret Demarest to James De Carlo. Nov 10. Nov 27, 1905. other consid and 2,500

3d av, w s | being strip formerly known as Quarry road, Washington av, e s | —x— Serena A L Parkinson to Ella L Hebbard. Q C. May 2. Nov 27, 1905. 11:3046 and 3045. nom

3d av, w s, narrow strip known as Quarry road, bet lands of A Bassford and G Morris, —x— to e s Washington av, Alice B Callender HEIRS, &c, Samuel W and Abraham Bassford to Ella L Hebbard. Q C. May 2. Nov 27, 1905. 11:3045 and 3046. nom

Same property. Grace A Callender to same. Q C. May 2. Nov 27, 1905. 11:3045 and 3046. nom

Same property. Julia A Hemphill to same. Q C. May 2. Nov 27, 1905. 11:3045 and 3046. nom

Same property. Spencer C Packard to same. Q C. May 2. Nov 27, 1905. 11:3045 and 3046. nom

Same property. Albert J Hemphill to same. Q C. May 2. Nov 27, 1905. 11:3045 and 3046. nom

Same property. Henry O Packard to same. Q C. June 9. Nov 27, 1905. 11:3045 and 3046. nom

3d av, No 3805, w s, 50 n 171st st, 25x100, 5-sty brk tenement and store. Ernest Girardin to Lena Kahn and Solomon Dornberger. Mort \$20,000. Nov 28. Nov 29, 1905. 11:2912. other consid and 100

3d av, No 2591 | w s, 76.2 n e 139th st, runs n e 150.6 x n w 149.11 Morris av | to e s Morris av x s w 171.9 x s e 67.1 to beginning, except part conveyed to John Demarest, 1-sty frame building and vacant. Wm N Robertson et al EXRS and TRUSTEES Milton H Robertson to Geo A and Wm C Reeber. 1-6 part. All title. Nov 20. Nov 28, 1905. 9:2321. 10,164.28

Same property. Wm N Robertson et al to same. 4-6 parts. All title. Nov 20. Nov 28, 1905. 9:2321. 49,268.75

Same property. Luther W P Norris EXR, &c, James F King to same. 1-12 part. Nov 27. Nov 28, 1905. 9:2321. 6,250

Same property. Release dower. Jane R Robertson widow to same. Nov 20. Nov 28, 1905. 9:2321. 1,462.50

Same property. Release dower. Fanny P Robertson widow to same. Nov 20. Nov 28, 1905. 9:2321. 1,604.47

Same property. Luther W P Norris GUARDIAN Ruth Norris et al to same. 4-48 parts. All title. Nov 27. Nov 28, 1905. 9:2321. 6,250

\*5th av, n s, 205 e 4th st, 100x114, Wakefield. Jesse Stearns to Robert Evers. Mort \$4,000. Nov 28, 1905. nom

\*9th av, s s, 350 w 4th st, 25x114, Wakefield. Mary wife John Cameron to Eliz M Green. Mort \$5,500. Nov 22. Nov 24, 1905. 100

\*15th av, n e cor 1st st, being gore lot 115, map Wakefield. Geo M Okie et al HEIRS Ann Ridley to Frank McGarry. B & S. Nov 1. Nov 28, 1905. nom

\*Same property. Fredk B Toms and ano HEIRS Ann Ridley to same. Nov 24. Nov 28, 1905. nom

All title to 1/2 part of Tremont av, late Morris st, in front of and adj property Wm H Schott, situate on n s Morris st, near Washington av. Wm H Schott to Benj B Marco, 1/4 part, Julius Marco, 1/4 part, and Sarah Hart, 1/2 part. Nov 29, 1905. 11:3034. nom

\*Lots 72 and 73 map 170 lots Siems Estate. Hudson P Rose Co to Minnie O'Connor. Nov 8. Nov 24, 1905. nom

\*Lot 71 map 170 lots Siems Estate. Hudson P Rose Co to Julia Friman. Nov 8. Nov 24, 1905. nom

Lots 69, 70, 160, 175, 176 and 283 map Mt Eden. Randall Salisbury to Harold Swain. B & S and C a G. Nov 18. Nov 24, 1905. 11:2789—2822 and 2837. other consid and 100

\*Lot 228 map No 4 St Raymond Park. Salvatore Galasso to Hudson P Rose. Nov 13. Nov 24, 1905. nom

\*Lots 116 and 117 map Laconia Park, 50x100. Emma L Shirmer to John J Crimmins. All liens. Nov 20. Nov 25, 1905. nom

\*Lot 37 map 125 lots Ruser estate. Hudson P Rose Co to Friedericka L Becker. Nov 24. Nov 25, 1905. nom

\*Lot 152 map Washingtonville. PARTITION. Arthur D Truax ref to Wm W Penfield. Nov 28, 1905. 1,850

Lot 417 map building lots at Fordham, part farm Charles Berrian, except part for Grand Boulevard and Concourse. Wallace C Richardson to Wm R Sanders. Mort \$500. Nov 22. Nov 27, 1905. 11:3160. other consid and 100

\*Lot 22, map No 76 of Classon's Point, contains 15 67-100 acres. Paul Fuller et al to Herman Menaker. Nov 15. Nov 29, 1905. 14,100

\*Same property. Frederick R Coudert to Paul Fuller and Frederick R Coudert, Jr, joint tenants. B & S. Feb 9, 1903. Nov 29, 1905. nom

\*Same property. Herman Menaker to L Napoleon and Jefferson M Levy. Mort \$8,000. Nov 29, 1905. other consid and 100

\*Lots 116 and 117 map Laconia Park. Release mort. Charles Cudliff and ano EXRS Lavinia Cudliff to Emma L Shirmer. Nov 18. Nov 29, 1905. 370

Lot 111 map of portion Hyatt Farm, near Woodlawn Station of Harlem & New Haven R R. Elizabeth Schilling to Emily J Baker. Nov 28. Nov 29, 1905. 12:3401. other consid and 100

\*Lot 152 map Washingtonville. Wm W Penfield to Charles Doll. Nov 28. Nov 29, 1905. other consid and 100

\*Plot begins 240 e White Plains road, at point along same 300 n Morris Park av, runs e 100 x n 75 x w 100 x s 75 to beginning, with right of way over strip to Morris Park av. Catherine Flood to Paul Reiling. Mort \$1,500. Nov 23. Nov 25, 1905. other consid and 100

\*Plot begins 240 e White Plains road, at point 300 n along same from n s Morris Park av, runs e 100 x n 75 x w 100 x s 75 to beginning, Release mort. Ephraim B Levy to Catharine Flood. Nov 23. Nov 25, 1905. 1,500

\*Road leading to the point s w s lot 23 map of Clason Point, contains 11 acres. Sub to right of way over the proposed Middle Path. James H Benedict to Hudson P Rose Co. Nov 27. Nov 29, 1905. nom



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LEASES

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

November 24, 25, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Cortlandt st, No 46, store and basement. Augusta G Southack to Brill Bros; 10 years, from May 1, 1907. Nov 27, 1905. 1:61.
Duane st, No 153, store and basement. Edmund Coffin to John Cosgrove or Cosgrove; 10 4-12 years, from Oct 1, 1905. Nov 24, 1905. 1:144.
Essex st, No 88, bakery in basement. Joseph Keve (agent) to Morris Gruberg; 5 years, from May 1, 1905. Nov 24, 1905. 2:352.
Eldridge st, No 82, the north store and 3 rooms. Jacob Lipman to Barney Silverman; 2 years, from May 1, 1906. Nov 28, 1905. 2:307.
Front st, No 359 all. Michael Schiavone to Antonio and Carolina South st, No 382 Giudice; 5 years, from Nov 1, 1905. Nov 25, 1905. 1:243.
Forsyth st, No 204, south store, &c. Jacob Kottek to Ike Fordan; 5 years, from Dec 1, 1905. Nov 27, 1905. 2:422.
Forsyth st, No 18. Surrender lease. Kopel Rosenfeld to Isaac Lipschitz. Nov 21. Nov 29, 1905. 1:292.
Hudson st, No 453, store, &c. Ferdinand R Horn to Isaac Goldgraben; 5 years, from Jan 1, 1906. Nov 25, 1905. 2:603.
Jefferson st, No 50, all. Pauline Cohen to Isaac and Rachel Blumenthal; 3 years, from Dec 1, 1905. Nov 29, 1905. 1:271.
James st, No 54. Surrender lease. Antonino Torregrossa to Chas A Faust. Nov 21. Nov 29, 1905. 1:278.
James st, No 56. Surrender lease. Luigi Torregrossa to Chas A Faust. Nov 21. Nov 29, 1905. 1:278.
James st, No 58. Surrender lease. Luigi Torregrossa to Chas A Faust. Nov 21. Nov 29, 1905. 1:278.
James st, No 94, all. Frank Torregrossa to Francisco Nittolo; 5 years, from Dec 1, 1905. Nov 27, 1905. 1:252.
Jones st, No 6, two stores and two rooms on 2d floor. Hannah Steiner to Patrick Duffy; 5 years, from May 1, 1906. Nov 24, 1905. 2:590.
Monroe st, No 141, all. Jennie Flatto to Louis Markowitz; 5 7-12 years, from Oct 1, 1903. Nov 28, 1905. 1:271.
Maiden lane, Nos 93 and 95, ground floors, &c, and rooms 1 and 2 on first floor of No 93. L Napoleon Levy to Herman Grossman; 2 years, from May 1, 1905. Nov 28, 1905. 1:69.
Orchard st, No 166, south store. Carrie Aronson to Sigmund Thau; 2 years, from May 1, 1906. Nov 29, 1905. 2:411.
Pitt st, No 8, north store, &c. Ehrenreich & Glueck to Meyer Green; 5 years, from May 2, 1904; 5 years' renewal. Nov 27, 1905. 2:336.
Rivington st, Nos 198 and 200, 2d store from Ridge st. Frank Hillman and ano to Morris Gruberg; 5 1-12 years, from April 1, 1905. Nov 24, 1905. 2:344.
Rivington st, No 134, store. I Hirsohn to B Stich; 2 years, from May 1, 1905. Nov 29, 1905. 2:354.
Suffolk st, No 155, shop on 4th floor. Jonas Cohen to Jacob Jacobs; 3 years, from Nov 1, 1905. Nov 24, 1905. 2:355.
Stanton st, Nos 278 and 280, all. Sam Kaufman et al to Chas Samuels; 4 years, from Dec 1, 1905. Nov 29, 1905. 2:335.
3d st, Nos 302 and 304 East, all. Leah Solomon to Zindel and Sarah Pearl; 4 10-12 years, from July 1, 1905. Nov 28, 1905. 2:372.
10th st, No 238 East. Assign lease. Olga Mesam to Philip Mesam. Nov 27, 1905. 2:451.
11th st, Nos 310 and 312, s s, 188 e 2d av, 48.4x94.10, all. Herman Mauder to Moses Sender; 10 years, from Dec 1, 1905. Nov 27, 1905. 2:452.
12th st, No 138 East, all. Christian Steencken to Chas Miller; 5 years, from Jan 1, 1905. Nov 28, 1905. 2:556.
12th st, No 528 East, east store. Aaron Silverman to Herman Reichman; 5 years, from April 1, 1905. Nov 29, 1905. 2:405.
12th st, No 528 East. Assign lease. Herman Reichman to Jacob Lerner. All title. Nov 22. Nov 29, 1905. 2:405.
15th st, No 149, n e s, 76 n w 3d av, 24x51. Assign lease. Anna Moran to Sarah E Byrne. Nov 14. Nov 28, 1905. 3:871.
16th st, No 416, s w s, 244 s e 1st av, 25x103.3. Wm W Astor to Mary Lutz; 20 years, from May 1, 1909. Nov 28, 1905. 3:947.
16th st, No 428, n w s, 194 n w Av A, 25x103.3, all. Wm W Astor to Mathilde Huttelmaier; 20 years, from May 1, 1909. Nov 29, 1905. 3:947.
16th st, No 434, s s, 110 w Av A, 25x103.3, all. Wm W Astor to Anna J Doyle; 20 yrs, from May 1, 1909. Nov 29, 1905. 3:947.
18th st, No 212, s w s, 412 n w 2d av, 25x92. Hamilton Fish Webster to Otto Maier; 21 years, from Nov 1, 1905. Nov 29, 1905. 3:898.
18th st, No 28 West, basement and yard. Hermine Schuenmann to Helene Steinberg; 4 1/2 years, from Nov 1, 1905. Nov 27, 1905. 3:819.
24th st, No 404 East, all. Meyer M Dantzig to Julius Goldberg; from Nov 1, 1905, to Nov 1, 1909. Nov 28, 1905. 3:955.
24th st, No 402 East, all. Rosie Rosenthal to Isidor I Bloom; 3 years, from Dec 1, 1905. Nov 28, 1905. 3:955.
31st st, No 111, n s, 120.10 w 6th av, 20.10x98.9, all. Ellen Murray to Wallace W Sweeney; 10 years, from Dec 15, 1905. Nov 27, 1905. 3:807.
39th st, No 620 West. Anna M Von Dohlen EXTRX Diederick H Brickwedel to Charles Mangels; 3 years, from May 1, 1913. Nov 27, 1905. 3:684.
40th st, No 602 West, all. N Y Butchers Dressed Meat Co to

Chas E Ehler; 1 year, from expiration of present lease. Nov 24, 1905. 3:685.
41st st, No 343 East, all. George Strause to Isaac Stanislawsky; 5 years, from Nov 1, 1905. Nov 27, 1905. 5:1334.
42d st, Nos 649 and 651 West. Assign lease. John A Fay to Lawrence Wagner. Nov 24. Nov 27, 1905. 4:1090.
48th st, No 621 West, 25x75, all. Mary Draddy to Patrick J Morgan; 5 years, from Dec 1, 1905. Nov 29, 1905. 4:1096.
48th st, No 623 West, rear building. James J Draddy to Patrick J Morgan; 5 years, from Dec 1, 1905. Nov 29, 1905. 4:1096.
50th st, No 38, s s, 501 w 5th av. ——. Consent to assign lease. TRUSTEES of the Columbia College to Aaron D Thompson. Nov 20. Nov 24, 1905. 5:1265.
51st st, No 4 West. Surrender lease. Sarah W P Williams to Trustees Columbia College in City N Y. June 23, 1904. Nov 29, 1905. 5:1266.
51st st, No 2 West. Surrender lease. Marie L Paterson to Trustees Columbia College in City N Y. Nov 28. Nov 29, 1905. 5:1266.
52d st, No 63 East, all. Martha E Craig and ano to Gustave R Tucka; 1 year, from Oct 1, 1905, 1 or 2 years renewal at \$2,000. Nov 25, 1905. 5:1288.
54th st, No 129, n s, 146.2 w Lexington av.
54th st, No 131 E.
Lease of an encroachment of 0.3 1/2 x 16.1 x 0.2 1/2 x 16.
Eliza J Hall et al to Clara Minzesheimer for the term of and during existence of wall now standing on plot or until said wall is removed, &c. Nov 28, 1905. 5:1309.
75th st, No 422 East, west store. Kalman Jacobowitz to Henry Rodefeld; 3 yrs, from May 1, 1906. Nov 25, 1905. 5:1469.
77th st, No 174, s s, 100 w 3d av, 25x102.2. The Hebrew Benevolent & Orphan Asylum Society to Lewis E and Wm F Ransom and Annie R Kilmer EXRS, &c, Phebe A B Ransom; 21 years, from Mar 1, 1906. 5:1411.
92d st, Nos 316 and 318 East, store, &c, and 2 ovens. Louis Singer to S Alex Brown and Morris Birnbaum; 2 1/2 years, from Nov 24, 1905. Nov 28, 1905. 5:1554.
98th st, No 141 West | all. Gustav M L Sacks to Charles Yadelson
98th st, No 145 West | and Jerome Hodinsky; 3 years, from Dec 1, 1905. Nov 27, 1905. 7:1853.
100th st, No 333 East, all. Simon Altshuler et al to Antonio Guerriero; 5 years, from Dec 1, 1905. Nov 24, 1905. 6:1672.
103d st, Nos 312 and 314 East, all. Samuel Kadin to Louis Cohn; 3 years, from Nov 1, 1905. Nov 27, 1905. 6:1674.
103d st, No 320 East, all. Samuel Kadin to Louis Cohn; 3 years, from Nov 1, 1905. Nov 27, 1905. 6:1674.
103d st, Nos 316 and 318 East, all. Samuel Kadin to Louis Cohn; 3 years, from Nov 1, 1905. Nov 27, 1905. 6:1674.
105th st, Nos 72 and 74 East, all. Marx Taylor and ano to Fishel Zakonik and Isaac Moskowitz; 4 years, from Dec 1, 1905. Nov 27, 1905. 6:1610.
105th st, Nos 323 and 325 East, store and 3 rooms in rear. Vito N Campanello to Frank Cuzzo; 3 years, from Nov 1, 1905. Nov 24, 1905. 6:1677.
105th st, Nos 327 and 331 East. Surrender lease. Francesco Cristiano and ano to Agostino Massa. Nov 29, 1905. 6:1677.
110th st, Nos 342 to 346 East, 3 buildings. Felix Gasparini and ano to Luigi Flora; 3 years, from Dec 1, 1905. Nov 27, 1905. 6:1681.
119th st, No 418 East. Surrender lease. Pasquale La Vetola to Esther and Jos Casper. Nov 27. Nov 28, 1905. 6:1806.
121st st, Nos 409 to 417, n s, 155 e 1st av, 56x100.11, all. Leopold Goldschmidt to Abraham J Levine and Samuel Abramowitz; 10 years, from Jan 1, 1906. Nov 28, 1905. 6:1809.
Av B, No 93. Surrender lease. Morris Levin to Louis Nieberg. Nov 24. Nov 27, 1905. 2:389.
Av C, No 166, store, &c. Harriet Baer to Chas Drexler; 1 year, from May 1, 1904, with right to continue lease. Nov 25, 1905. 2:380.
Amsterdam av, Nos 432 and 434, s w cor 81st st, stores. Edward De Noyelles to Gustav and Wm Danker; 5 years, from Nov 1, 1905. Nov 27, 1905. 4:1228.
Amsterdam av, No 371, south part of store. Lofon Horton to Schwebke & Knerr; 3 years, from May 1, 1905. Nov 25, 1905. 4:1149.
Bowery, No 97. Transfer tax receipt. Otto Kelsey, Comptroller of State N Y, to Wm U Jube exr John P Jube. May 23. Nov 24, 1905. 1:304 and new transfer tax liber.
Broadway | certain rooms in above. Adolph Lewisohn
157th st | to Corrigan Council, No 705, Knights of
Boulevard Lafayette | Columbus; 5 years, from Jan 1, 1906. Nov 28, 1905. 8:2136.
Madison av, n w cor 116th st. Surrender lease. Kate M Carroll to Eliz W Aldrich. Dec 1, 1900. Nov 29, 1905. 6:1622.
West Broadway, No 249, store, &c. William Laue to O W Toennies; 10 years, from May 1, 1906. Nov 29, 1905. 1:191.
1st av, No 2205 | cor store, &c. Donato Bracco et al to
113th st, No 357 East | Giovanni Grieco; 4 1/2 years, from Nov 1, 1905. Nov 27, 1905. 6:1685.
1st av, s w cor 107th st, all. Moses Davis and ano to Soccorso Troise and Nicola Trerotola; 3 years, from Jan 1, 1906. Nov 24, 1905. 6:1678.
2d av, No 2000, store floor. Jack Vigorito to Frank Bastone; 10 years, from Dec 1, 1905. Nov 24, 1905. 6:1675.
2d av, s e cor 119th st, all. Samuel Kadin to Louis Cohn; 3 years, from Nov 1, 1905. Nov 27, 1905. 6:1795.
2d av, s e cor 12th st. Assign lease. John T Higgins to John J Gallagher. Nov 23. Nov 24, 1905. 2:453.
Same property. Assign lease. James A Allen to John T Higgins. Nov 15. Nov 24, 1905. 2:453.
2d av, No 2380 | all. Fredk Hinners to Michael J Doran;
122d st, No 301 East | 5 1/2 years, from May 1, 1905. Nov 28, 1905. 6:1799.
Same property. Assign lease. Michael J Doran to Catherine Doran. All title. Nov 28, 1905. 6:1799.
3d av, No 1979. Assign lease. Henry W Schmidt to Frank S Schwintek. Sept 14. Nov 28, 1905. 6:1658.



THE CHARLES H. SMITH CO. SELLING, RENTING, COLLECTING REAL ESTATE 110 Van Siclen Ave., Brooklyn East New York (26th Ward) Property a Specialty Send Particulars

3d av, No 337, s e cor 25th st. Assign lease. Bernard McManus to Edw McCormack and Edward Donnelly. Nov 23. Nov 27, 1905. 3:905 nom
3d av, No 1751, cor store, &c. Samuel Goldberger to Frank Raimondo; 6 years, from Sept 1, 1905. Nov 27, 1905. 6:1647. 1,260 to 1,380
3d av, No 1344 s w cor 77th st, 25.8x100. The Hebrew Benevolent 77th st, No 178 & Orphan Asylum Society to The Seventy-Seventh Street Building Co; 21 years, from Mar 1, 1906. Nov 29, 1905. 5:1411. taxes, &c, and 1,500
3d av, No 1340, w s, 51.2 s 77th st, 25.6x100. Same to same; 21 yrs, from Mar 1, 1906. Nov 29, 1905. 5:1411. taxes, &c, and 1,500
3d av, No 1342, w s, 25.8 s 77th st, 25.6x100. Same to same; 21 years, from Mar 1, 1906. Nov 29, 1905. 5:1411. taxes, &c, and 900
3d av, No 1338, w s, 76.8 s 77th st, 25.6x100. Same to Lewis E and Wm F Ransom and Angie R Kilner EXRS, &c, Phebe A R Ransom; 21 yrs, from Mar 1, 1906. Nov 29, 1905. 5:1411. taxes, &c, and 900
5th av, n e cor 16th st, 4th, 5th and 6th floors. Carrie M Butler to Max M Schwarz and Arthur D Wolf, composing firm of Max M Schwarz & Co; 5 years, from Feb 1, 1907. Nov 29, 1905. 3:844 19,500
5th av, Nos 84 to 90, n w cor 14th st. Assign lease. Broadway Construction Co to Fifth Avenue & Fourteenth Street Realty Co. Sept 25. Nov 25, 1905. 3:816. nom
5th av, No 137. Assign lease. Broadway Construction Co to Fifth Avenue & Fourteenth Street Realty Co. Sept 25. Nov 25, 1905. 3:849. nom
6th av, No 453, all. Thomas Kelly to Oscar and Carl Oestreicher; 4 years, from May 1, 1906. Nov 29, 1905. 3:803 4,000
7th av, No 2300. Surrender lease. Hamilton Bank to Diedrich Huneke. Oct 2. Nov 24, 1905. 7:1941. nom
8th av, No 2425. Assign lease. James Everards Breweries, a corporation, to James Lynch. Nov 4. Nov 24, 1905. 7:1955. nom
Same property. Bill of sale and assign lease. Ellen Lynch and ano ADMRS James or Thomas Lynch to James A Mulqueen. Nov 23. Nov 24, 1905. 7:1955. 6,250
8th av, No 108. Assign lease. John D Cronin to James P Shields. Nov 25. Nov 27, 1905. 3:765. nom
Same property. Assign lease. John H Cronin to same. All title. Nov 25. Nov 27, 1905. 3:765. nom

BOROUGH OF THE BRONX.

138th st, No 670 East, west store, &c, and rooms behind store. Nathan Levin to Julius Lions; 2 years, from Dec 1, 1905. Nov 28, 1905. 9:2282 540
148th st, No 573 East, 3-sty frame building. Abraham Bennett to Hugh Graham; 3 years, from Feb 1, 1904. Nov 29, 1905. 9:2330. 456
Courtlandt av, No 857, all. Mrs Christian Boehmer to John Weiser; 3 years, from April 28, 1905. Nov 27, 1905. 9:2419 120
Courtlandt av, No 906, s e cor 162d st, store, &c, also n 1/2 of 2d floor. Jacob D Blume to Frederick Bucker; 5 years, from May 1, 1907. Nov 27, 1905. 9:2408 1,000
Morris av, No 637, corner store. Filomena Moccia to John Moccia; 4 5-12 years, from Dec 1, 1905. Nov 24, 1905. 9:2441. 960
Pelham av, s e cor 3d av. Assign lease. Geo T Zimmerman to Richard Muller. Nov 24. Nov 27, 1905. 11:3033. nom
Pelham av, s e cor 3d av, all. John B Haskin to Geo T Zimmerman; 10 7-12 years, from Oct 1, 1904. Nov 27, 1905. 11:3033. 3,000 to 4,000
Prospect av, n e cor 169th st, cor store. Walter Westcott to Louis and Henry W Hartmann, composing firm of L Hartmann & Son; 3 years, from Sept 1, 1905; privilege 2 years renewal at \$456 per year. Nov 29, 1905. 11:2970 396
River av, w s, 493.3 n 150th st, 109.2x200 to e s Cromwell av, x100x200.2. James R Roosevelt et al TRUSTEES Wm Astor for John J Astor, &c, to Abraham S Trier and Benjamin Bergfeld; 5 5-12 years, from Sept 1, 1905. Nov 24, 1905. 9:2357. 3,600
Union av, No 545, cor store. Samuel Finkelstein to Oscar A Lindner; 3 years, from May 1, 1905. Nov 27, 1905. 10:2664. 480
\*White Plains av, No 101, n e cor 215th st, Williamsbridge, 1st floor. Adelaide Burlando to John O'Brien; 10 years, from Jan 1, 1906. Nov 29, 1905. 480 to 600
\*West Farms road — cor Silver st, Westchester, The Trolley Hotel. Assign lease. Frank Durwanger to Charles Milse. June 19. Nov 27, 1905. nom
\*Same property. Assign lease. Charles Milse to Joseph Brown. Oct 5. Nov 27, 1905. nom
3d av, No 3830. Assign lease. John Sullivan to Karl A Michel. Nov 24. Nov 27, 1905. 11:2928. nom

MORTGAGES

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

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

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

November 24, 25, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Arville, Mary C to Frank N Trowbridge. 51st st, No 243, n s, 175 e 8th av, 15x100.5. Prior mort \$10,000. Nov 25, 2 years, 6%. Nov 27, 1905. 4:1023. \$3,000
Auten, Mary A to Maie Winterbottom. 12th st, No 347, n s, 163 w Greenwich st, 22x80. Nov 24, 1905, due July 1, 1906, 5 1/2%. 2:641. 400

Austin, James C and Simon Clug to Wm H Hall. 22d st, No 423, n s, 323 s e 1st av, 31.6x98.9. P M. Nov 24, 1905, 5 years, 6%. 3:954. 4,500
Adelson, Harry M to Warner Realty Co. 178th st, s s, 100 w St Nicholas av, 100x99.11. P M. Nov 23, due May 16, 1907, 6%. Nov 24, 1905. 8:2144. 11,000
Artlich, Max to James N Anderson trus. Broome st, No 497, s s, 20.10 e West Broadway, 20.10x64.3x20.10x64.5. Nov 27, 1905, 5 years, 5 1/2%. 2:475. 18,000
Andre, John to Warner Miller and ano exr Minerva B Hewitt. 44th st, No 140, s s, 430 w 6th av, 15x100.4. P M. Nov 27, 5 years, 5%. Nov 28, 1905. 4:996. 25,000
Adolph, Joseph to Isaac Shlanowsky. 118th st, No 343, n s, 150 w 1st av, 25x100.10. P M. Nov 28, due May 18, 1909, 6%. Nov 29, 1905. 6:1795. 5,000
Bernstein, Louis to Cornelius F Kingsland trustee Mary H Tompkins and ano will Ambrose C Kingsland. 116th st, No 132, s s, 278.6 e 7th av, 32x100.11. Nov 28, 5 years, 5%. Nov 29, 1905. 7:1825. 39,000
Bockar, Benedict and Rachel Metzner to Moses Solomon. Sheriff st, Nos 62 and 64, e s, 100 s Rivington st, 2 lots, each 25x100. 2 P M morts, each \$8,000. 2 prior morts, \$25,000 each. Nov 28, 3 years, 6%. 2:333. Nov 29, 1905. 16,000
Bockar, Benedict to Rachel Metzner. Sheriff st, No 62, e s, 125 s Rivington st, 25x100. P M. Nov 28, due May 28, —%. Nov 29, 1905. 2:333. 25,000
Bohemian Real Estate Assoc of Winfield, a corpn, to Leopold Hutter. 1st av, Nos 1841 to 1855, s w cor 96th st, No 340, 201.4 to n s 95th st, No 339, x80. P M. Prior mort \$118,000. Nov 28, 2 years, 6%. Nov 29, 1905. 5:1558. 8,000
Bockar, Benedict and Rachel Metzner to Johanna Fleischmann extrx Maximilian Fleischmann. Sheriff st, No 64, e s, 100 s Rivington st, 25x100. P M. Nov 28, due May 28, 1909, —%. Nov 29, 1905. 2:333. 25,000
Benkiser, Chas A with Victor Gerhards and Auguste Hoening. 15th st, No 419, n s, 319 w Av A, 25x103.3. Subordination mort. Nov 24. Nov 28, 1905. 3:947. nom
Baskerville, Thomas H to THE BOWERY SAVINGS BANK. 54th st, No 21, n s, 400 w 5th av, 25x100.5. P M. Nov 28, 1905, due June 30, 1908, 5%. 5:1270. 75,000
Barzagli, Rosa L and Leopold L with Paul Hellmann. 77th st, No 329 East. Extension mort. Nov 8. Nov 28, 1905. 5:1452. nom
Bachrach, William and Julius to American Mortgage Co. 128th st, No 156, s s, 278.9 w 3d av, 18.9x99.11. P M. Nov 28, 1905, due June 30, 1907, 5 1/2%. 6:1776. 7,000
Same to same. Same property. P M. Prior mort \$7,000. Nov 28, 1905, due June 30, 1907, 6%. 6:1776. 1,500
Bookstaver, Peyser and Samuel M Hoffberg to Occidental Realty Co. 130th st, No 515, n s, 251.2 w Amsterdam av, runs n e 51.3 x n w 5 x n e 121 x n w 25 x s w 121 x s e 5 x s w 64.10 to st x e 28.2 to beginning; 130th st, No 513, n s, 223 w Amsterdam av, runs n e 37.8 x n w 5 x n e 133 x n w 25 x s w 133 x s e 5 x s w 51.3 to st x e 28.2 to beginning. P M. Nov 18, 1 year, 6%. Nov 28, 1905. 7:1985. 5,000
Bernstein, Jacob to Fredk E Wood. Lenox av, No 415, s w cor 131st st, No 100, 23.7x90. P M. Nov 23, 1 year, 6%. Nov 28, 1905. 7:1915. 5,000
Bosch, Helene R G to GREENWICH SAVINGS BANK. Madison av, n w cor 65th st, No 25, 100.5x22. Nov 28, 1905, 1 year, 5%. 5:1380. 75,000
Buhler, Wm to Lily W Beresford trustee Louis C Hamersley. 76th st, Nos 55 and 57, n s, 155 w Park av, 60x102.2. P M. Nov 28, 5 years, 4 1/2%. Nov 29, 1905. 5:1391. 90,000
Berger, Joseph to Herman Oppenheim. 3d st, No 301, n s, 330.4 w Av D, 24.7x96. P M. Prior morts \$27,800. Nov 28, 5 years, 6%. Nov 29, 1905. 2:373. 5,650
Blumenkrohn, Isidor and Morris Freundlich to Joseph G Wallach. Amsterdam av, Nos 580 to 586, n w cor 88th st, No 201, 100.8x30. P M. Prior mort \$40,000. Nov 28, 1905, 5 years, 6%. 4:1236. 30,000
Berger, Joseph to Herman Oppenheim. 3d st, No 303, n s, 305.10 w Av D, 24.6x96. P M. Prior mort \$27,800. Nov 28, 5 years, 6%. Nov 29, 1905. 2:373. 5,650
Binder, Jacob, and Jacob Baum to Virginia V Bell. Monroe st, No 177, n s, 48 w Montgomery st, 44.3x75. Nov 23, due Nov 1, 1910, 5%. Nov 24, 1905. 1:269. 40,000
Binder, Jacob and Jacob Baum to THE TRUST CO OF AMERICA. Monroe st, No 183, n w cor Montgomery st, Nos 40 to 44, 48x75. Nov 23, 5 years, 5%. Nov 24, 1905. 1:269. 65,500
Bloomingdale, Hattie; Saml J, Hiram C, and Irving I exrs, &c, Lyman G Bloomingdale to THE MUTUAL LIFE INS CO of N Y. 116th st, No 355, n s, 78 w 1st av, 22x100.11. Nov 21, due, &c, as per bond. Nov 24, 1905. 6:1688. 11,000
Bastone, Frank to DeWitt C Flanagan and ano trustees. 2d av, No 2000. Saloon lease. Nov 21, demand, 6%. Nov 24, 1905. 6:1675. 4,000
Bouthin, Mathilde widow to MUTUAL LIFE INS CO of N Y. 46th st, Nos 511 and 513, n s, 200 w 10th av, 50x100.5. Oct 9, due, &c, as per bond. Nov 27, 1905. 4:1075. 7,000
Busselle, Alfred to Brokers Investing Co. 73d st, No 126, s s, 231.3 e Park av, 18.9x102.2. P M. Nov 27, 1905, due Dec 27, 1905, 6%. 5:1407. 10,000
Brettell, Julie B to HARLEM SAVINGS BANK. 119th st, No 319, n s, 206.9 e 2d av, 18.3x100.11. P M. Nov 27, 1905, demand, —%. 6:1796. 8,000
Bunger, Christian H to Wm H Keogh. Amsterdam av, No 749, e s, 89.2 s 97th st, 32.1x100. Prior mort \$——. Nov 27, 1905, 3 years, 6%. 7:1851. 10,000
Crescent Mercantile & Realty Co to Herbert Coope. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Certificate as to consent of stockholders to mort for \$1,500. Sept 20, 1905. Nov 27, 1905. 7:1935.
Cuzze, Frank to Jetter Brewing Co. 105th st, Nos 323 and 325 East. Saloon lease. Nov 9, demand, 6%. Nov 24, 1905. 6:1677. 800
Cohen, Simon and Isaac Kraft and Golde & Cohen, a corpn, with The Roman Catholic Orphan Asylum in City N Y. Chrystie st, Nos 194 and 196. Subordination mort. Nov 28, 1905. 2:421. nom
Cohen, Simon and Isaac Kraft to The Roman Catholic Orphan Asylum. Chrystie st, Nos 194 and 196, e s, 244.6 n Rivington st, 37.7x100x37.4x100. Nov 20, 3 years, 4 1/2%. Nov 28, 1905. 2:421. 46,000



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CONSOLIDATED GAS COMPANY OF NEW YORK

Cunniff, Michael J to American Mortgage Co. Chambers st, No 82, on map Nos 82 and 84, s s, 125.3 w from n s Cherry st, runs w along New Chambers st 40.10 x s 31.10 x s 100 to n s Cherry st, No 62, x e 20 x n 100 x e 10 x n — to beginning. P M. Nov 28, 1905, due June 30, 1907, 5 1/2%. 1:111. 12,000
Same to same. Same property. P M. Prior mort \$12,000. Nov 28, 1905, due June 30, 1908, 6%. 1:111. 1,500
Congregation Beth Israel, Number 2, to Morton E Weber. 35th st, No 252, s s, 225 e 8th av, runs s 98.9 x w 25 x n 98.9 to st x w 25 to beginning (?), probable error. Equal lien with mortgage for \$600. Nov 22, due Feb 22, 1906, 5%. Nov 28, 1905, 3:784. 600
Capo, Antonio to Alfred L M Bullowa et al. 1st av, No 2329, w s, 50.5 n 119th st, 25x100. P M. Nov 28, 1905, due June 30, 1908, 6%. 6:1796. 1,500
Cohen, Louis O and Chas S Goldberger to Corporate Realty Association. 123d st, Nos 440 and 442, s s, 100 w Pleasant av, 100x100.11. Prior mort \$41,000. Nov 22, 1 year, 6%. Nov 28, 1905. 6:1810. 50,000
Cottlow, Selina O to Maria Schramm. 98th st, No 140, s s, 350 w Columbus av, 25x100.11. P M. Prior mort \$22,500. Nov 29, 1905, due Sept 30, 1910, —%. 7:1852. 4,500
Dufort, Annie to THE BOWERY SAVINGS BANK. 29th st, Nos 228 and 230, s s, 400.3 e 8th av, runs s 98.9 x e 24.10 x s — x n e 24.11 x n 117.5 to st x w 49.9 to beginning. Nov 29, due June 30, 1909, 4 1/2%. Nov 29, 1905. 3:778. 10,000
Dappert, Caspar to John Schlemmer. 85th st, No 524, s s, 248 e Av A, 25x102.2. P M. Prior mort \$10,000. Nov 28, 4 years, 6%. Nov 29, 1905. 5:1581. 4,000
Daniels, Isidor L to Isaac Huppert. Sheriff st, No 47, w s, 75 n Delancey st, 25x75. P M. Prior mort \$25,500. Nov 29, 1905, 5 years, 6%. 2:338. 5,500
Dieffenbach, Bertha to Benj F Birnbaum and Isaac S Heller. 63d st, No 229, n s, 425 w Amsterdam av, 25x100.5. P M. Nov 28, 1905, due Dec 30, 1908, 6%. 4:1155. 4,000
Doyle, Michael J to Adelaide Karelson. 130th st, No 249, n s, 250 e 8th av, 18x99.11. P M. Prior mort \$9,000. Nov 28, 1905, 3 years, —%. 7:1936. 2,000
Danziger, Adolph and Chas L Hoffman with Roman Catholic Orphan Asylum. Av C, Nos 98 and 100. Subordination mort. Nov 21, Nov 28, 1905. 2:376. nom
Danziger, Adolph to The Roman Catholic Orphan Asylum in City N Y. Av C, Nos 98 and 100, e s, abt 90 n 6th st, 45.5x83. Nov 21, 3 years, 4 1/2%. Nov 28, 1905. 2:376. 50,000
Dietz, Babette to CITIZENS SAVINGS BANK. 15th st, No 140, s s, 122.6 w 3d av, 23.6x84. Nov 28, 1905, due June 15, 1907, 5%. 3:870. 16,000
Donnelly, Felix J to TITLE GUARANTEE AND TRUST CO. 7th av, No 420, n w cor 33d st, No 201, 22x50. Nov 27, demand, —%. Nov 28, 1905. 3:783. 5,000
Dempsey, Patrick J to John P Ihart. 38th st, Nos 427 and 429, n s, 354.3 w 9th av, 53.3x98.9. Prior mort \$30,000. Nov 28, 1905, due May 31, 1906, —%. 3:736. 5,000
Di Dario Dominick to Hattie Bloomingdale et al exrs Lyman G Bloomingdale. 116th st, No 355, n s, 78 w 1st av, 22x100.11. P M. Prior mort \$11,000. Nov 22, 5 years, 6%. Nov 24, 1905. 6:1688. 5,750
Dub, Joseph, Anna Weiss, Lippman Schnurmacher and Josef Weisel to Francis Frey. 1st av, No 1741, n w cor 90th st, Nos 341 to 345, 25.6x100. P M. Prior mort \$28,000. Nov 24, due May 15, 1909, 6%. Nov 27, 1905. 5:1553. 8,000
Deutsch, Regina to Jennie Weinstock. 2d av, No 1030, w s, 80.5 s 58th st, 20x60. Nov 20, 3 years, —%. Nov 27, 1905. 5:1331. 14,000
Edelstein, Fredk W to Sarah J Molloy. 5th av, No 2123, e s, 16.8 n 130th st, 16.8x75. P M. Nov 20, 2 years, 6%. Nov 27, 1905. 6:1755. 2,000
Eisenberg, Esther to Alexander Cameron. 8th av, No 2861, s w cor 153d st, No 300, 40x99.11. P M. Prior mort \$50,000. Nov 27, 1905, 5 years, 6%. 7:2046. 19,250
Empire Cornice Works to Robert Gray. 114th st, Nos 334 to 338, s s, 250 w 1st av, 49.11x100.11. Nov 27, due Jan 1, 1909, 5 1/2%. Nov 29, 1905. 6:1685. 48,000
Foerst, Joseph to Michael Erlwein. Lawrence st, No 84, s s, abt 36 w Amsterdam av, 25x100. Nov 29, 1905, 2 years, 5 1/2%. 7:1982. 4,000
Fischel Realty Co to Jacob Fischel. Monroe st, Nos 27 to 29. Certificate as to consent of stockholders to mortgage for \$25,000. June 27, Nov 29, 1905. 1:276. —
Fred, Many, Henry C Fredericks and Samuel Epstein to Henrietta Wimpfheimer. 11th st, No 64, s s, 95 e Madison av, 24.10x100.10. P M. Prior mort \$18,000. Nov 29, 1905, 3 years, 6%. 6:1616. 5,000
Fox, Julius B to Jacob Klingenstein. 80th st, Nos 305 to 309, n s, 100 e 2d av, runs n 129.3 x s e 93 x s 19.3 x w 18 x s 102.2 to st x w 75 to beginning. P M. Nov 28, demand, 6%. Nov 29, 1905. 5:1543. 10,000
Fox, Julius B to Jacob Klingenstein. 80th st, Nos 305 to 309, n s, 100 e 2d av, runs n 129.3 x s e 93 x s 19.3 x w 18 x s 102.2 to st x w 75 to beginning. Nov 28, due, &c, as per bond. Nov 29, 1905. 5:1543. 10,000
Friedman, Bernard to Holzman Realty Co. 48th st, No 323, n s, 300 e 2d av, 25x100.5. P M. Prior mort \$15,000. Nov 28, 1 year, 6%. Nov 29, 1905. 5:1341. 1,750
Freundlich, Morris and Isidore Blumenkrohn to Wilhelmine Farmer. 117th st, No 143 (old No 141), n s, 250 e 7th av, 25x100.11. Prior mort \$22,000. Nov 15, 2 years, 6%. Nov 29, 1905. 7:1902. 3,000
Frankel, Solomon and Samuel Werner to EMIGRANT INDUSTRIAL SAVINGS BANK. Clinton st, Nos 40 and 42, e s, 100 s Stanton st, 2 lots, each 25x100. 2 morts, each \$25,000. Nov 29, due June 30, 1910, 4 1/2%. Nov 29, 1905. 2:349. 50,000
Falk, Selig and Jos Fine to Northwestern Realty Co. Manhattan av, n w cor 107th st, 201.10 to s s 108th st x 100. Nov 24, due May 24, 1907, 6%. Nov 28, 1905. 7:1843. 125,000
Furmann, Jacob, Josef Gertner and Abraham S Weltfisch to Louis Schraidt. 120th st, No 528, s s, 325 e Pleasant av, 18.9x100.11. P M. Nov 28, 1 year, 5%. Nov 29, 1905. 6:1816. 5,250
Frankfeld, Sara or Sarah, Benjamin, Julius and Sophie Frankfeld

and Rose F Rice to Dora Klaber. 8th av, Nos 2445 to 2449, w s, at c 1 131st st, closed, and 489.8 s 133d st, runs w 120 x n 79.11 x e 120 to av x s 79.11 to beginning. Prior mort \$63,000. Oct 24, due June 30, 1909, 5 1/2%. Nov 25, 1905. 7:1958. 11,214.28
Frank, Rosa to Jane Bird. Lexington av, No 949, e s, 66.9 n 69th st, 16.7x72.6. Certificate as to payment of \$1,125 on account of mort. Oct 13, Nov 29, 1905. 5:1404. —
Finkelstein, Dora to Louis Fischer. 8th st, No 57, n s, 300 e 2d av, 25x85.11; 9th st, No 330, rear of, lot begins at c 1 blk bet 8th and 9th sts, at point 300 e 2d av, runs n 4.11 x e 25 x s 4.10 x w 25 to beginning. Prior mort \$—. Nov 24, 3 years, 6%. Nov 25, 1905. 2:450. 4,000
Fichter, Herman, and Solomon Simon to Delta Realty Co. Hamilton pl, s w cor 144th st, runs w 125 x s 99.11 x w 50 x s 99.11 to n s 143d st x e — to pl x n e — to beginning; Broadway, s e cor 144th st, 199.10 to n s 143d st x 100. P M. Nov 23, due July 1, 1907, 6%. Nov 25, 1905. 7:2075. 136,800
Fichter, Herman and Solomon Simon to Delta Realty Co. Broadway, s e cor 144th st, 199.10 to n s 143d st x 100. Building loan. Prior mort \$399,800. Nov 23, due July 1, 1907, 6%. Nov 27, 1905. 7:2075. 175,000
Ferretti, Catarina, Brooklyn, to Arthur D Weekes and ano exrs, &c, Arthur M Jones. Mott st, No 24, e s, 152.8 s Pell st, 24.1x98.6x 24.4x97.3. 1/2 part. Nov 27, 1905, due Nov 1, 1910, 5 1/2%. 1:102. 6,000
Fichter, Herman and Solomon Simon to Delta Realty Co. Hamilton pl, s w cor 144th st, runs w 125 x s 99.11 x w 50 x s 99.11 to n s 143d st x e — to pl x n e — to beginning. Building loan. Prior mort \$399,800 on this and other property. Nov 23, due July 1, 1907, 6%. Nov 27, 1905. 7:2075. 175,000
Fox, Emanuel E to Henry Doscher. 46th st, Nos 425 and 427, n s, 275 w 9th av, 2 lots, each 18.9x100.5. 2 P M morts, each \$6,000. Nov 27, 1905, 3 years, 5%. 4:1056. 12,000
Finkenberg, Adolph to Christian Stoehr. 123d st, Nos 124 to 128, s s, 240 e Park av, 75x100.11. P M. Prior mort \$45,000. Nov 27, 1905, installs, 5 1/2%. 6:1771. 6,000
Gerstenfeld, Morris to J G Wm Pilgrim. 5th st, No 422, s s, 2 1/2 w Av A, 25x96.2. P M. Nov 25, 5 years, 5%. Nov 27, 1905. 2:432. 18,000
Gutterman, Herman and Clara Fromm to Gustave Feib, 51st st, No 510, s s, 175 w 10th av, 25x100.5. P M. Prior mort \$20,000. Nov 23, 3 years, 6%. Nov 25, 1905. 4:1079. 3,350
Greenberg, Bluma to Julius Levy. 103d st, No 59, n s, 145 e Madison av, 25x100.11. P M. Prior mort \$19,500. Nov 27, 1905, 3 years, 6%. 6:1609. 4,500
Gutman, Wulf to Sarah E Levine. Orchard st, No 18, e s, abt 100 n Canal st, 25x87.6. Prior mort \$—. Nov 23, 5 years, 6%. Nov 27, 1905. 1:298. 6,000
Greenberg, Abraham to Daniel J Quinlan. 132d st, No 274, s s, 116.8 e 8th av, 16.8x99.11. Nov 27, 1905, 3 years, 5 1/2%. 7:1937. 10,000
Germania Life Ins Co with Amelia C White. 146th st, No 582, s s, 209.11 w Broadway, 19.10x99.11. Extension mort. Nov 22, Nov 27, 1905. 7:2092. nom
Goodman, Gustav to THE GERMAN SAVINGS BANK in City N Y. 81st st, No 422, s s, 256.6 e 1st av, 25x102.2. Nov 24, 1905, 3 years, 5%. 5:1560. 15,000
Gerhards, Victor to Augusta Hoening. 15th st, No 419, n s, 319 w Av A, 25x103.3. Nov 27, 3 years, 5%. Nov 28, 1905. 3:947. 20,000
Grossman, Herman to John Finck. 77th st, No 329, n s, 300 e 2d av, 16.8x102.2. P M. Prior morts \$—. Nov 28, 1905, installs, 6%. 5:1542. 1,000
Goldstein, Barnett to Louis Hyman. 5th av, No 1412, w s, 80.11 s 116th st, 20x100. P M. Nov 29, 1905, 5 years, 6%. 6:1599. 5,500
Ganz, Jacob to India Wharf Brewing Co. Broome st, No 200, n s, 50 w Suffolk st, 25x68. Prior mort \$18,250. Nov 28, demand, 6%. Nov 29, 1905. 2:352. 2,000
Hohenstein, Tina to Julius Stich. 79th st, Nos 4 and 424, s s, 319 e 1st av, 50x102.2. P M. Nov 28, 1905, 2 years, 6%. 5:1473. 1,500
Hertzel, Henry to Gilbert Bamberger. 112th st, Nos 130 and 132, s s, 200 e 7th av, 2 lots, each 30x100.11. 2 P M morts, each \$7,500. Prior mort on No 132, \$18,000; and on No 130, \$25,000. Nov 27, due Dec 1, 1909, 6%. Nov 28, 1905. 7:1821. 15,000
Halprin, Abraham, Mendel Diamondston and Jacob Levin to Samuel M Hoffberg and ano. 130th st, No 513, n s, 223 w Amsterdam av, runs n e 37.8 x n w 5 x n e 133 x n w 25 x s w 133 x s e 5 x s w 51.3 to st x e 28.2 to beginning; 130th st, No 515, n s, 251.2 w Amsterdam av, runs n e 51.3 x n w 5 x n e 121 x n w 25 x s w 121 x s e 5 x s w 64.10 to st x e 28.2 to beginning. P M. Nov 18, 1 year, 6%. Nov 28, 1905. 7:1985. 3,000
Hobbs, Fredk G to Annie Palmer. Audubon av, s e cor 181st st, 25x100. P M. Prior mort \$18,000. Nov 28, 1905, 2 years, —%. 8:2152. 5,000
Hobbs, Chas D to Zachariah Zacharias. Broadway, s w cor 147th st, No 600, 99.11x25.6. P M. Prior mort \$26,250. Nov 28, 1905, 1 year, —%. 7:2093. 6,750
Herman, David to THE STATE BANK. Lenox av, s e cor 136th st, 99.11x100. Prior morts \$150,000. Nov 25, secures 5 notes, 6%. Nov 28, 1905. 6:1733. 75,000
Holzman Realty Co to Max J Kempter. 48th st, No 323, n s, 300 e 2d av, 25x100.5. P M. Prior mort \$15,000. Nov 28, 3 years, —%. Nov 29, 1905. 5:1341. 4,500
Hamburger, Barnett to American Mortgage Co. 76th st, No 346, s s, 300 e 2d av, 25x102.2. P M. Nov 22, due June 30, 1907, 5 1/2%. Nov 24, 1905. 5:1450. 7,000
Same to Jacob Weinstein. Same property. P M. Prior mort \$7,000. Nov 22, 1 year, 6%. Nov 24, 1905. 5:1450. 3,750
Huneke, Diedrich to TITLE GUARANTEE AND TRUST CO. 7th av, Nos 2300 and 2302, n w cor 135th st, No 201, 49.11x100. P M. Nov 23, demand, —%. Nov 24, 1905. 7:1941. 60,000
Howard, Henry C with Marcus L Osk and Isidore Edelstein. Lexington av, n w cor 120th st, Nos 129 and 131, 100.11x65. Agreement as to payment of mortgage, &c. Oct 23, Nov 29, 1905. 6:1769. nom



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- Hartenstein, Rich to Timothy F Sullivan. 127th st, No 243, n s, 417.4 e 8th av, 16x99.11. 1/2 part. All title. Nov 24, 1 year, 6%. Nov 25, 1905. 7:1933. 300
- Hubener, Mary L and Josephine A, of Hastings, N Y, to Mary A McKenney. 27th st, No 454, s s, 100 e 10th av, 25x98.9. Nov 10, due May 1, 1906, 5%. Nov 27, 1905. 3:724. 3,000
- Herrmann, Herman to Sarah E Burden. Varick st, Nos 69 and 71, s w cor Vestry st, No 1, runs s 46.6 x w 62.3 x n 22 x w 6.6 x n 24.6 to Vestry st x e 68.9 to beginning. Prior mort \$29,000. Nov 27, 1905, due Dec 27, 1905, —. 1:220. 5,500
- Hertzel, Henry to Ernest Ehrmann. 1st av, No 1446, e s, 23 n 75th st, 28.1x68. Nov 27, 1:05, 3 years, 5%. 5:1470. 14,000
- Hillman, Samuel and Albert Price to Mary R Goelet et al trus Ogden Goelet. Cannon st, Nos 67 and 71, w s, 75 s Rivington st, 2 lots, each 35.6x100. 2 mortg, each \$42,000. Nov 27, 1905, 5 years, 5 1/2%. 2:333. 84,000
- Isaacs, Reuben to EMIGRANT INDUSTRIAL SAVINGS BANK. 60th st, No 217, n s, 375 w 2d av, 20x100.5. Nov 29, due June 30, 1908, 4 1/2%. Nov 29, 1905. 5:1415. 10,000
- Isaacs, Bella and Mabel with Reuben Isaacs. 60th st, No 217, n s, 375 w 2d av, 20x100.5. Subordination mort. Nov 29, 1905. 5:1415. nom
- Jackson, Isidore and Abraham Stern to Mary L Cassidy widow et al. 1st av, n w cor 108th st, 50.5x100. P M. Nov 29, 1905, due June 29, 1906, 6%. 6:1680. 30,000
- Jackson, Isidore and Abraham Stern to Mary L Cassidy widow et al. 2d av, n e cor 108th st, 50.5x100. P M. Nov 29, due June 29, 1906, 6%. Nov 29, 1905. 6:1680. 30,000
- Jackson, Isidore and Abraham Stern to Mary L Cassidy widow et al. 108th st, Nos 323 to 349, n s, 250 e 2d av, 300x100.11. P M. Nov 29, 1905, due June 29, 1906, 6%. 6:1680. 115,000
- Jacobson, Simon with Mary W Pell-Haggerty. Market st, No 75, w s, 31.8 n Cherry st, 26.11x60.4x27x60.4. Extension of modified mort. Oct 18. Nov 27, 1905. 1:253. nom
- Kernes, Oliver J and Caroline Meyer with THE GERMAN SAVINGS BANK in City of N Y. 40th st, No 509 West. Subordination mort. Nov 24. Nov 27, 1905. 4:1077. nom
- Klein, Fanny and Harry A Thuor to Goldie Vogelfrey et al. 107th st, No 208, s s, 135 e 3d av, 21.10x100.11. Nov 27, 1905, 3 years, 6%. 6:1656. 1,100
- Keil, Wm J, New Rochelle, N Y, to THE ROYAL BANK of N Y. 9th av, Nos 807 1/2 and 809, w s, 75.3 s 54th st, runs w 100 x s 5.2 x s e 103.10 to av x n 33.2 to beginning. Nov 24, due, &c, as per bond. Nov 25, 1905. 4:1063. 3,180
- Kriete, John D to Jacob Ruppert. Av A, No 1493. Saloon lease. Nov 14, demand, 6%. Nov 25, 1905. 5:1559. 2,500
- Khayat, Azeez to Emanuel Heilner and ano. Washington st, No 97, s e cor Rector st, No 21, 21.6x55.10x22.3x57.11. P M. Nov 24, 1 year, 6%. Nov 25, 1905. 1:18. 11,500
- Kittenplan, Morris and Chas Rubinger to Jos L Bittenwieser. Allen st, No 101, n s (?) should be w s, abt 50 s Delancey st, 25x87.6. P M. Nov 22, installs, 6%. Nov 24, 1905. 2:414. 7,000
- Kosower, Abraham and Mary Teven with Francis L Lowndes. 12th st, Nos 543 and 545 East. Subordination mort. Nov 23. Nov 24, 1905. 2:406. nom
- Kosower, Abraham to Francis L Lowndes. 12th st, No 543, n s, 112.4 w Av B, 17.8x103.1x17.7x103.1. Nov 16, due Oct 11, 1910, 5 1/2%. Nov 24, 1905. 2:406. 13,500
- Kosower, Abraham to Francis L Lowndes. 12th st, No 545, n s, 95 w Av B, 17.4x103.3. Nov 16, due Oct 11, 1910, 5 1/2%. Nov 24, 1905. 2:406. 13,500
- Keller, Eleanor I to Sol Kohn. 62d st, Nos 35 and 37, n s, 125 e Madison av, 40x100.5. Nov 23, 2 years, 6%. Nov 24, 1905. 5:1377. 20,000
- Karpas, Gottlieb M and Joseph Wittner to Frank A Barnaby Inc. 135th st, n s, 110 e Lenox av, 300x99.11. Prior mort \$240,000. Sept 14, due Feb 1, 1906, 6%. Nov 29, 1905. 6:1733. 40,000
- Kupferman, Esther to Herman B Grossman. Maiden lane, Nos 93 and 95. Store lease, &c. Nov 27, demand, 6%. Nov 28, 1905. 1:69. 900
- Krulowitch Realty Co to City Mortgage Co. 122d st, n s, 250 w Amsterdam av, 125x90.11. Building loan. Nov 23, demand, 6%. Nov 29, 1905. 7:1977. 135,000
- Same to same. Certificate as to consent of stockholders to above mort. Nov 23. Nov 29, 1905. 7:1977. —
- Keenan, Annie M to Joseph Roberts. 119th st, No 538, s s, 462.3 e Pleasant av, 17.10x100.11. P M. Nov 29, 1905, 1 year, 6%. 6:1815. 1,000
- Loeb, Joseph to Louis Vogel and ano. Columbus av, No 807, e s, 75.11 n 99th st, 25x75. P M. Nov 29, 1905, 2 years, 6%. 6:1635. 5,000
- Lynch, Hannah widow to John T Brennan and ano exrs David Ledwith. 18th st, No 432, s s, 354.5 w 9th av, 20.6x92. Nov 29, 1905, due June 30, 1908, 5 1/2%. 3:715. 7,000
- Lynch, John T, Jersey City, N J, to TITLE GUARANTEE & TRUST CO. 84th st, No 43, n s, 212 e Columbus av, 19x102.2. P M. Nov 29, 1905, demand, —. 4:1198. 15,000
- Lowe, Albert E to Regina Herrmann. 5th st, No 327, n s, 325 e 2d av, 25x97. P M. Nov 29, 1905, 1 year, 6%. 2:447. 5,000
- Luciano, Carmela wife Sebastiano to Moses Oppenheim. 2d av, e s, No 2250, 80.11 s 116th st, 20x80. P M. Nov 29, 1905, 4 years, —. 6:1687. 4,000
- Lieberman, Julius to EMIGRANT INDUSTRIAL SAVINGS BANK. Clinton st, No 42, e s, 125 s Stanton st, 25x100. Subordination mort. Oct 31. Nov 29, 1905. 2:349. nom
- Lieberman, Julius with THE EMIGRANT INDUSTRIAL SAVINGS BANK. Clinton st, No 40, e s, 100 s Stanton st, 25x100. Subordination mort. Oct 31. Nov 29, 1905. 2:349. nom
- Lese, Louis to Jacob Schloeder. 120th st, Nos 506 and 508, s s, 100 e Pleasant av, 2 lots, each 25x100.11. 2 P M mortg, each \$7,000. Prior mort \$11,000 on each. Nov 15, 5 years, 5 1/2%. Nov 28, 1905. 6:1816. 14,000
- Lippman, Jacob with The Greenwood Cemetery. Eldridge st, No 82, e s, abt 200 n Hester st, 25x87.6. Extension mort. June 15, 1904. Nov 28, 1905. 1:307. nom
- Link, Julius to EMIGRANT INDUSTRIAL SAVINGS BANK. 25th st, Nos 309 and 311, n s, 150 e 2d av, 2 lots, each 25x98.9. 2 mortg, each \$15,000. Nov 25, due June 30, 1910, 4 1/2%. Nov 28, 1905. 3:931. 30,000
- Lampert, Samuel and Samuel Schwartz to Corporate Realty Assoc. 123d st, Nos 354 to 364, s s, 82.2 w 1st av, runs s 86 x e 2.2 x s 14.10 x w 95 x n 100.11 to st x e 92.10 to beginning. Prior mort \$40,750. Nov 23, due Nov 1, 1906, 6%. Nov 29, 1905. 6:1799. 44,000
- Lentin, David to Wm A Butler, Jr, trustee Fredk K Agate. 112th st, Nos 212 and 214, s s, 155 e 3d av, 40.6x100. Nov 24, 1905, 5 years, 5%. 6:1661. 39,500
- Lorenzo, Nicholas, Brooklyn, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. Madison st, No 82, s s, abt 125 e Catharine st, 25x100. Nov 24, 1905, due June 30, 1907, 5%. 1:276. 14,000
- Lewinthan, Louis to Stephen J Tedford. Lewis st, No 227, w s, abt 100 n 7th st, 22.3x85x22.1x88.1 s s; Lewis st, No 229, w s, abt 122.3 n 7th st, 18.3x80.7x18.3x82.1, s s. P M. Nov 13, 2 years, 6%. Nov 25, 1905. 2:363. 4,625
- Lentin, David to Pincus Lowenfild and ano. 112th st, Nos 210 to 214, s s, 155 e 3d av, 40.6x100.11. Prior mort \$39,500. Nov 24, demand, 6%. Nov 25, 1905. 6:1661. 5,000
- Lowenfild, Pincus and Wm Prager to THE TITLE INS CO of N Y. 78th st, No 265, n s, 69.10 w 2d av, 22.10x82.2. P M. Nov 23, due Sept 30, 1906. Nov 25, 1905. 5:1433. 5,000
- Lowenfild, Pincus and Wm Prager to James Barry. 78th st, No 267, n s, 56 w 2d av, 13.10x82.2. P M. Nov 22, due May 22, 1907, —. Nov 25, 1905. 5:1433. 6,000
- Langan, Joseph to Samuel Wolf. Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40x100. P M. Prior mort \$42,000. Nov 24, 5 years, 6%. Nov 25, 1905. 2:476. 13,300
- Levy, Fredericka and Minnie Frey to Lena Goll. 63d st, No 128, s s, 400 w Columbus av, 25x100.5. P M. Prior mort \$17,000. Nov 27, 1905, 3 years, 6%. 4:1134. 8,750
- Landon, Emily L to Caroline B wife Timothy G Sellev. 79th st, No 53, n s, 99.10 e Madison av, 14.4x102.2. P M. Nov 23, 2 years, 5 1/2%. Nov 27, 1905. 5:1491. 28,000
- Meyer, Frederick to THE GERMAN SAVINGS BANK. West End av, No 193, w s, 25.5 s 69th st, 25x100. Nov 27, 1905, due Nov 1, 1906, 5%. 4:1180. 15,000
- Meyer, Fredericka to Chas A Robinson and ano trus for Geo H Robinson under will Agnes H Robinson. 2d av, No 2304, e s, 27 n 118th st, 26x80. Nov 27, 1905, 3 years, 5%. 6:1795. 18,000
- Mendham, Louis P with Carl Schulz and Jessie F Thorn. 5th av, Nos 2049 and 2051. Certificate as to payment of \$2,000 on account of mortgage. May 9, 1905. Nov 27, 1905. 6:1751. —
- Same with same. Same property. Certificate as to payment of \$4,000 on account of mortgage. Sept 14. Nov 27, 1905. 6:1751. —
- Same with same. Same property. Certificate as to payment of \$2,000 on account of mortgage. Nov 17. Nov 27, 1905. 6:1751. —
- McCoy, Geo C, Mary, Alice and John H McCoy and Mary his wife to TITLE GUARANTEE & TRUST CO. Mulberry st, No 140, e s, abt 180 s Grand st, 25x100. Prior mort \$3,000. Nov 25, due Sept 30, 1906, —. Nov 27, 1905. 1:237. 1,000
- Marx, Max to Abrahams & Schwarz. Av B, Nos 224 and 226, w s, 68.11 s 14th st, 43.2x95. Prior mort \$46,000. Nov 25, demand, 6%. Nov 27, 1905. 2:407. 10,000
- Meyer, Caroline to THE GERMAN SAVINGS BANK in the City of N Y. 48th st, No 509, n s, 150 w 10th av, 25x100.5. Nov 27, 1905, due Oct 1, 1906, 5%. 4:1077. 15,000
- Martin, John L to Sarah H Livingston. 70th st, Nos 160 and 162, s s, 240.5 w 3d av, 2 lots, each 19.9x100.5. 2 P M mortg, each \$18,500. Nov 23, 2 years, 5 1/2%. Nov 24, 1905. 5:1404. 37,000
- Martin, John L to Elizabeth H Stanton, exr, &c, Geo H Belcher. 70th st, No 164, s s, 220.8 w 3d av, 19.9x100.5. P M. Prior mort \$15,000. Nov 23, due Oct 1, 1906, 5 1/2%. Nov 24, 1905. 5:1404. 2,500
- Machiz, Ida to Gilbert M Speir and ano. 97th st, No 333, n s, 140 w 1st av, 30x100.11. Nov 22, 5 years, 5 1/2%. Nov 24, 1905. 6:1669. 16,500
- Manheim, Louis to Frances J Murray. 130th st, n s, 166.8 w Amsterdam av, runs n e 10.6 x n w 5 x n e 133 x s e 25 x s w 132.8 to st, x w 22.6 to beginning, except part lying east of a line drawn parallel with Amsterdam av and 100 west therefrom. P M. Nov 20, 2 years, 6%. Nov 24, 1905. 7:1985. 3,100
- Meyer, Asher T to John Miller. 60th st, s s, 350 w Amsterdam av, 50x100.5. Nov 23, 1 year, 6%. Nov 24, 1905. 4:1151. 1,000
- Meyer, Geo J to Franz Schilp. 1st av, No 1649, w s, 29.4 s 86th st, 25x75. P M. Prior mort \$10,000. Nov 28, 3 years, 6%. Nov 29, 1905. 5:1548. 6,000
- Moses, Rachel to Simon Fink. 77th st, n s, 173 e Av A, 6 lots, each 37.6x102.2. 6 P M mortg, each \$3,125; prior mort on each \$6,750. Nov 28, due May 24, 1907, 6%. Nov 29, 1905. 5:1489. 18,750
- Moses, Rachel to Simon Fink. 78th st, s s, 173 e Av A, 6 lots, each 37.6x102.2. 6 P M mortg, each \$3,125; prior mort on each \$6,750. Nov 28, due May 24, 1907. Nov 29, 1905. 5:1489. 18,750
- Morelli, Teodoro and Michele Larala to Schmitt & Schwanenflugel. 10th st, No 266 East. Saloon lease. Oct 14, demand, 6%. Nov 28, 1905. 2:437. 571
- McGee, Cath M to Henry Immen. 24th st, Nos 224 and 226, s s, 244 n w 2d av, 48.9x98.9. P M. Prior mort \$20,000. Nov 27, 3 years, 6%. Nov 28, 1905. 3:904. 10,000
- McMahon, Lawrence J to Clairville E Benedict as guardian for James A Benedict will Elizabeth A Benedict. 50th st, No 237, n s, 203 w 2d av, 17x100.5. Nov 28, 1905, 3 years, 5 1/2%. 5:1324. 7,500
- Machiz, Ida to John H McLain. 53d st, No 407, n s, 125 w 9th av, runs w 25 x n 134.4 x e 25.11 x s 127.1 to beginning. P M. Prior mort \$20,000. Nov 27, due Oct 10, 1910, 6%. Nov 28, 1905. 4:1063. 7,000
- Mitchell, Lewis A to John J Hofelder. Lexington av, No 1256, w s, 42.2 s 85th st, 20x67.2. P M. Nov 28, 1905, due Jan 1, 1907, 5%. 5:1513. 4,500
- Meehan, John T with John A Aspinwall and ano trus Wm H Aspinwall. Madison av, No 1853. Extension mort. Oct 21. Nov 28, 1905. 6:1747. nom



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Moss Realty Co to U S TRUST CO of N Y. 60th st, Nos 239 and 241, n s, 225 e West End av, 2 lots, each 25x100.5. 2 P M mortgs, each \$9,000. Nov 27, due, &c, as per bond. Nov 28, 1905. 4:1152. 18,000

McGrath, Patrick M to Cath A McGuire. 111th st, No 303, s s, 150 e 2d av, 25x120.11x27x93.6. Nov 23, 3 years, 5½%. Nov 28, 1905. 6:1682. 5,000

McGrath, Patrick M to Johanna Stack. 114th st, No 157, n s, 338.9 w 3d av, 18.9x100.11. P M. Nov 23, due, &c, as per bond. Nov 29, 1905. 6:1642. 6,000

Maccarrone, Giovanne to Salvatore Pepe. 11th st, No 334, s s, 150 w 1st av, 25x94.10. Prior mortgs \$—-. Nov 23, 1 year, 5%. Nov 29, 1905. 2:452. 1,200

Miller, Hattie to Abraham B Keve. 7th st, No 204, s s, 318 e Av B, 25x90.10. Prior mort \$—-. Nov 8, due Dec 28, 1907, 6%. Nov 29, 1905. 2:389. 10,000

Neuschaefer, Hartmann to Hymon Manheim and ano. 107th st, Nos 315 and 317, n s, 250 e 2d av, 50x76.10. P M. Nov 27, 3 years, 6%. Nov 28, 1905. 6:1679. 4,375

Northwestern Realty Co to Clara and Della Max. Manhattan av, n w cor 107th st, 201.10 to 108th st x100. Nov 24, 2 years, 6%. Nov 28, 1905. 7:1843. 37,000

Nevins, Abraham and Harry W Perelman to Catharine A De La Vergne and ano trustees John C De La Vergne for Mary F De La Vergne and ano. Broome st, Nos 532 and 534, n w cor Sullivan st, Nos 56 and 58, runs w 37.8 x n 83.8 x e 21.7 x s 24.11 x s e 43 to st x s 62.8 to beginning. Nov 23, 5 years, 5%. Nov 25, 1905. 2:490. 59,000

Netherlands Corporation of N Y and Chas S Furst to Lillie Furst. 58th st, Nos 315 to 319, n s, 220.6 w 8th av, 104.6x100.5. Prior mort \$117,500. Oct 21, 2 years, 4½%. Nov 27, 1905. 4:1049. 32,500

Palace Automobile & Machine Co to Isaac P Hand. 124th st, No 208, s s, 129 w 7th av, 16x100.11; 124th st, Nos 210 to 214, s s, 145 w 7th av, 48x100.11. Nov 25, demand, 6%. Nov 29, 1905. 7:1929. note, 8,000

Press, Rosie to Bernat Springer. 101st No 315, n s, 400 w 1st av, 25x100.10. P M. Prior mort \$20,000. Nov 1, 5 years, 6%. Nov 28, 1905. 6:1673. 8,000

Pincus, Alex and Meyer Solomon to George Clarke. 34th st, No 256, s s, 186.9 e 8th av, 13.3x84.6. P M. Prior mort \$11,500. Nov 20, 3 years, 4½%. Nov 29, 1905. 3:783. 6,000

Quirk, Stephen B to TITLE GUARANTEE AND TRUST CO. 50th st, No 45, n s, 75 w Park av, 16x100.5. Nov 22, demand, —%. Nov 24, 1905. 5:1286. 40,000

Same to James A Farley. Same property. P M. Prior mort \$40,000. Nov 23, demand, 5%. Nov 24, 1905. 5:1286. 16,000

Reinert, Geo F to The Bachmann Brewing Co. Washington st, No 224, and Barclay st, Nos 91 and 93. Saloon lease. All title. Nov 25, demand, 6%. Nov 27, 1905. 1:128. note, 2,000

Rollnick, Max to Cath E Weber. 60th st, No 345, n s, 150 w 1st av, 25x100.5. Nov 23, 5 years, 5%. Nov 27, 1905. 5:1435. 1,000

Roberts, Joseph to American Mortgage Co. 132d st, No 45, n s, 435 w 5th av, 16.8x99.11. P M. Nov 27, 1905, due June 30, 1907, 5½%. 6:1730. 6,000

Rohrig, Wm F to Wright D Goss and ano. Park av, Nos 1240 to 1246, n w cor 96th st, 100.11x100; Madison av, s e cor 96th st, runs e 100 x s 100.8 x w 20 x n 25 x w 80 to av x n 75.8 to beginning. Nov 27, 1905, demand, 6%. 6:1602. 85,000

Rohrig, Wm F to Samuel Strasbourger. Madison av, s e cor 96th st, runs e 100 x s 100.8 x w 30 x n 25 x w 80 to av x n 75.8 to beginning. P M. Prior mort \$184,000. Nov 27, 1905, demand, 6%. 5:1507. 40,000

Reiss, Laura to Margt M Miller. 83d st, No 431, n s, 300 e 1st av, 25x102.2. P M. Prior mort \$11,250. Nov 29, 1905, 3 years, 6%. 5:1563. 3,500

Reiner, Louis to Louis Nieberg and ano. 123d st, Nos 151 and 153, n s, 35 e Lexington av, runs n 100.11 x e 30.8 x s e 4 x s 100 to st x w 35 to beginning, with all title to gore on n e cor above, 4x0.5½. P M. Prior mort \$16,300. Nov 15, 1 year, 6%. Nov 25, 1905. 6:1772. 5,700

Same to same. Same property. Building loan. Prior mort \$22,000. Nov 15, 1 year, 6%. Nov 25, 1905. 6:1772. 18,000

Rodefelf, Henry to Jacob Ruppert. 76th st, No 422 East. Saloon lease. Nov 17, demand, 6%. Nov 25, 1905. 5:1469. 1,200

Rosendorf, Saml to Hugo D Rosendorf. 27th st, No 235, n s, 150 w 2d av, 25x98.8. Prior mort \$16,000. Nov 25, 1905, 1 year, 6%. 3:908. 2,000

Ruland & Whitney Co to TITLE GUARANTEE AND TRUST CO. Ann st, No 35, n e cor Nassau st, Nos 104 to 108, runs e 25.6 x n 39.3 x w 22.2 x s 40.10 to beginning; Ann st, No 37, n s, 25.6 e Nassau st, runs n 39.1 x e 14.2 x s 29.5 x e 1.11 x s 8.9 to Ann st, x w 16.9 to beginning. P M. Nov 23, demand, —%. Nov 24, 1905. 1:92. 100,000

Rollnick, Max to Meyer H Ullmann. 129th st, No 107, n s, 115 e Park av, 25x99.11. Nov 23, due April 14, 1907, 6%. Nov 24, 1905. 6:1778. 3,300

Rosehill Realty Corporation to American Mortgage Co. 2d av, Nos 552 and 554, mort reads 30th st, e s (?), 90.8 n (?) 2d av, runs e 100 x n 32.8 x w 100 x s 32.8 to beginning (probable error). P M. Nov 23, 2 years, 5½%. Nov 24, 1905. 3:936. 20,000

Rixmann, Hermann to Elizabeth Messner. 67th st, No 134, s s, 200 e Amsterdam av, 25x100.5. P M. Prior mort \$18,000. Nov 28, 1905, 5 years, 6%. 4:1138. 5,000

Ruhling, Anna M wife Frederick to Annie R Bauerdorf. 2d av, No 607, w s, 39.7 n 33d st, 19.7x75. Nov 28, 1905, 1 year, 6%. 3:914. 3,500

Rosenberg, Samuel and Chas B Gumb to Geo Sinram. 94th st, No 241, n s, 131.4 w 2d av, 25.9x100.8. Nov 27, 3 years, 5½%. Nov 28, 1905. 5:1540. 15,000

Roth, Hannah to Geo Margraf. 114th st, Nos 38 and 40, s s, 470.5 e Lenox av, 2 lots, together in size 54.6x100.11. 2 P M mortgs, each \$2,500; 2 prior mortgs, \$25,000 each. Nov 28, 3 years, 6%. Nov 29, 1905. 6:1597. 5,000

Schiff, Joseph to Rexton Realty Co. Bank st, No 73, n s, 125 e Bleecker st, 25x100. P M. Nov 27, 3 years, 5½%. Nov 29, 1905. 2:624. 30,000

Same to Elias Kempner. Same property. P M. Prior mort \$30,000. Nov 27, installs, 6%. Nov 29, 1905. 2:624. 8,000

Schweizer, Frank J to Martin Ungrich. 78th st, No 171, n s, 52.6 e Amsterdam av, 22.6x102.2. P M. Prior mort \$20,000. Nov 28, 3 years, —%. Nov 29, 1905. 4:1150. 3,000

Schweizer, Rudolf to Martin Ungrich. 78th st, No 169, n s, 75 e Amsterdam av, 23x102.2. P M. Prior mort \$19,000. Nov 28, 3 years, —%. Nov 29, 1905. 4:1150. 4,000

Schiff, Joseph to Rexton Realty Co. Bank st, No 75, n s, 100 e Bleecker st, 25x100. P M. Nov 27, 3 years, 5½%. Nov 29, 1905. 2:624. 30,000

Same to Elias Kempner. Same property. P M. Prior mort \$30,000. Nov 27, 3 years, 5½%. Nov 29, 1905. 2:624. 8,000

Sinram, Emma to Fredk Schmidt. 9th st, No 404, s s, 80 e 1st av, 20x75. Extension mort. Nov 27. Nov 28, 1905. 2:436. nom

Simplex Machine Co of America to Van Dyck Churchill Co. Chateaus, &c, at No 154 West 27th st. Certificate as to consent of stockholders to mort for \$1,049.90. Nov 28, 1905.

Schoenrock, Eugene to Chas G Koss. 50th st, No 539, n s, 48.8 e 11th av, 25.8x48.11. P M. Prior mort \$9,000. Nov 15, 3 years, 6%. Nov 28, 1905. 4:1079. 2,500

Seligman, John, N Y, and Barnett Cantor, Brooklyn, to Abram Bachrach. 52d st, No 419, n s, 150 e 10th av, 25x100.5. P M. Nov 27, due July 27, 1907, 6%. Nov 28, 1905. 4:1062. 4,950

Scheinberg, Lina to Samuel Goldberg. 120th st, No 348, s s, 100 w 1st av, 25x100.11. P M. Prior mort \$14,000. Nov 28, 1905, 3 years, 6%. 6:1796. 4,000

Scheinberg, Lina to Samuel Goldberg. 120th st, No 346, s s, 125 w 1st av, 25x100.11. P M. Prior mort \$17,500. Nov 28, 1905, 3 years, 6%. 6:1796. 500

Slawson, Loton H to Chelsea Realty Co. Broadway, s e cor 174th st, 70.7 to Wadsworth av, x66.8 to 174th st x23.1 to beginning. P M. Nov 27, 3 years, 5%. Nov 28, 1905. 8:2143. 4,600

Schwartzreich, Meyer to Jacob Binder and ano. Monroe st, No 183, n w cor Montgomery st, Nos 40 to 44, 48x75. P M. Prior mort \$65,500. Nov 23, due Nov 15, 1915, 6%. Nov 24, 1905. 1:269. 26,000

Scal, Harris to Jacob Binder and ano. Monroe st, No 177, n s, 48 w Montgomery st, 44.3x75. P M. Prior mort \$40,000. Nov 23, due Nov 1, 1911, 6%. Nov 24, 1905. 1:269. 12,000

Stoff, Harry M to Adolph Rauch. 147th st, Nos 303 and 305, n s, 75 w 8th av, 2 lots, each 25x99.11. 2 P M mortgs, each \$3,000. 2 prior mortgs, each \$15,000. Nov 23, 1 year, 6%. Nov 24, 1905. 7:2045. 6,000

Silverson, Abraham to Chas J Kroehle. 8th av, e s, 99.11 n 148th st, 24.11x100. P M. Nov 6, 1 year, 6%. Nov 24, 1905. 7:2034. 2,500

Silverson, Abraham to Chas J Kroehle. 8th av, No 2911, n w cor 154th st, No 301, 24.11x100. P M. Nov 6, 1 year, 6%. Nov 24, 1905. 7:2047. 5,000

Springer, Bernat to The Rector, &c, Church of Zion and St Timothy in City N Y. 101st st, No 315, n s, 400 w 1st av, 25x100.10. Nov 9, due May 1, 1910, —%. Nov 24, 1905. 6:1673. 20,000

Sutcliff, Louise to City Real Estate Co. 78th st, No 212, s s, 156.3 w Amsterdam av, 10.9x102.2. Nov 24, due Sept 30, 1907, —%. Nov 25, 1905. 4:1169. 2,000

State Realty & Mortgage Co to LAWYERS TITLE INS & TRUST CO. 20th st, No 33, n s, 570 w 5th av, 25x92. P M. Nov 24, 2 years, 5%. Nov 25, 1905. 3:822. 39,000

Sobel, Sam to Cornelius H Hughes. 74th st, No 484, s s, 225 w Av A, 25x102.2. Nov 27, 1905, 3 years, 5½%. 5:1468. 17,000

Same to Henry Arnold. Same property. Prior mort \$17,000. Nov 27, 1905, due April 1, 1909, 6%. 5:1468. 3,000

Samuels, Israel to John Robertson and ano. 127th st, No 355, n s, 78 e St Nicholas terrace, runs n 40.2 x e 2 x n 69.8 x e 89 to w s St Nicholas av, Nos 341 and 343, x s 111 to 127th st x w 74.7 to beginning. P M. Prior mort \$125,000. Nov 24, 1905, 5 years, 6%. 7:1954. 22,000

Southack, Eugene to CENTRAL TRUST CO of N Y. Broadway, No 194, e s, 20 n John st, 24.3x162x24.3x161.5; Broadway, No 196, e s, 44.3 n John st, 23x160x22x160; Broadway, No 394 (old No 396), e s, 28 s Walker st, 27.9x175 to Cortlandt alley; 9th st, No 23, n s, 344.6 w 5th av, 16.8x92.3. 13-336 parts. Sub to all liens, also 13-336 parts of proceeds of sale of any or all said lands, also proceeds of sale of No 122 W 25th st, and 236 5th av; also all R, T & I in estate Ella L Southack, dec'd. Nov 27, 1905, 3 years, 5%. 1:79 and 195, and 2573. 3,000

Schwartzman, Samuel with Julia D Sturges. 151st st, No 503, s s, 175 w Amsterdam av, 25x100.5. Extension mort. March 19, 1904. Nov 25, 1905. 4:1079. nom

Schrader, William with Wm C Lutkins trustee A M Cameron. 4th st, No 145, n s, 137.11 e 1st av, 25x96.2. Extension mort. Aug 23, 1904. Nov 27, 1905. 2:432. nom

Schoelher, Louis to Hugo Schoolherr. 72d st, Nos 241 to 251, n s, 75 w 2d av, 100x102.2. Prior mort \$42,000. Nov 27, due Dec 15, 1905, 6%. Nov 29, 1905. 5:1427. 22,000

Silverman, Arthur E to Mary E Strong. Madison av, No 1381, n e cor 96th st, No 51, 101.10x100. Nov 29, 1905, 3 years, 5%. 6:1602. 232,500

Shaw, Julia W to Emily J Donner. 71st st, No 85, n s, 50 e Columbus av, 20x102.2. Prior mort \$24,000. Nov 1, 1 year, 6%. Nov 29, 1905. 4:1124. 3,000

Tishman, Julius to Joseph Herrmann. 17th st, No 413, n s, 194 e 1st av, 25x92. Nov 24, 3 years, 6%. Nov 25, 1905. 3:949. 4,000

Tishman, Julius to Saml Rozinsky and ano. 6th st, No 717, n s, 235.11 e Av C, 18.2x90.10. P M. Prior mort \$7,500. Nov 23, due Sept 23, 1906. Nov 24, 1905. 2:376. 1,500

Teichman, Abraham to Bernard Galewski. Suffolk st, No 146, e s, 125.1 s Stanton st, 25x100. P M. Prior mort \$10,500. Nov 24, due June 30, 1906, 6%. Nov 27, 1905. 2:419. 3,000

Thorp, Mary A to EMIGRANT INDUSTRIAL SAVINGS BANK. 50th st, Nos 132 and 134, s s, 350 e 7th av, 50x100.4. Nov 27, 1905, due June 30, 1910, 4½%. 4:1002. 20,000

Torregrossa, Alfonso to Giovanni Lordi. Oliver st, No 88, e s, 42 s Cherry st, runs s 29 x e 50.8 x n 11.1 x w 0.6 x n 18.1 x w 50.2 to Oliver st. P M. Nov 28, 9 years, 6%. Nov 29, 1905. 1:251. 4,500

Uffand, Abraham to Rose Witt. 115th st, Nos 110 to 116, s s, 225 w Lenox av, 4 lots, each 25x100.11. 4 P M mortgs, each \$3,000. Nov 28, 2 years, 6%. Nov 29, 1905. 7:1824. 12,000



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- Vapnovitch, Isaac, Brooklyn, N Y, to Aaron Kaplan and Barnett Levy. Cherry st, No 151, s s, abt 110 w Market st, 20x60. P M. Prior mort \$6,500. Nov 15, 3 years, 6%. Nov 28, 1905. 2,900
- Wuerz, Carl to Nassau Security Co. Columbus av, Nos 201 to 209, n e cor 69th st, 100x70.8. Nov 29, 1905, due March 1, 1906, —%. 4:1122. 1,250
- Wielinski, Charles to John E Simons and ano. 143d st, No 145, n s, 287.6 e 7th av, 37.6x99.11. P M. Nov 29, 1905, 2 years, 6%. 7:2012. 3,500
- Wollheim, Samuel and Isidor A to Maria Kiefer. 93d st, No 309, n s, 150 e 2d av, 25x100.8. P M. Prior mort \$10,000. 4 years, 5%. Nov 27, 1905. 5:1556. 4,000
- Wellenkamp, John E to Francis J Ryan. Greenwich st, No 791, e s, 93.10 s 12th st, runs e 66.5 x n 30 x w 11 x n 4.5 x w 5.5 to Greenwich st x s 34.6 to beginning. Nov 28, 1 year, 6%. Nov 29, 1905. 2:624. 1,500
- Wollersen, Christian to D Chas Welsh. 46th st, Nos 514 and 516, s s, 160 w 10th av, 40x100.5. Nov 23, due Sept 30, 1910, —%. Nov 24, 1905. 5:1074. 30,000
- Wittner, Joseph and Siegfried to Harris Mandelbaum and ano. 9th av, Nos 129 and 131, on map Nos 129 to 133, n w cor 18th st, Nos 401 to 407, runs n 47.4 x w 100 x n 44.8 x w 25 x s 92 to st, x e 125 to beginning. P M. Prior mort \$40,000. Nov 22, due May 1, 1906, 6%. Nov 24, 1905. 3:716. 14,750
- Wittner, Joseph and Siegfried to Jonas B Kissam. 18th st, Nos 403, 405 and 407, n w cor 9th av, Nos 129 and 131, runs n 47.4 x w 100 x n 44.8 x w 25 x s 92 to st x e 125 to beginning. Building loan. Nov 23, due June 1, 1907, 6%. Nov 28, 1905. 3:716. 55,000
- Weill, Leonard to American Mortgage Co. 2d av, No 2211, w s, 74.7 s 114th st, 25.10x100. P M. Nov 24, due June 30, 1907, 5½%. Nov 28, 1905. 6:1663. 12,000
- Wasser, David to THE MONROE BANK. Allen st, Nos 128 and 130, s e s, 151 s Rivington st, 42x87.6. Collateral for notes. Nov 25, due July 25, 1906, 6%. Nov 28, 1905. 2:415. 9,000
- Weinstock, Saml and Geo Brown to Louis Nieberg. Sheriff st, Nos 82 and 84, e s, 130 n Rivington st, 45x100. P M. Prior mort \$52,000. Nov 21, 5 years, 6%. Nov 25, 1905. 2:334. 25,250
- Zimmermann, Moses to Emily R Marcus. Cannon st, Nos 112 and 114, e s, 75.2 n Stanton st, 49.9x100x50x100. Nov 22, due Dec 2, 1905, 5½%. Nov 25, 1905. 2:330. 50,000
- Zelinka, Leopold to Nathan Glassheim. 9th st, No 745, n s, 119 w Av D, 25x92.3. Nov 27, 1 year, 6%. Nov 28, 1905. 2:379. 2,500
- BOROUGH OF THE BRONX.**
- Apmann, Hermann to John H Huneke. College av, No 378, s e s, 50 s w 143d st, 50x100. P M. Nov 15, 2 years, 5½%. 9:2323. 7,000
- Adamant Real Estate Co to Jacob Erdenbrecher exr Christian Erdenbrecher. Clinton av, n w s, at s w s 180th st, 146.7x71.10x 142.11x71.3, except part for st and av. P M. Nov 23, 1 year, 5½%. Nov 29, 1905. 11:3095. 8,000
- Arthan Realty Co with Olenick Realty Co. Jackson av, w s, 32.10 s 160th st, 84x74.11. Extension mort. Nov 10, Nov 28, 1905. 10:2637. nom
- Brown, Geo to Joseph G Engel. 161st st, No 884, s s, 250 w Forest av, 50x95.2. P M. Oct 20, due Jan 20, 1907, 6%. Nov 28, 1905. 10:2637. 2,500
- \*Burk, John H to Chas Dobbs. Madison av, w s, 137.11 n 2d st, 75x100. Nov 25, 3 years, 5½%. Nov 28, 1905. 3,500
- Becher, Bertha wife of Christian to Nicholas Stelz. Park av, Nos 3758 and 3760, e s, 280 s 171st st, 35x150.5. Prior mort \$6,300. Nov 28, 1 year, 6%. Nov 29, 1905. 11:2902. 1,500
- Badolati, Emilia to Manhattan Mortgage Co. 205th st, n s, lot 525 map Geo F and Hy B Opdyke, 24th Ward, 28x117.11x25x 105.8. Nov 29, 1905, demand, 6%. 12:3312. 5,750
- Brown, John and Elias Lapin to DOLLAR SAVINGS BANK. 147th st, s s, 149.6 w St Anns av, 25x10, except part for st. P M. Nov 29, 1905, due June 29, 1906, 5½%. 9:2273. 4,000
- Becker, Ernest O to John McNulty. 175th st, s s, bet Arthur and Crotona avs, and 73 e line bet lots 3 and 4 map Fairmont, runs s 99.5 x e 26.4 to w s Crotona (Franklin) av x n 99.5 to st x w 26.4 to beginning. P M. Prior mort \$18,000. Oct 30, 5 years, 6%. Nov 25, 1905. 11:2944. 10,000
- Butler, Malcolm N to The Mosholu Parkway Realty Co. Woodlawn road, s e cor Van Cortlandt av, 90.7x10.3x86.2x42, 24th Ward. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3343. 1,140
- Burke, Tobias H to Mosholu Parkway Realty Co. Mosholu Parkway North, n e cor Van Cortlandt av, 26.9x96.6x33x92.6. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3336. 2,500
- Same to same. Mosholu Parkway North, e s, 127 n Van Cortlandt av, 25x119.6x26.2x113.6. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3336. 1,500
- Same to same. Mosholu Parkway North, s e cor Cortlandt av, 23.9 x92.11x38.9x94.6. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3335. 2,500
- Bibo, Edw C to Mosholu Parkway Realty Co. Steuben av, e s, 300 n 208th st, runs n 78.2 x e 14.9 x s 11.4 x n e 91.2 x s 125.10 x w 100 to beginning. P M. Nov 20, 3 yrs, 5%. Nov 27, 1905. 12:3337. 2,660
- Bassford Realty Co to THE TITLE INS CO of N Y. Park av, e s, 50 n 184th st, 75x100. P M. Nov 24, demand, 6%. Nov 27, 1905. 11:3039. 6,000
- Brown, Henry to Clarence Clayton. Fulton av, n w s, 59.7 n 166th st, runs n e 5 x w 93.4 x s 48.2 x e 72.5 to beginning. Nov 25, 5 years, 5%. Nov 27, 1905. 10:2608. 37,000
- Bergen, Wm C to Daniel Houlihan. Iainbridge av, e s, 106.10 n 201th st, runs e 144.8 x s 50 x e 19 x n 240.6 to s s Mosholu Parkway South x n w 181.6 to av x s 267.2 to beginning. P M. Nov 27, 1905, 1 year, 6%. 12:3299. 6,000
- Bachman, Alfred C to Jennie R Stoeckel. West Farms road, w s, abt 162 s Boston road, also at n s of the wheelwright shop adj premises hereby described on south, runs w 182.8 to s e s Boston road x n e and s e on curve 372.7 to beginning. P M. Nov 22, 3 years, —%. Nov 24, 1905. 11:3016. 55,000
- Carson, Henry C to Daniel Pritchard. Clinton av, e s, 84 s 175th st, 27x84. Nov 23, 3 years, 5½%. Nov 27, 1905. 11:2948. 500
- \*Cohen, Louis to August Diener. Columbus av, s s, 75 w Hancock st, 25x100, Van Nest Park. P M. Prior mort \$3,000. Nov 25, installs, 5½%. Nov 21, 1905. 2,000
- Curry, Laura to Mosholu Parkway Realty Co. Reservoir Oval, s w s, 314 s e Woodlawn road, 25x104.6x38.9x127.9. Nov 20, 2 yrs, 5%. Nov 24, 1905. 12:3343. 680
- \*Ciotti, Fiore to Danl Ryer. Sheil st, plot begins on s s lot 296, adj lot 295, runs n 109.6 to a point 87.6 from s s 1st av x w 28.8 x s 109.6 to n s Sheil st x e 28.6 to beginning, being part of lot 296 map Wakefield. P M. Nov 28, 3 years, —%. Nov 29, 1905. 1,800
- Callagy, John J to Frances Fitzpatrick. Grant av, No 998, e s, 136.8 n 164th st, 20x110.9x20x109.10, except part for Grant av. P M. Nov 24, 2 years, 6%. Nov 28, 1905. 9:2447. 1,450
- Dean, Walter J to Ambrose S Murray Jr exr Maria J K Cooke. Ogden av, w s, 75 n 164th st, 70x90. P M. Mar 6, 3 years, 5%. Nov 28, 1905. 9:2525. 6,000
- Dean, Walter J to Ambrose S Murray Jr exr Maria J K Cooke. Summit av, n e cor 164th st, 25x100. P M. Mar 6, 3 years, 5%. Nov 28, 1905. 9:2525. 1,750
- Dean, Walter J to Ambrose S Murray Jr exr Maria J K Cooke. Summit av, e s, 50 n 164th st, 95x100. P M. Mar 6, 3 years, 5%. Nov 28, 1905. 9:2525. 4,500
- Downing, Andrew to The Mt Morris Co-operative Building & Loan Assoc. 191st st, s s, 50 w Hoffman st, 25x90. All title. Aug 31, installs, 6%. Nov 24, 1905. 12:3273. 3,000
- Doll, William to THE GERMAN SAVINGS BANK. St Anns av, e s, bet 149th st and Westchester av, and being part lot 370 map East Morrisania, adj lot 369, 50x110.7x50x118. Nov 24, 1905, 1 year, 6%. 10:2616. 5,000
- \*De Carlo, James to Margt Demarest. 1st av, s s, being lot 104 map New Village of Jerome, 25x125; 1st av, s s, at line bet lots 103 and 104, runs s 125 x w 2 x n 125 to av x e 2 to beginning, being east 2 ft of lot 103 same map. P M. Nov 10, 5 years, 6%. Nov 27, 1905. 3,500
- Dowling, Michl to Lion Brewery. Brook av, No 1458. Saloon lease. Nov 23, demand, 6%. Nov 27, 1905. 11:2895. 5,000
- Dobbins, Mary E wife John to Minnie J Douglass. Mott av, e s, 18 n 150th st, 16.6x100. P M. Nov 29, 1905, 2 yrs, 5½%. 9:2443. 4,000
- D'Auria, Pasquale to Chas A Hitchcock trustee Geo Ricard. Hughes av, e s, bet 180th st and 181st st, and being west 100 ft of lot 147 map Saml Ryer homestead, 25x95. Nov 20, 3 yrs, 5½%. Nov 29, 1905. 11:3081. 5,500
- \*Dunsing, August with Ludwik Wojtusiak. 12th st, s s, being west ½ of lot 901 map Wakefield, 50x114. Extension mort. Nov 23, Nov 29, 1905. nom
- Eilers, Hermann G to Mosholu Parkway Realty Co. Tryon av, w s, 30 n Reservoir Oval West, 122.9x107.3x87x78.3. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3343. 2,000
- Egan & Hallecy Construction Co to THE GERMANIA LIFE INS CO of City N Y. Summit av, n e cor 161st st, 75x95. Nov 22, due, &c, as per bond. Nov 24, 1905. 9:2524. 70,000
- Same to same. Ogden av, n w cor 161st st, 75x95. Nov 22, due, &c, as per bond. Nov 24, 1905. 9:2524. 70,000
- Same to same. Summit av, e s, 75 n 161st st, 45x75. Nov 22, due, &c, as per bond. Nov 24, 1905. 9:2524. 25,000
- Same to same. 161st st, n s, whole front from Ogden to Summit av, —x120 on Summit av x—x75 on Ogden av. Consent of stockholders to 3 mortgs aggregating \$165,000. Nov 22. Nov 24, 1905. 9:2524.
- Essig, Dorothea to Eleanor B Brown. Grand Boulevard or Concourse, w s, 50 n Minerva pl, 25x100. Nov 27, 1 year, 6%. Nov 28, 1905. 12:3319. 500
- Ernst, Moritz L and Carl to TITLE INS CO of N Y. Courtlandt av, s w s, bet 162d st and Brook av, and being plot bounded n by the Branch R R 36.5, n e by lot 12 95.5, s e by Courtlandt av 25, and s w by part of lot 11 109.5, being part of lot 11 map North Melrose. P M. Nov 25, due Sept 30, 1908, 5½%. Nov 28, 1905. 9:2409. 3,000
- \*Flood, Catherine to Ephraim B Levy. Plot begins 240 e White Plains road, at point along same 300 n from n s Morris Park av, runs e 100 x n 75 x w 100 x s 75 to beginning, with right of way over strip to Morris Park av. Nov 23, 3 years, 5%. Nov 25, 1905. 1,500
- Grunzfelder, Nicholas to Thomas J Quinn. Tinton av, n w cor 168th st, 90x53.6x89.11x57. P M. Prior mort \$48,000. Nov 20, 2 years, 6%. Nov 24, 1905. 10:2663. 4,000
- Greenfield, Jacob to Thornton Bros Co. Clay av, No 1301, w s, 93.10 n 169th st, 19x87.9x19x88.1. P M. Prior mort \$—. Nov 23, installs, 6%. Nov 25, 1905. 11:2782. 1,500
- Gordon, Jennie F to Mosholu Parkway Realty Co. Mosholu Parkway North, e s, 23.10 s Van Cortlandt av, 25.2x94.3x25x92.11. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3335. 1,365
- \*Graham, Violet J to Martha wife John Graham. St Lawrence av, w s, 231.4 s West Farms road, 25x100. Building loan. Nov 20, due Dec 1, 1908, 5½%. Nov 27, 1905. 3,500
- Giordano, Tommaso to Frank Rawlings. Hull av, e s, 151.11 n 207th st, late Eclipse st, 100x100. P M. Nov 28, 3 years, 5½%. Nov 27, 1905. 12:3351. 4,000
- Harrington, John to Elizabeth Rippel. Vyse av, e s, 200 n Jennings st, 50x100. Nov 28, 2 years, 6%. Nov 29, 1905. 11:2995. 1,000
- \*Hudson P Rose Co to James H Benedict. Public road to the Point, n e s, being lot 23 map Clason Point, contains 11 acres, Westchester. P M. Nov 28, 3 years, 6%. Nov 29, 1905. 18,500
- Hanan, Alfred P to Mary I Shamberg. Lots 19, 20, 129 to 134 map 339 lots at Riverdale and Mosholu property of E P & H A Forster. Nov 25, 5 years, 6%. Nov 27, 1905. 13:3423. 5,500
- Helborn, Moses with City Mortgage Co. Prospect av, w s, 50 n 152d st, 75x95. Subordination mort. Nov 21. Nov 27, 1905. 10:2675. nom
- Horan, Edw C to B Adams Burnett. Grand av, w s, 50 s Fordham pl, 60.5x100.2x66.11x100. Nov 25, 3 years, 6%. Nov 28, 1905. 11:3206. 2,000



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- Hodes, Nicholas to Louisa K Kuntz. Franklin av, w s, bet 170th st and Crotona Park South, 75 s from n e cor lot 79, runs n e 34 x n w 100 x s w 34 x s e 100 to beginning, except part for av, being part of lot 79 map Morrisania. P M. Nov 27, 3 years, 5½%. Nov 28, 1905. 11:2932. 4,000
- Hutter, Leopold with John J Silver. 156th st, No 737 East. Extension mort. Nov 29, 1905. 9:2364. 3,250
- Hensle, Hugh to Mosholu Parkway Realty Co. Mosholu Parkway North, n e cor Steuben av, 113.9x69.6x89.11, gore. P M. Nov 20, 3 years, 5%. Nov 25, 1905. 12:3326. 2,400
- Same to same. Mosholu Parkway North, e s, abt 230 n Van Cortlandt av, 38.9x146x4.4x141.6; Steuben av, e s, 350 s 208th st, 64x146x4.3x132.9. P M. Nov 20, 3 years, 5%. Nov 25, 1905. 12:3336. 4,100
- Houston, Margt to Mosholu Parkway Realty Co. Reservoir Oval, s w s, abt 239 s e Woodlawn road, 37x70.2x42.3x39.3. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3343. 500
- Hilton, Lillian J R wife Henry G to Walter F Duckworth. Sedgwick av, w s, 719 n 177th st, 103x165x153x187. Prior mort \$30,000. May 18, demand, 4½%. Nov 24, 1905. 11:2881. 5,000
- Hammer, Ernest to Solomon Katz. Marion av, s e cor 199th st, 126.5x71.10x125x90.11. P M. Nov 20, 3 years, —%. Nov 24, 1905. 12:3284. 8,500
- Irving, Benj H to The North N Y Co-operative Building & Loan Assoc. Creston av, No 2388, e s, 195.5 n 184th st, 25x95. Nov 13, 3 years, —%. Nov 29, 1905. 11:3165. 1,000
- Irving Realty Co to Julius Halpern. Union av, w s, 273.3 n 165th st, 37.6x125.9x37.6x125.10. Prior mort \$30,000. Nov 28, 1905, 5 years, 6%. 7,500
- Same to same. Same property. Certificate as to consent of stockholders to above mort. Nov 20, Nov 28, 1905. 10:2670. —
- Same to Catherine F Morss extrx John B Morss. Union av, w s, 273.9 n 165th st, 37.6x125.9x37.6x125.10. Nov 28, 1905, 5 yrs, —%. 10:2670. 30,000
- Same to same. Same property. Certificate as to consent of stockholders to above mort. Nov 20, Nov 28, 1905. 10:2670. —
- Imhof, Louise C to Catharine T Smith. Marion av, No 2958, e s, 126.10 n 200th st, 25x110. P M. Nov 28, 3 years, 5½%. Nov 29, 1905. 12:3285. 5,000
- Jackson, Max and Harry to Charles H Friedrich. 160th st, n s, 100 w Union av, 44x145.3. Prior mort \$35,000. Nov 23, demand, 6%. Nov 24, 1905. 10:2667. 3,000
- Keogh (Wm T) Amusement Co to TITLE GUARANTEE & TRUST CO. 149th st, Bergen av and Westchester av. Certificate as to consent of stockholders to mortgage property on above for \$90,000. Nov 25, Nov 28, 1905. Misc. —
- Keogh (Wm T) Amusement Co to TITLE GUARANTEE & TRUST CO. Bergen av, n e cor Gerard st, runs e 19 x n 9.2 x n e 90.11 x n 16.10 x e 14.8 x n e 23.11 x n 42 x — 173.5 to s Westchester av x w 78 to s e cor Westchester and Bergen av s x 188.11 to beginning. Nov 27, demand, —%. Nov 28, 1905. 9:2294. 90,000
- Keller, Regina with TITLE GUARANTEE & TRUST CO. Westchester av, Nos 1020 and 1022. Extension mort. Oct 30, Nov 28, 1905. 10:2676. nom
- Koch, Mary to DOLLAR SAVINGS BANK. Mohegan av, late Grant av, s e s, lot 231 map East Tremont, 66x150, except part for av. Nov 29, 1905, due June 29, 1906, 5½%. 11:3124. 1,000
- Kirschhof, Charles G to David Bennett. St Anns av, Nos 525 and 527, w s, 49.11 n 148th st, 33.3x99.4. Nov 25, 3 years, 6%. Nov 27, 1905. 9:2275. 3,500
- \*Kerr, Stephen and Jane to Edw J Shalvey. 4th st, n s, 305 w Av B, 100x108, Unionport. Nov 21, 3 years, 5½%. Nov 27, 1905. 2,000
- Lese, Louis to Daniel Berberich. 158th st, late Milton st, s s, 100 w Courtlandt av, 50x100. P M. Nov 15, 2 years, 5%. Nov 27, 1905. 9:2417. 9,000
- Leibsohn, Louis to Thos C Carroll. Tinton av, e s, 370.11 n Kelly st, 24x100.2x22x100.1. P M. Nov 27, 5 years, —%. Nov 29, 1905. 10:2665. 6,400
- Leary, Jessie B to Charles S Kohler. 203d st, late Rockfield st, s s, 748.6 w Williamsbridge road, also 167.2 w Valentine av, 50x100. P M. Prior mort \$3,500. Nov 24, 1 year, —%. Nov 28, 1905. 12:3308. 350
- Lese, Louis to John A Vormbaum and ano. Courtlandt av, No 723, w s, 50 n 155th st, 25x100. P M. Nov 24, 3 years, 5%. Nov 25, 1905. 9:2415. 8,000
- Lese, Louis to American Mortgage Co. Courtlandt av, No 809, w s, 23.6 n 158th st, 28x98. P M. Nov 24, due June 30, 1907, 5½%. Nov 25, 1905. 9:2418. 8,000
- Lowenstein, Morris to Mosholu Parkway Realty Co. 208th st, e s, 204 n Steuben av, 52x82.10x50x66. P M. Nov 20, 3 years, 5%. Nov 25, 1905. 12:3326. 880
- Same to same. 210th st, e s, 40 n Reservoir Oval West, 104.4x124.11x97x78.6. P M. Nov 20, 3 years, 5%. Nov 25, 1905. 12:3343. 2,480
- Same to same. 208th st, s w cor Kossuth pl, 25x100; Mosholu Parkway North, s e cor Kossuth pl, 25x100. P M. Nov 20, 3 years, 5%. Nov 25, 1905. 12:3326. 3,340
- Lese, Louis to American Mortgage Co. 148th st, s s, 75 w College av, 50x100. P M. Nov 28, due June 30, 1907, 5½%. Nov 29, 1905. 9:2329. 7,500
- Lesley, Geo H to Gertrude E Master. 237th st, late Sidney st, s w cor Troy st, 70.5x150. Nov 28, 3 years, —%. Nov 29, 1905. 13:3407. 2,500
- Mitchell, H Raymond to Peter Kiefer. Washington av, w s, 189 s 176th st, 27x150, except part for av. P M. Nov 28, 3 years, 6%. Nov 29, 1905. 11:2908. 5,000
- Madden, Michl to Elizabeth J Stancliffe. Beaumont av, No 2442, e s, 450 n 187th st, 25x100. Nov 17, 1 year, 6%. Nov 25, 1905. 11:3105. gold, 1,000
- Same to same. Beaumont av, No 2444, e s, 475.6 n 187th st, 25.6 x90x25x95. Nov 17, 1 year, 6%. Nov 25, 1905. 11:3105. 1,000
- Mascia, Saverio to Martense B Story trustee Isaac Orr. 150th st, Nos 458 and 460, s s, 250 w Morris av, 50x100. Nov 24, demand, 6%. Nov 25, 1905. 9:2338. 21,000
- Mannello, Angelo to James H Brewster trustee for Caroline B Stanton et al will Sarah B Cammner. 149th st, n s, 170.3 e Morris av, 24.9x90, except part for st. Nov 24, 3 years, 5½%. Nov 25, 1905. 9:2331. 11,000
- Same to THE KNICKERBOCKER TRUST CO. Same property. Prior mort \$11,000; given to secure notes. Nov 23, demand, 6%. Nov 25, 1905. 9:2331. 3,500
- Mayer, Chas A to Murtha J Kelly. Forest av, No 779, w s, 337.11 n 156th st, 19x87.5x19x87.6. Nov 23, 5 years, 5½%. Nov 24, 1905. 3,500
- McOwen, Anthony to Mosholu Parkway Realty Co. Tyron av, n w cor Reservoir Oval West, 30x78.3x68.2x60.6. P M. Nov 20, 3 years, 5%. Nov 25, 1905. 12:3343. 1,000
- Miller, John to Mosholu Parkway Realty Co. 208th st, w s, 6.1 n Steuben av, 25x100. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3326. 860
- Morrow, Annie, and Michael, Thomas and Peter Carroll and Catharine Schmidt to Annie Morrow. 132d st, n s, 75 e Cypress av, 20x110. Prior mort \$2,500. Nov 28, demand, 6%. Nov 29, 1905. 10:2561. 265
- \*Menaker, Herman to Julius Heiderman. The Creek, w s, being lot 22 map Clasons Point, contains 15 67-100 acres. P M. Nov 29, 1905, 3 years, 6%. 8,000
- Morrow, Annie, and Michl, Thos and Peter Carroll and Catharine Schmidt to HARLEM SAVINGS BANK. 152d st, n s, 95 e Cypress av, 20x110. Nov 28, demand, 5½%. Nov 29, 1905. 10:2561. 200
- Miller, Helen A to Louis Whitestone. 200th st, s w cor Bainbridge av, 30.7x100x50x101.10. Prior mort \$9,500. Nov 29, 1905, 1 year, 6%. 12:3297. 3,000
- \*Mishkind, Herman to Land Co A of Edenwald. Wilder av, w s, 250 n Jefferson av, 25x100. P M. Nov 29, 1905, 3 years, 5%. 225
- McKinley Realty & Construction Co to N Y SAVINGS BANK. 140th st, n s, 725 e Willis av, 3 lots, each 37.6x100. 3 morts, each \$25,000. Nov 29, 1905, 3 years, —%. 9:2285. 75,000
- Same to same. 140th st, n s, 182.2 w Brook av, 3 lots, each 37.6x100. Certificate as to consent of stockholders to mort for \$75,000. Nov 29, 1905. 9:2285. —
- Michel, Karl A to Lion Brewery. 3d av, s e cor Wendover av. Saloon lease. Nov 24, demand, 6%. Nov 27, 1905. 11:2928. 1,500
- Moffatt, Patrick J to Louis Reiter. 187th st, s s, bet Hughes av and Crescent av, and being lots 55 and 56 map property S Cambreleng et al, 50x100, except part for Crescent av. Nov 16, demand, 6%. Nov 27, 1905. 11:3074. 5,000
- Same to Asher Cohen. Same property. P M. Nov 16, demand, 6%. 11:3674. 5,000
- \*Nathan, Rosa to Frances Aronson. Morris Park av, s e cor Lincoln st, 25x100. Nov 23, 3 years, —%. Nov 25, 1905. 9,200
- \*Same to Albert Mamlock. Same property. Prior mort \$9,200. Nov 23, 3 years, —%. Nov 25, 1905. 2,000
- Northwestern Realty Co to Israel Lippmann. Brook av, n e cor 136th st, 200 to s s 137th st x100. P M. Prior mort \$42,000. Nov 28, 1 year, 6%. Nov 29, 1905. 9:2264. 6,000
- Nasanowitz, Joseph to George Andres. 149th st, No 758, s s, 100 e Brook av, 25x84.11. P M. Prior mort \$15,000. Nov 24, 5 yrs, 5½%. Nov 27, 1905. 9:2275. 6,000
- Penney, Wm H and James Bunt composing firm of Penney & Bunt to The Port Morris Land & Impt Co. 133d st, s s, 204 w Willow av, 25x100. P M. Nov 24, due Oct 31, 1908, —%. Nov 28, 1905. 9:2561. 2,000
- \*Pletscher, Martin to Therina T Barnard. Plot begins 440 w White Plains road at point along same 250 n Morris Park av, runs n 50 x w 75 x s 50 x e 75 to beginning. Prior mort \$5,000. Nov 28, 1905, 1 year, 6%. 2,000
- \*Pinelli, Deodata to Henry C Merritt. 1st av, s s, 349.4 e 4th st, 25x100, Wakefield. Nov 27, 3 years, 6%. Nov 29, 1905. 2,000
- Reining, Louis to Herman Heemsath. 161st st, s s, being west ½ of lot 74 map North Melrose, 25x77.5x25x70 e s, except part for st. P M. Nov 29, 1905, 5 years, 5½%. 9:2408. 5,300
- Robertson, John and William Gammie to UNION DIME SAVINGS INSTN. 137th st, n s, 218 e Cypress av, 4 lots, each 40x100, 4 morts, each \$26,000. Nov 29, 1905, due May 1, 1908, 5%. 10:2566. 104,000
- Reeber, Geo A and Wm C to Wm N Robertson et al exrs, &c, Milton H Robertson. 3d av, No 2591, w s, 76.2 n e 139th st, runs n e 150.6 x n w 149.11 to e s Morris av x s w 171.9 x s e 67.1 to beginning. P M. Nov 20, 5 years, 5%. Nov 28, 1905. 9:2321. 50,500
- Rosenbaum, Sidney to The Bank Clerks Co-operative Building & Loan Assoc. Woodycrest av, s e cor 165th st, 50x100.9. P M. Nov 24, installs, 6%. Nov 24, 1905. 9:2509. 5,500



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Rooms, 63-69, 289 FOURTH AVENUE, Corner 22d Street,

NEW YORK

Reiter, Louis with Chas H Friedrich. 160th st, No 967, n s, 100 w Union av, 44x100.3. Subordination mort. Nov 23. Nov 24, 1905. 10:2667. nom

Ricca, Amalia to Augustus Gareiss. 132d st, n s, 325 e St Anns av, 100x100. All title to strip lying in front. P M. Nov 23, 3 years, —%. Nov 24, 1905. 10:2546. 7,500

\*Rippey or Rippy, Wm and Annie J to John M Brown trustee Eliza Donaldson. 2d st, n s, being lot 433 map Laconia Park. Nov 23, 3 years, 5%. Nov 24, 1905. 11:3061. 3,500

Sonnick, Jacob to Henry Sonnick. 150th st, n e s, 80 n w Tinton av, 25x100. Nov 20, demand, 4%. Nov 24, 1905. 10:2642. 150

Silverman, Nathan to Hyman Horwitz. La Fontaine av, s w cor 179th st, 172.6x100x187.9x101.1. Prior mort \$23,700. Nov 22, due Oct 1, 1906, 6%. Nov 29, 1905. 11:3061. 3,000

Silver, Joseph J to Phoebe A D Boyle as extrx and ano exr John Boyle. 156th st, No 737, n s, 24.11 w Brook av, 24.11x99.11x24.5x99.11. Nov 29, 1905, 2 years, 5 1/2%. 9:2364. 16,500

\*Sconza, Antonio and Guiseppo to Cora La Marsh. Rosedale av, e s, and being lot 133 blk C amended map H P Rose, Mapes estate, 25x100. P M. Nov 29, 1905, 5 years, 5 1/2%. 1,500

Swain, Harold to TITLE GUARANTEE & TRUST CO. Belmont st, n s, 26.5 w Eden av, 73x90.4x—x89.6; 173d st, s s, 100 w Eden av, 25x120; Eden av, w s, 98.4 n Belmont st, 75x100x—x90. P M. Nov 23, demand, —%. Nov 24, 1905. 11:2821 and 2823. 6,000

Same to same. Belmont st, n s, 73.3 e Concourse, 132x98.7x125x142. P M. Nov 23, demand, —%. Nov 24, 1905. 11:2821 and 2823. 2,800

Same to same. Concourse, w s, 104 s 174th st, 51x124.3x66.6x68.10. P M. Nov 23, demand, —%. Nov 24, 1905. 11:2822 and 2838. 3,500

Speiden, Ernest K to Mosholu Parkway Realty Co. Reservoir Oval s w s, abt 163 s e Woodlawn road, 50x136.9x—x70.2. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3543. 1,240

Smith, Terence to Mosholu Parkway Realty Co. Steuben av, e s, 225 n 208th st, 50x100. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3337. 1,460

Schroeder, Henrietta C to Mosholu Parkway Realty Co. Mosholu Parkway North, e s, 26.9 n Van Cortlandt av, 100.9x113.6x105x96.6. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3336. 6,000

Same to same. Steuben av, s e cor 208th st, 25x100. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3336. 1,000

\*Stich, John, Building Co to T Emory Clocke. Washington st, e s, 450 n Railroad av, being lot 224 map section No 4 St Raymond Park. Nov 1, 3 years, 6%. Nov 25, 1905. 3,000

\*Same to Hudson P Rose. Same property. P M. Prior mort \$3,000. Nov 1, 3 years, 6%. Nov 25, 1905. 700

\*Same to same. Same property. Certificate as to consent of stockholders to mortgage for \$3,000. Nov 2. Nov 25, 1905. —

Santini, Annuccio to KNICKERBOCKER TRUST CO. Concord av, No 633, w s, 70.10 s 152d st, 70.10x46. P M. Nov 24, demand, 6%. Nov 25, 1905. 10:2643. 7,000

Schonfarber, Frances to Harry Goodstein. Jennings st, Nos 1013 and 1015, on map No 1013, n s, 373 e Union av, 40x163.4x42.6x148.10. Prior mort \$58,250. Nov 27, 1905, 2 years, 6%. 11:2962. 1,250

Schneider, Ida with Joseph J Silver. 156th st, No 737, n s, 24.11 w Brook av, 24.11x99.11x23.5x99.11. Extension mort and agreement subordinating mort. Nov 24, 1905. 9:2364. nom

Thoms, Albert to Geo M Laub. Longfellow av, w s, 300 s Jennings st, 25x100. P M. Prior mort \$4,500. Nov 22, due May 1, 1905, —%. Nov 24, 1905. 11:2999. 2,500

Thoms, Albert to Manhattan Mortgage Co. Longfellow av, w s, 300 s Jennings st, 25x100. Nov 24, 1905, demand, 6%. 11:2999. 4,500

\*Taylor, John C to Wm F Clare. 9th st, s s, at w s lot 202, runs e 200 x s — to n e cor Tremont av, as proposed, x n w 233 to w s lot 202 x n 40 to beginning, being part of lot 202 map Unionport. P M. Nov 28, 3 years, 5 1/2%. Nov 29, 1905. 3,000

\*Taylor, John C to Robert J Rooney. 9th st, s s, part lot 202 map Unionport, begins at w s lot 202, runs e 200 x s 160 to n e s Tremont av x n w 233 x n 40 to beginning. P M. Nov 28, 3 years, 5 1/2%. Nov 29, 1905. 5,000

Vian, Benj to The Estates Settlement Co. Longfellow st, s e cor 172d st, 250x200 to w s Boone st. Nov 24, 1905, demand, —%. 11:3008. 5,000

Villaume, Henry to N Y SAVINGS BANK. 168th st, n s, 172.5 e Boston road, 42x148.3. Nov 28, 1905, 3 years, —%. 10:2663. 40,000

Villaume, Henry to N Y SAVINGS BANK. 168th st, n s, 214.5 e Boston road, 42x148.3. Nov 28, 1905, 3 years, —%. 10:2663. 40,000

Same to same. 168th st, n s, 131.8 e Boston road, runs n 72.8 x e 12.6 x n 37.8 x e 15 x n 35.2 x e 13.3 x s 148.3 to st x w 40.9 to beginning. Nov 28, 1905, 3 years, —%. 10:2663. 33,000

\*Wojtusiak, Ludwik to Maggie Sosienski. 12th st, s s, being w 1/2 lot 901 map Wakefield, 50x114. Nov 29, 1905, 3 years, 5%. 500

Wainwright, Elizabeth to John Bussing Jr. Rockfield st, n s, 875 e Marion av, runs e 50 x n 100 x w 25 x n 26.6 x w 50 x s 26.3 x e 25 x s 100 to beginning. Nov 28, 3 years, 6%. Nov 29, 1905. 12:3200. 800

Walther, Max and Esther Weitzler to The City Mortgage Co. 138th st, n s, 194.1 e Southern Boulevard, 150x100. Nov 27, demand, 6%. Nov 29, 1905. 10:2590. 100,000

Wittig, Anna M M to Mosholu Parkway Realty Co. Woodlawn road, e s, 125 n 207th st, 50x97.10x—x90. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3343. 1,800

Wainwright, Elizabeth to Mosholu Parkway Realty Co. Mosholu Parkway North, e s, 25 s Kossuth pl, 50x100. P M. Nov 20, 3 years, 5%. Nov 24, 1905. 12:3326. 2,950

Wahlig Co (Frank A) to The Mosholu Parkway Realty Co. Woodlawn road, e s, 25 n 207th st, 50x100. P M. Nov 20, 1 year, 5%. Nov 24, 1905. 12:3343. 2,000

Wahlig & Sonsin Co to James M Wentz. Kelly st, e s, at s e s Intervale av, runs s 45.3 x e 95 x n 18.8 x n w 80.3 to av x s w 57.5 to beginning. Nov 22, demand, 6%. Nov 25, 1905. 10:2706. 50,000

\*Walter, James K to John Hunt. Coles road, adj land Lounsbury, runs s w and s along road 262.6 to land of Smith x n w 169 x n e 140 x s e 200 to beginning, except part for White Plains road. P M. Nov 24, 3 years, —%. Nov 25, 1905. 17,000

\*Welden, Frank to Katherine P Hooks. Rosedale av, w s, and being lots 455 and 456, blk amended map Mapes estate, 50x63 x50x64. P M. Prior mort \$1,800. Nov 24, 1 year, 6%. Nov 25, 1905. 1,700

\*Wood, John I to Tremont Building & Loan Assoc. Classon av, w s, 150 n Mansion st, 50x101.4x50x101.7, Mapes estate. Nov 24, installs, 6%. Nov 27, 1905. 1,000

Yohe, John W to Mosholu Parkway Realty Co. Steuben av, e s, 175 n 208th st, 50x100. P M. Nov 20, 2 years, 5%. Nov 27, 1905. 12:3337. 1,300

Zimmerman, Chas Jr and Richd H Mitchell and Christian H Werner with HARLEM SAVINGS BANK. Elton av, e s, 51 n 159th st, 50x100. Subordination mort. Nov 24. Nov 25, 1905. 9:2381. nom

Zimmerman, Charles Jr and Richard H Mitchell to HARLEM SAVINGS BANK. Elton av, Nos 828 and 830, e s, 51 n 159th st, 50x100. Nov 24, demand, 5%. Nov 25, 1905. 9:2381. 34,000

**PROJECTED BUILDINGS.**

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

**BOROUGH OF MANHATTAN.**

**SOUTH OF 14TH STREET.**

11th st, No 430 East, two 1-sty brk and stone outhouses, 4.2x15.9; cost, \$800; Chas Faruolo, 45 E Houston st; ar't, O Reissmann, 30 1st st.—1660.

13th st, s s, 183 w Av C, 6-sty brk and stone tenement, 50x90.3; cost, \$45,000; Samuel Golding, 124 Bowery; ar't, Samuel Sass, 23 Park row.—1665.

Av C, No 152, 1-sty brk and stone outhouse, 13.8x4.3; cost, \$600; Mrs Tohanna Loucher, 152 Av C; ar't, Chas Reid, 105 E 14th st.—1667.

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

20th st, No 120 West, 7-sty brk and stone store and loft building, 25x82, plastic slate roof; cost, \$46,000; Walsh & McGuckin, 70 Lenox av; ar't, C Abbott French, 627 Columbus av.—1654.

20th st, No 529 West, 1-sty brk and stone outhouse, 5 1/2x11 1/2; cost, \$1,000; General Theological Seminary, 1 Chelsea sq; ar'ts, J B Snooks & Sons, 261 Broadway.—1655.

21st st, Nos 522-528 West, two 1-sty brk and stone outhouses, 10x11.6; cost, \$2,000; General Theological Seminary, 1 Chelsea sq; ar'ts, J B Snooks & Sons, 261 Broadway.—1657.

21st st, Nos 508-514 West, two 1-sty brk and stone outhouses, 10x11.6; cost, \$2,000; General Theological Seminary, 1 Chelsea sq; ar'ts, J B Snooks & Sons, 261 Broadway.—1656.

36th st, Nos 434-438 West, 2-sty concrete and stone church, 50x98.9; cost, \$35,000; Franciscan Fathers, 151 Thompson st; ar't, N Serracino, 1133 Broadway.—1652.

40th st, Nos 18-22 West, 9-sty fireproof brk and stone club house, 54x88.9; cost, \$300,000; New York Club, 2 W 35th st; ar't, H J Hardenbergh, 1 W 34th st.—1651.

40th st, Nos 109-109 1/2 East, 4 and 5-sty brk and stone residence, 29x8.9; cost, \$50,000; ow'r, ar't and b'r, Ernest Flagg, 35 Wall st.—1663.

3d av, Nos 670-672, two 1-sty brk and stone outhouses, 10.2x13; total cost, \$1,000; A J Dworsky, 239 E 60th st; ar't, O Reissmann, 30 1st st.—1659.

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

104th st, No 24 East, 6-sty brk and stone tenement, 25x87.11; cost, \$25,000; R Eisenstein, and Chas Kramer, 230 Grand st; ar't, Harry Zlot, 230 Grand st.—1650.

117th st, n s, 98 e Pleasant av, 6-sty brk and stone store and tenement, 30x87.11; cost, \$40,000; Louis Reiner, 430 Grand st; ar't, B W Levitan, 20 W 31st st.—1649.

**NORTH OF 125TH STREET.**

135th st, s s, 100 w Lenox av, 3-sty brk and stone hook and ladder house, 25x80.7; cost, \$34,000; City of New York, City Hall; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1666.

160th st, n s, 100 e Broadway, six 5-sty and basement brk and stone tenement, 44.2x87.11; total cost, \$252,000; Kleinfeld & Rothfeld, 190 Bowery; ar't, E A Meyers, 1 Union sq.—1653.

172d st, s s, 100 e St Nicholas av, two 5-sty brk and stone tenements, 37.6x88; total cost, \$70,000; Mutual Construction Co, 551 E 134th st; ar't, Jacob H Amsler, 1054 Intervale av.—1658.

St Nicholas av, e s, 154.10 n 153d st, 6-sty brk and stone tenement, 33.3x93.7; cost, \$95,000; Marion Miller, 308 W 56th st; ar't, Geo Fred Pelham, 503 5th av.—1662.

2d av, n w cor 126th st, three 6-sty brk and stone tenements and stores, 50x49.11 and 50x56.5 and 37x87; total cost, \$115,000; Small & Meryash, 167 Monroe st; ar'ts, Horenburger & Straub, 122 Bowery.—1664.

5th av, s w cor 138th st, three 6-sty brk and stone stores and tenements, 37.6x86.11 and 49.11x74.2 and 50x69.6; total cost, \$135,000; Levine & Son, on premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1661.



# ATLAS PORTLAND CEMENT

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**BOROUGH OF THE BRONX.**

Beacon st, s s, 150 w Classon Point road, 2-sty frame dwelling, 21x55; cost, \$4,000; Henry Peiring, Classon Point road; ar't, Gustav Schwarz, 554 E 158th st.—1284.  
 Carlisle pl, n e cor Ruskin st, 1-sty frame shed, 15x12; cost, \$60; Giovanni Gentle, 63 E 214th st; ar't, Alfred Musso, 164 E 116th st.—1288.  
 Echo pl, n s, 110 e Grand Boulevard, 3-sty frame dwelling, 36x42; cost, \$10,000; G Beyer, 511 E 117th st; ar't, Franz Wolfgang, 787 E 177th st.—1291.  
 Exterior st, s e cor Cheever pl, 4--sty brk factory, 40x90.88; cost, \$13,000; Edwards & Co, 482 Mott av; ar't, Arthur Arcander, 520 Willis av.—1285.  
 Loring pl, e s, 86 n 181st st, 2½-sty brk dwelling, peak slate roof, 28x49.8, extension, 1 sty, 19.10x14; cost, \$4,000; Wm H Birkmire, 396 Broadway, ovr and ar't.—1280.  
 1st st, s w cor 18th av, 1-sty frame and glass greenhouse, 40x90; cost, \$3,000; Wm Nilsson, Wakefield; ar't, Burnham-Hitchings-Pierson Co, 1133 Broadway.—1289.  
 2d st, w s, 400 s 213th st, 2-sty frame mill, 100x60; cost, \$5,000; J Marcus Wood Working Co, 210th st and Station pl; ar't, J Melville Lawrence, 239th st near White Plains road.—1290.  
 132d st, n s, 325 e St Anns av, 2-sty brk factory, 80x95; cost, \$20,000; Ricca & Son, Southern Boulevard and 134th st; ar't, Albert E Davis, 494 E 138th st.—1281.  
 156th st, n e cor Trinity av, two 6-sty brk tenements, 50x88 and 84.10; total cost, \$110,000; Chas Liberman, on premises; ar't, Bernstein & Bernstein, 24 E 23d st.—1293.  
 163d st, s s, 100 e Prospect av, two 5-sty brk tenements, 49x88; total cost, \$80,000; Alexander Grant, 989 E 163d st; ar't, Harry T Howell, 149th st and 3d av.—1295.  
 198th st, n s, 76 e Briggs av, two 2-sty frame dwellings, 21x55 and 60; total cost, \$12,000; Stubenvoll Bros, 332 E 82d st; ar't, Wm T La Velle, Southern Boulevard and Freeman st.—1283.  
 228th st, s s, 90 e 4th av, 2-sty frame dwelling, 15x30, extension 11x15; cost, \$3,000; Richard H Jamison, 73 Barker av; ar'ts, Howard & Co, 176th st and Carter av.—1292.  
 Briggs av, n s, 375 e 5th av, 2-sty frame dwelling, 21x50; cost, \$4,000; Alice Mallon, Maple st, Williamsbridge; ar't, Melville Lawrence, 239th st and White Plains road.—1278.  
 Hull av, e s, 85 s 207th st, 2-sty and attic frame dwelling, peak and flat shingle and tin roof, 21x56; cost, \$5,500; Astrid Hjorth, 654 Broadway, and Emma Schmitt, Webster and Tremont avs; ar't, Chas S Clark, 709 Tremont av.—1282.  
 North Oak Drive, s s, 250 e South Oak Drive, two 2-sty frame dwellings, 29.6x34; total cost, \$9,000; Mrs B Cannon, North Oak Drive; ar't, A A Austin, 75 Pleasant av.—1286.  
 Ogden av, e s, 75 s 167th st, 1-sty frame dwelling, 25x22.35; cost, \$850; Jacob Zeidman, on premises; ar't, L C Berger, Summit av and 166th st.—1279.  
 Verio av, w s, 135 n 233d st, 1-sty frame tool shop, 15x20; cost, \$60; Peter Celi, Verio av and 233d st; ar't, Wm Opie, Woodlawn.—1277.  
 3d av, e s, 105.2 n 178th st, two 6-sty brk tenements, 50x87 and 91.9; total cost, \$80,000; Northwestern Realty Co, 135 Broadway; ar't, Wm C Sommerfeld, 19 Union sq.—1287.  
 3d av, e s, 205.2 n 178th st, two 6-sty brk tenements, 50x91.9 and 96.5; total cost, \$80,000; Northwestern Realty Co, 135 Broadway; ar't, Wm C Sommerfeld, 19 Union sq.—1294.

**ALTERATIONS.**

**BOROUGH OF MANHATTAN.**

Allen st, No 151, toilets, windows, to 5-sty brk and stone tenement and store; cost, \$400; Berkowitz & Laudsman, 459 Grand st; ar'ts, Horenburger & Straub, 122 Bowery.—3443.  
 Cherry st, Nos 402-406, partitions, toilets, to four 4-sty brk and stone tenements; cost, \$2,000; Caroline E Miles, 134 Keap st, Brooklyn; ar't, Jabst Hoffmann, 371 W 116th st.—3451.  
 Carmine st, No 52½, windows, partitions, to 5-sty brk and stone tenement; cost, \$1,000; Samuel Glazer, 286 1st av; ar't, Benj Steckler, 320 Broadway.—3458.  
 Cooper sq, No 4, stairs, toilets, windows, store fronts, to 4-sty brk and stone store building; cost, \$1,200; estate of Wm P Woodcock, 104 3d av; ar't, Albert L Adams, 217 5th st.—3460.  
 Delancey st, No 108, partitions, toilets, to 5-sty brk and stone tenement and factory; cost, \$1,500; S Hyman, 955 Park av; ar't, Harry Zlot, 230 Grand st.—3439.  
 Houston st, No 173 E, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$600; Sarah A Fay, 242 East Houston st; ar't, Henry Klein, 191 E 3d st.—3475.  
 Forsyth st, No 146, show windows, partitions, to 5-sty brk and stone store and tenement; cost, \$500; Wolf Nadler, 137 Bowery; ar't, Chas E Reid, 105 E 14th st.—3467.  
 Hamilton st, No 24, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,500; A Paudolfo, 35 Hamilton st; ar't, Chas E Reid, 155 E 14th st.—3437.

Monroe st, Nos 238-242, partitions, toilets, windows, to four 4-sty brk and stone tenements; cost, \$2,000; estate of Wm Miles, 133 W 129th st; ar't, Jabst Hoffmann, 371 W 116th st.—3452.  
 Reade st, No 57, toilets, store front, steam heat, metal ceilings, to 5-sty brk and stone store and loft building; cost, \$15,000; Dr Skelton Caster, 130 E 24th st; ar't, Robt T Lyons, 31 Union sq.—3472.  
 Rivington st, n e cor Suffolk st, partitions, store fronts, piers, to two 5-sty brk and stone stores and tenements; cost, \$5,000; S Unterberg, 90 Franklin st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—3466.  
 Washington st, No 49, toilets, partitions, to 6-sty brk and stone store and tenement; cost, \$1,000; Annie Baldwin, n w cor 197th st and Marion av; ar't, John J Kennedy, Mosholu av, Riverdale, N Y.—3447.  
 5th st, No 402 East, toilets, windows, to 4-sty brk and stone tenement and office; cost, \$1,500; Caroline Tripler, 531 E 17th st; ar't, Chas E Reid, 155 E 14th st.—3438.  
 6th st, No 314 East, toilets, windows, shaft to 5-sty brk and stone tenement; cost, \$4,000; J Isaacs Sons, 117 Columbia st; ar't, O Reissmann, 30 1st st.—3455.  
 7th st, No 69 East, toilets, windows, to 4-sty brk and stone tenement; cost, \$250; S Schnee, 69 E 7th st; ar't, O Reissmann, 30 1st st.—3457.  
 12th st, s w cor 4th st, rebuild piers, to 4-sty brk and stone tenement; cost, \$300; H B Welcher, Passaic, N J; ar't, J F Cleary, 630 Hudson st.—3459.  
 13th st, No 708 East, shaft, toilets, windows, tank, to 5-sty brk and stone tenement; cost, \$2,000; J Isaacs Sons, 117 Columbia st; ar't, O Reissmann, 30 1st st.—3456.  
 15th st, Nos 509-511 East, toilets, windows, partitions, to two 5-sty brk and stone tenements; cost, \$3,000; L Zodicow, 340 Stanton st; ar't, H Zlot, 230 Grand st.—3440.  
 20th st, No 248 West, toilets, windows, to 4-sty brk and stone tenement; cost, \$1,200; Herman W Hoops, 271 Mulberry st; ar't, Chas E Reid, 105 E 14th st.—3480.  
 25th st, No 407 West, toilets, windows, to two 4 and 5-sty brk and stone tenements; cost, \$700; estate John Boyd, 408 W 26th st; ar'ts, Thom & Wilson, 1123 Broadway.—3468.  
 26th st, n s, 195 w 3d av, toilets, windows, to 5-sty brk and stone tenement; cost, \$800; Wm J Morris, 303 E 9th st; ar't, Geo H Hilyard, 215 E 9th st.—3483.  
 32d st, No 337 East, toilets, windows, to 4-sty brk and stone tenement; cost, \$600; J Conway, 391 Pearl st; ar't, Chas E Reid, 155 E 14th st.—3436.  
 32d st, No 323 East, toilets, windows, to 4-sty brk and stone tenement; cost, \$800; J Conway, 391 Pearl st; ar't, Chas E Reid, 155 E 14th st.—3435.  
 34th st, s s, 250 w Broadway, install two exits, to 3-sty brk and stone theatre; cost, \$1,800; Frank Farrell, 212 W 74th st; ar't, J B McElfrick & Son, 1402 Broadway.—3454.  
 37th st, Nos 313-15 West, alter floors, to 3-sty brk and stone loft building; cost, \$350; Emily A Long, 101 W 14th st; ar't, John E Scharsmith, 500 5th av.—3477.  
 38th st, No 302 East, alter columns, to 5-sty brk and stone store and tenement; cost, \$100; C Stochr, 710 2d av; ar't, Chas Stegmayer, 138 E 91st st.—3481.  
 44th st, Nos 316-318 East, toilets, windows, partitions, to two 5-sty brk and stone tenements; cost, \$3,600; Powell-Steindler Realty Co, 203 Broadway; ar't, Alfred L Kehoe, 206 Broadway.—3470.  
 47th st, No 336 East, store fronts, to 4-sty brk and stone store and tenement; cost, \$350; H Feinberg, on premises; ar't, F E Ryall, 220 Broadway.—3450.  
 56th st, Nos 321-341 East, alter roof, install piers, girders, to 2-sty brk and stone foundry; cost, \$5,000; estate of Walter Shriver, 333 E 56th st; ar't, L C Holden, 1133 Broadway.—3471.  
 61st st, No 232 West, shaft, toilets, store fronts, to 5-sty brk and stone store and tenement; cost, \$3,000; Weil & Mayer, 5 Beekman st; ar't, Samuel Gross, 348 E 84th st.—3462.  
 64th st, Nos 410-412 East, toilets, windows, show windows, to two 5-sty brk and stone stores and tenements; cost, \$4,000; Weil & Mayer, 5 Beekman st; ar't, Samuel Gross, 348 E 84th st.—3463.  
 67th st, Nos 149-151 East, fireproof partitions, doors, to 6-sty brk and stone medical institute; cost, \$43,000; Stanger Rheumatism & Gout Institute, 149 E 67th st; ar't, W B Tuthill, 287 4th av.—3445.  
 67th st, No 203 West, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; M Maier, 203 W 67th st; ar't, Otto L Spannake, 200 E 79th st.—3479.  
 68th st, Nos 8-10 East, toilets, windows, partitions, to two 5-sty brk and stone dwellings; cost, \$2,000; O H & A W Kahn, on premises; ar't, J H Duncan, 208 5th av.—3444.  
 74th st, n w cor 1st av, toilets, windows, to 5-sty brk and stone tenement; cost, \$500; A Winterwitz, 237 E 72d st; ar't, Wm Flanagan, foot East 26th st.—3442.  
 78th st, No 115 East, 3 and 4-sty brk and stone rear extension, 18.9x8.8 and 15, plumbing, to 3-sty brk and stone dwelling; cost, \$2,500; Joseph Polstein, 198 Broadway; ar't, Geo Fred Pelham, 503 5th av.—3484.



# JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS  
AND HOUSE TRIM

LUMBER OF ALL KINDS FOR BUILDERS

Telephone  
23 Greenpoint

- 103d st, No 203 West, new walls, entrance, to 6-sty brk and stone store and tenement; cost, \$5,000; Wm Oppenheim, 160 E 71st st; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—3482.
- 105th st, No 76 East, toilets, windows, show windows, to 5-sty brk and stone store and tenement; cost, \$2,500; Joseph Wolkenberg, 96 Av C; ar't, Geo Fred Pelham, 503 5th av.—3473.
- 116th st, Nos 303-307 West, store fronts, toilets, to three 5-sty brk and stone stores and tenements; cost, \$5,000; F P Foster, 45 William st; ar'ts, Neville & Bagge, 217 W 125th st.—3441.
- Av A, No 1443, 1-sty brk and stone rear extension, 4x22.10, to 5-sty brk and stone tenement; cost, \$500; I Weisberger, 59 Catharine st; ar't, Otto L Spannake, 200 E 79th st.—3453.
- Amsterdam av, s w cor 71st st, columns, piers, store fronts, to 7-sty brk and stone hotel; cost, \$50,000; Thos J Healy, 119 W 69th st; ar'ts, Thom & Wilson, 1123 Broadway.—3461.
- Bolton road, n e cor future 215th st, Inwood-on-Hudson, new windows, steam heating plant, toilets, to 2-sty brk and stone residence; cost, \$1,500; Cornelius Kahlen, 536 Pearl st; ar't, O F Semsch, 3604 Broadway.—3449.
- Madison av, No 1627, partitions, baths, to 5-sty brk and stone store and tenement; cost, \$5,000; John Melchers, 1627 Madison av; ar't, F S Schlesinger, 1623 Madison av.—3407.
- Madison av, Nos 1772-1774, stairs, partitions, store fronts, to two 5-sty brk and stone stores and tenements; cost, \$2,400; Solomon Alter, 24 Mount Morris Park West; ar'ts, Horenburger & Straub, 122 Bowery.—3464.
- Park av, w s, 40th to 41st st, erect skylights, to 8-sty brk and stone hotel; cost, \$900; estate of M Smith, on premises; ar't and b'r, M Fleck, 442 Pleasant av.—3446.
- West Broadway, No 180, 1-sty brk and stone rear extension, 20x13, to 3-sty brk and stone store and dwelling; cost, \$650; Adolph Kromer, 180 West Broadway; ar't, Peter M Coco, 114 E 23d st.—3469.
- 1st av, No 940, toilets, windows, to 4-sty brk and stone tenement; cost, \$900; F Samuels, 117 1st av; ar't, Geo Hang, 109 W 42d st.—3448.
- 1st av, No 841, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,200; William Hasselberger, 229 E 37th st; ar't, John J McCourt, 314 E 52d st.—3405.
- 1st av, No 2398, 1-sty brk and stone rear extension, 23x31, toilets, to 5-sty brk and stone tenement; cost, \$800; Morris Weinstein, 86 W 119th st; ar't, C Dunne, 300 W 26th st.—3433.
- 3d av, Nos 1885-1887, install toilets, windows, to two 5-sty brk and stone tenements and stores; cost, \$4,000; Jacob Kligenstein, 43 Av A; ar't, L A Goldstone, 110 W 34th st.—3373.
- 4d av, No 294, toilets, windows, to 5-sty brk and stone tenement; cost, \$5,000; Chas Ackerman, 387 1st av; ar't, E A Meyers, 1 Union sq.—3396.
- 3d av, No 655, 1-sty brk and stone rear extension, 23.4x7.6, to 4-sty brk and stone store and dwelling; cost, \$1,500; E Curry, 51 Chambers st; ar't, John H Knubel, 318 W 42d st.—3474.
- 3d av, No 1297, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$600; Wilson Marshall, Bridgeport, Conn; ar't, John H O'Rourke, 204 E 58th st.—3476.
- 5th av, No 415, 1-sty brk and stone rear extension, 30x39, install steel beams, partitions, to 4-sty brk and stone store and office building; cost, \$10,000; Mrs A A Anderson, 6 E 38th st; ar'ts, Geo Martin Huss, 1285 Broadway, and C B Brun, 1 Madison av.—3465.
- 9th av, Nos 95-97, install toilets, windows, to two 2-sty brk and stone tenements; cost, \$3,500; Jacob Levy, 253 Grand st; Max Miller, 3 Chambers st.—3375.
- 10th av, Nos 263-265, toilets, windows, show windows, to four 4-sty brk and stone tenements; cost, \$5,000; Edmond Putney, 110 W 73d st; ar't, Max Muller, 3 Chambers st.—3478.
- 11th av, No 585, toilets, windows, to 3-sty brk and stone store and tenement; cost, \$200; Joseph T Chapman, 25 W 113th st; ar't, Henry Davidson, 159 W 68th st.—3431.
- 14.6, and new partitions, to 2-sty frame dwelling; cost, \$1,000; Jac Hyman, 48 Pike st; ar't, O Reissmann, 30 1st st.—637.
- Lorillard pl, e s, 81.6 s 188th st, new doors, new windows, new partitions, &c, to 2-sty frame dwelling; cost, \$1,000; Ernest Wehner, 2159 Crotona av; ar't, Frederick Ahner, 452 9th av; ar't, Wm H Behrens, 898 Oak Tree pl.—635.
- Mill lane, w s, 1,000 s Boston Post road, 2-sty frame extension, 26x 13.6, to 2-sty frame dwelling; cost, \$500; Guiseppe Pisana, Newell av and Julianna st; ar'ts, Howard & Co, 176th st and Carter av.—636.
- 149th st, No 908, new water closet compartment, &c, to 2-sty frame dwelling; cost, \$200; J Solomon, 691 Broadway; ar't, Henry Zlot, 230 Grand st.—620.
- 162d st, No 692, 1-sty frame extension, 11x16, to 2-sty frame dwelling; cost, \$500; L V Conover, on premises; ar't, C A Millner, 3025 3d av.—617.
- 213th st, n s, 400 e Maple av, 1-sty frame extension, 20x21, to 2-sty frame dwelling; cost, \$400; Vincenzo Pinelli, on premises, ow'r and ar't.—627.
- 237th st, n s, 300 w Martha av, new bathroom and new partitions, to 2-sty frame dwelling; cost, \$200; Louis H Gilber, on premises; ar't, Louis Falk, 2785 3d av.—632.
- College av, s e cor 148th st, 1-sty brk extension, 25x15, new beams, &c, to 4-sty brk store and tenement; cost, \$3,000; John Haffen, Melrose av and 152d st; ar'ts, Chas Baxter & Son, 360 Alexander av.—640.
- Creston av, No 2242, 2-sty frame extension, 9x14, and raise to new grade, 2-sty frame dwelling; cost, \$300; ow'r and ar't, John Childs, on premises.—621.
- Crotona av, No 1809, 1-sty brk extension, 23x26, to 5-sty brk stores and tenement; cost, \$500; John McNulty, 1805 Crotona av; ar't, Arthur Boehmer, 4019 3d av.—625.
- Forest av, e s, 196 s Home st, move 2-sty frame dwelling; cost, \$500; Edw Bornhoft, on premises; ar't, Fred Damm, 513 E 144th st.—624.
- Heath av, w s, 275 n Boston road, 2-sty frame extension, 20x12, to 2 1/2-sty frame dwelling; cost, \$1,000; Ed Lucas, on premises; ar't, A Ericson, 233 Kingsbridge road.—638.
- Heath av, n s, 125 w Giles pl, 3-sty frame extension, 8x7, to 3-sty frame store and dwelling; cost, \$350; Mrs Lowler, on premises; ar't, A Ericson, 233 Kingsbridge road.—639.
- Morris av, No 2270, 1-sty frame extension, 9x9.6, to 2-sty frame store and dwelling; cost, \$75; Mauro Yarusso, on premises; ar't, Fredk Jaeger, 1775 Weeks av.—623.
- Park av, w s, 300 n Olin av, 2 1/2-sty frame extension, 21.4x16.6, and move 2-sty and attic frame dwelling; cost, \$500; Annie Knewitz, 91 Elliott av; ar't, Geo P Crosier, 92 E 224th st.—619.
- Riverdale av, w s, 396 s Spaulding lane, 1-sty frame extension, 22x 12.2 and 7.6, to 2-sty frame dwelling; cost, \$—; Presbyterian Church of Riverdale, on premises; ar't, Cleveland H Dodge, Riverdale.—633.
- Sedgwick av, s w cor Depot pl, 1-sty frame extension, 48x40, and new partitions, &c, to 2-sty frame hotel; cost, \$5,000; Michael Del Papa, 203 Grand st; ar't, G A Schellinger, 27 E 21st st.—628.
- Villa av, w s, 44 n 205th st, 1-sty frame extension, 11.1x9.9, and add 1/2 sty to 2-sty and attic frame dwelling; cost, \$500; Annie D'Ambr, 205th st, Bedford Park; ar't, T J Smith, 528 W 159th st.—626.
- Webster av, Nos 1868 and 1870, new beams, columns and partitions, &c, to 2-sty frame office; cost, \$1,000; Henry G Silleck, Jr, on premises; ar'ts, Neville & Bagge, 217 W 125th st.—618.
- Webster av, e s, 150 n 172d st, 1-sty frame extension, 20x9, new girders and posts, to 2-sty and attic frame store and dwelling; cost, \$500; R & S Cusino, 320 E 113th st; ar't, T J Smith, 528 W 159th st.—631.
- 3d av, No 3621, 2-sty frame extension, 21 1/4x10, and new partitions, to 3-sty frame store and dwelling; cost, \$900; J H Rosen, on premises; ar't, Louis Falk 2785 3d av.—629.
- 3d av, w s, 350 s 183d st, 2-sty frame extension, 10x3, to 2-sty brk dwelling; cost, \$800; Otto Volkening, 48 E 60th st; ar'ts, C Baxter & Son, 360 Alexander av.—622.
- Claremont Park, 340 e Morris and Teller avs, 1-sty frame extension, 14.2x14.2, to 1-sty frame toilet house; cost, \$1,200; City of New York; ar't, Martin Schenck, Claremont Park.—634.

## BOROUGH OF THE BRONX.

- Bittners lane, w s, 500 s Randolph lane, 1 1/2-sty frame extension, 26x11, to 1-sty frame stable and storage; cost, \$300; Edmond S Randolph, on premises; ar't, John J Kennedy, Riverdale.—630.
- Louise st, e s, 150 s Morris Park av, 2-sty frame extension, 18x

## JUDGMENTS IN FORECLOSURE SUITS.

- Nov. 24.
- 144th st, No 515 West. Carolyn H Dawbarn agt Ida Merritt and ano; Ingram, Root & Marsey, att'ys; Allan Bradley, ref. (Amt due, \$2,194.)  
Nov. 25.
- 26th st, No 137 East. Jonas Spero agt Catherine Ellinger et al; L Alexander, att'y; Maximus A Lesser, ref. (Amt due, \$5,790.58)  
Nov. 27.
- Broadway, s e cor 94th st, 83.3x146x irreg. Bradley & Currier Co agt Ada E Bingham et al; Otis & Pressinger, att'ys; Arthur Hurst, ref. (Amt due, \$11,356.15.)  
Nov. 28.
- East Broadway, No 187. Emma von Seyfried agt Bertha Sarasohn et al; Joseph C Levi, att'y; James S Lehmaier, ref. (Amt due, \$5,899.59.)  
Nov. 29.
- Willett st, Nos 10 and 12. Jacob Nordinger agt Geo W Adams; action to foreclose mechanics lien; att'ys, Wilson, Barker & Wilson.
- Essex st, No 118. Samuel Hauben agt Barnett Kerner; action to establish lien; att'ys, Kantrowitz & Esberg.
- 172d st, s s, whole front between Longfellow st and Boone st, 200x250x irreg. The H C Spaulding Co agt Aaron Arnold et al; action to foreclose mechanics lien; att'y, S T L Stern.  
Nov. 27.
- No Lis Pendens filed this day.  
Nov. 28.
- Webster av, n s, 225 w Scott av, runs n 120 x e 25 x n 120 to s s Decatur av, x w 150 x s 120 x e 50 x s 120 x e 75 to beginning.
- Decatur av, w s, 350 s Scott av, runs w 220 to e s Hull av, x s 25.11 x e 222.2 x n 54.4 to beginning.
- Charles Forbach and ano agt Benjamin A Polhemus; specific performance; att'ys, A C & F W Hottenroth.  
Nov. 29.
- 76th st, Nos 506 and 508 East. Samuel M Hoffberg and ano agt Samuel Rosenberg; specific performance; att'ys, Manheim & Manheim.
- Fort Washington av, w s, intersection of n s of lands of Mrs Mantaigne Ward, 401.4x536x irreg. Webster Realty Co agt Nettie F McCormick; specific performance; att'y, M Stern.
- 10th st, No 402 East. Joseph Beacher agt Juliet G Graham et al; action to foreclose mechanics lien; att'y, H Rogers.
- Macdougall st, w s, 43 s Minetta st, 21.6x74.6. Mary Powell et al agt The Farmers' Loan & Trust Co trustees et al; action to recover possession; att'y, A C Cowan.
- Lots 322 and 323, map of McGraw estate, Bronx. Alice Lynch agt Fidelity Loan Assn et al; action to declare deed a mortgage; att'y, W C Arnold.
- 27th st, No 125 West. A M Johnson & Co agt Henry C Rover; warrant of attachment; att'ys, H A & C E Heydt.  
Dec. 1.
- Hester st, No 84, 1/2 part. Margaret D Griswold agt James R Griswold and ano; action to cancel lease, &c; att'ys, Griggs, Baldwin & Pierce.
- Bleecker st, s e cor Greene st, 49x150. Mary A Cohnfeld agt Mary W Mendel et al; admeasurement of dower, &c; att'y, J P Berg.
- 14th st, Nos 226 and 228 East. Albert E Smith agt Louis Nieberg and ano; action to impress lien, &c; att'y, J M Roeder.
- Broadway, Nos 227 and 229. Shyler Hamilton agt Wm P Hamilton et al; partition; att'y, H Staton.

## LIS PENDENS.

- 52 BUILDING DEPT. LIS PENDENS.  
Nov. 25.
- 112th st, s s, 250 e 2d av, 50x100.11. Gennare Masulle agt Barnett Goldfein; reformation of lease; att'ys, E A Isaacs.

## FORECLOSURE SUITS.

- Nov. 25.
- Lots 199, 213, 232, 239, 240, 520 and 521, Mortgage Map of Arden property, Bronx. Annie V Taylor agt Emma L Shirmer et al; att'ys, De La Mare & Morrison.



THE GEORGE A. JUST COMPANY. WASHINGTON, D. C., "THE COLORADO" 452 FIFTH AVENUE, NEW YORK IRONWORK FOR BUILDINGS

Sedgwick av, w s, 103.1 n lands of Fordham Morris, runs w 153.7 x n 100 x e 132.6 x s 101.1 to beginning. Townsend Wandell agt Lillian J R R Hilton et al; att'y, T W Butts. Union av, w s, 40x101, lot 23, map of building lots village of Mirrisiana. Lawyers' Title Ins & Trust Co agt Henry Villaume et al; att'y, P S Dean. Kossuth av, lot 33, map of 93 building lots, village of South Mount Vernon, 25x100. Abraham V W Vechten agt Christ W Rohm et al; att'ys, Knox & Doeling. Tremont av, n s, lot 50, map of 71 lots, Kingsland Estate, Bronx. Geo W Eggers agt Cora Adler and ano; att'y, G E Hyatt.

Nov. 27.

5th av, No 259. Stephen J Heagan agt Bearhaven Realty Co et al; att'ys, Campbell & Moore. 3d av, No 1105. Simon Uhlfelder and ano agt Isaac Haft et al; att'y, M Silverstein.

Nov. 28.

120th st, No 341 East. Abraham Brown agt Jacob Gold et al; att'ys, Krakower & Peters.

Nov. 29.

Pleasant av, w s, 340 s 2d st, 60x100. G Irving et al; att'ys, Lee & Fleischman. 33d st, n s, 140 w 8th av, 21x98.9. 31st st, n s, 200.6 e 6th av, 24.6x98.9; two actions. J Herbert Carpenter and ano agt Robert A Greason et al; att'y, F de P Foster. Lewis st, n w s, lot 1, map of Samuel Cowdrey, 19.7x78. Morris Calendar agt Peter Costello et al; att'ys, Lippmann & Ruck.

Dec. 1.

138th st, n s, 295 w 5th av, 75x99.11. August Levi agt Hyman B Goldberg et al; att'ys, Lese & Connolly. Hamilton st, No 12. Elise Boyd agt Paul Vitale et al; att'ys, Johnston & Johnston. 35th st, s s, 300 e 2d av, 25x100. The Bowery Savings Bank agt Sarah Goss et al; att'ys, Strong & Cadwalader.

JUDGMENTS

The following is the complete list of the properties sold, withdrawn or adjourned during week ending Nov. 17, 1905, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd 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.

Nov and Des.

- 25 Allen, John R—Wm P Carr .....148.37
25 Anderson, Alexander—Bagge & Sullivan Iron Works .....32.81
27 Algaradas, Joseph—City of N Y .....295.04
27 Abbott, Chas P—the same .....161.68
27 Alton, Henry—Richard H Derby .....116.17
27 Ascher, Samuel—Marks Arnheim .....119.41
28 Adler, Sigmund—James Beggs & Co. ....532.14
29 Adler, Sigmund—Theodore F Sayre .....320.14
29 Austin, David—Ulysses H Ritch .....123.32
29 Attanasio, Salvatore—Tennis S Williamson. costs, 70.26
1 Alexander, Arthur S—Irving H Tift. ....1,611.04
1 the same—the same .....1,611.04
25 Balsano, Salvatore—H Koehler & Co. ....350.00
25 Blind, Otto—Mary A Young et al. ....344.85
25 Brown, Harrie W—Sime J Silverman. ....8,377.50
27 Boutwell, Wm A—Edwin C Jameson and ano costs, 276.74
27 the same—Globe & Rutgen Fire Ins Co N Y costs, 334.22
27 Boughton, Geo C—James E Taylor. ....216.81
27 Brand, Claude C—City of N Y .....295.04
27 Brown, Edw P—the same .....295.04
27 Bryan, Geo J—the same .....161.68
27 Baker, Chas E—New Netherlands Co. ....74.22
27 Ball, Chas A—City of N Y .....172.17
27 Butler, Herman S—Harper & Bros. ....53.62
27 Blackman, Mary—Theresa F Hannan. ....155.32
27 Bellinger, Ellen—International Silver Co. ....341.11
27 Basciano, Gennaro—Kingsbridge Bldg Co. costs, 27.72
27 Brinckerhoff, E Wm—Simon Lewald. ....53.72
27 Brulatour, John L—Alexander M Powell. ....342.61
27 Bimberg, Chas & Meyer R—Jacob J Durfield .....4,000.00
27 the same—Wm T Lathan .....750.00
27 Brown, Pincus B—Robert Friedman. costs, 68.79
27 Benzion, Joseph—Benjamin C Anderson and ano .....87.53
27 the same—Nathan Cohen and a .....60.22
27 Baer, Herman—Interborough Rapid Transit Co .....17.41
28 Bien, Franklin—Julius M Ferguson. costs, 90.86
28 Blakely, Dora H—the same .....90.86
28 Btschop, Emil A—Wm J Hofman. ....34.72

- 28 Banning, Archibald T—F Wm Schwiers. ....251.32
29 Bullock, Harry A—R & G Typewriter Co. ....37.93
29 Barnes, Frederick E—Jacob Korman. ....98.99
29 Blumberg, Gustave—Pauline Auerbach. ....222.74
29 Bayer, Karl—Herman Minzesheimer. ....125.41
29 Blumberg, Peter—the same .....125.41
29 Buckholtz, August—Joseph Josephson and ano. ....33.89
29 Bealis, Adam—Lena Krauss .....539.72
1 Blum, David C—Alexander A Klebold. ....78.06
1 Bufum, C Wright—N Y Telephone Co. ....28.16
1 Bruckner, Frederick—the same. ....44.92
1 Brady, Wm A—the same .....74.82
1 the same—the same .....34.81
1 Baxter, Geo M—the same .....494.95
1 Bernstein, Jacob—Real Estate Directory & Information Bureau .....37.22
25 Collins, Rosalba B—Mariane Lagan. ....304.92
25 Carney, Joseph P—John Morgan et al. ....98.26
25 Conkling, John B—James Brown .....615.25
27 Conn, Chas G—Walter Scott. costs, 109.24
27 Conlon, Patrick—Masonic Supplies Co. ....652.73
27 Colonna, Nicola—Kingsbridge Bldg Co. ....27.72
27 Clarkson, Harold R—Jacob J Durfield. ....4,000.00
27 the same—Wm T Lathan .....750.00
27 Cross, Thomas R—City of N Y .....93.09
27 Cole, Geo W—the same .....614.56
27 Cullinan, Patrick W com—Francis A Clark. costs, 56.12
27 the same—U S Guarantee Co. costs, 56.12
28 Conway, Jessie H—Geo W Roberts .....172.22
28 Cohen, Morris—Isaac Wilson .....1,006.79
28 Casper, Max—Hyman Friedman and ano. ....58.22
28 Cohen, Isaac—the same .....58.22
28 Costigan, Joseph—Edwin M Birns. costs, 32.41
28 Cuperman, Samuel and Emma—Roscoe Lumber Co .....1,352.12
29 Chasters, Elizabeth adm—Clarence M Palmer. costs, 127.50
29 Cirolli, John—Associated Merchants of N Y .....55.01
29 Canero, Joseph—the same .....55.01
29 Covo, Joseph—Charles Baegalupo .....238.91
29 Campbell, Sugenia H—Edward Swann. ....350.23
29 Corbin, Floyd S—Spalding St Lawrence Boat Co. costs, 105.63
29 Crowley, Chas A—Morris Rosenfield et al. ....68.11
29 Constantian, Raphael—Elizabeth Fritchman .....612.62
29 Crawford, Robert H—N Y Athletic Club of the City of N Y .....21.25
29 Crichton, Jessie M—Elizabeth Foster. ....1,135.58
1 Conried, Alexander—N Y Telephone Co. ....129.67
1 Cain, Walter—Robert J Ferus .....519.41
1\* Cowell, Frederick S—N Y Telephone Co. ....494.95
1 Coe, Chas T—John J Kirby. ....75.26
1 Commerford, Michael—James F Martin. ....169.91
1 Cuff, John T—Charles Michaels. ....140.91
25 Davidson, Anna F—Louisa M Gerry. costs, 109.40
25 Devitt, Lewis H—Joseph Halm and ano. ....29.64
25\* Dworkowitz, Samuel—Samuel Kreeger and ano .....154.40
27 Douglas, Henry—City of N Y .....571.49
27 Dunn, Thomas C—the same .....305.78
27 Drake, Wiram R—the same .....161.68
27 Dunn, Edw W—Chas F Grimm .....82.88
27 Di Menna, Michael—N Y Importation Co. ....113.04
27 De Vito, Michael—Morris Rosenfield et al. ....72.82
27 Darling, Chas S—Edw E Tull .....92.49
27 Disenza, Theodorica—Antonio Sozio et al. ....45.13
27 Drucker, Annie—Joseph Lauman .....49.61
28 Dearborn, Chas A—John M Hoyt .....324.74
28 Dechamp, Carlos D—Carl Hirsch et al. ....118.90
29 Daniels, Edgar T—Thomas Simpson .....181.03
29 Downs, Henry F—Isaac S Long et al. ....28.73
29 Dean, Wm G, Jr—James F Hartigan. ....48.61
29 Duffy, Patrick J—Patrick Goodman. ....381.78
29 De Cernea, Albert—William Witte and ano. ....71.68
29\* Davidson, John & Leo—Isador Phillips. ....2,021.14
29 Darienzo, Angelo adm—N Y City Ry Co. ....67.88
29 Doe, John—Associated Merchants of N Y .....75.01
29 Dagliston, Hustin M—Horpannes S Tavshanjian .....1,529.52
27 Bek, Jacob—City of N Y .....156.82
27 Emery, Joseph—the same .....169.82
27 Emrich, Joseph—Max Goldstein et al. costs, 759.06
1 Bagan, Michael F—Edw W Searing. ....59.97
1 Einstein, Morris—N Y Telephone Co. ....26.77
25 Fairbairn, Harry L—Weber Bunke Large Coal Co .....585.68
27\* Ferguson, Conway—Andrew Cone .....131.93
27 Freedler, Julius—New Netherlands Pub Co. ....161.98
27 Flischer, Chas J—the same .....75.72
27 Freeman, Chas Q—Anna L Reilly. costs, 336.72
27 Fleming, Chas S—City of N Y .....139.84
27 Finley, Albert—the same .....305.78
27 Fitter, Frank A—the same .....161.68
27 Fleck, Chas S—Robert Friedman. costs, 68.79
28 Foster, Albert T—Daniel G Mulford .....241.85
28 Foltermann, August—Geo R Du Vivier. ....222.23
28 Fox, Geo L—Chas J Halsted .....45.60
28 Francini, Ceasare—Jacob Thomann .....77.11
29 Foody, Michael E—Henry C S Stimpson. ....596.22
29 Freeland, William—Maude E Molloy. ....258.48
29 Flagg, John F—William Hawley and ano. ....254.01
29 Fisher, Harry C—Associated Merchants of N Y .....61.41

- 29\* Froehlich, Hans—Pauline Auerbach. ....222.74
29 Fuhrmann, Frank J—Richard Carroll. ....249.83
1 Foreman, Henry W—Frank A McNamee. ....673.68
1 Frank, Louis S—Susquehanna Silk Mills. ....2,393.13
1 Ferguson, Allan R—Irving H Tift. ....1,611.04
1 the same—the same .....1,611.04
1 Field, Caleb J—Luigi Bracco .....125.98
1 Finn, Wm E—Elizabeth A Bull. ....6,482.78
1 Fuchs, Eigmund—Jacob Marks and ano. ....316.91
25 Gallagher, William or Joseph O'Brien—People, &c .....1,000.00
27 Garnaize, Louis—Joseph Seeman et al. ....28.82
27 Gabel, Emil—John J Geratz .....120.72
27 Gerecht, Frederick—City of N Y .....170.15
27 Golden, Wm C—the same .....161.68
27\* Gustensang, Marcus—Julius Jaffe .....51.26
27 Goodman, Ike—Harris Frank .....44.41
28 Greenspan, Sarah—Samuel Riegel. ....422.50
28 Guensch, Robert—Henry C Field and ano. ....126.06
28 Gutafero, Louis & Salvatore—Benjamin Mayer .....41.06
28 Guardino, Antonio & Diego adms. Edward .....costs, 75.25
28\* Grant, John—Richard Doughty .....82.72
29 Garrison, Wm R—John E Fryer .....2,844.87
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29\* Gray, Anna V—the same, possession of property or .....128.21
1 Goldsmith, Louis—James Herron and ano. ....62.08
1 Glassberg, Max—Patterson, Gottfried & Hunter .....108.23
1 Greenfield, Samuel—Harris M Cohen. ....427.62
25 Herrick, Celeste W—Wm F Farrell and ano .....62.21
25 Hoffman, Peter C—Louise McA Junger. costs, 22.41
25 Hacker, Bennan—Adam Mann .....123.31
25\* Haber, Morris & David—Samuel Krieger and ano .....154.40
25 Hulbenbeck, Harry C—Max Loss .....1,133.70
27 Hurley, Michael—City of N Y .....156.82
27 Hassmann, Chas M—the same .....172.17
27 Hicks, Arthur W—the same .....295.04
27 Herzog, John A—the same .....295.04
27 Hoard, Benjamin F—the same .....295.04
27 Hughes, William—the same .....295.04
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28 Hall, Chas W—Richard Doughty .....82.72
28 Holmes, John F—Edward Snotka Co. ....50.37
28 Hengstler, Julius—The Borough Bank of Brooklyn .....535.84
29 Hyman, Samuel—Alexander M White. costs, 17.65
29 Huhna, Anna L—Sanford J Monheimer. ....462.24
29 Hogan, James F—Henry Huber Co. ....71.12
29\* Herzog, Irwin—Schwarzschild & Sulzberger Co .....40.24
29 Helms, John—August Schroeder .....78.45
29 Horton, Chas W—Associated Merchants of N Y .....48.31
1 Heather, Richard C—Irving H Tift. ....1,611.04
1 the same—the same .....1,611.04
1 Haight, Chas H—Melvin E Boas .....76.13
1 Harlan, Ralfe—Henry A Lozier, Jr. ....339.92
1 Irvin, Geo C—N Y Telephone Co. ....119.90
27 Jaeger, Peter J—Joseph Seeman et al. ....114.10
27 Jennings, Oliver E—City of N Y .....170.15
27 Jones, Edwin—Andrew Cone .....131.93
29 Jones, Samuel W—Robert Richards. costs, 1,245.28
1 Judge, John J—J Thomas Reinhardt. ....223.65
1 Johnston, Wm R—Syracuse Stove Works. ....310.11
1 Joyce, Thomas F—N Y Telephone Co. ....51.76
1\* James, John—Harris M Cohen. ....427.62
25 Kahn, Emma—Max Karionber .....84.65
25 Klein, Adolph—Chas D Steurer .....28.72
27 Kenny, Frank—City of N Y .....172.17
27 Keith, David—the same .....172.17
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28 Kaufman, Charles—Wm B A Jurgens. ....104.46
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28 Kahn, Julius—Anna McMally .....49.41
28 Koedding, Frederick—John C Shofts .....531.12
28 Knobloch, Robert—Morris, Resenfeld and ano .....104.69
28 Kutner, Irene—Samuel Steinfeld et al. ....139.85
29 Klinker, Mary—James P Nieman. costs, 538.87
1 Kenney, Edw J—N Y Telephone Co. ....494.95
1 Katzman, Morris—Joseph Medwin .....253.91
1 Kriebl, Geo F & Percival—A Zacharias. ....3,000.61
1 Kelley, Wm S—August Noel .....2,033.91
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27 Lewis, Samuel—Ignatz Burger and ano. ....46.03
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27 Leon, Irving G—Isidor Weisbader .....27.07
27 Lamy, Albert—Alexander M Powell. ....342.61
27 Lever, John—M D Williamson Co. ....223.01
27 Livingston, James H—City of N Y .....571.49
27 Levison, Isaac—the same .....156.82
27 Larson, Victor—the same .....48.40
27 Lavin, Malachi—the same .....172.17
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27 the same—Benjamin C Anderson and ano .....87.53



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25 Powers, Michael—City of N Y . . . . .167.59	27 Totten, Wm T—Geo H Storm . . . . .412.72	
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29 Pockrass, Isaac M—Brooklyn Heights R R Co . . . . .costs, 151.53	28 Van Houten, Jacob H—Perry L Stanhome . . . . .280.09	
29 Popham, A Fleming—Thomas Lehigh Coal Co . . . . .15,529.13	29 Volk, Jacob—Morris Levenson . . . . .519.41	
1 Paul, Frank—Robert C Kraft . . . . .costs, 23.93	29 Van Nostrand, John J—John J Tierney . . . . .2,400.71	
25 Rogers, Samuel B—Robert Crawford . . . . .261.40	1 Vernon, Dan S—Harry A Lozier, Jr . . . . .281.97	
27 Rosenthal, Elias—New Netherlands Pub Co . . . . .135.82	25 Wright, Fred—Lewis A Abrams . . . . .1,570.19	
27 Ritter, John E—Schwarzchild & Sulzberger Co . . . . .44.63	25 Wilson, Frank—People, &c . . . . .1,000.00	
	25 White, John C—Ernest M Cokelair . . . . .96.23	
	25 Wartikovitz, Louis—Mutual Alliance Realty & Trading Co . . . . .82.27	
	25 Walter, Frederick—Mayor, &c . . . . .89.81	
	25 the same—MacArthur Bros Co et al . . . . .55.00	
	27*Woodfield, Samuel—Wm Conkley and ano . . . . .36.91	
	27 Westcott, Wm L—City of N Y . . . . .109.33	
	27 Wilburn, Wm W—the same . . . . .169.82	
	27 Wagner, Isidore—the same . . . . .172.17	
	27 Weeks, Isaac—the same . . . . .172.17	
	27 Wallum, John—the same . . . . .295.04	
	28 Walton, Arthur K—Chas J Halsted . . . . .279.95	
	28 Watson, William—John H Flagler . . . . .159.72	
	27 Webensky, Oscher—Am Woolen Co of N Y . . . . .5,964.11	

## SATISFIED JUDGMENTS.

Applebaum, Samuel—A Ruff . . . . .1,112.75
Brown, Edwin P—T A Hill . . . . .406.17
Blain, James J—C D Wright . . . . .102.56
Botens, August—Julius Kossler & Co . . . . .1905.
*Blackburn, Agnes J—R Blackburn . . . . .1902, 103.97
Bessell, Isaac—H Fluegelman et al . . . . .1904.
Burnstone, Jacob—N Y Telephone Co . . . . .1905.
Connor, James R—Pittsburg Plate Glass Co . . . . .1904.
Campbell, Maurice—Columbia Ins Co . . . . .1905.
CConnell, Chas G—J Roach . . . . .1905 . . . . .910.13
*Cohn, Isaac—M Thorn . . . . .1902 . . . . .751.28
Daly, Cornelius—M Lang . . . . .1905 . . . . .250.00
Davidson, Wm W—E S Arnold . . . . .1905 . . . . .402.61
*Diamond, Israel—S K Everett et al . . . . .1896.
*Same—L J Waterman et al . . . . .1897 . . . . .217.56
*Same—C M Lee et al . . . . .1896 . . . . .421.56
Diamond, Max—W J Davidson . . . . .1904 . . . . .98.20
Denison, Ellery—J & R Lamb . . . . .1905 . . . . .329.58
Doelger, Joseph—N Y Edison Co . . . . .1901 . . . . .25.74
Duncan, Henry S—M I Pendergast . . . . .1904.
*Diamond, Israel—J L Phillips et al . . . . .1897, 715.07
Elias, M Angelo—Ullman Mfg Co . . . . .1905 . . . . .55.11
Elman, Samuel—L Goodman . . . . .1905 . . . . .90.00
Feldmeyer, William—L Jacobson et al . . . . .1905.
Foard, Richard J—T L Arnold et al . . . . .1905.
Gordon, Nathan—S Levine . . . . .1905 . . . . .36.41
Goldblatt, Max—State Board of Pharmacy . . . . .1904 . . . . .119.67
Heimerdinger, J Morris—C A Whitney . . . . .1898.
Herzenberg, Abraham—Jones & Kirtland . . . . .1902.
Holland, Frank B—R N Delaponha . . . . .1905 . . . . .67.25
Hann, David—R Apsel . . . . .1905 . . . . .348.75
Harris, Benjamin—H Birnbaum . . . . .1905, 793.48
Harris, Benjamin—J Bothford . . . . .1905 . . . . .955.19
Imperato, Perciver—H Siretta . . . . .1903 . . . . .42.83
Jacobs, Jacob, Edwin & William—M Somers . . . . .1905 . . . . .98.28
Same—same . . . . .1904 . . . . .439.22
Jacobs, Samuel—U Laird . . . . .1903 . . . . .249.72
Kempner, Ralph E—L Rosenberg . . . . .1905 . . . . .119.41
Levy, Lazarus—Seward Engineering Co . . . . .1905.
Langley, Edw D W—M E Howe . . . . .1902 . . . . .129.97
Monahan, Thomas—J Lacer . . . . .1902 . . . . .130.96
Milliken, Albert E—C Dickinson . . . . .1905 . . . . .244.94
Marx, Alfred R & Geo E—Met St Ry Co . . . . .1905.
Same—Holbrook, Cabot & Daly Con Co . . . . .1905.
107.42



Table of names and amounts: O'Connor, Michael P exr-C McArdle. 1905. 7,982.00. Same—same. 1905. 7,982.00. Same—same. 1905. 7,982.00.

Table of addresses and amounts: 265-74th st, No 484 East. Max Goldenberg agt Samuel Sobel and I Lustgarten. 30.00.

Table of addresses and amounts: 123d st, s s, 100 w Pleasant av, 100x100.11. Corporate Realty Association loans Louis O Cohen & Chas S Goldberger to erect three 6-sty tenements; 11 payments. 50,000.

CORPORATIONS.

Table of corporations and amounts: Dry Dock, East Broadway & Battery R R Co—W Kiernan. 1905. 214.62.

Table of addresses and amounts: 268-27th st, Nos 17 and 19 East. German Grob & Son agt Wells Realty & Construction Co. 2,801.29.

Table of addresses and amounts: Vyse st, w s, 420 n 167th st, 105x100. Atlantic Dock Co loans Abraham A Silberberg to erect five 2-sty dwellings; 6 payments. 21,250.

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

MECHANICS' LIENS.

Table of mechanics' liens: 241-158th st, Nos 504 to 508 West. Atlantic Cement Co agt Karp & Heller and M H Mercer. \$181.96.

Table of mechanics' liens: 1-7th av, s w cor 126th st, 99.10x125. Edw J McCabe & Co agt Associate Realty Concern and George Vassar's Son & Co. 3,436.77.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens: 32d st, No 30 West. Samuel Hodgkinson et al agt Mabel C Dusenbury. (Feb 15, 1904). \$736.17.

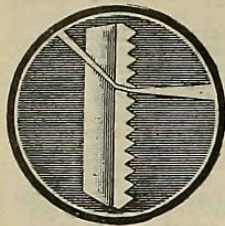
BUILDING LOAN CONTRACTS.

Table of building loan contracts: 257-40th st, Nos 457 and 459 West. Schlesinger & Schlesinger agt Isaac M Cohen and Michael Naftal. 5,000.00.

Table of building loan contracts: 150th st, s s, 250 w Morris av, 50x100. Martense B Story loans Saveria A Mascia to erect a 5-sty tenement; 7 payments. \$21,000.

Table of building loan contracts: 26th st, No 445 West. The Economy Alteration & Construction Co agt Leonard Werner. (June 14, 1905). 1,486.60.





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looks very much better than it would without the prisms, and besides, by using the Luxfer Prisms you can have daylight right straight through your building from front to back. Think of the satisfaction and saving over artificial light.

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TELEPHONE, 3276 GRAMERCY

160 FIFTH AVENUE, NEW YORK

Same property. John P Walton agt same.  
(Oct 16, 1905) .....2,350.00

Park av, n w cor 96th st. James Dowd agt same.  
(Oct 12, 1905) .....791.45

Same property. John P Walton agt same.  
(Oct 16, 1905) .....1,575.00

Same property. Higgins & Webber agt same.  
(Oct 12, 1905) .....500.00

96th st, s s, 100 e Madison av, 100x75. James Higgins agt same. (Oct 12, 1905).....2,400.00

Charles st, Nos 6 and 8. Edgar Luneschless agt Rae Finn. Nov. 22, 1905).....142.97

Broadway, No 66. Tracy Bros agt The Manhattan Life Ins Co et al. (Oct 11, 1904) .....712.42

129th st, Nos 251 to 255 West. Joseph Wlodar

agt Crescent Mercantile & Realty Co et al.  
(Aug 3, 1905) .....265.00

\*Discharged by deposit.  
\*Discharged by bond.  
\*Discharged by order of Court.

#### ATTACHMENTS.

Nov. 24.  
Exeter Machine Works; Joseph C Hoshor; \$1-025.48; Brown & Boland.

Nov. 25.  
The Jewett Car Co; C A Willey Co; \$1,174.80; J T Hurd.

Nov. 27.  
Read, Frank A; Daniel T Hart; \$425; Hyde, Leonard & Lewis.

Nov. 28.  
Brown, Albert R; Fishel & Levy; \$1,487; S H Guggenheimer.  
Dunn, Ralph H; Joseph D Hart; \$4,700; M Jacobs.  
Taylor, John W; Carrie B Smith; \$348.65; Burke & Fay.

Nov. 29.  
Lansing & Suburban Traction Co; Myron W Mills, George Moore & James R Elliott; Geo L Hoxie; \$453.22; Sumner & Parry.  
Lansing & Suburban Traction Co; Geo L Hoxie; \$500; Sumner & Parry.  
Duncan, Thomas C; Daniel A Davis; \$15,003.87; Wilson & Wallis.  
Mills, Sydney E; Harry B Sawin; \$5,146.60; Battle & Marshall.

#### Bronx Lot Values.

The auction sale on Tuesday under the direction of Mr. Smyth emphasized the remarkable increase in Bronx values in the past decade. Properties brought in some cases fifty per cent. more than the owner would have accepted even five years ago. Four vacant lots in which there was much interest, being at the corner of Clay avenue and Prospect place, were sold as follows: The southeast corner of Clay av and Prospect pl, four lots, each 25x92.6, the corner to Alfred Lewine for \$3,675 and the inside lots to George I. Bailey for \$2,950 each. The southwest corner of Anthony av and Prospect pl, four lots, each 25x92.6, was bought by George I. Bailey, in one parcel, for \$7,975; also the southeast corner of Anthony av and Prospect pl, nine lots, each 25x from 90.6 to 100 and a gore 15x100x irregular, adjoining on the north. The gore and adjoining lot, forming a 40-foot frontage, was sold to S. M. Barber for \$3,600; the two lots adjoining on the south sold to M. W. Dittmars for \$2,000 each; the next two lots sold to C. F. Muxoll for \$1,975 each; the next lot to Alfred Lewine for \$1,900; the next two lots, Alfred Lewine for \$1,325 and \$1,775 respectively, and the next lot to H. Menaken for \$1,700.

Mr. Smyth sold for the same estate the plot, 50.2x97.2x50x94.2, in the east side of Anthony av, 100.8 ft north of 174th st, to H. J. Cantrell for \$3,350; also two lots, each 17x90.3x irregular, to H. Menaker for \$2,200; also the southwest corner of Carter av and Prospect pl, 30.9x137.6x2.3x130.6, together with a gore adjoining on the north, to S. M. Barker for a total of \$2,100; also two irregular lots, with frontages respectively of 30 and 27.6 ft, in the west side of Carter av, 197.8 feet north of 174th st, to A. E. Schulthers for \$1,625; also Carter av, west side, 30.9 ft south of Prospect pl, nine lots, each 25x from 66 to 130.6; northerly three to Mrs. D. Reutler for \$1,050 each; next three to W. A. Cameron, for \$1,275 each; next two to George E. Buckbee for \$1,000 each; next lot to A. E. Schulthers for \$1,000.

#### Mr. Goodyear's Lectures at Edinburgh.

The series of lectures given at Edinburgh Scotland, by Mr. Goodyear, of Brooklyn, on Architectural Refinements, were exceedingly well received, to judge from articles in the press of Scotland and England. In the London Architect and Contract Reporter of Nov. 17, the following interesting reference will be found:

"The last of the series of lectures was given in Edinburgh by Mr. William Henry Goodyear, of the Brooklyn Institute of Science and Arts. At the outset he showed views of photographs which were taken last week at Lanercost and Hexham. The latter, he said, were especially interesting as being a valuable illustration of the outward divergence of the verticals in the choir and transepts, an instance which appeared to be very satisfactory from the point of view of constructive purposes. The lecturer then dealt with the subject of Notre-Dame, showing the curves in plan in the nave, which were parallel and opposed to the thrust on the north side, and which rose to the parapets of the exterior walls as high as the roof. These curves of the nave appeared to be related to the deflection of the choir of Notre-Dame, which was already known to exist, but they also appeared to force a new explanation of the deflection of the choir. It was impossible to conceive that incompetence of the builders would explain these curves in plan, because the majority of French cathedrals showed absolutely true lines in the nave. He argued that these variations of alignment were intended to give picturesque effects and to annihilate the monotony of the straight line. The latter illustrations covered the bends in elevation of the nave, and the remarkable deflections from the true perpendicular in the facade, the lecturer remarking that the theory of subsidence was untenable.

"Mr. H. C. Tarbolton, the president of the Edinburgh Architectural Association, in conveying a vote of thanks to Mr. Goodyear, said they had found the lectures very interesting, highly instructive and specially suggestive. Mr. Goodyear had thrown a new light on Mediaeval architecture, and had given them a glimpse behind the scenes. He was convinced that Mr. Goodyear had proved his points in most cases up to the hilt, and there were many who shared that view. The Edinburgh Architectural Association was indebted to him for the new interests he had kindled for them and for the practical suggestions he had thrown out to them.

"Mr. Goodyear, in reply, remarked that the debt was mutual."

#### Attractive Bay Ridge.

To the minds of many, some of the more popular sections of Brooklyn for home seekers, including Flatbush, will have a strong rival hereafter in Bay Ridge, if the note of charm which has already attracted so many cottage builders can be maintained. Elements of an elegant community have for a long period of years been gathering about a nucleus of old family mansions set amid groves and lawns and rural scenes, with the harbor shore for a background. The happiest existence, the fathers have often said, is neither altogether in the city nor altogether in the country, but in a combination of city life and country living,—in metropolitan opportunities for a business career united to suburban possibilities for an exclusive and enjoyable home life. When it is possible to add a third element to the combination of city and suburban existence, it is a rare good fortune.

At Bay Ridge there are the three. The shore with its opportunities for water sports, the beautiful Shore Drive and the marine views are the possessions of those who dwell in the pretty cottages on the main residential road and the intersecting streets at Bay Ridge. But the section is not so accessible as it ought to be; the need of better transit facilities is very pressing, and until there is improvement in this direction Bay Ridge will not see a full development. About one hour's time is necessary for the trip from house to office for anyone living near 79th st, though it is conceivable that with as good running as Flatbush commands Bay Ridge might silence her alarm clocks and sleep half an hour longer in the morning. With this shortcoming excepted, and it is something that may in future years be remedied, Bay Ridge is a very fine place to migrate to.

The visitor notices considerable building going on; the greatest public work is the cutting through of a number of lateral streets, intersecting the principal residence avenue; and as this is bordered by terraces, the cutting has done a great deal of physical damage to abutting private property, making ugly gaps in beautiful lawns, and leaving some of the costliest cottages high above the grade, like castles in the air.

—The market for building materials for Cuban account is assuming goodly proportions. In Havana and vicinity the building trades are beginning to be active, and the preponderance of buying inclinations of the Cubans is for American materials. The shipping of sand for the use of masons and plasterers in Cuba from several North Atlantic ports, which some time ago was affected by the organization of Cuban corporations to take sand from the extreme southern part of the island to the cities, is now fairly active again. The Cubans who expected to control the island markets against the American sand, found that the cost of excavating and stripping it from one part of Cuba to the other made the native kinds cost more to the builders than that which is exported from this country. The Cuban sand boats had to go empty one way, whereas the American carriers find cargo going and coming.