

RECORD & BUILDERS GUIDE.
ESTABLISHED MARCH 21st 1868.

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

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A SQUEEZE in money was looked for this week in Wall Street, but it did not materialize. Easy money after the first week in April now seems assured, and the best banking opinion is that if easy money does not come in April there will be from ten to fifteen millions of gold from France to this country. It is but awaiting the money rates to be established here after the turn of the month.

THE STOCK MARKET this week has acted very much in the manner suggested and indicated in these columns. The strike issue has been discounted and fuel for a big advance in stocks has been heaping up during the past three months. Only easy money is needed to touch it off, after which the fire of speculation may be counted upon to spread well into the summer, making many new high records before it burns out. Reading and Union Pacific seem fair to be the bell-weather in the railroad list, with the metal stocks leading in the industrials. At no time during the entire boom since March, 1904, have the low priced railroad stocks had an inning. In Wall Street parlance they are overdue, and may have a whirl now. If speculation runs into railroad stocks the low priced issues will undoubtedly be the favorites with the commission houses, because requiring less capital to carry and having more margin for an advance. It is quite within the possibilities that the Erie's, Wisconsin Central, Iowa Central and Toledo, St. Louis and Western preferred and common may show an advance on the next movement of twenty points and still be relatively cheaper than at the time when their previous high records were made.

THE RATE BILL discussion will prove a sort of primer of national education on railroad values, and the pending legislation closes the book and lifts railroads out of further political discussion, stops the chronic attacks to which they have hitherto been subjected in State legislatures, and also postpones paralleling for a decade at least, or until capital shall have had a chance to observe the working of railroads under the new provisions of the law. It is by no means certain that the law has any hardship in store for railroads that is not more than offset by the abolition of free passes, the stoppage of rebates and the cessation of clubbing the large shippers through the medium of so-called terminal roads for which was exacted an arbitrary percentage of the through rate which often meant the entire profit in the business. Adding to all this immunity from paralleling it is obvious that railroad managers have a period of comparative peace ahead of them, and so in turn have the stockholders and the stock market.

SLOWLY but surely all these things will dawn upon bankers and investors here and abroad, and, taken together with the fact that no new capital issues have been made for five years—the amount of stock per mile of road being small—the next advance will find more players and fewer counters than any preceding one, and higher prices than any heretofore attained may be expected. This may be predicated from the fact that in the interval since 1901 the gross and net

earnings of most railroads have increased 50 per cent., while the shares are selling for a lower price, on the average, than they were in 1901 and 1902.

THE LOCAL traction stocks begin to show undoubted signs of re-awakening. Their action at present is consistent with the handling of the Interborough stock after its birth. It will be recalled that this security was allowed to get dull and it sagged to 85, the Syndicate having paid 100 in cash for it. Participants were in the depths of discouragement, and the lower the price went the more the street was afraid of it, as if it was some slimy reptile or monster. Yet but a few weeks ago it sold at thrice 85, and the new merger stock traded in this week at 50 may make a similar record, as it is under the same direction and management. It may be trite to say that history oft repeats itself, but certainly the scare of Interborough at its inception has been repeated in the merger stocks during the past month. Why may not a similar advance be repeated? Real estate interests in this city are good judges of traction possibilities, and ought to be better judges of traction values, other things being equal, than the ordinary Wall Street speculator.

THE REVIVAL of interest and the increase in values which has been taking place in One Hundred and Twenty-fifth Street is the illustration of a process which has frequently occurred in the history of New York real estate. Values on an important avenue or street, may, during the early years of its real estate development, be increased to a level not justified by substantial business reasons, and a reaction may follow; but eventually the growth of the city will justify even the most extravagant anticipations. So it has been with Fifth Avenue; so it is with One Hundred and Twenty-fifth Street; so it may well be with the Bowery. In 1890 and thereabouts prices on One Hundred and Twenty-fifth Street were advanced to a very high level on the conviction that this street would rival some of the broader streets downtown as a shopping and amusement centre; but while many stores and places of amusement flourished in the street, it was found subsequently that they were neither as numerous as was anticipated, nor of such high grade, and a sharp reaction in values succeeded. Of late, however, there has been a gradual recovery, brought about chiefly by the building up of the upper East Side, of Harlem and of the lower part of the Bronx. The character of the business transacted in One Hundred and Twenty-fifth Street has not been raised to any considerable extent, but its volume has considerably increased, and many new enterprises have been started. Moreover, there is every reason to anticipate a still further improvement of the same kind. As Washington Heights becomes populated, the business men of One Hundred and Twenty-fifth Street have a still larger area upon which to depend for trade, while the same statement is even more true of the Bronx. It cannot be expected that this trade will be concerned with a high quality of goods, because the population of this whole neighborhood is composed of comparatively poor people, who when they want to spend more money than usual will take advantage of the improving means of communication to travel down to the big stores on Sixth Avenue, but there will be an ever larger number of prosperous shops who sell cheap goods, and of vaudeville "stock" theatres. It so happens that One Hundred and Twenty-fifth Street is the only broad cross-town thoroughfare between Fifty-ninth Street and the Harlem River which runs at an even grade from the East to the Hudson River, and it is sure to get whatever general business that part of the city affords. It will probably even be more convenient for the residents of the west side of the Bronx than any centre of business which may be built upon the east side of that borough.

THE marked feature of the new development is the increase of business structures—lofts, offices, factories, and combination buildings at the points of contact at the new terminals—not the building of dwellings, as was the case in the "L" roads which first developed upper New York. In western states the alternate section plan gave value to farms and through farms to towns and cities. A government railroad grant or land provided that every alternate section should be sold by the railroad, the intervening ones being for homesteads. The line was built, land was sold by the railroads and by the government, and one complementing the other, there was a boom. The plan of development here was much the same. A car line, surface or elevated road was extended. The cost was a draft on the future. Around the stations or on the lines residences sprang up. The tendency was steadily northward. As

residences increased, small stores were established, then large ones; then hotels and apartment houses. The present real estate growth is on a more healthy and genuine basis. Transportation lines are extended not to create future values, but to enhance existing ones. They are not designed so much to build up localities as to serve the convenience and promote the growth of those which have attained already some of the beneficial advantages which come from the city's industries and capital.

The Expanding Residential District on the East Side.

THE MOVEMENT which has recently been taking place in private dwellings north of Fifty-fourth Street and east of Lexington Avenue is extremely interesting. It indicates more emphatically than ever that the East Side is the one part of the city in which private houses are a very desirable commodity, and it demonstrates that the gradual increase in values which has been taking place on the East Side is due to permanently effective causes. It was just this increased demand for houses east of Lexington Avenue which was required to round out and complete the remarkable renovation of this district, which began in 1901, and which still fails by a good deal of being completed.

Its renovation has been from the start due to certain apparently arbitrary causes. In the year 1900 no one could have anticipated that the East Side would so entirely displace the West Side as the exclusive residential district. The West Side had much the same advantages as the East Side in location. The houses built in that part of the city were newer and better, and it was equally established as a desirable place in which to live. Nevertheless, ever since 1900 it has become more and more apparent that it was the destiny of the West Side to be slowly transformed into a region of apartment houses, while it was the destiny of the East Side to remain the one section of Manhattan Island in which private houses were to increase in value and in quality. During these years it has been settled that private houses in Manhattan are to be a luxury, which will be enjoyed by a constantly smaller number of people, and that the people who are willing and able to pay for this luxury would want to live in a single neighborhood. The location of that neighborhood on the East Side was due to the fact that the East Side adjoined Fifth Avenue, while the West Side was separated from it by the space of Central Park. The movement spread from Fifth and Madison Avenues east. First it raised values between Madison and Park, then between Park and Lexington, and now between Lexington and Third. East of Third Avenue it can hardly go, and it must be occupied hereafter by the task of consolidating its conquests as much as by extending their area.

This extension of the movement to the blocks east of Lexington Avenue, while in view of what has already occurred it is entirely explicable, has been very much handicapped. The old brownstone houses between Lexington and Third Avenues are mostly small structures, rarely as much as eighteen feet wide, and generally not more than fifteen feet. They belonged at the time they were built to the cheapest grade of private houses erected in Manhattan; they are difficult to improve and modernize except at a heavy expense, and even after improvement their dimensions usually make them unsatisfactory. The neighborhood of Third and Lexington Avenues is frequently very unpleasant, and the means of communication at present none of the best. If there were any streets in Manhattan which fifteen years ago looked as if they were condemned to baser rather than better uses, it was some of these streets. Yet the tendency in the direction of their improvement has proved to be irresistible. Values between Park and Lexington Avenues advanced so high that houses west of Lexington Avenue could only be afforded by well-to-do people, and there were many families of smaller means who nevertheless wished to occupy a private house in the same neighborhood as that selected by their wealthier friends. It is the demand created by families in this position which is responsible for the extension of the movement to the east of Lexington Avenue; and the character of the demand establishes a limit for the possible increase in values. Such people cannot afford to pay the prices which prevail further west, and the demand will be very much checked, at least for the time being, by any attempt on the part of speculators to run prices up too high.

The most desirable thing to do in this district at present is to reclaim certain streets which have been allowed in the past to degenerate. There are many streets in extremely desirable neighborhoods on which stables on a poor class of flats have been built, and a systematic attempt to reclaim and improve

such streets ought to pay. Such attempts are, of course, attended by many difficulties; but it stands to reason that in the end every available street in the favored district will have to be put to the best use. The area of possible future extension is extremely small, and now that the streets to the east of Lexington Avenue are being occupied, future extensions will have to be made on property now occupied for the most part by flats. The effect of the subway on Lexington Avenue will undoubtedly be to extend the favored district farther and farther north, until it is met by the impassable tenement house barriers. As for Lexington Avenue itself, we imagine that a very excellent class of apartment houses may be erected on this thoroughfare. One such building is already being built on a cooperative plan at the northeast corner of Sixty-sixth Street and Lexington Avenue, and if this enterprise is successful it will be succeeded by many others.

The Water Meter Question.

To the Editor of the Record and Guide:

The water supply committee of the Merchants' Association, through Assemblyman Stanley, has introduced in the Assembly a bill to provide for obtaining information as to the consumption and waste of water in the city of New York. For this purpose the Commissioner of Water Supply, Gas and Electricity is directed, when authorized by the Board of Estimate and Apportionment, to designate certain districts or areas in the city of New York which, in his judgment, will furnish the best opportunities for acquiring complete and reliable information as to consumption and waste of water. To every service pipe in such district not already so equipped he is directed to attach a water meter without expense to the consumer, and is authorized, through his agents, inspectors and other persons, to enter upon any premises for the purpose of installing meters, making examinations or doing any other acts required to accomplish the purpose of this enactment. The Commissioner is required to cause inspections and readings of meters to be made at least once each month and to keep a complete and accurate record of such readings as a public record accessible to the public. The Commissioner is directed to make analyses and digests of the record, and on or before January 1, 1907, to report to the Board of Estimate and Apportionment, with his recommendations as to the advisability of metering all water service pipes in the city and as to the rates which should be charged to all classes of consumers of water. All the expenses of carrying the provisions of the act into effect, including the cost of meters, are to be borne by the city of New York. The Comptroller, when authorized by the Board of Estimate and Apportionment, without the concurrence or approval of any other body, is directed to issue corporate stock and make payments required to give effect to the purposes of the act.

This bill has been submitted to Commissioner Ellison and has his indorsement. The reason for it is that at present there are no complete data as to consumption of water and no means of segregating the actual consumption by various classes from the alleged waste. Practically all statements hitherto made as to the effect of metering upon the city's water consumption and the city's revenue have been assumptions based upon the experience of other cities, where the conditions are totally different from those which exist in this city. The expense of putting meters upon all service pipes in the city will be from \$7,000,000 to \$10,000,000. Under existing provisions of law this immense outlay would be imposed upon property holders. It is not desirable to make so great an outlay, either at the public expense or at the expense of private owners, until the facts have been established by actual experience. This experience the Commissioner of Water Supply is anxious to gain through such a means as is proposed. It is believed that with several thousand meters installed, showing the actual disposal of all water which enters a given district, sound conclusions can be reached as to the extent of the waste and the extent to which that waste may be controlled by meter. It will also furnish reliable data upon which to base sound legislation, which it is the intention of the water supply committee of the Merchants' Association to formulate hereafter as the result of these experiments, provided the law is passed which will enable them to be made. H.

About 75 houses are going up in Montclair, N. J., costing about \$8,000 each. The electrification of the Lackawanna Railroad is expected to make wonderful changes in this section. In the Oranges houses cannot be constructed fast enough to supply the requirements from newcomers, as New Yorkers are emigrating there in large numbers. Rutherford, Ridgewood, Englewood and Hackensack have practically the same story to tell of inability to meet the demand for homes. In Hackensack the usual rental for a cottage is \$35. At Englewood 300 houses and three churches are in course of construction. Rahway has not seen so much building in a generation. In West Hoboken, Union Hill, Highwood Park and West New York there are ten applicants for every house for rent. Long Island may be having a boom, but the Jerseys are also coming on remarkably.

Long Island City's Part

In the Development of Queens Borough—Opportunities for Manufacturers and Tenement House Builders

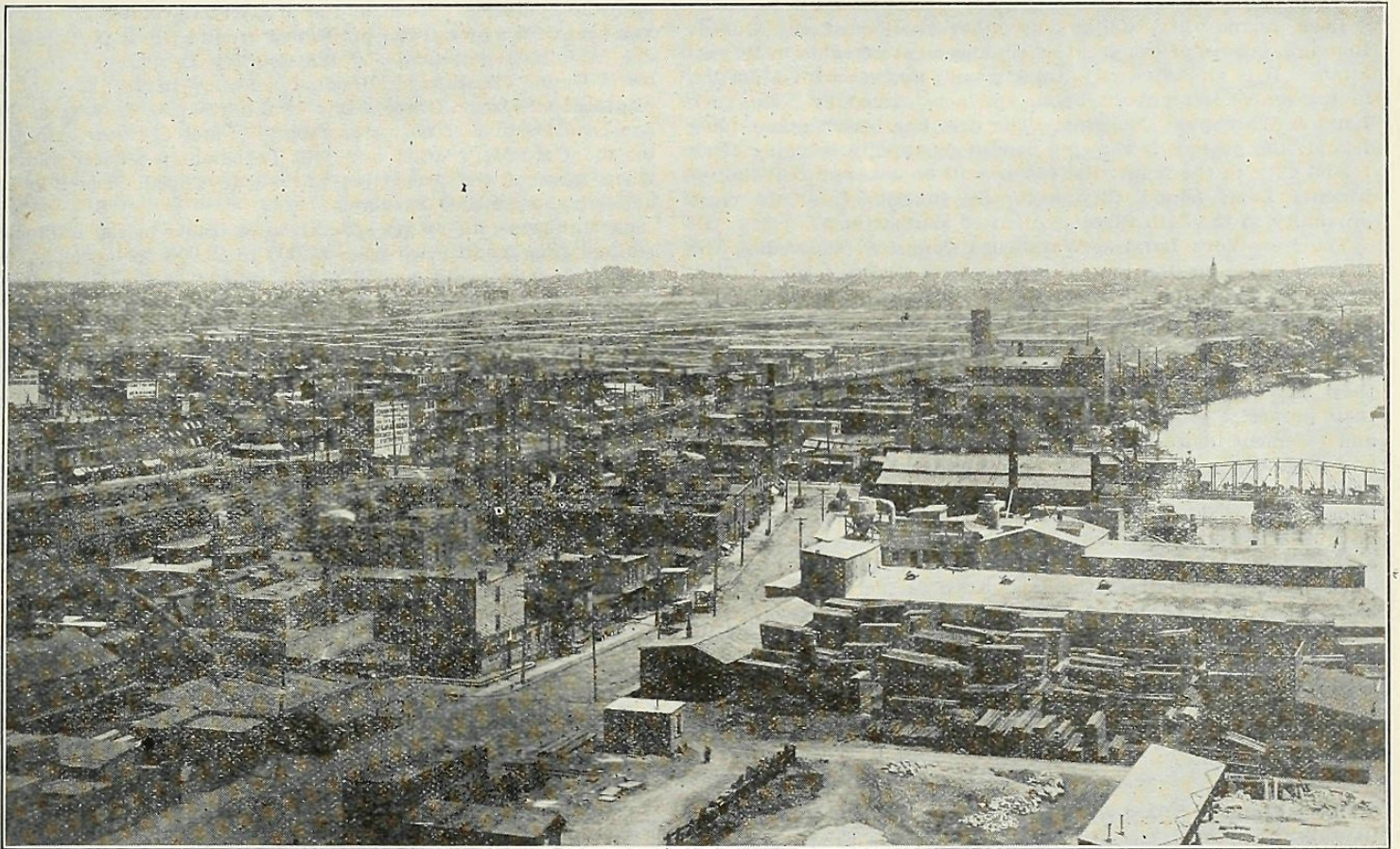
QUEENS BOROUGH is at the present time the section of the greater city receiving the most interesting consideration from the public. Commonly speaking, it has become the "boom" section. Heretofore, centres of popular interest have been in the Bronx, in the Dyckman section and on Washington Heights; Flatbush and South Brooklyn have also attracted exceptional attention; but the present hour seems to belong to Queens.

"In twenty years Queens will be another Brooklyn," remarked a New York prospector to President Peters of the Long Island Railroad last Saturday. "Why wait twenty years?" returned Mr. Peters. "Why not make it ten?"

In ten years, then, Queens will be another Brooklyn. This concentrates into one sentence all the prophesies for Queens, and the whole business proposition as it is presented to Man-

considered as in Long Island City. Fifty years ago Hunter's Point was the most retired region around New York, and it was all owned or controlled by Union College, whose policy of holding the land under long leases operated in this case to discourage settlement and growth, by the old rule applying itself that a tenant is not as interested in improving property as he would be if he owned the fee of the land. As the successor of the college in the ownership of the property, the New York Land and Warehouse Company's first step was to offer to cancel these old leases, and it succeeded in a great many instances in placing the fee of the land in the tenant, who has almost invariably improved the property.

In the course of a few years especially Long Island City has been favored with many street improvements, and is a very much different place. Miles of streets have been built, with water



LONG ISLAND CITY IN 1900.

—Courtesy of New York Land & Warehouse Co.

hattan investors by those who are on the ground. It may look to some like an exaggerated proposition, but whether it takes ten or twenty years to build another Brooklyn the probabilities very strongly favor that consummation. For one reason because the Pennsylvania Railroad interests have avowedly set about to have it done, and more dependence can be put in this fact than in any other, even though the municipal rapid transit authorities and the Belmont rapid transit interests contribute heavily to the improvements. It would seem as if the Pennsylvania interests especially, with the knowledge gained in developing the suburbs of Philadelphia, had fully settled in their own mind that Eastward and Westward have become the easiest directions for the movements of the overflow population from Manhattan, and that Long Island is the natural, and can be made the most accessible, field for settlement and development. Unquestionably the Pennsylvania intends to thickly populate the whole of Long Island if it can, and it is a corporation which does not stop to count pennies when determined on a plan. Hence, the essential thing to remember when considering Queens is that its building-up is not being left to the whims of chance, politics and individual pocketbooks, but is being engineered by the most competent corporation in the world without exception.

But more particularly this article wants to deal with Long Island City, a municipal corporation that was formed by the consolidation of a number of villages and towns, and which in turn is being assimilated into and improved by a still larger municipality, Queens. Old Hunter's Point, Astoria, Steinway, Dutch Kills, Ravenswood, Blissville and Middletown are still

and sewer installations. It is the traffic center of the borough, and next to Manhattan the principal point of departure for the Pennsylvania and Belmont improvements. The year 1908 will in all probability see the new traffic lines, including the Blackwell's Island Bridge, in operation, and the entrance of a new class of investors—the class which expects to pay the higher prices which certainties always command. In the interim Long Island City is a proposition for the manufacturer and tenement-house speculator.

Analyzed, the case is like this: It is estimated that the new factories now in course of construction have caused a demand for three thousand homes beyond present local ability to supply. If one thousand tenement houses were commenced at once, they would be all rented before they could be completed. The largest land-owning syndicate in the city has been the New York Land and Warehouse Company, which is now liquidating its interests, but still owns about six hundred lots, included in which is five thousand feet of water front. Originally the company owned or controlled thirty-five hundred lots. The three elements in the business of this concern has been (1) water front, (2) factory sites, and (3) tenement and dwelling house development. Long Island City is destined to become one of the greatest manufacturing centres in the country. Every desirable facility and advantage is present and proclaims the fact. Water and rail communication in combination, at the factory door, plenty of room at a moderate price, nearness to market, low taxes and plenty of help, are the things which manufacturers look for. The list of factories built and building in Long Island City is a long one, and one of the greatest of local problems is to find

housing for the employees, thousands of whom live in Manhattan because houses have not been provided near their work. Besides erecting factories for purchasers, the New York Land & Warehouse Company has encouraged the building of houses and has built a good many on its own account, for which a small partial payment has been taken, and the balance as rent. A row of two-story and basement houses are pointed out which this company sold for \$3,300 each, with ten per cent. for the first payment and the balance monthly. Two rows of neat looking two-family brick houses were sold for \$6,250 each; a number of frame cottages cost their first purchasers from \$3,300 to \$3,800. Some of the finest houses in the city were built by this company, as well as the cheaper ones referred to. Now, desiring to close out its affairs, it is offering very exceptional opportunities to builders, manufacturers and warehousemen, the sales being on a basis that enables a speculator to come in, buy direct and take one, two and even three profits on the contract.

Apart from railroad and bridge improvements, the most gigantic improvement so far projected in Long Island City is to be worked out by the Degnon Construction Co., which will by digging a large canal and filling in open up a large area for manufacturing and shipping purposes.

Present Opportunities.

BY T. B. ACKERSON,

General Manager and Treasurer of the New York Land & Warehouse Co.

Long Island City, unlike any other portion of the Queens Borough, is sure of the greatest enhancement of value in its real estate. It is already a city, thickly built up, but with a portion in the centre left unbuild upon, and now owned by New York Land & Warehouse Company. The past has been against Long Island; the present is showing conditions rapidly bringing Long Island City to the front; the future will be a happy realizing of benefits Long Island City naturally inherits from its close proximity to the 34th Street section of Manhattan.

The New York Land & Warehouse Company, succeeding the Union College, as the largest land owners in Long Island City, have had actual experience qualifying them in making this brief review and forecast of what Long Island City was, is and is to be. A more substantial statement, verifying these assertions from a real estate point of view, is the fact that in the last year they have actually sold, approximately, \$1,000,000 worth of their property, some of which has been sold to factory owners and tenement house builders. Buildings are now being erected and a goodly portion of their recent sales has fallen into the hands of astute New York investors, who, by the fact of their impressions of faith in the property evinced by their purchases, have directed other investors, and in almost every case re-sales at handsome profits have been made, and purchasers in many cases have again re-sold the land at a further profit, and in many cases the land has been sold a third time at a profit.

Practically 75 per cent. of the sales made in the last year and one-half in Long Island City have been turned over three and four times, each time at an advance. Factories located in Long Island City recently have brought about 3,000 families into the city, hence the incentive to build houses for them; the erection of tenements follow.

Unsurpassed Speculative Field.

RESIDENTIAL BACKGROUND FOR A GREAT MANUFACTURING CENTER.

By Milton L'Ecluse.

Long Island to-day offers the best speculative real estate market that there is in the United States, and there is every reason for it. No place on Long Island affords any better opportunity for speculation than Long Island City. Six months ago it was almost impossible to get anyone to talk about it. Since that time over \$10,000,000 worth of property has changed hands. About half of the city has been purchased by keen business men, and is now being offered for sale at lower prices than original holders will sell.

There is no argument necessary but this: Long Island City will be the greatest factory and apartment house proposition around New York in five years. In three years at the most the Belmont tunnel, Blackwell's Island Bridge and Pennsylvania tunnel will be completed, and Long Island City will be less than five minutes from the center of Manhattan, the natural and logical territory for home-seekers. To-day there are comparatively few buyers. One year from now there will be many who will pay twice what is necessary to-day. When the improvements are completed there will be thousands who will pay the advance of five times to-day's price. It is possible to-day to buy lots from \$1,000 to \$2,000 each, and the choicest property ready for builders for apartments may be purchased for \$3,000. It is a well-known fact that a vacant house cannot be found in the city, and the demands are increasing rapidly.

The Pennsylvania Railroad is spending several millions of dollars on its equipment, which will give the best facilities possible. They have already electrified the road from Brooklyn to Far Rockaway, and the line will probably be finished this year to Port Washington, which will bring the whole north shore

within twenty-five minutes of Herald sq when the tunnel is finished.

The north shore of Long Island has many great advantages, among them being its magnificent drives and summer homes, and because of its close proximity to the most beautiful body of water, the Long Island Sound, which has brought the best class of people to its borders. This was first brought to notice by the development of the Bankers' Mortgage Co. of Elmhurst, on Flushing Bay, and also Louona Park, all the acreage in this section now being worth \$5,000 per acre. This was almost immediately followed by nearly all the land being sold around Flushing, Murray Hill and Broadway, this whole section now selling for from \$2,000 to \$3,000 per acre.

The next on the line is Bayside, where the Bellcourt Land Co. has had a phenomenal sale of nearly 100 acres. Lots sold from \$500 to \$1,000 each. Property to-day at Bayside is bringing from \$2,000 to \$3,500 per acre. This locality is accessible to the Sound through the Bayside Yacht Club. The adjoining places are Douglaston and Little Neck, where land has reached the \$3,000 per acre mark. Title has just been taken to the Douglass homestead of about 180 acres by the Douglass Manor Co. This will probably be the highest class development on the island. It has a mile of water front and most magnificent shade trees. This property will be subdivided immediately.

The next stations are Great Neck, Manhasset and Port Washington, where another class of property begins. It is just outside of Greater New York, and is surrounded by the homes of many millionaires. Much of the property is rolling ground and has beautiful views. The properties around Great Neck Station are held in large parcels by the Country Investment Co., Desmond-Dunne Co., Stuard Hirschman, Finlay-Rickert Co. and the estate of ex-Mayor Grace. One of the greatest drawbacks here has been because of no water supply. Pipes are now being laid by the Cord-Meyer Co., and will be completed before July 1, when most of the properties will be developed. Land is held here at about \$2,000 an acre.

At Manhasset there are several large tracts in the millionaire section, ranging in price from \$1,000 to \$2,000 per acre. A new section is now to be opened in the selling of the Mitchell and Willets farms. This is a section where the water may again be reached on Manhasset Bay. The property is surrounded by Millionaire W. M. Leeds' home and Plandome mill pond, and has most advantageous water front. It is about half-way between Manhasset and Port Washington stations, which are three miles apart, so that a new station will probably be placed on the property, to be called "Plandome." It is only a short distance from Manhasset Bay Yacht Club.

A Factory and Tenement House Proposition.

A CONSIDERATION OF THE OUTLOOK FOR LONG ISLAND CITY—HOMES FOR LOCAL WORKMEN NEEDED.

By John M. Thompson.

In regard to the situation in Long Island City, Mr. John M. Thompson, of the Randolph-Thompson Realty Co., which has operated largely in Long Island City property, says:

We have been closely identified with the movement in Long Island City from its inception, or, I might say, before the movement started. I should like to preface what I have to say with the statement that the proposition is solely one of a factory and tenement house property, and in this lies the future of this section of the Borough of Queens. I can best express previous and present conditions by citing one instance. In 1904 a certain plot of lots in the Astoria section sold for \$250 each, these same lots having sold at auction in 1872 at the same price. In 1906 these lots have been sold for \$1,200 each, and I doubt if \$1,500 or \$2,000 would purchase them to-day. This is but one of the many illustrations that I can point out. In many instances the taxes and assessments—most of them unjustly imposed during the Gleason regime—have never been paid, and to-day a purchaser must assume a large amount of back taxes and assessments; but this does not seem to deter buyers, who realize the immense profits to be made at present prices, though eight or ten times as great as a few months ago.

Long Island City has had less means of access than any other part of Greater New York, its only means of access from Manhattan being the badly conducted ferries at 34th and 92d sts. With a frontage of approximately four miles on the East River, ferries beyond the two mentioned have been out of the question by reason of Blackwell's Island and Hell Gate, which take up three miles of its four miles of water front. The early completion of Blackwell's Island Bridge, the Belmont tunnel at 42d st and the Pennsylvania tunnels at 34th st have not only solved the question of transportation, but will make Long Island City more accessible than any other district around Manhattan.

When Long Island City became a part of New York it was scarcely more than a wild waste. The streets were unpaved; no sewers; a poor water supply; the school buildings old and unsanitary; the fire department (volunteer) utterly inefficient, and the police department hardly an excuse for a force in a village; the city debt was large, the taxes high, and, as I have said, in many cases unjust; and, worse still, such taxes as were collected were not expended in public improvement. The difference already is great, although there is still room for improvement.

Now miles upon miles of streets are being sewered and paved; sidewalks are being laid, and an ample supply of good water has been assured, and the fire and police protection are rapidly assuming a degree of perfection heretofore accorded to Manhattan only, and the new schools are commodious and modern in every respect.

The field of building is still undeveloped, though it is but a short while, in my opinion, when you will find builders eagerly seeking to extend their operations where land can be bought for one-tenth or one-fifteenth of the price to be paid in Manhattan, and where almost, if not quite, the same rentals can be obtained as in Manhattan; and in a section where I can say, without fear of contradiction, that there is not a tenable vacant house. New houses are rented before they are completed, and an agent in Long Island City never puts a sign on a building or advertises it for rent, as the applications of tenants far exceed any supply or expected supply. It is only necessary to notify waiting tenants that there is to be a vacancy.

Mr. John D. Crimmins, with that foresight that has marked his operations in Manhattan, has seen the "handwriting on the wall," and is now breaking ground for an operation—240 houses—second only as a single operation to the Johnson-Kahn operations in the Bronx. Much has been said and much stress laid upon the proximity of Long Island City to Manhattan, but I have not been greatly impressed by this fact, for, as I have stated, in my opinion, the situation is strictly a factory and tenement house one. Long Island City is not dependent upon Manhattan, but is a proposition by itself. Unlike the Bronx or Brooklyn, it is not dependent for its population upon Manhattan. This will be the more easily appreciated if one will stop to think and realize that Long Island City proper covers but a small area, being considerably less than one-quarter the size of Manhattan, and that into this space will be crowded in the next two or three years a population of 450,000, or nearly ten times its present population of 55,000—a population made up of operatives and their families, whose means of livelihood are confined to this space. The Pennsylvania has under way plans for the largest terminal in the world, employing not less than 5,000 employees; the Astoria Heat, Light & Power Co., also with the largest plant of its kind in the world, employing as many more; the New York Connecting Railroad, with its shops and terminals, employing 2,500 more, and numerous other factories and enterprises, each employing from 100 to 1,000 operatives.

Among the new enterprises to take advantage of the cheap locations and the unexcelled advantages of shipping by rail and water are the S. S. McClure Publishing Co., the Brunswick-Balke-Collender Billiard Co., the John Thomson Press (recently moved down from Hartford, Conn.), the Electric Equipment Co., to say nothing of such concerns whose foresight was greater and have long since been installed in Long Island City, such as the Steinway piano factories (two), the Sohmer Piano Factory, the Daimler Manufacturing Co. (gas engines), the Astoria Veneer Mills, the Astoria Silk Works, the Migil Silk Factory, the Astoria Machine Works, the Daly Boiler Works, the Hawkins Iron Construction Co., the National Bridge Works, the New York Asbestos Manufacturing Co., the New York Architectural Terra Cotta Co., the New York Sugar Refining Co., the Oakes Dye Works, the Wilson Printing Ink Works, the Lane & De Groot Marine Engine Works, the W. P. Matheson White Lead & Dye Stuff Works, the Goode Rope Factory, the Astoria Carpet Mills & Oil Cloth Factory, the Caesar's Clock Factory, the Barber Asphalt Co., the Ravenswood Paper Mills Co., the Samson Leather Tire Co., the Collins Iron Works, to all of which should be added some ten or fifteen stone working concerns and some twenty or thirty smaller enterprises that have not been enumerated; and I had almost forgotten to mention the Belmont tunnel, which must of necessity employ many men who will wish homes near this work.

For years past the cry has gone up of "one fare to Manhattan." Over there the cry is "no fare," but homes for the army of workmen who will have to pay no fare, but be within such a short distance of their work as to walk to and from their places of employment. There is no spot in this circumscribed territory that cannot be reached in thirty minutes by walking, and in making this statement I mean Long Island City and Astoria from any point of the compass in its entire area. As verification of this statement of the future, I can mention an instance of the present. Only a few days ago we had an inquiry from a manufacturing establishment of Manhattan that wishes to locate its plant in Long Island City, requesting that the location be as near as possible to the 92d st ferry, so the workmen could walk to the ferry, as there were no vacant houses in Long Island City to be had, and the workmen must return to Manhattan when their day's work was done. Should a further verification be necessary, let anyone visit the 34th or 92d st ferry (especially the latter) in the evening around 6 o'clock, and he will be struck with a condition that prevails at no other ferry from Manhattan, for he will find at these ferries, instead of the working population pouring out of Manhattan, he will find hordes of them pouring into Manhattan.

Some of the most prominent of Manhattan's speculators and investors have been wise to the situation. Among the heavy owners of real estate in Long Island City are such men as W. G.

Park, of the Steel Crucible Co., and Francis K. Pendleton, heretofore operators in the 5th av section; Jefferson M. Levy and John D. Crimmins, who have made fortunes in Manhattan realty; Maxwell S. Mannes, Alfred M. Rau, Stuard Hirschman and W. Clarence Martin, well known operators, who have heretofore confined their operations to Manhattan. The average cost of a lot to-day in Long Island City is around \$1,500, while a lot in a similar location in Manhattan costs \$15,000; the rentals that can be obtained per room from a house on a \$1,500 lot in Long Island City is almost, if not quite, as much as that obtained from a similar house on a \$1,500 lot in Manhattan. Why, therefore, should not the builder and investor put his money into Long Island City property? I do not know that I have pointed out fully the reasons for the great influx of population in Long Island City. It resolves itself into the fact that the land is cheap, the shipping facilities of the best, and the transportation facilities unexcelled to any point from Manhattan—and when the tunnels are completed the time will be but fifteen minutes from the farthest point of Long Island City to Herald Square.

When the Building Boom Begins

BY JOHN J. ROCHFORD.

The all-absorbing question with the wise-acres in the Long Island City realty market is: How far shall we anticipate the future? No one doubts that Long Island City will, in the near future, be a solid mass of brick tenements and factories.

On the surface, this looks like a large proposition. On the map observe that it is the last point on the river opposite Manhattan, and a very small portion compared to the balance of the city.

When the "building boom" really begins, we may expect a greater surprise than the present "boom" in prices. To those who have been on the ground and have seen prices rise in some instances 500 per cent. in three months, it is no wonder they get a little sceptical as to the outcome; but the man in East Manhattan doing business on lots valued at \$15,000 when he can buy a corresponding lot on the Long Island side of the river for \$1,500 does question what the past prices were. The most important feature is, that the investor expects greater profits and pays larger commissions on Long Island City property than in New York City.

It is my opinion that prices will continue to rise until about the time we may expect the bridge and tunnels to be completed; then there will come a new class of investors who are willing to pay the higher prices on a certainty, although the profits may be smaller, which is quite characteristic of the New York investor dealing on a dollar for dollar basis. Until that time arrives I expect to see the average increase in values to be about \$1,000 per lot per annum.

To License Architects.

MR. GEORGE HILL AND MR. CHARLES H. ISRAELS
FAVOR A PENDING BILL.

A bill introduced in the Legislature of this State has for its object the institution of a board of architectural examiners, the members of this board to be appointed by the Regents of the University of the State of New York, and to be charged with the duty of examining applicants for a license to practice as architects. The license fee is fixed at twenty-five dollars. Introduced by Assemblyman Wells, of Brooklyn, the Bill seems to have emanated from and to be supported by strong professional influences. Several attempts heretofore to enact a law such as is embodied in this new Bill having failed, it is important to know the present views of leading architects and engineers upon the proposition.

PRINCIPLES RATHER THAN DETAILS.

Mr. Charles H. Israels, of Israels & Harder, 31 West 31st street, said:

"This time seems to be particularly opportune for the passage of such a bill in view of the fact that the Building Code is about to be revised. The defect in the present Code as in all previous municipal building statutes is that it deals with details rather than with principles. As long as the provisions of the Code must be applied to untrained as well as to trained constructors, these defects, leaving little discretion, and troublesome in their application, can it be avoided.

"If the authorities at the Bureau of Buildings can be assured that the man to whom a permit is granted is personally responsible for its faithful performance and competent to carry out its provisions, the necessity for dictating details frequently injurious to the interest of the client may be avoided and a Building Code enacted which could be sufficiently broad in its application to meet the ever changing conditions incident to the progress of present day construction.

"Ex-Superintendent Hopper has expressed his opinion in favor of this principle, and Mr. Randolph Miller, Chief Engineer of

the Bureau of Buildings, expressed similar views in an address recently delivered before the New York Chapter of the American Institute of Architects."

AN EVIDENCE OF COMPETENCE.

Mr. George Hill, of 33 Union sq, says:

"It seems to me that this is the outgrowth of the American idea that whenever a difficulty develops, the proper remedy is to immediately pass a specific law aimed at the specific difficulty, when we should aim to cure the difficulty by the application of general laws or modifications of them.

"The only grounds on which a license law can be sustained are those arising from the police powers of the State, those based on the welfare of the community. We cannot say that art must be of a certain standard, all we can do is to take such action as will make the building safe to use for its specific purpose. That is, we can interfere only with the engineering side of the work.

"We occasionally hear of the collapse of a building or occasionally see evidences of very bad construction, which we are pleased to assign as evidences of incompetence on the part of the architect. Were we fair, we would blame ourselves for the initial error of intrusting work to men whose competence was not proven.

"In almost all branches of engineering, in the law, in medicine, in the management of men, or of large concerns, we require some evidence of competence on the part of the man be-

fore we intrust him with the work. In architecture, we only ask that he shall be able to make a sketch or drawing that we think pretty. We are therefore to blame if the natural consequence of our selection happens. That more accidents do not happen is due to the influence of the builder, who usually tries to so erect the building that it will at least stand up. We forget that while art is an important part of every building, ninety per cent. of all building operations of any magnitude are engineering problems, that the art must be very bad indeed before it affects the revenue from the building, while if the engineering is bad to only a slight degree, it will seriously affect the revenue.

"One accident with the law enforced would be quite enough to deter the inexperienced from taking chances. Buildings would in all structural matters be better than they now are, new systems of construction would be tested before they were tried, architects lacking necessary practical experience would associate with themselves men having such experience, and builders who made a practice of skinning work would find their occupation gone. Architects would no longer sell plans, which the owner would subsequently modify to within the danger point, and then in the event of accident blame the architect, and every good purpose of a license law would be secured at very little cost to the State, and without the false pretense of an examination and license, which would mean nothing, and would certainly be of no protection either to the owner or to the public."

Street-Opening Abuses

Delay in Producing Topographical Maps—The Dowling Bill Criticised

To the Editor of the Record and Guide:

THE BILL introduced in Albany by Assemblyman Edward C. Dowling, at the request of the city authorities, to amend the Greater New York Charter in regard to street opening matters, should be carefully examined by all persons interested in real estate, as the proposed changes are drastic and completely overturn the well settled principles now governing and protecting the rights of property owners, where the city seeks to take their property for public improvements. The bill comprises fifty-three pages. This bill should not pass.

I will refer to the change in principle sought to be effected without criticising in detail. In these proceedings to-day the court appoints three commissioners, who ascertain the damages done the property owners by taking their property for the projected improvement. After that they ascertain the area of the property benefited by the improvement, and finally fix the extent each lot or parcel of land is benefited, and assess thereon the amount in dollars and cents. By this method we have three independent minds acting for both parties. I use the word "parties" advisedly, as the city now opposes the property owners in their claims. By this method the property owners get as fair a consideration of their rights as is possible.

This new bill overturns this system completely, as it provides for the appointment of three commissioners to appraise the damages, and only one commissioner to fix the benefit and the amount of the assessment. This single commissioner is to be designated by the court from among the three commissioners. This method cannot expedite the proceedings, lessen the expense, is not fair to the property owners, and this in itself should kill the bill. Putting into one man's hands the enormous power of fixing the amount of the assessments which each property owner is to pay, can be productive of nothing but evil, and assumes that the duty of fixing the assessments is mere clerical work. This is not so, as the property owners, especially in the Bronx, well know to their great cost and burden. I hold that the extent and location of the area of property benefited by the proposed improvement is one of the most important factors entering into these proceedings, and should be fixed by the three commissioners who always visit and view the property. We all know that vacant property is not uniform in value alongside the projected improvement, produced either by an excessive amount of rock on one piece or low land on another. It is the assessment that hurts.

This plan of a commission within a commission cannot expedite the proceedings, as the assessing commissioner cannot act until the amount of damages is fixed, and two reports for the court are to be acted upon instead of one. The greatest injustice done the property owners is through the assessments, as everybody knows who owns land in this city, and why we should now be asked to be limited to the decision of one man I cannot understand.

The Board of Estimate and Apportionment is to fix the area of assessment. This is unfair, as the Board does not examine the property to be benefited and must take the opinion of the

engineer or clerk who has no privity with the property owner. The Corporation Counsel is to procure maps by public letting if they are not furnished within three months. The topographical engineer of the Borough President furnishes these maps, and here the Corporation Counsel is to get them by public letting if the engineer does not do his duty. No saving of time or economy in this, and the person who gets the job must get his data from the engineer—a nice opportunity for graft on both sides.

The crowning change or innovation is as chimerical as it is impractical. The Corporation Counsel is to make up a report before the commissioners are actually appointed, giving his ideas of the amount of damage to be paid the property owner, to which he is to annex maps and diagrams of the property. This is to be an offer of the city. What is to happen after this document is filed is hard to make out, but we do know the property owner does not get his money if he accepts, and the proceedings must go on as though he had not accepted. This plan of "offers" has been tried, and is a failure. The city will offer the lowest price its paid real estate expert estimates, which will not be accepted, as the property owner knows that is the least he will get from the commissioners, and the city's fire has been drawn and will be availed of.

The fees of the commissioners are reduced from ten dollars a day each to five dollars each. This is about what plasterers, ironworkers and carpenters are paid. The property owners have hundreds of thousands of dollars at stake, and should have the best quality of men the city can command to pass on their rights. We have passed through the five dollar period several times, and always came back to the ten dollars. All right to be compensated in a difficult case is swept away. This bill, by the way, reduces the fees of all the commissioners now sitting in all proceedings to five dollars.

There is nothing in this large bill that expedites the proceedings or lessens the expense. It will produce the reverse result. We should let the present well-known and well-defined system remain, and make amendments to better its procedure. The new bill holds the "big stick" of penalties over the commissioners, to intimidate them into doing their duty. It threatens one department if it does not furnish maps, with another going into the open market for men to prepare these maps. This is all bad in principle and in form.

The first cause of delay in these proceedings has been in the production by the topographical engineer of the maps, which has really amounted to a scandal. I have waited nearly two years for maps. The reason is, the Board of Estimate and Apportionment would not appropriate sufficient moneys to the Borough President for this work. I have tried to get that done personally, but never succeeded. The Board did not recognize the great importance of this bureau and the necessity for these maps, especially on changes in grade—sometimes three changes in one street. The pay the city offers surveyors and draughtsmen is inadequate, and much below the market. Compel the topographical engineer to produce these maps within a certain time. Provide him with the necessary assistants and

he will gladly do it. That will both expedite the proceedings and lessen the expense. Then give the Corporation Counsel a greater appropriation with which to employ sufficient competent assistants in this Street Opening Bureau, so the various proceedings can be pushed and mastered, and his appeal department augmented. The present assistants are underpaid and overworked. Imagine a proceeding every hour in the day except luncheon, and no time for preparation! Let the present department be provided with help sufficient to do the immense amount of work thrown upon them by the increase in the number of proceedings, and let them do their duty and we will have all the reform we need. But it cannot be done by threats of loss of fees to the commissioners.

It would seem that the property owner has a right which entitles him to the careful and painstaking efforts of the best intellect to determine what his damages are by reason of the arbitrary taking of his property. It would seem that he is not entitled in these cases to the calm justice meted out to him in court when he is a party to a suit. No, his rights are to be passed upon as though he were selling pork or dry goods on the exchange. There is more injustice done property owners in these proceedings than in any other department in the city through hasty mercantile methods. Our Constitution provides that when private property is taken for public use the com-

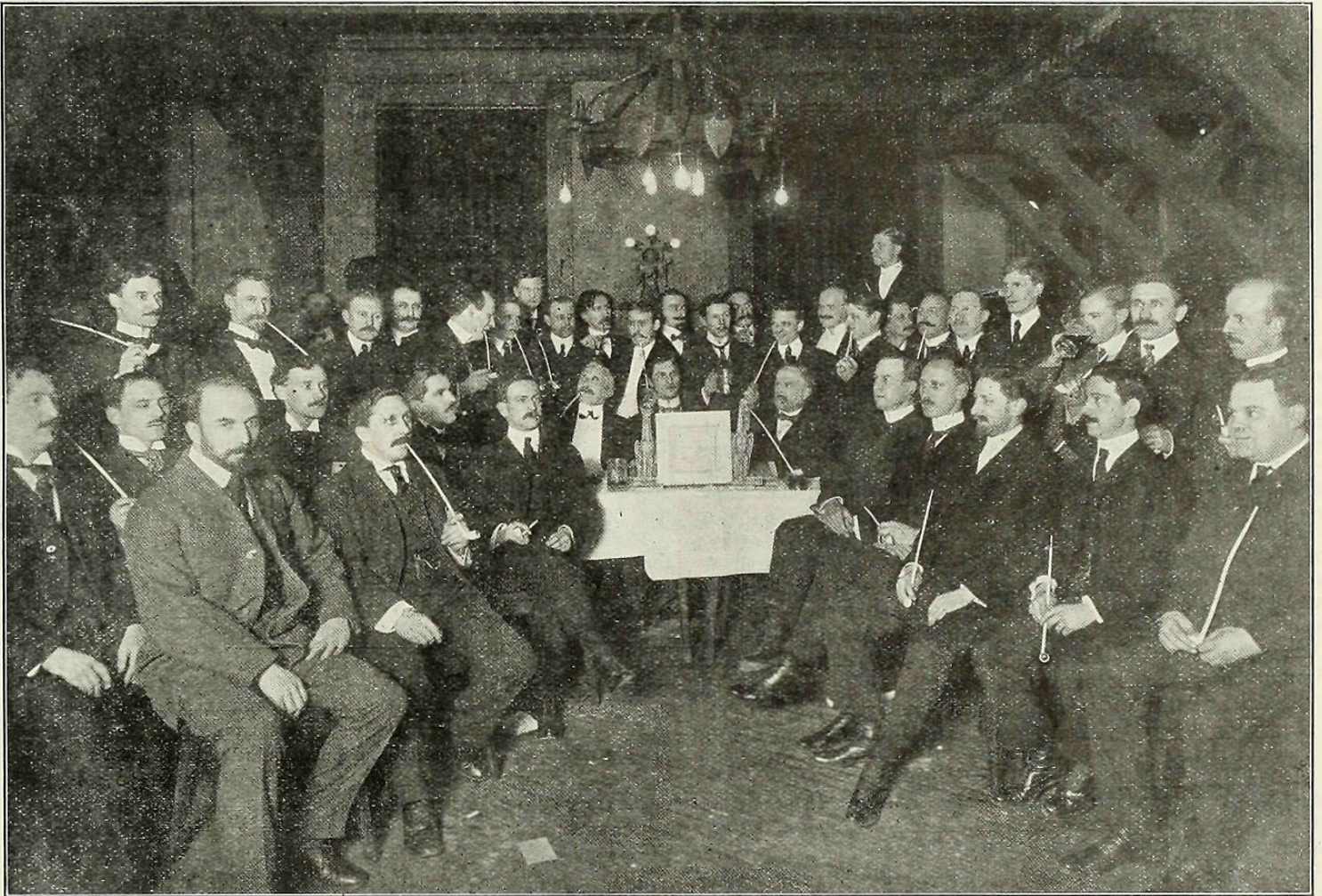
portunity to a due and careful consideration of his rights. I have served as commissioner in many proceedings through appointment by the courts, have represented property owners, as trustee of lands taken and to be taken for public purposes and owner of some, so speak from personal knowledge and experience.

JNO. H. JUDGE.

The Formation of a New Architectural Club in New York.

The "Gargoyles" held their organization dinner and smoker in the Alt Heidelberg Hall of the Hofbrau Haus, Broadway and 30th st, on Tuesday, March 20. Professor William Hallock, of Columbia University, made a most interesting address on the merits of the metric system of weights and measures. Mr. Hughson Hawley added a "bit of color" in harmony with the surroundings. The avowed purpose of the club is to promote mutual benefit and good-fellowship by bringing together the young men of New York City who are working in the allied fine arts, all of which is most carefully set forth in the year-book of the club, from which the following are a few abstracts:

Constitution.—This club is incorporated under the laws of the State of New York under the name of "Gargoyles." The objects of the club shall be the promotion of social intercourse and



THE GARGOYLES.

compensation shall be ascertained by a jury, or by not less than three commissioners. This resort to the jury may be enforced if these proceedings are to become the "dead-open-and-shut" proceedings we hear threatenings of. Let the courts appoint commissioners who are familiar with these proceedings, one of whom is known to be able and willing to expedite them, and there are many, and give the Corporation Counsel enough money to pay his assistants with, and we will get along speedily and with less cost.

The theory of the assessment for benefit is, that the amount of the award for lands taken plus the expenses, shall be assessed back, but the abuses and injustice practiced in so doing is awful, as the already overburdened property owner has to pay the value of the buildings taken, which amount to thousands of dollars, when their destruction is a great damage and of no benefit. The law allows one-third to go to the city at large. All should be borne by the city. Again, the damages done land by cutting up the lots into unmarketable sizes, called consequential damages, is also included, and is often one-third of the whole damage, is assessed as a benefit on adjoining lands, when it is really a damage. This should be borne by the city as well as the damages to the abutting houses, caused by the change of grade, which in many proceedings is one-half of the amount of damage. These and the commissioners' fees and the attending expenses should in all equity and fairness be paid by the city at large. It is time that the rights of the property owners were looked after instead of trying to devise means and ways of grabbing his property, and hastily cutting off his op-

fellowship among its members, and the study of the fine arts for mutual benefit and improvement. The membership shall include those who are or have been directly engaged in the practice of architecture or the allied arts. The membership shall consist of two classes—active and associate. Associate members are entitled to all privileges except those of voting or holding office. Regular meetings of the club shall be held on the third Tuesday of each month. The general outline of these meetings shall be conducted in accordance with the program prepared by the current work and entertainment committee. The initiation fee for active members shall be \$4. The quarterly dues shall be \$4, payable on the first day of January, April, July and October. All regular expenses of the active members at monthly meetings, dinners, smokers and lectures shall be paid from club funds. The initiation fee for associate members shall be \$2. The dues shall be \$2 a quarter, payable in advance, and they shall also pay at each meeting attended their individual expense.

Program.—April 17—Buffet supper and lecture. May 15—Dinner and competition. Subject: A stone or concrete bridge, located in public park. To span a stream 20 ft. wide, with sloping banks to level of roadway 10 ft. above water level. Drawings required include an elevation and section at 1/4-inch scale on sheet 10x14 inches, rendered at will. June 19—Social meeting and smoker. July 17—Buffet supper and lecture. August 21—Dinner and competition. Subject: Sketch of Madison Square tower on sheet 10x16 inches, rendered in black and white or as a monotone. Drawing to embrace that part of tower above main roof line only. September 18—Social meeting or smoker.

October 16—Buffet supper and lecture. November 20—Dinner and competition. Subject: Design for a facade at 1/4-inch scale. Outline and particulars to be furnished by current work committee. December 18—Dinner. Annual or business meeting.

Officers for the Year 1906.—Henry C. Van Cleef, president, 220 Broadway, New York; Edwin H. Rosengarten, vice-president, 1133 Broadway, New York; William J. Blackburn, treasurer,

1123 Broadway, New York; Walter F. Anderson, corresponding secretary, 20 West 43d st, New York; A. Francois Schonnegel, recording secretary, 587 Madison av, New York.

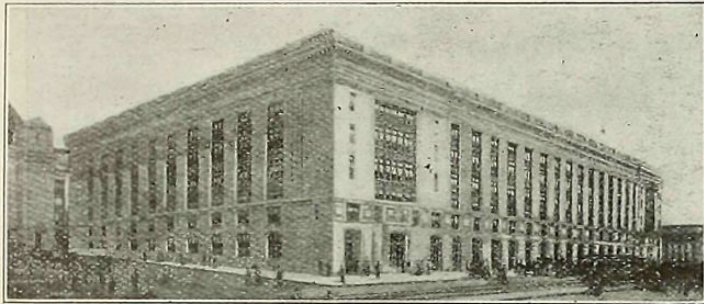
Current Work Committee—Charles H. Rosefield, chairman, 1123 Broadway, New York. Job Committee—Lester A. Cramer, chairman, 1133 Broadway, New York. Entertainment Committee—Charles F. Winkelman, chairman, 1123 Broadway, New York.

THE REALM OF BUILDING

New York Central Office Building.

Eventually the office building for the New York Central Railroad, on Lexington av, will have full 20 stories, but the present scheme provides for only eight above the street, to contain the offices of the company and its tenants, and a sub-station of the United States Post Office. It will be rectangular in plan and will cover two whole blocks, 275x462.

Therefore, the steel work and other portions of the structure are designed for the future extension to the twentieth story, and the architectural motive treats the first-constructed portion of the building as a massive base, above which the Lexington



ave front will be relieved by a facade of enormous engaged stone columns seated in a return of the front wall and rising from the post office to the pipe gallery floor. The building will be absolutely fireproof and will be of steel-cage construction, although the outer walls are self-supporting from the street level to the first cornice at the fourth office floor, where there are girders to carry the main stone cornice, above which the walls will be carried at every story by separate girders supported by the exterior columns. Walls are of cut stone and all of the steel work is thoroughly protected. Floors are of reinforced concrete construction. Reed & Stem and Warren & Wetmore are the associated architects. Mr. Charles A. Reed is the executive architect, Mr. H. G. Balcom is in charge of the steel work and structural designs, and Messrs. Leem & Schultze of the architectural design. The John Peirce Co. is the general contractor.

Building Operations.

Loft Building on East Side.

MANGIN ST.—Maximilian Zipkes, 147 4th av, is preparing plans and specifications for the erection of an 8-sty loft building, on a plot 25.7x52, to cost \$20,000, for Messrs. Levinson & Buchalter, 114-116 East 28th st, to be situated at 10 Mangin st. No contract has yet been awarded.

Murphy Construction Co. Get Large Contract.

The general contract for the new Electric Power House, which the Astoria Light, Heat and Power Company will build at Astoria, Long Island, has just been given to the Murphy Construction Company, Nos. 5-7 East 42d st, Manhattan. The contract includes all the structural steel work. No sub-contracts have been given out.

Row of Flats for 144th St.

144TH ST.—The Appolo Realty Co., 124 Bowery, will begin in the near future the erection of a row of seven 6-sty high-class flat buildings, 45x86.11, on 144th st, north side, 390 ft. west of 7th av, to cost in the neighborhood of \$350,000. Light brick, terra cotta, galvanized iron cornices, skylights, marble, tile, hardwood trim, nickle plumbing, electric lights, steam heat, etc. Plans are now being prepared by Bernstein & Bernstein, 24 East 23d st. No sub-contracts have yet been let.

Brody, Adler & Koch to Build on 79th St.

79TH ST.—Messrs. Brody, Adler & Koch, of No. 132 Nassau st, owners of the plot Nos. 307 to 313 West 79th st, will build an 11-sty high-class elevator apartment house. The building will have an exterior of light brick, limestone and terra cotta, and fine ornamental iron work. The interior will contain electric elevators, steam heat, electric lights, marble, tile, mosaic and hardwood finish, and apartments will be arranged in suits for 39 families. The New Century and the Hudsonia

apartments are in this vicinity. Schwartz & Gross, of No. 35 West 21st st, are now preparing plans. No contracts have yet been made for the work.

Old Banta House to be Improved.

15TH ST.—John Ph. Voelker, 979 3d av, has been commissioned to prepare plans for remodeling the old 5-sty Banta House, Nos. 30 and 32 West 15th st, into a first-class mercantile building. An entirely new front will be erected, one story will be added, and electric elevators, partitions, plumbing, and extensive interior changes will be installed. Bids on the general contract will be received by Mr. Voelker, in about three weeks' time, and operations will commence on May 1st. No contracts have yet been made for the work.

Edward Corning Co. to Build Broadway Garage.

BROADWAY.—The Edward Corning Co., 656 Broadway, has obtained the general contract to build for the Winton Motor Carriage Co., 1706 Broadway, on the northeast corner of Broadway and 70th st, a 4-sty garage building, 112.10x153x101.5, to cost \$90,000. Brick with stone base, slag roof, steam heat, electric lights, etc. George H. Brown, of Cleveland, Ohio, is secretary and treasurer, and Thomas Henderson, also of Cleveland, is vice-president. Percy Owen, 1706 Broadway, will be the manager. Charles A. Reid, 320 5th av, is architect.

Apartments, Flats and Tenements.

97TH ST.—Raphael Kurzrok, 491 Broadway, will build at 27 West 97th st, a 6-sty flat, 25x86.11; cost, \$30,000. C. M. Straub, 122 Bowery, is planning.

58TH ST.—On the northeast corner of 58th st and 3d av, Meyer Frank, 19 West 115th st, will build a 6-sty, 30-family flat, 50x95; cost, \$60,000. Geo. Fred Pelham is architect.

MOTT ST.—Chas. M. Straub, 122 Bowery, is making plans for a 6-sty, 39-family tenement, 50x81.2, which M. Briganti, 19 Marion st, will build at Nos. 196-198 Mott st, to cost \$50,000.

BROOME ST.—Geo. Fred Pelham, 503 5th av, is planning for a 6-sty, 35-family flat, 50x67.6, for P. Rongrisky, 154 Henry st, on the southwest corner of Broome and Mangin sts, to cost \$50,000.

118TH ST.—Stone & Epstein, 8 West 114th st, will erect on south side of 118th st, 110 ft. west of 2d av, a 6-sty flat, 50x87.10; cost, \$50,000. J. C. Cocker, 103 East 125th st, will make the plans.

RIVINGTON ST.—Louis Aronowitz, 34 Goerck st, will build on the north side of Rivington st, 25.1 ft. east of Lewis st, two 6-sty tenements, 27.11x87. Cost, \$55,000. C. M. Straub, 122 Bowery, is planning.

119TH ST.—Rouse & Sloan, 11 East 43d st, are preparing plans for two 6-sty, 37-family flats, 40.11x67.6, for Morris Oteun, 90 Canal st, at the southwest corner of 119th st and Madison av, to cost \$85,000.

LAWRENCE ST.—Neville & Bagge, 217 West 125th st, are planning for two 6-sty, 19-family flats, 40x86.6, for Chas. Hensle, 302 West 120th st, on the south side of Lawrence st, 36.2 ft. east of 129th st, to cost \$110,000.

180TH ST.—Ella V. Dempsey, 347 Jamaica av, Astoria, Long Island, will build on the northeast corner of 180th st and Wadsworth av, three 5-sty, 44.6x90 ft. flats. Cost, \$150,000. Neville & Bagge, 217 West 125th st, are architects.

145TH ST.—Maximilian Zipkes, 147 4th av, is preparing plans for four 6-sty store-flat buildings, to be erected on the north side of 145th st, 125 ft. west of Lenox av, 37.6x100, to cost \$150,000. J. Bernstein, 227 East 6th st, is owner.

111TH ST.—Eugene Ciccarella, National Bank Building, Hoboken, N. J., is preparing plans for a 6-sty, 34-family flat, 41.8x89, for the Buscemi Construction Co., 767 East 183d st, to be erected at Nos. 311-313 East 111th st, to cost \$28,000.

185TH ST.—On the south side of 185th st, 50 ft. west of Audubon av, Ph. Simon and Henry Segall, 23 Morningside av, will build two 5-sty, 21-family flat buildings, 50x67.11, to cost \$80,000. E. A. Meyers, 1 Union sq, will make the plans.

167TH ST.—The Anstey Construction Co., 475 Monroe st, will build on the north side of 167th st, 100 ft. west of Prospect av, Bronx, a row of four 5-sty flats, 30x104, at a total cost of \$150,000. Moore & Landsiedel, 148th st and 3d av, are planning.

113TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 6-sty elevator apartment house, 75x88, for

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A. Victor Donellan, 525 East 111th st, to be situated on the north side of 113th st, 95 ft. east of Amsterdam av, to cost \$110,000.

ST. PAUL'S PL.—Maximilian Zipkes, 147 4th av, is preparing plans for the erection of a 5-sty and basement apartment at the corner of Washington av and St. Paul's pl, to cost \$80,000. Zipkes Construction Co. are the owners. Mr. Zipkes is president and is now taking figures on materials and labor.

152D ST.—Maximilian Zipkes is preparing plans for the erection of a 6-sty flat, on a plot 50x117, on 152d st, near Morris av. This building is arranged to accommodate ten families on each floor, and will cost about \$60,000. This is the first house to contain ten families on a 50-ft. plot. Nathan Goldstein is the owner.

Dwellings.

P. Fisk, 62 Cedar st, Manhattan, will build at Rye, N. Y., a 3-sty fireproof residence, 175x65, from plans by Cram, Goodhue & Ferguson, 170 5th av. Figures are now being received on the general contract.

John Ph. Voelker, 979 3d av, New York, is preparing plans and will receive estimates in about one month for a 2½-sty residence, to be erected at Scarsdale, New York, for Louis Rice, of that place. The cost is placed at about \$6,000.

Factories.

The Standard Sanitary Manufacturing Co., 35 West 31st st, Manhattan, will build a \$500,000 factory at Camden, N. J.

LINCOLN AV.—Figures are being received by S. Gifford Slocum, 1170 Broadway, on the general contract for a 3-sty piano factory, 70x100 ft., to be erected at Lincoln av and 134th st, Bronx, by the Estey Piano Co., Southern Boulevard and Lincoln av.

TIMPSON PL.—On a plot 375x100 ft. on the west side of Timpson pl, 54 ft. north of Av. St. John, Einstein, Wolff & Co., 443 Broadway, will build a new factory building for their own occupancy. Wm. Kaufman, 26 Cortlandt st, is preparing plans. No contract has yet been given out.

Alterations.

67TH ST.—M. Zipkes is making plans for alterations to 214 West 67th st. Cost, \$2,500.

AV. B.—A. Siegel, Av. C, will make alterations to 160 Av. B. Cost, \$3,000. M. Zipkes is architect.

NORFOLK ST.—Samuel Alter, 98 2d av, will make alterations to 32 Norfolk st. Cost, \$3,000. M. Zipkes is architect.

16TH ST.—B. Springer, 114 St. Mark's pl, will make alterations to 616 East 16th st. Cost, \$3,000. M. Zipkes is planning.

67TH ST.—D. Israel and M. Epstein, 787 8th av, will alter 238-240 West 67th st. Cost, \$3,000. M. Zipkes is architect.

7TH ST.—Maximilian Zipkes, 147 4th av, is preparing plans for alterations to 209 and 211 East 7th st. Dr. Schultz is owner.

50TH ST.—\$15,000 worth of alterations will be made to the 3-sty storage building, Nos. 235-237 West 50th st, of which Oscar F. Mackey, 1 Madison av, is owner, and J. G. H. Harlach, 42 East 23d st, architect. No awards have been issued.

GRAMERCY PARK.—No contract has yet been issued for \$10,000 worth of alterations which Mrs. Mary Seymour, No. 723 Park av, will make at No. 22 Gramercy Park. New plumbing, electric elevator, hot water heating will be installed. Ross & McNeil, 39 East 42d st, are architects.

Miscellaneous.

It is again reported that John D. Rockefeller, Sr., will begin in the spring the erection of a large mansion at Pocantico Hills, N. Y., to cost in the neighborhood of \$1,000,000.

Property along the Erie and Lackawanna Railroads, at Bloomfield, N. J., has been purchased by the Westinghouse Electric Co., 111 Broadway, Manhattan, on which a \$1,000,000 plant will be erected.

Estimates Receivable.

116TH ST.—Maximilian Zipkes is now ready to receive estimates for \$15,000 worth of alterations to 7-9 West 116th st.

PARK PL.—York & Sawyer, 156 5th av, are taking figures on the general contract for the 1-sty bank building, 37x75, which the Broadway Savings Institution will build at 5 and 7 Park pl.

AMSTERDAM AV.—176th to 177th st, block front. M. Zipkes, 147 4th av, architect; Fleischman Realty & Construction Co., 170 Broadway, owners. Plans now ready at owners' office for bidders.

29TH ST.—Preliminary estimates are being received by Julius Kastner, 1133 Broadway, for the 5-sty fireproof storage building which H. Koehler & Co., brewers, 29th st and 1st av, will erect on the north side of 29th st, west of 1st av.

120TH ST.—The Florence Realty & Construction Co., 280 Broadway, have plans from Maximilian Zipkes, 147 4th av, for estimating on the construction of four 6-sty buildings, to be erected on a plot 150x100, Nos. 520-534 East 120th st.

65TH ST.—No contract has been issued for extensive alterations to the 4-sty dwelling, No. 122 East 65th st, for which S. E. Gage, 3 Union sq, is architect. Julia D. McKeever, 120 East 65th st, is owner. Cost is estimated at about \$15,000.

36TH ST.—William Crawford, 5 East 42d st, is taking figures on sub-contracts for the 5-sty fireproof stable building, 100x100, which B. Altman & Co. will erect at 207 to 213 East 36th st and 206 to 208 East 37th st, from plans by Trowbridge & Livingston, 424 5th av.

BROADWAY.—Thomas W. Lamb, 224 5th av, has plans ready for a 2-sty stone loft and store building, 29x92.11, for L. S. Toplitz, 15 East 59th st, to be erected at 1989 Broadway. One building will be demolished, steam heat, glazed terra cotta coping, galvanized iron skylights, tin roof, etc.

74TH ST.—George A. Glaenger & Co. and A. Bevelle, 33 East 20th st, have plans ready for \$13,000 worth of alterations to the 4-sty residence 30 East 74th st, for which no contract has yet been awarded. Five-story rear extension, 20x26, new plumbing, etc. A. R. Marcus, 70 West 55th st, is the owner.

44TH ST.—No contract has yet been awarded for the 4-sty residence, 16x77.9, which John F. Betz, Philadelphia, Pa., will erect on the north side of 44th st, 80 ft. east of 9th av, to cost about \$15,000. Plans by George M. McCabe, 2 West 14th st, call for brick and terra cotta front, metal cornices, steam heat, etc.

CONVENT AV.—Plans are now ready for the 1-sty church and parish house, 73x130, which the Collegiate Dutch Church, 113 Fulton st, will build on Convent av, northwest corner of 149th st, to cost \$120,000. T. A. Brower, 113 Fulton st, is treasurer. Indiana limestone exterior, steam heat, tin roof, etc. Bannister & Schell, 69 Wall st, are architects. No contract let.

19TH ST.—Figures will be received for the 12-sty loft building, 64.3¼x92x82, which Philip Braender, 143 West 125th st, will erect at Nos. 14 to 20 West 19th st, at an estimated cost of \$310,000. Plans by Wm. C. Frohne, 24 East 23d st, call for a roof of concrete, an exterior of iron to the third story, then brick, terra cotta and limestone above. Four old buildings will be demolished.

17TH ST.—Buchman & Fox, 11 East 59th st, have plans ready for the 6-sty loft building, 100x87 ft., which John and Herbert de Stuers, of Germany, and Countess Margaret Obendorf, of London, England, will build on the north side of 17th st, 81.2½ ft. east of 6th av, to cost about \$75,000. Gustave L. Morgenthal, of 5 West 18th st, will be the lessee. No contracts have yet been awarded.

Contracts Awarded.

MADISON AV.—Chas. T. Wills, 156 Fifth av, has obtained the contract to build a rear vault, 26x39 ft., to the 5-sty residence of J. P. Morgan, 219 Madison av. L. G. Stollwerk, 156 Fifth av, is architect.

73D ST.—Wm. E. Burnett, 320 Fifth av, has obtained the contract for \$10,000 worth of alterations to the 4-sty residence, No. 21 East 73d st, for John W. Sterling, 912 Fifth av. Alfred Busselle, 1133 Broadway, is architect.

Peter Doern, 18 East 42d st, Manhattan, has obtained the general contract to build for the National City Bank at New Rochelle, N. Y., a 1-sty and basement fireproof bank building, 45x92. No sub-contract has been awarded.

The American Bridge Co. has received the contract for structural steel work on the elevated passenger station, to be erected by the Philadelphia Rapid Transit Co. at Market and 65th sts, Philadelphia, Pa., to cost \$200,000.

3D AV.—George W. Ruddell, 25 West 42d st, has received the general contract for erection of a 2-sty mercantile building at 51st st and 3d av, for F. W. Woolworth, lessee. E. L. Phillips, owner, and Arthur Arcander, architect.

E. C. Horn, 1440 Broadway, Manhattan, has obtained the contract for the erection of a \$50,000 theatre building, 63x150, at Allentown, Pa., for Wilmer & Vincent, of Reading, Pa. Fuller Claffin, 1440 Broadway, Manhattan, is architect.

VESEY ST.—The Passaic Steel Co., Paterson, N. J., has obtained the structural steel work on the new Evening Post Building, to be erected at Nos. 20 to 24 Vesey st. Marc Eidlitz & Son, 489 5th av, are general contractors, and Robert D. Kohn, 170 5th av, architect.

76TH ST.—Jacob Miller, 1218 3d av, has received the mason work, and H. B. Devoe, 515 Columbus av, the plumbing for extensive improvements to the 4-sty residence 26 West 76th st for Henry Goldman, on premises. H. P. Von Wiedenfeld, 69 Suydam st, Brooklyn, is architect.

The Foundation Company has lately obtained some important contracts, as follows: The contract for the foundations of the Royal Queen Insurance Co. building, corner Maiden lane and William st. This work includes the sinking of 17 pneumatic caissons.—The contract for the foundations of 37-39-41 Wall st, the new building for the Trust Company of America. This contract will include a large number of caissons sunk by the

pneumatic method and involves the holding up of the heavy Mills Building during the course of construction.—On last Saturday the last caisson was sunk for the department store building to be erected by the John G. Myers Co., at Albany, N. Y. These foundations, consisting of 37 caissons, were put down by the pneumatic process. This is the first piece of work of this nature which has ever been done outside of New York City. While the building is only a 6-sty one, the John G. Myers Co. decided to take no chances with the treacherous soil on which Albany is built, as this company suffered a serious loss through the collapse of their building a year ago, due to faulty construction in the foundation work, whereby 13 lives were lost and 50 persons seriously injured.—The Foundation Company has also received the contract for the foundations for the Municipal Lodging House at 25th st and 1st av. The foundations of this building consist of concrete piles, which are being driven according to the Simplex method.

Bids Opened.

Bids were received March 22 by the Department of Parks for the erection of a new wing for the American Museum of Natural History in Manhattan square as follows: Luke A. Burke & Son, 25 West 42d st, (a) \$361,000, (b) \$336,750, (c) \$333,750, (d) \$346,750; Buckley Realty & Construction Co., 42d st and Broadway, (b) \$333,000, (c) \$330,500; W. L. Crow, 289 4th av, (a) \$366,692, (b) \$359,290, (c) \$356,290, (d) \$366,500; John H. Parker Co., 225 4th av, (b) \$348,975, (c) \$346,737; Guidone & Garlardi, 1 Madison av, (a) \$343,000, (b) \$334,000, (c) \$325,000, (d) \$343,000; Thomas Cockerill & Son, 147 Columbus av, (a) \$364,000; (b) \$344,000; (c) \$375,000; (d) \$364,000; Richard E. Henningham, 1 Madison av, (b) \$356,000, (c) \$348,000, (d) \$358,000; P. J. Brennan & Son, Fuller Bldg., (a) \$347,600, (b) \$339,600, (c) \$337,000, (d) \$347,600; C. H. Peckworth, 415 Hudson st, (a) \$347,000, (b) \$337,970, (c) \$336,797, (d) \$340,000; Kelly & Kelley, 45 East 42d st, (a) \$353,500, (b) \$344,500, (c) \$353,500, (d) \$353,500; P. J. Ryan, 314 West 44th st, (a) \$353,719, (b) \$345,694, (c) \$353,719, (d) \$353,719.

BUILDING NOTES

March sustained its reputation as the meanest month of all.

The old Morrisania court house has been declared unsafe. This should hurry along the new building.

A moving platform system on the Williamsburg Bridge, along the bicycle path, is favored by Commissioner Stevenson, of the Bridge Department.

The Board of Education has a plan to acquire a site, 300x200 ft., as near as possible to the Board of Education building on Park av and 59th st, for a supply station, and is looking for the money.

Work will commence May 1st demolishing for the 4-sty store and office building, 125x99.11, which Cortlandt F. Bishop, 15 East 67th st, will erect on 125th st, northeast corner 8th av, to cost \$125,000. Ernest Flagg, 35 Wall st, is architect.

W. W. Ewing has resigned as Engineer and Treasurer of the Thos. J. Brady Co., 1123 Broadway, and has accepted the position as Engineer in the Construction Department of Westinghouse, Church, Kerr & Co., taking effect on April 1. Mr. Ewing was for some years Chief Engineer of the New York Building Department.

The oldest apartment house in New York is said to have been built by the late Richard M. Hunt in East 18th st in 1869. It was a structure of five stories, with four stories of seven-room apartments and studios on the fifth floor. Contrary to what may be supposed to be the case, it is a much more commodious building than the average new apartment of to-day.

Spring is here and peace is over all. Troubles in the building trades are few and not important enough to affect the general trend of affairs. The structural iron masters say they will be able to carry on their work, some with non-union and others with union workmen. As for the fireproofing dispute, that seems more particularly a household than a public affair.

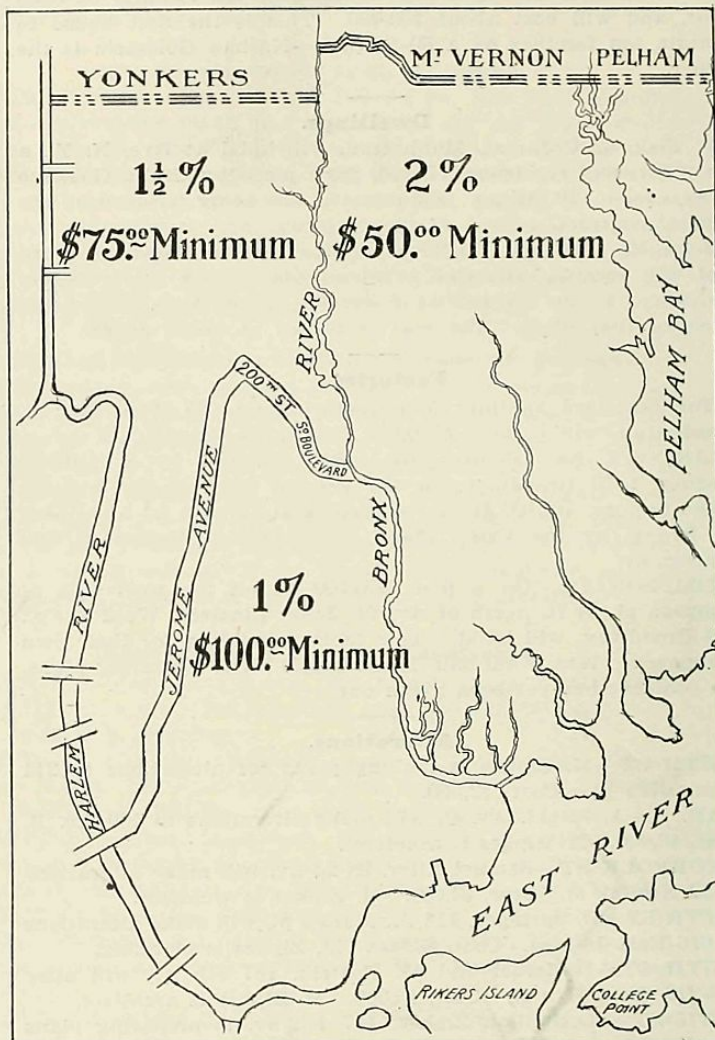
Number two of "The Skyscraper" is out. The "Skyscraper" is published semi-occasionally, or whenever the editor feels in the mood. In this, the second, number, there is an account of the discussion which took place in London on the occasion of an address on modern building construction by Mr. Reuben A. Denell, late of Chicago, but now residing in London, and also an article by Mr. Theodore Starrett on modern methods in building. Quite as elegant as in the first number is the printing, and some of the pictures are from the editor's own pen.

Mr. J. B. Shaw, who for many years was in charge of a prominent parquet floor company in the 5th av district, has branched out for himself, under the firm name of J. B. Shaw & Co., and has opened an office in the Century Building, No. 1 West 34th st. They will make a specialty of parquet floors of all kinds, wood carpets, grille work, and the refinishing of old parquet floors. During his many years with the above concern Mr. Shaw had volumes of work entrusted to him, which was

satisfactorily performed, as he employed none but the most capable and honest mechanics. For the convenience of Brooklyn patrons, they have a branch office at 904 Sterling pl; telephone, 3790 Bedford.

Real Estate Commissions in the Bronx.

The Board of Brokers in the Bronx has passed a resolution establishing the rates of brokerage on real estate sales in that borough. Heretofore the rates have not been well settled for the outlying districts, and it has been deemed necessary to divide the borough into three parts and fix a suitable rate, with a minimum fee, for each, which will be considered the official and customary commission. The territory being large and in part only sparsely settled, it was found impossible in practice



to hold, in the suburbs, to the one per cent. basis that prevails in Manhattan and the lower part of the Bronx, the majority of the sales in those districts being small, while the time consumed is greater. No commission rates for selling real estate are fixed by law, but the courts invariably uphold the customary local charges in the absence of a special agreement between the parties to the transaction. The map herewith shows the three divisions of territory and the rate, with minimum fee, for each.

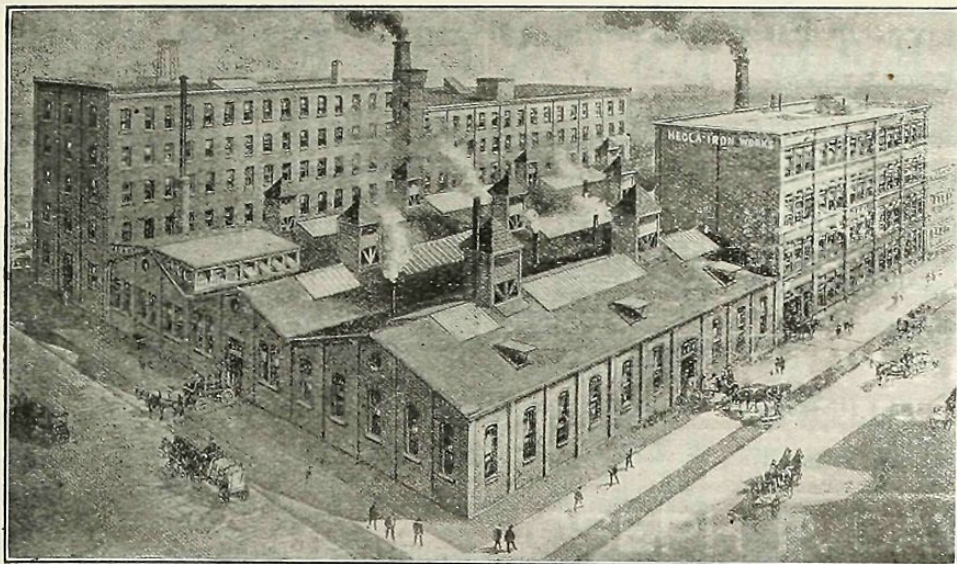
Chicago Claims Leadership in Architecture.

If the architecture of this country is to be kept from going to the bow-wows, in which direction it is headed just now, Chicago must do it. Other Western cities may assist, if they are not effete and are willing to learn. New York and other cities which, architecturally speaking, bound the United States on the east, are powerless to take the initiative. They are to be rescued.

These are the conclusions of George W. Maher, a Chicago architect, who has done his modestly stated share to improve the architecture of America, and who sees a great work ahead of him and other Chicagoans in the same line of endeavor.

Speaking before the Chicago Architectural Club a few nights ago, Architect Maher delivered himself of some revolutionary ideas in an address entitled "The Western Spirit."

"I do not consider myself far from the truth," said Architect Maher, "when I say that at the present time this country is falsely conservative in art and architecture, even more so than any other country. For instance, such seats of power in Europe, as Vienna, Berlin, Paris and London have made great advancement in the arts of a new order, and as a result we find abroad a freshness and vigor in art that is truly inspiring. When we look for an equal amount of enthusiasm and progress from the Western viewpoint, especially in the eastern portion of this country, where, because of age, culture and wealth, one should expect an art development, expressive of a new country, we find just the opposite evidences in all that we see. The reac-



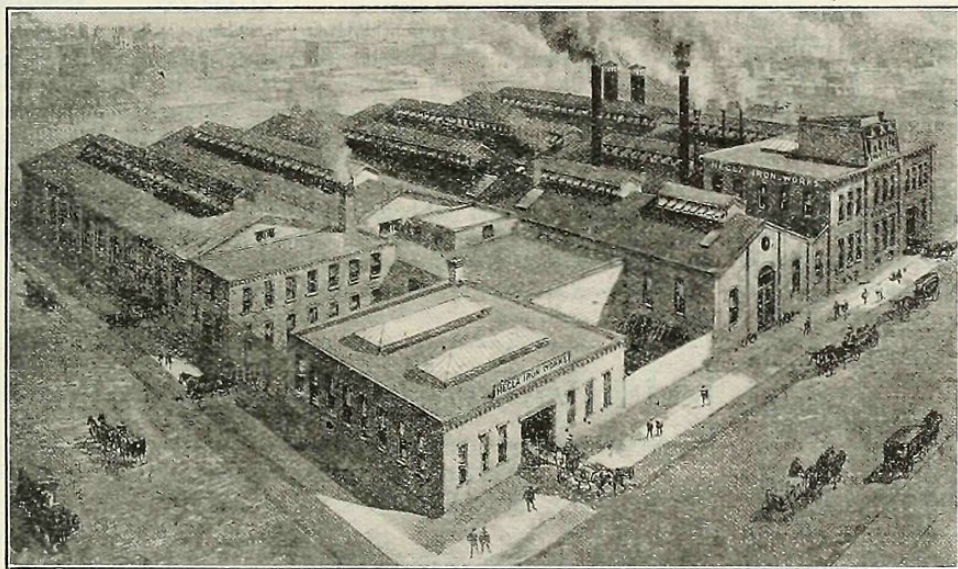
HECLA IRON WORKS

North 10th, 11th and 12th Streets

Between
Berry Street
and
Wythe Avenue

BROOKLYN
NEW YORK

Makers of
ARCHITECTURAL
BRONZE AND
IRON WORK



tionary spirit that prevails there in architecture is lamentable; the desire to copy everything of note that has appeared in the four distant corners of the earth is all too prevalent."

This is where New York comes in for criticism. Specifically, Mr. Maher asks New Yorkers to look at their architecture and tell what they see. He asks them to look also at the architecture of Chicago—the tendency of which New York has dictated to a large extent, as being an older and presumably wiser city—and apologize. "In the business centers," says Mr. Maher, "we find a conglomerate mass of huge structures, most of them expressing nothing worthy of the purpose intended, not even commercialism. There are evidences of marked dissimilarity in architectural thought and the wild chase to combine successfully the artistic with the practical. Columns out of proportion to the scale of the facade, pilasters stretched and elongated, detail and ornament where it has no use and cannot be seen, or if seen, representing garlands of flora belonging to the tropics."

Architecturally, New York is a French, not an American city. It is enslaved by the spirit of the French Renaissance, so far as its building operations are concerned. It fails to "fit the design to the utilitarian idea." It erects skyscrapers in the style of French architecture that originally was intended for three or four story buildings.

"Take the St. Regis Hotel," said Mr. Maher. "There's nothing American about it. It's all French—even its furnishings. A Frenchman put down in the lobby wouldn't know he had left his own country. It destroys Americanism in the Americans who stop there. Before they know it they are talking French and shrugging their shoulders. Take almost any New York office building you choose. Take the Flatiron Building, which might seem to the ordinary observer to be a plain American

structure. It has foreign ornamental work all over it and statuary at the top, where it can't be seen except with a spy-glass. As for the summer homes of wealthy New Yorkers, they are built either like French chateaus or Italian palaces. Newport is a horrible melange of foreign architecture. No sane man at Newport would ever think of saying, 'This is my own, my native land.'"

In Chicago Mr. Maher finds the first evidences of revolt against slavish adherence to foreign styles of architecture. It is the "Western spirit." It is the expression of a desire to evolve a sane theory of construction that shall exemplify national spirit, ideals and tendencies.

Marine Engine and Machine Company Expanding.

The Marine Engine and Machine Company has just taken possession of the new building, 230-232 West 13th st, New York City, on a five years' lease, and will occupy it as the headquarters of the Elevator Construction Department. The location in West 24th st had become too small for the company's increasing business in elevators, but it will have the benefit of up-to-date conditions and facilities in the new building, which will be very advantageous in every way.

The extending of the subway system to Kingsbridge is helping Yonkers property, though the full effects will not arrive until the section is finished, as it now stops at the ship canal. Kingsbridge will then be the place where Westchester county commuters will transfer to the subway. Lots in the Lower section of Yonkers especially are expected to double in value in the next few years.

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 1905 and 1906:

MANHATTAN AND THE BRONX.

CONVEYANCES.		1906.		1905.	
		Mar. 23 to 29, inc.	Mar. 24 to 30, inc.	Mar. 23 to 29, inc.	Mar. 24 to 30, inc.
Total No. for Manhattan		371	471	45	471
No. with consideration		34	45	45	471
Amount involved	\$3,224,850		\$2,556,375		
Number nominal		337	426		
Total No. Manhattan, Jan. 1 to date		5,739	5,254		
No. with consideration, Manhattan, Jan. 1 to date		349	431		
Total Amt. Manhattan, Jan. 1 to date		\$17,608,746	\$24,273,186		
CONVEYANCES.		1906.		1905.	
		Mar. 23 to 29, inc.	Mar. 24 to 30, inc.	Mar. 23 to 29, inc.	Mar. 24 to 30, inc.
Total No. for the Bronx		208	255	36	219
No. with consideration		20	36	36	219
Amount involved	\$264,750		\$481,550		
Number nominal		183	219		
Total No., The Bronx, Jan. 1 to date		2,701	3,517		
Total Amt., The Bronx, Jan. 1 to date		\$1,867,847	\$3,878,201		
Total No. Manhattan and The Bronx, Jan. 1 to date		8,440	8,771		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$19,476,593	\$28,151,387		

Assessed Value, Manhattan.

		1906.	1905.
		Mar. 23 to 29, inc.	Mar. 24 to 30, inc.
Total No., with Consideration		34	45
Amount Involved		\$3,224,850	\$2,556,375
Assessed Value		\$1,680,500	\$1,557,000
Total No., Nominal		337	426
Assessed Value		\$9,411,000	\$13,500,900
Total No. with Consid., from Jan. 1st to date		349	431
Amount Involved		\$17,608,746	\$24,273,186
Assessed value		\$11,213,075	\$16,753,500
Total No. Nominal		5,390	4,823
Assessed Value		\$176,166,000	\$159,289,300

MORTGAGES.

	1906.		1905.	
	Mar. 23 to 29, inc.	Mar. 24 to 30, inc.	Mar. 23 to 29, inc.	Mar. 24 to 30, inc.
Total number	286	419	192	192
Amount involved	\$5,396,340	\$580,706	\$8,544,950	\$1,978,052
No. at 6%	141	46	179	62
Amount involved	\$1,428,590	\$179,556	\$1,858,534	\$317,837
No. at 5½%	44	36	8	8
Amount involved	\$946,750	\$200,250	\$18,500	.....
No. at 5%	52	7	117	101
Amount involved	\$2,029,850	\$117,875	\$2,548,899	\$527,515
No. at 4½%	8	.....	.....	.....
Amount involved	\$245,000	.....	\$1,153,000	\$160,500
No. at 4%	1	1	15	2
Amount involved	\$10,500	\$4,000	\$575,000	\$17,000
Number at 3½%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
Number at 3%	.....	.....	.....	.....
Amount involved	.....	.....	.....	.....
No. without interest	40	12	63	18
Amount involved	\$735,850	\$79,025	\$2,391,017	\$950,200
No. above to Bank, Trust and Insurance Companies	46	4	93	19
Amount involved	\$1,621,000	\$79,500	\$2,795,200	\$935,360
Total No., Manhattan, Jan. 1 to date		4,461	4,994	
Total Amt., Manhattan, Jan. 1 to date		\$77,428,654	\$113,630,912	
Total No., The Bronx, Jan. 1 to date		1,838	2,704	
Total Amt., The Bronx, Jan. 1 to date		\$14,296,674	\$22,307,649	
Total No., Manhattan and The Bronx, Jan. 1 to date		6,299	7,698	
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$91,725,328	\$135,938,561	

PROJECTED BUILDINGS.

	1906.		1905.	
	Mar. 24 to 30, inc.	Mar. 25 to 31, inc.	Mar. 24 to 30, inc.	Mar. 25 to 31, inc.
Total No. New Buildings:				
Manhattan	36	50	45	45
The Bronx	111	45		
Grand total	147	95		
Total Amt. New Buildings:				
Manhattan	\$8,220,050	\$2,353,850		
The Bronx	1,247,465	536,550		
Grand Total	\$4,467,515	\$2,890,400		
Total Amt. Alterations:				
Manhattan	\$447,475	\$296,690		
The Bronx	40,500	11,600		
Grand total	\$487,975	\$308,290		
Total No. of New Buildings:				
Manhattan, Jan. 1 to date	474	482		
The Bronx, Jan. 1 to date	544	462		
Manhattan-Bronx, Jan. 1 to date	1,018	944		
Total Amt. New Buildings:				
Manhattan, Jan. 1 to date	\$33,449,300	\$21,708,625		
The Bronx, Jan. 1 to date	6,847,135	7,252,400		
Manhattan-Bronx, Jan. 1 to date	\$40,296,435	\$28,961,025		
Total Amt. Alterations:				
Manhattan-Bronx, Jan. 1 to date	\$6,204,479	\$3,219,145		

BROOKLYN. CONVEYANCES.

	1906.	1905.
	Mar. 22 to 28, inc.	Mar. 23 to 29, inc.
Total number	842	687
No. with consideration	65	70
Amount involved	\$342,009	\$354,424
Number nominal	777	617
Total number of Conveyances, Jan. 1 to date	10,477	7,898
Total amount of Conveyances, Jan. 1 to date	\$6,024,442	\$6,721,659

MORTGAGES.

	1906.	1905.
	Mar. 22 to 28, inc.	Mar. 23 to 29, inc.
Total number	551	523
Amount involved	\$2,557,572	\$2,118,759
No. at 6%	285	192
Amount involved	\$1,316,219	\$683,606
No. at 5½%	140	1
Amount involved	\$698,746	\$3,000
No. at 5%	.....	.....
Amount involved	.....	.....
No. at 4½%	24	290
Amount involved	\$82,207	\$1,259,030
No. at 4%	1	7
Amount involved	\$4,000	\$37,000
No. at 3½%	.....	.....
Amount involved	.....	.....
No. at 3%	.....	.....
Amount involved	.....	.....
No. without interest	101	29
Amount involved	\$456,400	\$89,813
Total number of Mortgages, Jan. 1 to date	7,283	6,330
Total amount of Mortgages, Jan. 1 to date	\$31,258,231	\$47,612,991

PROJECTED BUILDINGS.

	1906.	1905.
	Mar. 22 to 28, inc.	Mar. 23 to 29, inc.
No. of New Buildings	142	169
Estimated cost	\$1,248,925	\$1,139,830
Total No. of New Buildings, Jan. 1 to date	1,540	1,424
Total Amt. of New Buildings, Jan. 1 to date	\$10,755,242	\$10,489,588
Total amount of Alterations, Jan. 1 to date	\$1,135,747	\$800,156

L. J. Phillips & Co., auctioneers, will sell on April 29, at 12 m., at the Exchange Salesroom, 14 and 16 Vesey st, the property No. 401 Broadway, northwest corner of Walker st, formerly owned and occupied by the National Citizens' Bank; and also the property No. 407 and 409 Broadway, formerly owned and occupied by the Ninth National Bank. The sale will be absolute and without reserve on liberal terms. Full particulars may be obtained of Sherman & Sterling, 44 Wall st, attorneys for the Citizens' Central National Bank, or at the office of Messrs. Phillips & Co., 158 Broadway.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

ALLEN ST.—M. Lirones sold for S. Silverman 227 and 229 Allen st, two 6-sty flats, with stores, each 25x100; also for A. Katz 421 to 425 East 74th st, 6-sty flats, with stores, 62x73.

ALLEN ST.—Greenstein & Meyers sold the two 5-sty tenements 60 and 62 Allen st, 40x87.6, to Aaron Kommel & Son.

ALLEN ST.—S. Steingut & Co. sold for Martin Engel to a client for improvement 96 Allen st, a 6-sty flat, with stores.

BEAVER ST.—Conrad L. Peters sold 26 Beaver st, a 4-sty building, 22.2x53.9x23.5x56.2, running through to Marketfield st. The property is next door but one to the Guggenheimer-Untermyer building, occupying the Broad st front between the same streets.

BROOME ST.—P. Monte sold for Falk & Fine the southwest corner of Broome and Mott sts, a 6-sty tenement house with stores, 50x74.

BROOME ST.—Pollak & Deutsch bought the 5-sty tenement 327 Broome st.

CANNON ST.—Henry Edelmuth sold 97 to 101 Cannon st, two 6-sty tenement houses, with stores.

CANNON ST.—Isaacs & Wachman sold 15 and 17 Cannon st, two 5-sty tenements, to Henry Kovner.

CHAMBERS ST.—J. N. Kalley & Son sold for Charles Lesinsky to a member of the Fort Amsterdam Realty Company 155 Chambers st, a 5-sty building, 25x77.

CHRISTIE ST.—Samuel Barkin bought the northeast corner of Christie and Hester sts, 50x80, and will erect thereon a 6-sty building.

CHRISTIE ST.—Schmeidler & Bachrach sold 213 Christie st, a 6-sty tenement, 28x100.

E. BROADWAY.—Isadore M. Levy, as attorney, sold to Sprilow & Cohen, 146 East Broadway, a 5-sty tenement house, 25x61.

EAST BROADWAY.—Barnet Goldfein bought the 6-sty tenement at the southeast corner of East Broadway and Montgomery st, 40x75; also the similar properties at the northeast corner of Madison and Gouverneur sts, 37x75, and at 325 East 10th st.

ELDRIDGE ST.—Isadore M. Levy, as attorney, sold to Greenbaum & Weil 82 Eldridge st, a 6-sty tenement house, 25x82.

ESSEX ST.—Jacob Hecht sold the 6-sty tenement, 40 Essex st, 25x100.

Sale in Ferry Street.

FERRY ST.—Charles E. Noyes Co. sold to an investor for the estate of Semantha V. Lapham (Lewis H. and John J. Lapham, executors) 6-sty and basement office and loft building, 26-28 Ferry st, 50x115. The building is occupied by the United States Leather Co. under a term lease. The property enjoys the right of access, light and air from 12-ft. alley to the east. It adjoins the new 10-sty "Schieren Building" at Ferry and Cliff sts. The property was held at about \$125,000. This is the first time it has changed hands in thirty years.

FORSYTH ST.—Tannenbaum & Lowenstein sold to H. Strassbourger the 5-sty tenement on lot 25x75 at the southwest corner of Forsyth and Stanton sts; also 189 Forsyth st, a 3-sty tenement, on lot 25x75.

GOVERNEUR ST.—Morris Appelbaum bought from L. Edelston 28 Gouverneur st, a 6-sty tenement house.

GREENE ST.—Lowenfeld & Prager bought 122 Greene st, 25x100.

HENRY ST.—The Fischl Realty Co. sold to Isidor Leipzig the northeast corner of Henry and Scammel sts, a 6-sty tenement, 48.5x79.5.

HENRY ST.—Herman Rubin sold to Sirius & Malzman 294 Henry st, a 5-sty tenement, 24.6x97.

HENRY ST.—Sirius & Malzman bought through Julius H. Reiter, as attorney, 394 Henry st, a 5-sty tenement, on lot 25x100.

HENRY ST.—The Portman Realty Co. resold 328 Henry st, a 5-sty tenement, 25x95, to Solomon Schnur.

HOUSTON ST.—Schmeidler & Bachrach sold 292 East Houston st, a 4-sty tenement, 20x75.

JANE ST.—S. S. Manheimer sold for Eugene McLaughlin to Albert Kraft the 5-sty triple flat, 43 Jane st, 27x100.

JOHN ST.—Wm. A. White & Sons sold for the Roosevelt Estate to a client 77 John st, 96 ft. east of William st, a 4-sty loft building, 25x100.

LUDLOW ST.—Sirius & Malzman bought through Julius H. Reiter, as attorney, 13 and 15 Ludlow st, a 6-sty tenement, on plot 38x88.

MADISON ST.—J. Bruck sold to Jacob Grabuys 220 Madison st, a 6-sty tenement, 26x100.

MADISON ST.—Benedict Bockar bought and resold 172 Madison st, 133 Av C and 80 Stanton st, three 5-sty tenements.

MANGIN ST.—M. L. Hymes sold for William P. Dixon, executor, 101 Mangin st, a 5-sty tenement, 15.9x100.

MONROE ST.—S. S. Manheimer sold for James Adams to Morris Goldman 5-sty tenement, 260 Monroe st, on lot 25x98.

MONROE ST.—Frank Feldman bought the 6-sty tenement, 249 Monroe st, 26.8x100.

MONROE ST.—Max Tarahis bought the 6-sty tenement 281 Monroe st and the 6-sty tenement 187 Allen st. The same operator sold 30 and 32 Pitt st and 610 East 9th st.

RIVINGTON ST.—B. Frankel bought 62 Rivington st, a 5-sty tenement, 22.1x75.

WEST BROADWAY.—M. I. Strunsky sold for Andrea Lestora to Lippmann & Gold 5-sty business building, 47.10x101.1. southwest corner of West Broadway and Prince st. It has belonged to the seller's family since 1855.

WALKER ST.—John H. Berry sold for John W. Condit, Esq., late of Acker, Merrill & Condit, 7-sty mercantile building, northeast corner of Walker st and West Broadway, 50.2x75, to an investor.

6TH ST.—Tannenbaum & Lowenstein sold to B. Alexander 650 6th st, a 4-sty tenement with store.

6TH ST.—S. Steingut & Co. sold for Samuel Hellinger to a client for improvement 312 East 6th st, a 6-sty brick tenement, 25x97.6.

8TH ST.—Frank M. Franklin sold to Sadie Lewis 218 and 220 East 8th st, two double flats; also to Anna Wallach 222 and 224 East 76th st, two double flats; also to Mary Briza 1505 Av A, a 5-sty double flat; also bought from Morris Lugash 113 and 115 East 120th st, 2 single flats; also bought from Mandle Hecht and H. Goldberg 2089 2d av, a double flat.

9TH ST.—Samuel Herrman sold to Julius Berkowitz 434 East 9th st, a 5-sty tenement, on lot 25x93.10.

10TH ST.—Douglas Robinson, Charles S. Brown & Co., sold for the Kane estate to John S. Bussing 26 East 10th st, a 3-sty dwelling, on lot 25x92.3. The property was to have been offered at auction by Joseph P. Day.

11TH ST.—Polizzi & Co. sold for Messrs. Guisepe and Salvatore Zuccaro the 7-sty tenement at 322 East 11th st, on plot 25x94.10.

11TH ST.—S. Steingut & Co. sold for the Rinaldo estate 515 East 11th st, a 5-sty double tenement house, 25x103.

13TH ST.—Polizzi & Co. sold for G. Maccarone the 6-sty new law tenement at 508-10 East 13th st, on plot 37½x103.2.

14TH ST.—Chas. E. Duross sold 4-sty and basement brownstone house, 25x103.3, 246 West 14th st, for estate of Lewis Stix to a client.

14TH ST.—E. H. Ludlow & Co. sold for the Essig estate to Weigert & Tausky 436 East 14th st, a 5-sty tenement, with stores.

16TH ST.—Sirius & Malzman bought through Julius H. Reiter, as attorney, 536 East 16th st, a 5-sty tenement.

16TH ST.—Brill, Rosenberg & Peshkin sold for a client of Pisaní Brothers 532 East 16th st, a 5-sty tenement house, on a lot 25x103.3.

17TH ST.—Charles E. Duross sold for the estate of James Dowd 120 West 17th st, a 3-sty dwelling, on a lot 20.7x92.

19TH ST.—Nichols & Lummis sold for Jane A. Reid 74 East 19th st, a 3-sty dwelling, 17x100.8.

19TH ST.—Charles E. Duross sold for George D. Russell 245 West 19th st, 3-sty and basement front and rear house to a client.

20TH ST.—Herbert A. Sherman sold for Stanley W. Dexter, trustee, 7 West 20th st, a 4-sty dwelling, on lot 25x92.

Site for a Loft Building.

20TH ST.—W. Turner & Co. sold for the estate of L. M. Wallace to Mitchell A. C. Levy 40 West 20th st, a 4-sty dwelling, on a lot 25x92. With adjoining property, forming a total frontage of 125 ft., he resold the entire plot to the State Realty Co., who resold to a builder. The latter will erect on the plot a 10-sty loft building.

21ST ST.—Edward Samson bought from Austin G. Hall for a client 36 East 21st st, a 5-sty mercantile building, on lot 25x92.

25TH ST.—Edgar T. Kingsley sold for Charles F. Kanefent to Annie Flynn 327 East 25th st, a 3-sty tenement, with stores, 25x98.9. The property has remained in one family since 1854.

26TH ST.—The New Amsterdam Realty Company sold for a client 424 West 26th st, 5-sty brick tenement house, 25x100.

27TH ST.—George Backer sold to Leon Fleischmann 213 and 215 East 27th st, old buildings, 47x98.9.

34TH ST.—Pocher & Co. sold the 5-sty tenement with stores, on lot 21x100, situate at 314 East 34th st, for James Courtney to Aaron Kosofsky.

34TH ST.—Pocher & Co. sold 5-sty flat, with stores, 25x100, 231 East 34th st, for Simon Myers to a client for investment.

38TH ST.—Frank Seymour was the broker in the sale of 264 and 266 West 38th st to the Fort Amsterdam Realty Co.

38TH ST.—Francis E. Ward sold to Philip Latham Crovat 11 West 38th st, a 4-sty dwelling, on lot 25x98.9. J. Billings holds title.

39TH ST.—Charles H. Easton & Co. sold to Conway & Corduke for the Flatiron Realty Co. for the estate of Ellen Kemple 224 West 39th st, a 3-sty dwelling, on lot 20.7x98.9, and have resold the property to L. Napoleon Levy.

39TH ST.—Potter & Brother sold for a client 57 West 39th st, adjoining the northeast corner of 6th av, a 4-sty brown stone high stoop dwelling, 20x75x100.

39TH ST.—Dr. George Evans, 55 West 39th st, purchased, through Mr. G. Wheaton Vaughan, of the McVicker, Gaillard Realty Co., 489 Fifth av, the adjoining property, 57 West 39th st, from Potter & Brother, 137 Broadway. Price paid was \$82,500. This purchase gives to Dr. Evans, with his present holding, a plot of 43 ft. frontage on West 39th st, 100 ft. west of 6th av. No definite plans for improvement have been made.

40TH ST.—Morris Weinstein sold 345 and 349 West 40th st, two 3-sty buildings, 12.6x98.9 and 20x98.9.

45TH ST.—John H. Berry sold for Montgomery Maze to Frank P Huffman 156 East 45th st, a 3-sty and basement brown stone dwelling, on a lot 20x100.

46TH ST.—Ellen T. C. Fallen sold to M. Glasser 437 West 46th st, a 5-sty flat, 26.5x100.5.

47TH ST.—Douglas Robinson, Charles S. Brown & Co., sold the Columbia College leaseholds 67 and 69 West 47th st, two 4-sty dwellings, 43.6x100.5, to John and Mary P. Kirkpatrick, the present tenants.

48TH ST.—Simon Reich sold 323 East 48th st, a 5-sty tenement, on lot 25x100.5, to a Mr. Newman. C. Gluckman was the broker.

50TH ST.—Edward Baer and Myers & Aronson sold 365 West 50th st, a 5-sty flat, on lot 25x100.5.

53D ST.—J. Levy & Co. bought for a client from A. M. Moscowitz 332 East 53d st, a 5-sty flat, 25x100.5.

59TH ST.—Pollak & Deutsch and S. J. Sacher sold the 5-sty tenement with stores 543 West 59th st, on lot 25x100.5.

AV B.—Chas J. F. Bohlen sold for A. M. Etheimer 247 Av B, 5-sty tenement, 19x63.

1ST AV.—Abraham Kalisky, as attorney, bought 1075 and 1077 1st av, two 6-sty tenements, each 25x100.

3D AV.—Frank Gens sold to Julius and Nathan Hebal 551 and 553 3d av, two 6-sty tenements, with stores.

10TH AV.—Reiter & Newman sold 510 10th av, a 5-sty triple flat, for Julius Dietz.

10TH AV.—Joseph F. A. O'Donnell sold for the Pflager estate to C. A. Weigert the southeast corner of 10th av and 40th st, 4-sty building, on plot 50x60.

NORTH OF 59TH STREET.

Building Material Company Buys in the Dyckman Tract.

DYCKMAN ST.—E. Fellman sold for the Stevens estate to Joseph Promich, representing a building material company, sixty lots fronting on the Hudson River and in the south side of Dyckman st, in the Dyckman tract. The tract will be occupied as a blue stone and general building material yard. All riparian rights are included in the terms of the sale, which have not been disclosed.

61ST ST.—De Forest Simmons sold for Martin Goodkind 46 East 61st st, a 4-sty and basement brown stone dwelling, 20x50x100. The building is to be extensively altered and will be occupied by the purchaser as a residence.

61ST ST.—Pollak & Deutsch, as attorneys, bought for S. J. Sacher the 5-sty tenement 235 West 61st st, on lot 25x100.5.

62D ST.—Marquis Miller has sold to Stern & Rushmore 104 East 62d st, a 3-sty dwelling, 16x80.5.

63D ST.—E. E. Tisch & Co. sold for the Towle estate to a client 206-8 East 63d st, two 4-sty double flats, 50x100. This is the first time in over 35 years that this property has changed hands. The new owner has decided not to remove the present buildings.

65TH ST.—Kolmer & Segall sold for Joseph Isaacs to Emma L. Schirmer 312 and 314 East 65th st, two 6-sty tenement houses, in course of construction.

68TH ST.—Robert J. Horner sold 59 West 68th st, a 4-sty and basement dwelling, on lot 18x100.5.

72D ST.—Roschen Boermisky sold 205 East 72d st, a 3-sty and basement dwelling, on lot 19.3x76.8.

72D ST.—R. Bock sold for S. Weill 246 East 72d st, a 3-sty dwelling, on lot 16.8x102.2.

73D ST.—George P. Bonner bought from Elizabeth S. C. Potter 137 East 73d st, a 5-sty dwelling, on lot 20x102.2, at the northwest corner of Lexington av.

75TH ST.—Lippmann & Eisman sold to G. Albert 216 and 218 East 75th st, two 4-sty flats, 40x102.2.

79TH ST.—Douglas Robinson, Charles S. Brown & Co. sold for the estate of Alexander Blumenthal 108 East 79th st, a 4-sty brownstone dwelling, 20x102.2, to Mrs. J. West Roosevelt.

80TH ST.—L. S. Barnard sold 206 East 80th st, 5-sty double flat, 25x102.2, to Tobias Greenbaum, through Herzog & Cohen.

80TH ST.—Herzog & Cohen sold for L. S. Barnard to Tobias Greenbaum 206 East 80th st, a 5-sty double flat, 25x102.2.

80TH ST.—S. S. Manheimer sold for Miller & Japhe to Morris Goldman the 5-sty tenement 311 East 80th st, on lot 25x100, and resold same to Gouverneur Realty Co.

81ST ST.—Ernest Adler sold for Lottie Hahn and others to the Lincoln Bohemian Realty Corporation 313 East 81st st, a 5-sty tenement house, on a lot 25x102.

81ST ST.—B. Freund resold to C. Jacobson 238 East 81st st, a 5-sty flat, on lot 23x102.2.

83D ST.—The Commonwealth Real Estate Co. sold 68 East 83d st, a 4-sty dwelling, on lot 18x102.2.

84TH ST.—Horace L. Kempe, of L. M. Smith's office, sold for a client to Charles Pivita 120 West 84th st, a 5-sty single flat, 20x90x102.2.

85TH ST.—Thos. P. Fitzsimons sold, in conjunction with John J. Cody, for the Woodcock estate the 4-sty double flat, 153 East 85th st, size 25x75x102.2.

89TH ST.—Jesse C. Bennett & Co. sold for James M. Bell to F. J. Welton 119 West 89th st, two 2-sty stables, 50x100.

90TH ST.—Nichols & Lumis sold for Jane A. Reid 3-sty high stoop dwelling, 74 East 90th st, 17x100.8.

90TH ST.—Max Blum sold for Dreyspool & Kronin to Mrs. C. Stearns 167 East 90th st, a 5-sty double flat.

92D ST.—Arthur G. Muhlker sold for Marcus Eberhart to Ernst Wieder 327 East 92d st, 5-sty with stores, 25x100.

94TH ST.—Arthur G. Muhlker sold 338 East 94th st, 5-sty, 25x100, for Moses I. Folk to Frank Eberhart.

95TH ST.—John H. Berry sold for Henry Acker and Charles Protze, to an investor, the new 7-sty fireproof apartment house known as Henrietta Court, 75x100.8½, in the south side of West 95th st, 265 ft. from Riverside Drive.

97TH ST.—D. Goodman & Bros. sold the 6-sty tenement 329 East 97th st, 25x100.11, to Morris Collar.

97TH ST.—Morris H. Feder bought a vacant lot, 25x100.11, 107 East 97th st.

99TH ST.—Morris H. Feder resold 16 and 18 West 99th st, two 5-sty flats, each 25x100.11.

101ST ST.—Stern & Glatner sold to M. Weisberger 304 to 312 East 101st st, three 6-sty tenements, each 37.6x100.11.

106TH ST.—J. Levy & Co. sold to Mr. Stein 227 East 106th st, 5-sty double tenement, with stores, 25x100.11.

107TH ST.—Samuel Rubenstein bought 66 and 68 East 107th st, two 5-sty flats, each 25x100.11.

109TH ST.—G. Tuoti & Co. sold to Vincent Garofalo 236-238-240-242 East 109th st, four 5-sty tenements, 25x100 each.

111TH ST.—Morris Cukor, as attorney, bought for Minnie Hirsch from B. Bergfield 209 West 111th st, a 3-sty dwelling.

114TH ST.—Philip Weinberg and Samuel Goldstein bought 237 East 114th st, a 5-sty flat.

114TH ST.—Jacob Rosenbaum sold for a client to Williams & Grodginisky 12 and 14 West 114th st, two 4-sty dwellings, 35.4x100.11.

115TH ST.—E. Califano sold for a client to G. Zibelli & Son 211 East 115th st, a 4-sty dwelling, on lot 18x100.11.

115TH ST.—Alfred Olenick sold for Mrs. A. Minisman to Mannheim, Weinstein & Hoffberg 7 and 9 East 115th st, two 5-sty double flats, 25x100.5.

115TH ST.—Manheim, Weinstein & Hoffberg resold 5 and 7 East 115th st, two 5-sty flats, 50x100.11, to B. Simon.

116TH ST.—E. Califano resold for Morris Fine 408 and 410 East 116th st, two 4-sty tenements, on plot 37.6x100.11.

116TH ST.—A. B. Mosher & Co. sold to L. J. Kreshover 369 West 116th st, a 7-sty apartment house, with elevator.

119TH ST.—Jacob Rosenbaum sold for William Shretski 118 East 119th st, a 5-sty flat, 25x100.1.

121ST ST.—Charles J. F. Bohlen sold for George Pfister to Henry Schiner 57 East 121st st, 3-sty and basement dwelling, 18x100.

122D ST.—Mrs. Bertha Sigesmond sold to Mrs. Amelia Freedman 230 West 122d st, a 5-sty flat, on a plot 34x100.11.

123D ST.—G. Brettell & Son sold for Mrs. M. Dean to Lowenfeld & Prager 227 East 123d st, a 3-sty brick dwelling, 15.10x100.

123D ST.—George Brettell & Son sold for Gallagher & Breunn to Lowenfeld & Prager 225 East 123d st, a 3-sty brk dwelling, on a lot 15.10x100.

123D ST.—Shaw & Co. sold for M. A. Spear 18 West 123d st, 3-sty and basement dwelling, 16.3x100. Also for Victor Laurencie his lease for the term of twelve years on building 112 West 125th st to E. J. Welling.

124TH ST.—Henry Abrams sold to B. R. Ferkin 409 East 124th st, a 5-sty tenement, 25x100.11.

125TH ST.—Chas. E. Durooss sold 319 East 125th st for G. A. Healy.

128TH ST.—Wm. P. Mangam resold the property 206 West 128th st, 3-sty and basement brownstone dwelling, on lot 16.8x99.11.

136TH ST.—Shaw & Co. sold for a client 122 and 126 West 136th st, two 3-sty and basement dwellings, 15x100 each.

136TH ST.—Shaw & Co. sold for Percy D. Adams 124 West 136th st, a 3-sty and basement dwelling, 15x100. This plot will probably be improved with a 6-sty dwelling.

136TH ST.—Shaw & Co. sold for Mrs. C. Gerli 104 West 136th st, a 3-sty and basement dwelling, 16.8x100. The purchaser owns the adjoining house; will erect a 6-sty apartment.

137TH ST.—M. Bargebuhr & Co. sold for Jacob Moore to Mr. Merzbach 131 West 137th st, a 5-sty flat, 25x99.11, for about \$31,000.

140TH ST.—Peter W. Rouss sold to Jacob Herb and Rosa Docter the southwest corner of 140th st and 7th av, a 7-sty apartment house, 100x100.

143D ST.—Charles Laudim sold for Goldberg & Smith to L. Meyer & Bros. the two 6-sty apartment houses 102 to 108 West 143d st, each 41.8x99.11.

153D ST.—The American Exchange Realty Co. bought, through Dovale & Co., the plot 50x99.11, on the north side of 153d st, 200 ft. west of 8th av.

156TH ST.—The Cohen Realty Company sold for Katherine Benker to Maurice Freundlich the northwest corner of 156th st and St. Nicholas av, a 5-sty apartment house, 25x100.

160TH ST.—Pehlemann & Schwegler sold for a client to C. W. Danker the Adeline, a 6-sty elevator apartment house with stores, at 432 West 160th st, occupying the southerly block front on 160th st, between Amsterdam and St. Nicholas avs, for \$140,000. The structure has frontages of 98.5 ft. on 160th st, 49.11 ft. on Amsterdam av, 50.9 ft. on St. Nicholas av, with a rear line of 107.9.

AV. A.—Cohen & Glauber bought 1596 and 1598 Av. A, two 5-sty flats with stores, 50x98.

AMSTERDAM AV.—John R. Davidson sold for Mary Robinson and Etta Halper the 5-sty triple flat, with stores, at 1470 Amsterdam av.

AMSTERDAM AV.—Knap & Co. sold for Ehler Oesterholt to Wacht & Braerman the northwest corner of Amsterdam av and 156th st, old buildings, 100x125.

AMSTERDAM AV.—Ferdinand Stabel sold to Mr. Gerken 407 Amsterdam av, a 5-sty flat, 25x85.

AMSTERDAM AV.—Max Marx bought through Hall J. How & Co., from Oscar D. Weed, the plot 75x100, on the east side of Amsterdam av, 74.11 ft. south of 210th st.

BRADHURST AV.—Weinberg, Block, Rubenstein & Goldstein bought from Morris Tunik the southeast corner of Bradhurst av and 151st st, a 6-sty apartment house, 58x85.

CENTRAL PARK WEST.—John H. Berry sold for the Hamilton Heights Syndicate to a client the St. James, 5-sty apartment house, with stores, at the southwest corner of Central Park West and 99th st.

COLUMBUS AV.—L. J. Phillips sold for Martha B. Phillips to the Henry Morgenthau Co. 68 Columbus av, a 3-sty frame building, on a lot 25x100.

LENOX AV.—Samuel G. Hess bought the plot 46.10x90 at the northwest corner of Lenox av and 130th st.

LENOX AV.—Rosa Gelb sold to Mr. Harris 150 Lenox av, a 5-sty flat, 25x100.

LEXINGTON AV.—The Portman Realty Co. bought 1781 and 1783 Lexington av, two 4-sty flats with stores, on plot 40x75.

LEXINGTON AV.—Arthur Muhliker sold for a client to Henry Block 1639 Lexington av, 4-sty, 25x95.

LEXINGTON AV.—Conway & Corduke bought for the Flat-iron Realty Co. through L. A. & A. C. Marks the northwest corner of Lexington av and 124th st, a plot 100.11x104.

LEXINGTON AV.—Greenberg & Co. sold for a client to Henry Marks and Casper Levy the southeast corner of Lexington av and 123d st, a 5-sty brick apartment house with stores. The plot has a frontage of 100 ft. in Lexington av and 35 ft. in 123d st.

MADISON AV.—William Wolff's Son sold for a client to Julius Stich 1455 and 1457 Madison av, two 5-sty flats, with stores, on a plot 50x80; also for L. Baum to George Fisher 314 East 86th st, a 5-sty flat; also, for a client to Mrs. J. Bernheim 1602 1st av, a 5-sty tenement house; also for Morris Pick to Mrs. C. M. Miller 171 East 75th st, a 4-sty flat, 20x102.2.

MADISON AV.—Albert Kohn sold to Liebhoff & Hirschfeld 1591 Madison av, a 5-sty flat, with stores, 25x100.

MADISON AV.—Potsdam & Levin sold for John Trunk and Mary Becker to Seigel & Kotzen 1838 and 1840 Madison av, two 5-sty flats, with stores, each 25x100.

MORNINGSIDE PARK E.—Lowenstein, Papae & Company resold for a client the northeast corner of Morningside Park East and 117th st, a 5-sty apartment house, 25x100. In exchange for this property the buyer gives a 5-sty apartment house on the north side of 138th st, 350 ft. west of Amsterdam av, 50x99.11, in course of construction.

PARK AV.—Isaac Hattenbach sold for J. Elsenbein to Arnold Adler 1682 Park av, a 5-sty double flat, with stores, 25x90.

PARK AV.—Cohen & Glauber sold 1126 Park av, 5-sty flat, 40x83.6.

RIVERSIDE DRIVE.—Randolph Guggenheimer and Isaac Untermyer sold to Uhlseider & Weinberg the Hudson apartment house, at the southeast corner of Riverside Drive and 95th st. The plot has a frontage of 76 ft. in Riverside Drive and is about 90 ft. deep. They have taken in part payment 8 lots in the north side of 151st st, about 225 ft. west of Broadway, and 4 lots in the south side of 152d st, the same distance from Broadway, with a building on the plot, which was formerly known as the J. Romaine Brown plot.

1ST AV.—Max Tannenbaum and Isaac Lowenstein sold to Harris & Unger the 5-sty tenement with stores, on lot 25.6x100, at the northwest corner of 1st av and 78th st.

2D AV.—Reilly & Dahn sold to Charles B. Gumb 1585 2d av, a 4-sty double flat, with stores, 29x59.

2D AV.—The Breslauer Realty Company resold the southwest corner of 2d av and 121st st, a 5-sty flat, with stores, 25x80.

2D AV.—Max Blum sold to Daniel Cohn 1577 2d av, a 4-sty double flat.

2D AV.—Reiter & Newman sold 1644 2d av, near 85th st, 4-sty single flat, for Daniel L. Korn.

2D AV.—M. & J. Davis sold for a client three 4-sty old tenements, with stores, 1882, 1884 and 1886 2d av, on lot 75.9x74, to Mrs. Levere for improvement.

3D AV.—Adolph Rosenberg sold to Henry Leis 1447 3d av, a 4-sty tenement.

3D AV.—Lowenstein, Papae & Company sold for a client 2409-11-13 3d av, three 5-sty, 4-family tenements, with stores, adjoining the southwest corner of 124th st and 2d av, 75x90.

5TH AV.—Schmeidler & Bachrach bought the block front on the west side of 5th av, between 138th and 139th sts, 199.10x120. The city has acquired the westerly 20 ft. of the plot, to be used in connection with adjoining property as a school site.

THE BRONX.

FREEMAN ST.—J. J. Haggerty sold for W. R. Rose to Marcus Nathan the northeast corner of Freeman st and Intervale av, a 4-sty flat, on lot 27x112; also for W. R. Rose to Jacob Reiss 1210 Hoe av, a dwelling on lot 25x100; also for M. Besant 1497 Hoe av, a 2-family house, on lot 25x100; also for W. R. Rose the gore lot on the east side of Boone st, 75 ft. north of 173d st; also for Lena Heidenreich to Lillie Raichle 575 East 180th st, a 3-family house, 20x90.

137TH ST.—A. Friedberg, as broker, sold 626 East 137th st, a 4-sty flat.

139TH ST.—George R. Read & Co. sold for Horace S. Tuthill a plot in the south side of East 139th st, 477 ft. east of St. Ann's av, 75x100.

145TH ST.—M. Solomon sold for B. Hochbaum 739 and 741 East 145th st, a 5-sty apartment house, 50x100.

146TH ST.—The Ernst-Cahn Realty Company and A. Mantinband sold for Anthony Stumpf to Frank B. Walker 726 East 146th st, a 4-sty double flat, 25x100.

147TH ST.—William Wolff's Son sold for Julius Stich to Rachel Cohen 718 East 147th st, a 5-sty triple flat, 25x100.

149TH ST.—William Loeb & Co. sold for Charles S. Levy 616 East 149th st, near 3d av, a 3-sty brick tenement, 25x87.

156TH ST.—George Mariamson sold the flat 1014 East 156th st to Solomon Goldman; also the 5-sty flat 1155 Boston road to Moses Kleebblatt; also the 5-sty flat at the corner of 158th st and Melrose av to George Singer.

158TH ST.—Leo Hutter resold to Antoinette Horwitz 762 East 158th st, a 6-sty flat, on plot 33.4x100.

162D ST.—Louis Mekes sold for Hartman & Horgan 6-sty apartment house at the southwest corner of 162d st and Woodycrest av, 50x100.

165TH ST.—Adolph Mandle sold to D. Robinson part of the block bounded by 165th and 166th sts and Teller and Findlay avs.

165TH ST.—E. Osborn Smith & Co. sold the southwest corner of 165th st and Nelson av, a 3-sty frame flat and store.

179TH ST.—Joseph F. Schuyler bought 622 East 179th st, a 2-sty frame dwelling, 25x100.

A Plot of Forty-Six Lots to be Improved.

183D ST.—Michael A. Loschinger & Co. sold for Bella Petersen and Helen Duffy to William F. Smith a 3-sty dwelling in the north side of 183d st, 125 ft. west of Grand av; also, for Adams & Hahn to Catharine Darcy a plot at the northwest corner of Clinton pl and Grand av, 50x100; also, for the estate of Hugh N. Camp a plot of forty-six lots, between 180th st, Andrews av, Loring pl and 179th st; the tract was sold to a builder for improvement; also, bought from Anton Hermansen 913 Brook av, a 5-sty double flat, with stores, 25x60x75.

213TH ST.—A. Shatzkin & Son bought from M. Hill a plot of 18 lots in the north side of 213th st, 150 ft. east of Maple av; also sold to a client a plot 50x100 in the east side of Byron st, 224 ft. north of 239th st; also to M. Collins a plot 100x100 in the north side of Randall st, 200 ft. east of 4th av; also sold for Trainor & Rake 4527 and 4529 Park av, two 4-sty double flats, on a plot 50x80.

223D ST.—Hall J. How & Co. sold for R. Robbins to A. M. Cuddy a plot in the north side of 223d st, 125 ft. west of White Plains road, 50x114.

BAILEY AV.—R. M. Montgomery & Co. sold to Thomas Marron 2 lots in the east side of Bailey av, south of Kingsbridge road, each 25x100. The price was about \$3,000 a lot, which is a considerable advance in that locality.

BATHGATE AV.—S. Marcus & Sons sold 1818 Bathgate av, a 2-sty frame house, 25x99.

BEACH AV.—The Union Avenue Realty & Construction Co. sold to M. Hess one of the 40-ft. houses in course of construction, 150 Beach av.

BOSTON ROAD.—William Loeb & Co. sold for Joseph and Elizabeth Richter to Ferdinand Hecht a plot at the northeast corner of Boston road and 169th st. The abstract of the property dates back to 1787, at which time Gouverneur Morris was the owner. The sale is said to have been at a record price, but the exact figures are withheld.

BROOK AV.—Philip Kronenberger sold for B. Hochbaum the southwest corner of Brook av and 171st st, a plot 40x100; also, for same, the northwest corner of Trinity av and 165th st, a 4-sty triple flat, 25x100.

BROOK AV.—Kolb & Walters sold for Haase & Lippmann the entire block front in the west side of Brook av, from 135th to 136th sts, consisting of five flats, each 40x90.

CAULDWELL AV.—Philip Weinberg and Samuel Goldstein bought the Ebling estate, 856 to 862 Cauldwell av, at the northeast corner of 160th st, four 5-sty flats, 146.3x102.3.

CAULDWELL AV.—The Cauldwell Avenue Co. sold the second of the row of five houses in course of construction on the east side of Cauldwell av, 130 ft. north of 156th st. The buyer is Thomas G. Floman.

DECATUR AV.—Mandelbaum & Lewine sold a plot 100x100 on the west side of Decatur av, between 205th and 207th sts.

FOREST AV.—Peiter & Newman sold 731 Forest av, 2-sty and basement private dwelling; also 861 East 139th st, 4-sty and basement double flat; also 929 East 163d st, 4-sty and basement double flat; also 700-702-704 Trinity av, 2-sty and basement private dwellings, and resold 704 Trinity av to Mr. Fisher; also the northwest corner of 156th st and Hewitt pl, 4-sty and basement triple flat, and resold same to Mr. Harris; also the northwest corner of Brook av and 149th st, 5-sty triple flat for Marco Bros. to Mr. Repetti.

NELSON AV.—E. Osborne Smith & Co. sold for the Merwin Realty Co. the 3-sty frame flat and store at the southwest corner of 165th st and Nelson av, 23x77.

ROBBINS AV.—J. Clarence Davies sold for estate of Emil A. Lyon, 16.8x100, east side Robbins av, 140 ft. south of 142d st; and for Jas. Rolston, 26x106, on north side Briggs av, 175 ft. east 5th av, Williamsbridge.

ST. ANN'S AV.—William T. Traud sold to James Shea 227 St. Ann's av, a 5-sty flat, on lot 25x100.

TINTON AV.—Reiss Brothers sold for A. M. Rubensky to D. S. Corruth 1025 Tinton av, a 2-family frame house.

TRINITY AV.—H. M. Fischer sold for H. Friedman a plot at the southwest corner of Trinity av and 106th st, 206x102. A 5-sty apartment house will be built on the site.

WASHINGTON AV.—E. M. Phelps sold for Levy & Bloom to Mr. Frankfort 1351 to 1357 Washington av, two 5-sty apartment houses, 82x139; also, for Armstrong & McCormick, to Mr. Adler, 963 East 135th st, a dwelling, 16.8x75.

WHITE PLAINS AV.—The Sound Realty Co. bought, through Hall J. How & Co., from Ralph Hickox, the northeast corner of White Plains av and 211th st, 100x44.

WHITE PLAINS AV.—The Sound Realty Co. bought, through Hall J. How & Co., from Leopold N. Asiel and Albert J. Erdman, the block front on the east side of White Plains av, between 233d and 234th sts, 229x181; also bought from the same parties 234th st, 105 ft. east of 2d av, 100.6x114.6.

WHITE PLAINS AV.—The Sound Realty Co. purchased from William D. Miller a plot in White Plains av 50 ft. south of 240th st, 81x103x100x92; also from A. Marshall Murray a plot in the west side of White Plains av 50 ft. south of 243d st, 25x86; also through Hall J. How & Co. from James T. Barry the southwest corner of White Plains av and Elizabeth st, a plot 100x103.8.

WILLIS AV.—William Oppenheim bought through Williamson & Bryant 424 and 426 Willis av, southeast corner of 145th st, frame buildings, on plot 50x100.

WILLIS AV.—A. Mantinbond sold for Charles Zumleuche to a client 443 Willis av, a 5-sty double tenement with stores.

WILLOW AV.—Grossman Bros. & Rosenbaum bought the block front on the east side of Willow av from 132d to 133d st from the Port Morris Land & Improvement Co.

LEASES.

John D. Lyon leased to the Culbert Co. 24 Maiden lane. The lease is for five years at \$4,400 a year.

Eugene Higgins leased to the Winton Motor Carriage Co. the northeast corner of Broadway and 70th st for a term of 25 years at an annual rental of \$1,000.

Richard M. Montgomery subleased for Bartlett, Frazier & Carrington the ground floor banking office formerly occupied by them at 5 and 7 New st to Atwood, Violet & Co. for a term of years.

Chas. E. Duross leased for Jos. B. Bourne the large store and basement, 75x100, 132-134-136 West 14th st, to the Edward Caldwell Co., manufacturers of ornamental bronzes and statuary. This store for the past ten years has been occupied by the Surprise Store. Also the store and basement in the 10-sty building, 28 West 15th st, for N. A. Lawlor to Emil Majert Co. The store, 50x100, northwest corner West 11th and Bleecker sts, for the Hudson Realty Co. to the New York Office and Partition Co. Also 91 and 93 9th av for the Malone estate to G. Delegrange. 418-20 West 27th st for the estate of James Baker Smith to Ingersoll-Rand Co.

REAL ESTATE NOTES

Red ash coal is up one dollar a ton. Glad Spring is near.

John H. Berry sold the Nielson farm of about 80 acres on Quaker Ridge, near Scarsdale, to William N. Heard, of Manhattan, who has resold.

It is reported that the old Livingston estate, embracing 500 acres, near Annandale, in Dutchess county, is to be sold out in small parcels for country seats.

Dealing is very evenly spread out this Spring in Manhattan, and not so "spotty" as last Spring. It is steady, but almost commonplace activity.

The next regular monthly meeting of the West End Association will be held at the Hotel St. Andrew, Broadway and 72d st (northwest corner), on Monday evening, April 2, at 8.30 o'clock.

John H. Berry sold the Purdy farm, consisting of 20 acres, at Mamaroneck, adjoining the Curtis farm, of 88 acres. The property has a frontage of about 1,500 ft. on Mamaroneck av. The purchaser is a Manhattan investor.

Brody, Robinson & Co., real estate brokers, formerly at No. 14 East 116th st, have removed their offices to No. 200 Broadway.

Joseph L. Baum has opened a real estate office at 2322 7th av, where he is prepared to receive his friends.

Private Sales Market Continued. SOUTH OF 59TH STREET.

ALLEN ST.—Charles M. Siegel bought from S. M. Beck 190 Allen st, a 5-sty tenement, 23x89.

DUANE ST.—S. B. Goodale & Son sold for W. S. Patten to an investor the 5-sty business building 209 Duane st, adjoining the corner of Washington st.

EAST BROADWAY.—Morris Goodman and Nathan Orlans sold to the "Warheit," a Jewish daily newspaper, 153 East Broadway, a 4-sty building, 25x85.

EAST BROADWAY.—Harry L. Rosen bought from the estate of Sarah Levy 234 East Broadway, running through to and including 223 Division st, two 3-sty brick buildings, on a lot 23.10x108.6.

FULTON ST.—A. H. Mathews sold for Charles A. Schieren the Wilson Building at 73 to 79 Fulton st, northeast corner of Gold st, a 6-sty building, 81.7x59.4x irregular.

GOLD ST.—A. H. Mathews sold 54 Gold st, northeast corner of Fulton. This makes another step in the improvement taking place on Fulton between Pearl and Nassau sts.

MONTGOMERY ST.—Charles H. Easton & Co. sold for the Maclay estate the southeast corner of Montgomery and Monroe sts, old buildings, on a plot 30x60. It is the first time the property has changed hands since 1850.

RIDGE ST.—William Rosin bought for clients 26 Ridge st, a 3-sty tenement, on lot 25x72.

10TH ST.—Martha A. Lawson sold the Criterion, a 7-sty elevator apartment house, on plot 42.4x92.3, at 60 and 62 West 10th st.

13TH ST.—The Enterprise Realty Co. sold to a Mr. Canno the 5-sty tenement 524 East 13th st, on lot 25x103.3.

17TH ST.—I. B. Wakeman sold for Thatcher M. Adams 15 West 17th st, a

Mr. Day's Wednesday auction sale was the largest of the season, including about twenty choice parcels, and realizing about \$600,000. The bidding for the 5-sty building with stores, No. 85 Nassau st, was exceptionally brisk. The first bid was \$100,000. Charles Laue got the parcel for \$144,000.

Values in the Jerome av section are said to have increased until single lots bring between \$4,000 and \$5,000, which were originally obtainable for half the price. It is reported that certain large financial institutions will encourage the developing of this section when better transportation facilities are in sight.

A great deal of the trading for a year or more has been in the old flats and tenements required to be altered by the Tenement House Law. Operators have taken up and exploited these buildings in large numbers. The alterations continue to be heavy, making business both for the mechanic and the trader.

M. & J. Davis, formerly of 2628 Broadway, have moved their real estate brokerage office to 703 Amsterdam av, between 94th and 95th sts, where they will have more facilities for selling, renting, collecting and managing properties than before, and be in a better position to look after their clients' interests.

John Finck, real estate and mortgage broker, has opened a new office at 39 West 42d st for conducting a more extensive sales and leasing department, in conjunction with his already well-established mortgage business, and for the better accommodation of his clients. This will be his main office, but he will retain his former office at 141 Broadway as a branch.

The Dowling bill, providing for a recording tax instead of the present mortgage tax, was amended by the Assembly and ordered reprinted without advancement in the form in which it is expected it will pass the Assembly next week. The amendment provides that the law shall take effect only after the present annual tax has been collected from all lenders who might evade it through having withheld payment of the tax under demand mortgage holdings.

A new realty operating company recently incorporated and known as the Norwood Realty Co. has been organized and has opened offices in the Barclay Building, 299 Broadway, Suite 1319. The officers of the company are Max Liebeskind, president; Charles Flaum, treasurer, and David Kamsler, secretary. They are ready to purchase improved and unimproved properties in Manhattan and Bronx boroughs, and request brokers to send their offerings to them. They will also mail on application their list of holdings to those interested.

New Yorkers submit tamely to many contemptible impositions, for one reason—because they are not organized for defense. Their representatives at court are not keen to protect their interests, and as individuals they prefer to submit to outrage rather than fight superior numbers. But this smoke nuisance may be an exception to the rule, for it looks as if some of the offenders at least can and will be reached. Warrants are to be asked in a number of cases where there has been an unfeeling disregard of public rights and of the law. Prominent individual citizens, as well as taxpayers' associations, have determined to make a stand against this one curse at least, and back the Health Department to the limit. The list of those pledged to the movement for clear skies includes, to name a few, Charles L. Atterbury, Joseph S. Auerbach, James L. Barclay, William Lanman Bull, John E. Borne, William Allen Butler, Jr., John L. Cadwalader, George Crawford Clark, R. Fulton Cutting, Dr. George A. Dixon, Frederick Dielman, Daniel C. French, R. W. Gilder, William F. Havemeyer, A. Foster Higgins, Charles R. Henderson, Thomas Hastings, Edgar J. Levey, Cyrus J. Lawrence, Joseph Larocque, Arthur H. Masten, Levi P. Morton, Dr. James W. Markoe, Charles F. McKim, Henry M. MacCracken, Jules A. Montant, Walter G. Oakman, R. H. Robertson, George R. Sheldon, Francis Lynde Stetson, Augustus St. Gaudens, Philip Schuyler, Dr. Lewis A. Stimson, Oakley Thorne and Tams, Lemoine & Crane.

4-sty dwelling, on lot 28x92. Mr. Adams has owned the house for more than forty years.

19TH ST.—N. Brigham Hall & Son sold for Diedrick Ruter 408 West 19th st, a 5-sty and basement double flat, 25x92, 125 ft. west of 9th av. The seller had owned the property since 1892.

33D ST.—John M. Reid & Co. sold 304 and 306 East 33d st, two 4-sty tenements, 40x75, to Peter Korn.

35TH ST.—G. A. Derschuch sold for the Winckler and Metz estates, respectively, 233 and 235 West 35th st, two 4-sty buildings, each on a lot 21x98.9. This is the first sale of the property in over forty years. It will be improved with a 6-sty flat.

45TH ST.—Kehoe & White sold for a client to Jackson & Stern 8 West 45th st, a 4-sty brick dwelling, on a lot 17x100.5.

46TH ST.—Jackson & Stern bought through Marks Bros. from various owners

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Near Williamsburg Bridge, Brooklyn

Corner plot, 175 feet by 100 feet, with three-story and basement brick building, 51,762 sq. ft. of floor space; separate office building, one story, brick, 50 by 23 feet, and engine room with boiler, etc. Plant is now being vacated and must be sold. Plant is equipped with two ice machines, refrigerating capacity 125 tons, which machines we would sell with the plant if party desired to use same as an ice plant; could be immediately installed for such purpose. Also

STABLE PROPERTY

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Two-story brick, 50x60 on premises 50x100. Will pay broker's commission of 2 per cent. and protect them on this commission. Apply or write J. N. EMLEY, 15 William St., New York City.

THIS company has sold one thousand acres within ninety days, and contracts for eight hundred within three months; acreage and water fronts; we hold the record. PRINCE'S BAY REALTY COMPANY, 36-38 Whitehall St., Manhattan.

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Several bargains in tenements and plots from original owners. Speculators and investors only. Address "BROKER," Box 4, c/o Record and Guide.

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Young man, thoroughly experienced in lines of Real Estate, building superintendence or materials, open for good position April 15th. Salary and commission. BOX 344, c/o Record and Guide.

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BY MAY 15th IN A BUILDER'S OFFICE. One who is expert in figuring quantities for mason and carpenter work. Give references, age and salary expected. BOX 50, c/o Record and Guide.

WANTED.—A position or an interest with a live Real Estate firm; now employed; can make good. Address JAMES FRANK, c/o Record and Guide.

AN EXPERIENCED MAN wants outside position in established real estate office. BOX 1420, c/o Record and Guide.

Wanted—Engineer

A large Western firm desires to engage a young engineer. Some experience in reinforced concrete work. Box 202, Record & Guide.

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425 to 431 West 46th st, four 3-sty brick and stone dwellings, each on a lot 18.9x100.5.

51ST ST.—John J. Doylan sold for Elizabeth C. O'Rourke 424 West 51st st, a 5-sty single flat, 17.6x100.5.

52D ST.—Harry N. Kohn bought from Barnett Cantor 449 West 52d st, a 5-sty building, on lot 25x100.5.

52D ST.—Pocher & Co. sold for Adeline I. Phillips 426 and 428 West 52d st, two 5-sty flats with stores, on plot 50x100.5.

53D ST.—J. Levy & Co. and Abe Brunner sold for John Klein 344 East 53d st, a 5-sty double flat, on lot 25x100.5.

LEXINGTON AV.—The McVickar-Galliard Realty Co. sold for Edna L. Hoge the 4-sty and basement remodeled dwelling known as 285 Lexington av, 22.9x80, to a client for occupancy.

3D AV.—The estate of Mary Kull sold to Lipman & Eisman 743 3d av, a 5-sty tenement with stores, on a lot 25x75.

11TH AV.—Folsom Bros. sold for Wm. Collins 639 and 641 11th av, two 4-sty tenements with stores, on plot 30.5x80.

9TH AV.—Jacob J. Tabolt sold, in conjunction with John J. Hoekkh, for George Schuster the 4-sty single flat with store 574 9th av, 19.9x65.

NORTH OF 59TH STREET.

60TH ST.—Acritelli & Co. sold 236 West 60th st, a 4-sty tenement.

76TH ST.—Alfred E. Toussaint sold for Richard S. Treacy 157 West 76th st, a 4-sty dwelling, on lot 18x102.2.

79TH ST.—John J. Kavanagh sold for William Pilgrim the 4-sty dwelling 124 East 79th st, on lot 16x102.2.

82D ST.—Duff & Conger sold for Thos. F. McCoy the 5-sty double flat 123 East 82d st, 30x102.2.

83D ST.—M. Morgenthau, Jr., & Co. resold for Elias Hyman to a client of Stern, Christiancy & Riegelman 215 and 217 West 83d st, two 4-sty double flats, on plot 50x102.2.

84TH ST.—Isaac Hattenbach sold for William Connolly 324 East 84th st, a 5-sty double flat, on a lot 25x100.

88TH ST.—Charles Kroetz sold to Frieda Gerstner 535 East 88th st, a 5-sty double flat, on lot 25x100.8.

94TH ST.—Duff & Conger sold for Harford B. Kirk to an investor one 5-sty single flat and two 5-sty double flats at 62, 64 and 66 East 94th st.

94TH ST.—Hillenbrand & Massoit (formerly E. Francis Hillenbrand) sold for Caroline Hoffart 120 West 94th st, a 5-sty double flat, on lot 27.4x112.8x irregular, to Willis W. Taylor. The property runs to the center line of Aphorps lane, and is the second parcel sold on this part of the lane since the recent decision of the Court of Appeals confirming the titles to the lane in the present holders.

96TH ST.—James J. Etchingham resold for Gustav Seuffer to Morris Weiss 71 West 96th st, a 5-sty flat with stores, 25x100.

98TH ST.—In part payment for 704 and 706 Amsterdam av Mr. Doyle gives to Mr. Hess 46 West 98th st, a lot 25x100.11.

102D ST.—Leonard Weill bought 112 East 102d st, a 5-sty flat, on lot 25x100.11.

103D ST.—The Newport Realty Co. bought 54 East 103d st, a 6-sty flat, on plot 40x100.11.

104TH ST.—Philip Cohn sold 170 East 104th st, a 4-sty flat, on lot 25x100.11.

111TH ST.—Samuel Horowitz sold through the Lehman & Harlem Co. to Frederick J. Levy 307 West 111th st, a 5-sty flat, on plot 33.4x100.11.

115TH ST.—G. Tuoti & Co. sold for M. Persico 464 East 115th st, a 5-sty flat, 25x100.

119TH ST.—George F. Picken sold for Theresa Abrahams 91 West 119th st, a 3-sty dwelling, on lot 18x100.11.

124TH ST.—William E. Baker sold for Karl Ledermann to William Stuhlmiller 142 West 124th st, a 5-sty flat, on a lot 25x100.11.

134TH ST.—John E. Nail, of the office of Philip A. Payton, Jr., sold for Joshua Silverstein to the Coachmen's Beneficial Union the 5-sty double flat 12 West 134th st, 25x99.11.

134TH ST.—John E. Nail, of Philip A. Payton, Jr.'s, office, sold for Joshua Silverstein to a client the 5-sty double flat 6 West 134th st, 25x99.11.

139TH ST.—Shaw & Co. sold for Herman Cohen 320 West 139th st, a 3-sty and basement new dwelling, 18x50x100, to a client for occupancy.

144TH ST.—Thomas & Son sold for Hervey Thompson to William P. Schimpf 307 West 144th st, a 5-sty double flat, on a lot 25x100.

AV. A.—H. W. Nichols sold for John D. Rockefeller to James H. Jones the plot 50x396 at the northeast corner of Av. A and 67th st. This is a portion of the plot

acquired for the Rockefeller Institute, which now extends from 64th st to the south side of 67th st.

AMSTERDAM AV.—Samuel G. Hess sold 704 and 706 Amsterdam av, a new 5-sty flat with stores, on plot 40x100, to Thomas S. Doyle.

BROADWAY.—The Gaudier estate sold 1845 and 1847 Broadway, a 4-sty brick apartment house, on a plot 57.10x93.11x irregular, adjoining the northwest corner of 60th st.

EDGEcombe AV.—The Goelet estate sold its plot of 13 lots on the west side of Edgecombe av, between 152d and 155th sts, overlooking Colonial Park. The estate also owns several other parcels in the same vicinity, near the entrance to the Speedway, including two plots on St. Nicholas pl of about three lots each, and the large plot at the junction of St. Nicholas pl and Edgecombe av, occupied by a well-known roadhouse.

MANHATTAN AV.—Harry Goodstein bought through Millard Veit from Josephine Schultz the southwest corner of Manhattan av and 119th st, a 5-sty triple flat, on a plot 34.3x100.

MORNINGSIDE AV.—The McVickar-Gaillard Realty Co. sold for the Corporation Liquidating Co. the Morningside, a 7-sty apartment house, at 40 to 50 Morningside av, occupying the easterly block front between 118th and 119th sts, on plot 201.10x100.

5TH AV.—Emily G. Painter sold 2040 5th av, a 4-sty brownstone dwelling, on lot 20.10x85, at the southwest corner of 5th av.

5TH AV.—J. P. Bama and A. Chinchin sold for Gancfried & Grossman to Joseph Adolph 1397 5th av, a 5-sty flat with stores, on lot 17.2x100.

8TH AV.—Natkins & Co. and Folsom Bros. sold for Jacob Neadle 2785 8th av, southwest corner of 148th st, a 5-sty triple flat with stores, on lot 25x75, to Simons & Harris.

THE BRONX.

142D ST.—Charles M. Siegel sold for A. M. Pollock to M. Rosenthal 537 and 539 East 142d st, a plot 60x100.

174TH ST.—R. I. Brown's Sons, in conjunction with M. D. Stokem, sold for Abraham Schneider the vacant lot situate on the east side of East 174th st, 288 ft. south of Westchester av, 25x100.

ARTHUR AV.—The Union Selling Corporation sold for a client to G. Boitano 1999 Arthur av, a 2-sty dwelling; also to C. J. Taylor 2060 Lafontaine av, a 2-sty dwelling; also to E. Steiner 1998 Clinton av, a 2-sty 2-family house.

BELMONT AV.—Wm. Stonebridge, in conjunction with Breen & Schneider, resold the detached brick flat 2384 Belmont av, 70 ft. south of 187th st, lot 30x100.

UNION AV.—Richard Dickson sold for H. Alter 1077 Union av, a 3-family house, on lot 20x100.

WHITE PLAINS AV.—The Sound Realty Co. bought through Hall J. How & Co. from Harry J. Douglas the plot on the west side of White Plains av 50 ft. south of 242d st, running through to Fulton st, 41x111x50x99; also bought from Julius Lewine the plot on the east side of White Plains av 150 ft. south of 239th st, 50x78.

WHITE PLAINS AV.—Sound Realty Co. purchased through William A. Darling from Kenneth Cranford and others a plot fronting in the east side of White Plains av and the west side of Concord st, north of 239th st, 323x187.6x315x169; also about 300 lots fronting in Furman av, Byron av, Olinville and Baychester avs; also 84 lots in Bronx pl, Vernon Parkway, Osman pl, Baker av, St. Ouen st. Some of these lots are improved with detached dwellings.

3D AV.—William Loeb & Co. sold for John Bowe 3396 3d av, running through to Franklin av, a 3-sty tenement with stores.

LEASES.

Pease & Elliman leased for Mrs. Lillian McGovern to a motor company 1722 Broadway, a 3-sty building, on lot 26x80.

Pease & Elliman leased for Scott McLanahan for a term of years 237 West 11th st, a 6-sty apartment house, on lot 37.6x100.

Jesse C. Bennett & Co. leased the 5-sty tenement 214 West 61st st for David Lion for three years at an aggregate rental of \$9,000.

The McVickar-Gaillard Realty Co. leased for a client to the Fashion Manufacturing Co. the building 1560 Broadway for a term of five years.

The store in 133 West 42d st, between Broadway and 6th av, has been leased to Huylers. The lease, which is for ten years, was negotiated by Alexander Clinch.

J. B. English leased for Amos F. Eno the building 1684 and 1686 Broadway, running through to 7th av, to Harry S. Haupt. The building will be renovated and used as a roller skating rink.

E. V. C. Pescia & Co. leased for Lizzie Carnelli to the Society for Christian Work of the Collegiate Reformed Dutch Church the store and basement in the southeast corner of West End av and 61st st for a term of years.

William H. Falconer leased for a term of years through Charles E. Duross the brick factory building 230 and 232 West 13th st to the Marine Engine & Machine Co. The property had been occupied by the Panhard Automobile Co.

Charles F. Noyes Co. leased the 5-sty and basement building 189 Water st for the Arthur Co. to J. S. Woodhouse for a term of years; also the 5-sty and basement building 8 Gold st for Morris Goldstein to John Elliott for a long term of years on a net rental basis to the owner.

Charles E. Duross reported the following leases: The store 50x100 northwest corner West 11th and Bleecker sts for the Hudson Realty Co to the New York Office & Partition Co.; also 91 and 93 9th av for the Malone estate to G. Delegrang; 418 and 420 West 27th st for the estate of James Baker Smith to Ingersoll-Rand Co.; private house 40 Perry st for a term of five years to John Conaghan. Charles E. Duross, in conjunction with Renwick C. Hurry, leased the private house 118 East 118th st to M. A. Fitzpatrick for a term of three years.

Charles F. Noyes Co. leased the buildings 12-14 Coenties slip for a long term of years for Jeremiah P. Robinson to Isaac Lehman; also arcade privileges in the United States Arcade Building, Fulton and Pearl sts, for Charles Laue to the United Cigar Stores Co.; also lofts in the building 182 William st, corner of Spruce, for Robert E. Bonner to Brown, Lent & Pett and to the Laxacola Co.; in 198 William st for Meyer Abraham, trustee, to Edward Spiegel; in 180 William st for Gertie A. Gorman to Lewis Smith Leather Co.; in 99 Maiden lane for Jefferson M. Levy to Robert W. Dye; in 110 John st for James Doyle to J. A. Miller Co.; in 217 Pearl st for George Nash & Co. to Adler Bros., A. C. Smith & Co. and the Adams & Grace Co.; in 29 Murray st for James Slevin to S. S. Rogers; in 10 Ferry st for the American Agricultural Chemical Co. to Sol Barnet & Sons; in 465 Greenwich st for the Welsh estate to L. M. Mink.

VICINITY.

Shaw & Co. sold for Miss Sarana Webb 21 North Mountain av, Montclair, N. J., house and grounds, 100x279, to a client for occupancy.

Herbert A. Sherman leased for H. O. Havemeyer another of his Moorish cottages at Bayberry Point, Islip, L. I., to Alexander Carlton.

MISCELLANEOUS.

W. P. MANGAM, Real Estate and Loans, 108 and 110 EAST 125th STREET, Telephone, 323 Harlem, New York City, NOTARY PUBLIC

J. C. LYONS BUILDING & OPERATING COMPANY, 4 AND 6 EAST 42D STREET, Telephone, 643 38th St., NEW YORK

MISCELLANEOUS.

CHARLES H. EASTON & CO., Real Estate Agents and Brokers, Tel., 6420 38th St., Estates Managed, 116 West 42d Street, NEW YORK, Cable Address, "Cheaston, N. Y.", CHARLES H. EASTON, ROBERT T. MCGUSTY

HARRY W. HOPTON REAL ESTATE, No. 150 BROADWAY, Tel., 6988 Cortlandt, 6989 Cor. Liberty St.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK. At 90-92 West Broadway. Monday, April 2. Vanderbilt av, East 173d st to Pelham av, at 2 p m. Creston av, Tremont av to Minerva pl, at 10 a m. East 197th st, Bainbridge av to Creston av, at 1 p m. Wilbur av, Queens, Academy st to Van Alst av, at 10 a m. Tiffany st, Longwood av to Intervale av, at 10 a m. Madison av Bridge, at 4 p m. Storm relief sewer, at 2 p m. White Plains rd, Morris Park av to West Farms rd, at 3 p m. Tuesday, April 3. White Plains rd, Morris Park av to West Farms rd, at 3 p m. West 187th st, Amsterdam av to a new avenue bounding Highbridge Park, at 3 p m. Highbridge Park, north of Williamsbridge, at 2 p m. Summit pl, Heath av to Boston rd, at 4 p m. Richard st, Bronx and Pelham Parkway to Morris st, at 2 p m. Approach to the bridge at Highbridge, at 4 p m. Steuben av, Mosholu Parkway to Gun Hill rd, at 2 p m. Audubon av, West 175th st to Fort George av, at 3 p m. Public park at Farragut st, at 2 p m. Wednesday, April 4. Morris Park av, West Farms rd to Bear Swamp rd, at 1 p m. Spofford av, Longwood av to Tiffany st, at 3 p m. West 134th st, Broadway to Hudson River, at 11 a m. Bridge at 153d st, at 11 a m. Delancey st, Clinton st to Bowery, at 2 p m. Baker av, Baychester av to city line, at 3 p m. Kingsbridge rd, Webster av to Harlem River, at 4 p m. East 208th st, Reservoir Oval West to Jerome av, at 3 p m. Thursday, April 5. Barry st, Legget av to Longwood av, at 11 a m. Elmsmere pl, Prospect av to Marion av, at 1 p m. At 258 Broadway. Monday, April 2. Bellevue Hospital, at 12 m. Norfolk and Suffolk sts, school site, at 2 p m. Ritter pl, school site, at 4 p m. Madison av, bridge, at 4 p m. Tuesday, April 3. Pier 36, East River, at 10.30 a m. 27th and 28th sts, park, at 11 a m. 20th and 22d sts, North River docks, at 2 p m. Oak and James sts, school site, at 4 p m. Wednesday, April 4. Madison and Jackson avs, school site, at 11 a m. 27th and 28th sts, park, at 11 a m. Clifton av, Anderson and Clare sts, school site, at 3 p m. Thursday, April 5. Pier 14, East River, at 10.30 a m. 157th st, school site, at 3 p m. Catharine st, school site, at 4 p m. Vernon av Bridge, Queens, at 4 p m. Friday, April 6. Piers 16 and 17, East River, at 11 a m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the properties sold, withdrawn or adjourned during week ending March 30, 1906, 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 Advertised 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. JOS. P. DAY. 108th st, No 238, s s, 549.8 w Amsterdam av, 25.4x100.11, 2-sty brk stable. (Amt due, \$13,590.99; taxes, &c, \$597.14.) David & Harry Lipman \$19,050

JOSEPH P. DAY Real Estate

AUCTIONEER AND APPRAISER, MAIN OFFICE: 31 NASSAU ST., AGENCY DEPT: 932 EIGHTH AVENUE. 40th st, No 217, n s, 248.7 w Av B, 24.9x96.2, 5-sty brk tenement and 3-sty brk tenement on rear. (Partition; taxes, &c, \$540.70.) Chas R Faruolo 29,650. 9th st, No 229, n s, 140.5 e Stuyvesant st, 25x 61.3x25.6x54.4, leasehold (admrx sale). Thomas Fletcher 5,750. 71st st, s s, 248 e Av A, 75x100.4 1-sty frame building and vacant. (Amt due, \$2,327.75; taxes, &c, \$119.24; sub to a prior mort of \$11,000.) Wm A Kane 28,730. St Nicholas av, e s, 203 n centre line 175th st, runs n 48.6 x e 125 x s 69 x w 25 x n 24 x w 100 to beginning, vacant. (Partition; taxes, &c, \$801.82.) Paul Hellinger 21,000. Broome st, No 266, n s, 65.1 w Orchard st, 22.7x75.9, 5-sty brk tenement and store; Action No 3. (Amt due, \$4,670.78; taxes, &c, \$298.10.) Lena Weissburg 29,650. Mulberry st, No 182, e s, 106.3 n Broome st, 25.1x99x25.9x99, 5-sty brk tenement and store; Action No 2. (Amt due, \$4,710.78; taxes, &c, \$342.81.) Alessandro Delli Paoli 36,800. Orchard st, No 120, e s, 75 n Delancey st, 25x 87.6, 5-sty brk tenement and store; Action No 1. (Amt due, \$6,839.67; taxes, &c, \$327.91.) Davis & Pine 34,250. Fulton st, n w s, 500 s w Westchester av, 100x 100, Bronx. (Amt due, \$3,472.90; taxes, &c, \$180.) Julius Lewine 4,450. *Timpson pl, n w s, 283.3 s w 149th st, 100x 100, vacant. (Amt due, \$5,464.82; taxes, &c, \$54.) Abraham Sturman et al 8,500. 122d st, No 233, n s, 305 w 7th av, 15x100.11, 3-sty and basement stone front dwelling. (Amt due, \$10,740.94; taxes, &c, \$586.17.) Leo Hutter 11,500. Nassau st, No 85, w s, 57.10 s Fulton st, 25.1x110.3, 5-sty building with stores (voluntary). Chas Laue 144,000. 5th av, No 2225, n e cor 135th st, 99.11x25, 5-sty flat (voluntary). J N Cohen 53,250. 134th st, No 803, n s, 150 e Brook av, 28.4x 100, 5-sty double flat (voluntary). Bresleauer Realty Co 23,700. 3d av, Nos 4036-4038, e s, 35.8 n 174th st, two 5-sty flats, each 27.6x100 (voluntary). Marks Moses 49,900. 123d st, No 224, s s, 280 w 2d av, 22x100.11, 3-sty frame building (voluntary). Wm Rosenzweig 9,900. 31st st, No 350, s s, 280 e 9th av, 20x98.9, 3-sty dwelling (voluntary). Leonard Weill 17,800. 17th st, No 433, n s, 144 w Av A, 25x92, 5-sty tenement with stores (voluntary). Ellen C Wyman 19,000. 132d st, No 10, s s, 185 e 5th av, 25x99.11, 5-sty flat (voluntary). L Spiegelbaum 23,000. 135th st, n s, 200 e 5th av, 70x99.11, vacant (voluntary). Margaret C Gilligan 30,500. West st, No 306, e s, 121 n Spring st, 20.7x 101.10, 3-sty building (voluntary). Bid in at \$17,000

FELLMAN, E. Lots, Lots Wanted

320 BROADWAY and 214th ST. & BROADWAY. Westchester av, n s, 287 e Prospect av, 100x 100, vacant (voluntary). Leonard Weill 26,000. Hudson st, No 252, e s, 43.5 n Broome st, 20.9x80, 3-sty brk and frame building (voluntary) A B C Realty Co 13,100. Manhattan av, No 507, n w cor 121st st, 20.11x90, 3-sty brownstone dwelling (voluntary). Harry Schwitzer 22,700. *98th st, No 166, s s, 150 e Amsterdam av, 20x100.11, 5-sty brk tenement; Action No 1. (Amt due, \$21,953.74; taxes, &c, \$1,275.33.) The Germania Life Ins Co 23,750. *98th st, No 164, s s, 170 e Amsterdam av, 20x100.11, 5-sty brk tenement; Action No 2. (Amt due, \$21,954.24; taxes, &c, \$1,275.33.) Germania Life Ins Co 23,750. *Feldstone rd, n s, 150.8 s Mosholu av, lot 26 map of land of A Schermerhorn, 26x112x25x 122, 24th Ward, vacant. (Amt due, \$1,288.47; taxes, &c, \$5.96.) Joel S Mason, admr, &c. 900. D. PHOENIX INGRAHAM. *4th av, e s, 93.6 s 1st st, 31.2x96.7x30x105.10, Williamsbridge. (Amt due, \$1,632.20; taxes, &c, \$146; sub to a mort of \$1,500.) Chas M Preston 2,169. J. BARRY LOUNSBERRY. Water st, No 472 n e cor Pike st, 25x46.6x24.6x Pike st, No 77 47, 7-sty brk loft and store building. Henry B Wesselman 26,750. 24th st, No 131, n s, 375 w 6th av, 25x114.6, 7-sty brk loft and store building. Eliz C Brown 68,000. Bathgate av, No 1721, s w cor 174th st, 100x 114.5, 2-sty frame dwelling and vacant (administratrix sale). Louis Lese 30,400. 174th st, s s, 89.7 e Washington av, 20x100, 1-sty frame building. Julius Haas 4,000. Nathalie av, w s, 221.11 n e Kingsbridge rd, runs n e 75.3 x w 71.3 x s — x w 67.2 to Kingsbridge rd, x s e 25 x e 120.7 to beginning, vacant. (Amt due, \$2,988.46; taxes, &c, \$396.36.) Max Marx 4,500. L. J. PHILLIPS & CO. 72d st, s s, 60 w Lexington av, 20x102.2, 4-sty brownstone dwelling. Louis Schwanenflugel 49,100. BRYAN L. KENNELLY. 36th st, Nos 206-212, s s, 95 w 7th av, 68.6x 98.9x63.4x99.11, four 4-sty tenements (voluntary). Wm R Mason 91,000. 83d st, No 24, s s, 105 w Madison av, 20x102.2, 4-sty brownstone dwelling (executors' sale). Bid in at \$61,000. 92d st, No 49, n s, 96.4 e Madison av, 17x100.8, 4-sty brownstone dwelling (voluntary). Wm H Crawford for a client 32,500. 6th av, Nos 665-677, s w cor 39th st, 98.9x50, seven 4-sty buildings with stores. 39th st, Nos 104 and 106, s s, 50 e 6th av, 50x 98.9, 6-sty brk stable, leasehold. John Scott 30,000. JAMES L. WELLS. Monroe av, No 1863, w s, 125 n 176th st, 25x 115, 3-sty frame dwelling (executors' sale). Wm P Petty 8,200. PETER F. MEYER. 72d st, No 143, n s, 349.6 e Amsterdam av, 18.6x102.2, 4-sty dwelling (executors' sale). Wm Broadus Pritchard 45,000. LUIS W. MOONEY. *Belmont av, No 2415, w s, 133.4 n 188th st, 16.8x87.6, 2-sty frame dwelling. (Amt due, \$4,982.06; taxes, &c, \$—.) Produce Exchange Building & Loan Association 4,000. SAMUEL GOLDSTICKER. Broadway, Nos 1724 to 1728, s e cor 55th st, 77.9x86.6x75x105.4, 12-sty brk and stone hotel. Adjoined sine die. Total \$1,101,199. Corresponding week, 1905 644,425. Jan. 1, 1906, to date 9,092,991. Corresponding week, 1905 7,863,615.

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- Front st, No 174, w s, 66.8 s Burling slip ,19.4x84.8x19.9x86.1, 5-sty brk loft and store building. Minnie B Shields to Elizabeth Shields, of Brooklyn. Mort \$7,500. Jan 20. Mar 29, 1906. 1:71—31. A \$13,200—\$19,500. nom
- Fulton st, Nos 49 to 53 n e s, at s e s Cliff st, 66.9x45.2x67.8x Cliff st, No 40 | 44.5, three 4-sty brk loft and store buildings. Margaretta Craft to Wm E Van Wyck. 63-2016 interest. All title. Mar 27. Mar 28, 1906. 1:95—40. A \$56,000—\$65,000. 1,900
- Greenwich st, No 454 | n w cor Desbrosses st, 25x80, 4-sty brk Desbrosses st, No 22 | tenement and store. Carl L Franc to Chas W Prella. Mar 12. Mar 26, 1906. 1:224—32. A \$22,100—\$27,000. 40,000
- Greenwich st, No 497, old No 493, e s, abt 200 n Canal st, 25x80, 2-sty frame (brk front) tenement and store. Richard L Howell to Michael Toorney. Mar 9. Mar 26, 1906. 2:594—24. A \$9,500—\$10,000. 11,000
- Greenwich st, No 81 | e s, 85.1 s Rector st, runs s 19.7 x e 98.2 to Church st, No 44 | w s Church st x n 16.8 x w 9.9 x n 4.6 x w 90.7 to beginning, 5-sty brk loft and store building. Armenia E Lassen to The Lassen Realty Co. Mort \$23,000. Feb 10. Mar 23, 1906. 1:19—18. A \$21,700—\$30,000. nom
- Goerck st, No 143, w s, 100.4 s Houston st, 24.9x100x24.10x100, 6-sty brk tenement and store. Anna C Storer to Samuel Berkowitz. Mort \$25,700. Mar 28. Mar 29, 1906. 2:330—60. A \$9,000—\$27,000. other consid and 100
- Gouverneur st, No 28, e s, 74 n Madison st, 23.11x83.6, 6-sty brk tenement and store. Louis Edelson to Lena Apfelbaum. Mort \$30,950. Mar 28, 1906. 1:267—18. A \$12,000—\$27,000. other consid and 100
- Henry st, No 41, n s, 326.6 e Catharine st, 26.8x100.
Henry st, No 43, n s, 315 w Market st, 25x100, | two 5-sty brk tenements and stores. |
Jacob Weinstein to Lena M Davidson. Mort \$72,000. Mar 20. Mar 27, 1906. 1:280—10 and 11. A \$37,000—\$71,000. other consid and 100
- Henry st, No 83, n s, 237.5 e Market st, 25x87.6, 6-sty brk tenement and store. Rachel Samuels to Samuel Davis. Mort \$32,250. Mar 26. Mar 27, 1906. 1:282—7. A \$16,500—\$35,000. nom
- Henry st, No 162, s s, abt 155 w Jefferson st, 26x99.11, 5-sty brk tenement. Michele Schwartz to Benjamin Fishman. Mort \$33,000. Mar 26. Mar 27, 1906. 1:271—53. A \$19,000—\$33,000. nom
- Same property. Benjamin Fishman to Joel Kovner. Mort \$43,000. Mar 26. Mar 27, 1906. 1:271. other consid and 100
- Henry st, No 47, n s, abt 265 w Market st, 25x100, 5-sty brk tenement and store. Jacob Lazerowitz to Jacob Kaufman. Mort \$37,900. Mar 22. Mar 24, 1906. 1:280—14. A \$18,000—\$35,000. other consid and 100
- Henry st, No 308, s s, 263.3 e Scammel st, 24x96, 5-sty brk tenement and store. Max Bard to David Isseks. Mort \$24,600. Mar 23. Mar 24, 1906. 1:267—66. A \$13,000—\$18,000. 100
- Henry st, No 37, n s, abt 278.8 e Catharine st, 25x108, except part for st, 2-sty brk dwelling. Henry J Cohen et al to David Garfield, of Bridgeton, N J. Mort \$39,125. Mar 29, 1906. 1:280—8. A \$18,000—\$19,000. other consid and 100
- Houston st, No 336, n s, abt 265 w Av C, 23x74.9x23x76.2 n w s, 5-sty brk tenement and store. Leontine Klein to Joseph Jacoby. B & S. Mort \$27,000. Mar 26. Mar 28, 1906. 2:384—48. A \$14,000—\$21,000. other consid and 100
- Hudson st, No 139, w s, 57.1 n Beach st, 28.6x76.3x28.6x76.4, 3-sty brk tenement and store. John F McKeon to Chas H Selick. Mort \$19,166.67. Jan 19, 1906. 1:214—23. A \$13,900—\$17,000. Corrects error in issue of Jan 27, when location was Houston st, No 139. other consid and 100
- Jackson st, Nos 41 and 43 | n w cor Cherry st, 50x100, two 5-sty brk Cherry st, No 432 | tenements and stores. Samuel Gross et al to Victor Rosenzweig. Mort \$65,250. Mar 22. Mar 26, 1906. 1:261—31 and 32. A \$17,000—\$48,000. other consid and 100
- James st, Nos 73 and 75, s w cor Oak st, 25.2x55.9x25.2x53.8, 2-sty frame brk front tenement and store. David Boyd INDIVID and as ADMR Samuel Boyd to Robert Boyd. Feb 18, 1901. Mar 28, 1906. 1:111—52. A \$13,200—\$14,500. nom
- Lewis st, No 120, e s, 100 s Houston st, 20x100, 6-sty brk tenement and store. David L Katz to Abraham Savada and Morris Graff. Mort \$35,000. Mar 23, 1906. 2:330—48. A \$13,000—\$33,000. other consid and 100
- Ludlow st, Nos 138 and 140, e s, 102.6 n Rivington st, 48x89, 6-sty brk tenement and store. Paul Shalet to Ida Weiss. Mort \$80,000. Mar 15. Mar 23, 1906. 2:411—42. A \$30,000—\$60,000. other consid and 100
- Madison st, Nos 230 and 232, s s, 43.9 e Jefferson st, runs e 42 x s 69.8 x w 33.2 x s 10 x w 8.11 x n 80 to beginning, 6-sty brk tenement and store. Harris Cohen et al to Hyman Sklamberg. Mort \$35,000. Mar 29, 1906. 1:270—28. A \$20,000—\$50,000. other consid and 100
- Madison st, No 283, n s, abt 155 w Montgomery st, 23.7x100, 7-sty brk loft and store building. Henry Osnowitz and Fannie his wife to Fannie wife Jacob Osnowitz. ½ part. B & S. Nov 14, 1905. Mar 23, 1906. 1:269—54. A \$14,000—\$30,000. other consid and 100
- Mercer st, No 125, w s, abt 145 s Prince st, 25x100, 3-sty brk loft and store building. Sarah A Baker et al to Peter W Rouss. Mar 16. Mar 27, 1906. 2:499—25. A \$32,000—\$33,000. other consid and 100
- Pitt st, No 121, w s, 95 n Stanton st, 30x100x25x irreg, 5-sty brk tenement and store. Julia Farrenkopf widow to Oscar Dobroczyński and Adolph Blumenkranz. Mar 29, 1906. 2:345—66. A \$23,000—\$33,000. other consid and 100
- Rivington st, No 151, s s, 37.6 e Suffolk st, 18.5x52x18.10x52.
Rivington st, No 153, s s, 56 e Suffolk st, 19x52x18.9x52, two 3-sty brk buildings and stores. |
Isaac Kleinfeld et al to Adolf D Lindemann. Mort \$28,500. Mar 28, 1906. 2:348—15 and 16. A \$16,000—\$21,000. other consid and 100
- Rivington st, No 333, s s, 49.1 w Mangin st, 25x75, 6-sty brk tenement and store. Barnett London to Joseph Gans. Mort \$23,500. Mar 1. Mar 27, 1906. 2:323—16. A \$8,500—\$23,000. other consid and 100
- Rivington st, No 272, n s, 50 e Columbia st, 27.6x100, 5-sty brk tenement. Lena Apfelbaum to David L Katz. Mort \$30,250. Mar 29, 1905. Mar 26, 1906. 2:334—78. A \$18,000—\$34,000. other consid and 100
- Rivington st, No 156, n s, 104 e Suffolk st, 23x100, 4-sty brk tenement and store and 5-sty brk tenement on rear. Lena Laue to Felix Kunstler. Mort \$7,000. Mar 27, 1906. 2:349—33. A \$18,000—\$22,000. other consid and 100
- Sheriff st, No 95, w s, 75 s Stanton st, 25x100, 6-sty brk tenement and store. Solomon Tenenbam to Oscar Dobroczyński. Mt
- \$36,750. Mar 28. Mar 29, 1906. 2:339—60. A \$15,000—\$35,000. other consid and 100
- Same property, except that size of lot is 26x100. Same to same. Q C. Mar 28. Mar 29, 1906. 2:339. other consid and 100
- St Marks pl, No 70 | s s, 175 n w 1st av, 25x—x25x97.6, 4-sty brk 8th st | tenement and store. Eliza Lustig to Josef Lustig. Mort \$24,000. Feb 15. Mar 27, 1906. 2:449—24. A \$18,000—\$22,000. other consid and 100
- Stanton st, No 62, n s, 25.4 e Eldridge st, 25.4x75, 5-sty brk tenement and store. Lena Weissberg to Harry Goldstein and Victor A Levor. Mort \$26,000. Mar 23, 1906. 2:417—34. A \$15,000—\$20,000. other consid and 100
- Stanton st, No 268, n s, 25 w Columbia st, 25x100, 5-sty brk tenement and store. Annie Goldstein to Louis Kahn. Mort \$29,300. Mar 28. Mar 29, 1906. 2:335—33. A \$16,000—\$32,000. other consid and 100
- Same property. Louis Kahn to Morris Simiansky and Jacob M Kahn. Mort \$35,000. Mar 28. Mar 29, 1906. 2:335. other consid and 100
- Wall st, No 34, n s, 192.6 w William st, runs n 99.11 x w 16.8 x n e 4.6 x n w 9.10 x s 103.10 to st x e 26.8 to beginning, part 9-sty brk and stone office and store building. Adrian Iselin et al EXRS, &c, Adrian Iselin to Wm A Alcock, of Brooklyn. Feb 23. Mar 24, 1906. 1:43. 485,000
- Same property. Adrian Iselin Jr et al to same. All title. C a G. Feb 23. Mar 26, 1906. 1:43. nom
- Same property. Wm A Alcock to Neptune Realty Co. Mar 26, 1906. 1:43. 485,000
- Washington st, Nos 385 and 387, e s, abt 60 n Beach st, 39.11x 59.1x39.11x59.5, s s, 6-sty brk loft and store building. Cath M Dreyer to Chas H Dreyer, of Englewood, N J. B & S. All liens. Mar 28, 1906. 1:216—18. A \$17,100—\$40,000. other consid and 100
- West Washington pl, No 124 | s w s, 120.4 s e Barrow st, runs s w 4th st, No 181 | 100.2 to n e s 4th st x n w 21.9 x n e 91.7 to pl x s e 20 to beginning, two 3-sty brk dwellings. Wm H Haldane to Francesco Pepe. Mort \$9,000. Mar 14. Mar 26, 1906. 2:592—7. A \$7,500—\$9,500. 100
- Willett st, No 94, e s, abt 125 s Stanton st, 25x100, 5-sty brk tenement and store. Paulina Karp to William Kerner. ½ part. All title. Mort ½ of \$30,500. Mar 27, 1906. 2:339—49. A \$16,000—\$24,000. other consid and 100
- Willett st, No 94, e s, 125 s Stanton st, 25x100, 5-sty brk tenement and store. Amalia Raphael EXTRX, &c, Louis Raphael to Michael Josephsohn. Mar 7. Mar 28, 1906. 2:339—49. A \$16,000—\$24,000. nom
- Willett st, No 94, e s, 125 s Stanton st, 25x100, 5-sty brk tenement and store. Michael Josephsohn to Paulina Karp. Mort \$31,000. Mar 27. Mar 28, 1906. 2:339—49. A \$16,000—\$24,000. other consid and 100
- 3d st, Nos 321 and 323, n s, 120 w Av D, 40x96, 7-sty brk loft and store building. Fannie wife Jacob Osnowitz to Fannie wife Henry Osnowitz. ½ part. B & S. Nov 14, 1905. Mar 23, 1906. 2:373—44. A \$20,000—\$42,000. other consid and 100
- 3d st, No 325, n s, 100 w Av D, 20x96, 3-sty brk tenement. Fannie wife Jacob Osnowitz to Fannie wife Henry Osnowitz. ½ part. B & S. Nov 14, 1905. Mar 23, 1906. 2:373—43. A \$10,000—\$11,000. other consid and 100
- 4th st, No 118, s w s, abt 198 w 1st av, 25x96.2, 6-sty brk tenement and store. Release mort. Margaretha Schlegelmulch to Rebecca, Isaac, Morris and Nellie Lipschitz. Mar 22. Mar 23, 1906. 2:445—25. A \$14,000—\$26,000. 1,000
- 4th st, No 118, s w s, 425 e 2d av, 25x96.2, 6-sty brk tenement and store. Isaac Lipschitz to Barnett Zucker and Benjamin Polansky. Mort \$34,000. Mar 15. Mar 23, 1906. 2:445—25. A \$14,000—\$26,000. other consid and 100
- 5th st, Nos 313 and 315, n s, 150 e 2d av, 50x97, two 6-sty brk tenements and stores. Max Jacobs et al to Vincent Realty and Construction Co. Mort \$61,500. Mar 15. Mar 28, 1906. 2:447—51 and 52. A \$24,000—\$42,000. other consid and 100
- 6th st, No 752, s s, 89 w Av D, runs s 76.5 x w 4 x s 21 x w 18 x n 97.5 to st x e 22 to beginning, 5-sty brk tenement. Elias Diamond et al to Meyer V Turchin. Mort \$17,500. Mar 23. Mar 26, 1906. 2:375—35. A \$9,500—\$15,000. 100
- 6th st, No 631, n s, 443 e Av B, 25x90.10, 5-sty brk tenement. Nannehen Davidsohn to Sigmund Sturm, of Newark, N J. Mar 27, 1906. 2:389—45. A \$14,000—\$19,000. other consid and 100
- 6th st, No 633, n s, 468 e Av B, 25x90.10, 5-sty brk tenement. Wm W Davidson to Sigmund Sturm, of Newark, N J. Mar 27, 1906. 2:389—44. A \$14,000—\$19,000. other consid and 100
- 6th st, No 631, n s, 443 e Av B, 25x90.10, 5-sty brk tenement. Sigmund Sturm to Slatia Slepkin. Mort \$23,500. Mar 27, 1906. 2:389—45. A \$14,000—\$19,000. other consid and 100
- 7th st, Nos 208 and 210, s s, 258 w Av C, 50x90.10, 6-sty brk tenement and store. Annie Przeworsky to Joseph Matzger, of Seattle, Wash. Mort \$68,500. Mar 22. Mar 26, 1906. 2:389—22. A \$30,000—\$70,000. other consid and 100
- 8th st, No 363, n s, 158 e Av C, 25x87.10, 4-sty brk tenement. Morris Jacobowitz to Isidor Shirkowitz. Mort \$16,000. Mar 1. Mar 27, 1906. 2:378—59. A \$12,000—\$13,000. other consid and 100
- 10th st, No 230, s s, 200 w 1st av, 25x ½ block, 4-sty brk tenement. Selig Falk to Carolina Ferri. Mort \$14,000. Mar 29, 1906. 2:451—26. A \$15,000—\$18,000. other consid and 100
- 10th st, No 270, old No 264, s s, 275 e 1st av, 25x96.4, 5-sty brk tenement. David Nachtigall et al HEIRS, &c, Rachel Nachtigall to Nathan Kohn. ¾ parts. All title. Mort \$20,500. Mar 22. Mar 23, 1906. 2:437—16. A \$13,800—\$22,000. other consid and 100
- Same property. Nathan Kohn to Lewis Leining, all of. Mort \$20,500. Mar 22. Mar 23, 1906. 2:437. other consid and 100
- Same property. Martin Nachtigall HEIR Rachel Nachtigall to David Nachtigall to Nathan Kohn. B & S. All title. Mort \$20,500. Mar 22. Mar 23, 1906. 2:437. 6,750
- 13th st, No 149, n s, 220 e 7th av, 20x103.3, 3-sty and basement brk dwelling. Daniel J Mackintosh to Elizabeth Mackintosh. All title. Q C. Mar 28, 1906. 2:609—70. A \$13,500—\$16,000. nom
- 13th st, No 647, n s, 88 w Av C, 27.6x103.3, 5-sty brk tenement. Sigmund W Barasch to Emanuel Weiss. Mort \$24,300. Mar 26, 1906. 2:396—39. A \$8,500—\$20,000. other consid and 100
- 16th st, No 647, n s, 513 e Av B, 25x92, 5-sty brk tenement and store. Henry Schiner to Lorenz Maier. Mort \$6,000. Mar 28, 1906. 3:984—23. A \$5,500—\$12,000. other consid and 100
- 23d st, No 347, n s, 97 w 1st av, runs n 78.9 x w 3 x n 20 x w 23.6 x s 98.9 x e 26.6 to beginning, 5-sty brk tenement and store. Cornelia A Johnson to R Elizabeth Putney. Mort \$13,000. Mar 15. Mar 26, 1906. 3:929—27. A \$12,500—\$19,000. 24,500
- 24th st, No 339, n s, 150 w 1st av, 25x98.9, 5-sty brk tenement. David Frankfort to Jacques B Schlosser. Mort \$22,000. Mar 27. Mar 29, 1906. 3:930—24. A \$9,000—\$21,500. other consid and 100

- 71st st, No 127, n s, 260 e Park av, 20x102.2, 3-sty stone front dwelling. Josephine Mackey to Robt H E Elliott. C a G. Mar 28, 1906. 5:1406—12. A \$25,000—\$28,000.
other consid and 100
- 71st st, No 163, n s, 285 w 3d av, 15x102.2, 3-sty stone front dwelling. Austin W Lord to Margt T Lord his wife. All liens. Mar 24. Mar 26, 1906. 4:1406—26. A \$10,000—\$15,000. nom
- 73d st, No 309, n s, 175 e 2d av, 25x102.2, 4-sty brk tenement. Gottfried Schmidt to Thomas and Mary A Killian joint tenants. Mort \$7,000. Mar 6. Mar 27, 1906. 5:1448—8. A \$6,000—\$11,000.
other consid and 100
- 73d st, No 213, n s, 180 e 3d av, 25x102.2, 5-sty stone front tenement. Lewis Kdulewitsch et al to Herman Popper. Mort \$18,200. Mar 15. Mar 23, 1906. 5:1428—8. A \$9,000—\$17,000. 100
- 76th st, No 114, s s, 136 e Park av, 18x102.2, 3-sty stone front dwelling. Chas S Faulkner to Virginia D H Furman. Mort \$11,000. Mar 28, 1906. 5:1410—67. A \$12,500—\$15,000.
other consid and 100
- 78th st, Nos 167 to 171, n s, 180.6 w 3d av, 54.6x102.2.
78th st, No 163, n s, 253 w 3d av, 18x102.2.
four 2-sty brk dwellings.
Pincus Lowenfeld et al to Chas S Faulkner. Mort \$37,500. Mar 26, 1906. 5:1413—26 and 27 to 29. A \$36,000—\$38,500.
other consid and 100
- 78th st, Nos 319 to 325, n s, 275 w 1st av, 100x102.2, four 4-sty stone front tenements. Frank Frankel to The Vincent Realty & Construction Co. Mort \$72,000. Mar 28, 1906. 5:1453—12 to 15. A \$24,000—\$50,000.
other consid and 100
- 79th st, No 223, n s, 280 e 3d av, 20x102.2, 4-sty stone front dwelling. Ellen F wife James M Dixon to John J Dixon, Mary C Keogh and Blanche and Alice Dixon. All title. Q C. Mar 19. Mar 26, 1906. 5:1525—12. A \$9,500—\$16,000. 500
- 80th st, Nos 218 and 220, s s, 250 e 3d av, 50x102.2, two 5-sty brk tenements. Sadie Lewis to Sophia Moore. Mort \$52,500. Mar 27. Mar 28, 1906. 5:1525—37 and 38. A \$17,000—\$42,000. 100
- 80th st, Nos 433 to 439, n s, 174.4 w Av A, 107.2x102.2, two 6-sty brk tenements. Addie B Franklin to Moses Kinzler. Mort \$116,000. Mar 13. Mar 26, 1906. 5:1560—14 and 16. A \$28,000—\$114,000.
other consid and 100
- 80th st, Nos 218 and 220, s s, 250 e 3d av, 50x102.2, two 5-sty brk tenements. Frank M Franklin to Sadie Lewis. Mort \$52,500. Mar 26. Mar 27, 1906. 5:1525—37 and 38. A \$17,000—\$42,000.
other consid and 100
- 81st st, No 4, old No 12, s s, 120.8 e 5th av, 20.5x102.2, 4-sty stone front dwelling. Mary Hershfield to Caroline S Fellowes. Mort \$45,000. Mar 26, 1906. 5:1492—67½. A \$42,000—\$56,000. nom
- 81st st, No 165, n s, 133.6 w 3d av, runs n 98.10 x n w 4.6 x w 18.2 x s 57.8 x e 0.6 x s 44.6 to st x e 21 to beginning, 3-sty brk dwelling. Arthur L De Groff to Yosta Rosenberg. Mar 9. Mar 23, 1906. 5:1510—31. A \$10,500—\$13,000.
other consid and 100
- 81st st, No 312, s s, 145 e 2d av, runs s 77.5 x e 2 x s 0.10 x e 11.1 x n 79 to st x w 15 to beginning, 3-sty stone front dwelling. Chas M Preston as RECEIVER of N Y Building Loan Banking Co to Jacob Klagenstein. B & S. Mort \$4,250. Mar 22. Mar 23, 1906. 5:1543—46¼. A \$4,000—\$6,500. 7,500
- 81st st, No 165, n s, 133.6 w 3d av, runs n 98.10 x n w 4.6 x w 18.2 x s 57.8 x e 0.6 x s 44.6 to st x e 21 to beginning, 3-sty brk dwelling. Caroline C De Groff widow to Arthur L De Groff, of Newark, N J. B & S and C a G. Mar 23, 1906. 5:1510—31. A \$10,500—\$13,000.
other consid and 1,000
- 86th st, No 314, s s, 219.6 w West End av, 21.7x102.2, 4-sty and basement stone front dwelling. Wm G Wilson to Julia G Inness, of Ellenville, N Y. Mort \$20,000. Mar 27. Mar 29, 1906. 4:1247—42. A \$14,000—\$28,500. nom
- 86th st, s s, 500 w Central Park West, 50x102.2, vacant. Wm H Hall, Jr, to Thos M Hall. Mort \$35,000. Mar 23. Mar 26, 1906. 4:1199.
other consid and 100
- 87th st, No 134, s s, 330 w Columbus av, 20x100.8, 4-sty and basement stone front dwelling. Reuben L Coleman to Thos C Coleman. Mort \$20,000. Mar 1. Mar 29, 1906. 4:1217—46. A \$11,000—\$23,000. 10,000
- 88th st, No 42, s s, 324 e Columbus av, 20x100.8, 4-sty and basement stone front dwelling. David Klauber to Paula Wolfsohn. Mort \$15,000. Mar 16. Mar 26, 1906. 4:1201—51. A \$13,500—\$28,000.
other consid and 100
- 88th st, n s, 127.9 e 5th av, 153.4x201.5 to s s 89th st. Certificate
89th st by Clarence H Kelsey as TRUSTEE that said TRUSTEE conveyed a portion of said premises to James C Parrish and that consideration was \$130,000. Mar 17. Mar 27, 1906. 5:1500. —
- 89th st, No 4, s s, 135 e 5th av, 30x100.8, 5-sty stone front dwelling. Release dower. Frieda M Peet, formerly wife of Edward Thaw to said Edward Thaw, of Pittsburgh, Pa. All title. Mar 24. Mar 27, 1906. 5:1500—67. A \$65,000—P \$115,000. nom
- Same property. Release mort. National Savings Bank of Albany, to same. Mar 17. Mar 27, 1906. 5:1500. 49,785
- 89th st, Nos 119 and 121, n s, 450 e Amsterdam av, 50x100.8, two 2-sty brk stables. James M Bell to Francis J Welton. Mort \$14,000. Mar 29, 1906. 4:1220—19 and 20. A \$20,000—\$33,000.
other consid and 100
- 90th st, No 322, s s, 275 w 1st av, 25x100.8, 5-sty stone front tenement. Casper H Hauck to Henry G Leist and Chas Seiferd, joint tenants. Mort \$24,000. Mar 29, 1906. 5:1552—38. A \$5,000—\$18,500.
other consid and 100
- 90th st, Nos 103 and 105, n s, 88 e Park av, 36.6x100.8. Mort \$24,000.
- 90th st, No 107, n s, 124.6 e Park av, 25.6x100.8. Mort \$16,000. three 5-sty stone front tenements. Henry D Greenwald et al to Moses Ochs and Louis Freirich. Mar 28. Mar 29, 1906. 5:1519—4½ to 6. A \$27,000—\$57,000. other consid and 100
- 90th st, No 318, s s, 299.6 e 2d av, 25.6x100.8, 5-sty stone front tenement. Jacob Schlemmer to Karl Basting. Mort \$16,000. Mar 8. Mar 29, 1906. 5:1552—40. A \$5,000—\$18,000.
other consid and 100
- 90th st, No 335, n s, 150 w 1st av, 25x100.8, 5-sty stone front tenement. Jacob Kiefer to Joseph Heilbrun and Bertha his wife, tenants by entirety. Mort \$17,000. Mar 28, 1906. 5:1553—20. A \$5,000—\$16,500.
other consid and 100
- 91st st, No 332, s s, 175 w 1st av, 25x100.8, 5-sty stone front tenement. Ferdinand Penner to Paul Wolfsohn. Mort \$22,000. Mar 29, 1906. 5:1553—34. A \$4,500—\$18,000.
other consid and 100
- 92d st, No 304, s s, 100 e 2d av, 25x100.8, 5-sty brk tenement and store. John H Meyer to Louis Thurn. Mort \$20,875. Mar 29, 1906. 5:1554—48. A \$4,500—\$19,000. other consid and 100
- 92d st, No 80, s s, 21 w Park av, 16.8x67.7, 4-sty stone front dwelling. Fredk W Marks to C Alfred Capen and Fredk M Capen. Mort \$11,000. Mar 28. Mar 29, 1906. 5:1503—38½. A \$10,000—\$17,500. other consid and 100
- 93d st, No 309, n s, 150 e 2d av, 25x100.8, 5-sty brk tenement. Samuel Wollheim and ano to John Planck. Mort \$14,000. Mar 29, 1906. 5:1556—7. A \$4,500—\$15,000. other consid and 100
- 94th st, Nos 311 to 327 East. Release assignment of rents. Thomas Simpson to John W Rapp. Mar 27. Mar 28, 1906. 5:1557. nom
- 94th st, Nos 109 and 111, n s, 150 w Columbus av, 51.9x100.8, two 5-sty stone front tenements. Patrick Canavan to David P, John F and Maurice J Canavan. Mort \$28,000. Jan 31, 1903. Mar 26, 1906. 4:1225—25 and 26. A \$26,000—\$52,000. 100
- 94th st, Nos 113 and 115, n s, 201.9 w Columbus av, 51.2x100.8, two 5-sty stone front tenements. Patrick Canavan to David P, John F and Maurice J Canavan. Mort \$30,000. Dec 15, 1902. Mar 26, 1906. 4:1225—23 and 24. A \$26,000—\$52,000. 100
- 94th st, Nos 109 to 115, n s, 150 w Columbus av, 103.6x100.8, four 5-sty stone front tenements.
- 94th st, No 102, s s, 30 w Columbus av, 35x98.10x35x100, 5-sty brk tenement. Mort \$38,000.
- 94th st, No 124, n s, 288.2 w Columbus av, 33x89.2 to n s Apthorps lane x33x90.4, 5-sty brk tenement. Mort \$30,000.
- 95th st, Nos 314-318, s s, 250 w West End av, 75x100.8, 7-sty brk and stone tenement. Chas R Protze et al to John W Condit. Mt \$150,000. Mar 27. Mar 29, 1906. 4:1253—38. A \$35,000—\$145,000.
other consid and 100
- 97th st, No 235, n s, 100 w 2d av, 25x100.11, 5-sty brk tenement and store. Albert Peiser et al to Emanuel Newman and Henry Wollner. Mort \$15,150. Mar 28, 1906. 6:1647—20. A \$5,000—\$12,000.
other consid and 100
- 98th st, No 54, s s, 225 e Columbus av, 25x100.11, 5-sty stone front tenement. Release mort. Charles Mayhoff to Ellen Musgrove. Mar 26. Mar 27, 1906. 7:1833—55. A \$11,000—\$25,000. 100
- Same property. Release mort. L Napoleon Levy to same. Mar 8. Mar 27, 1906. 7:1833. 100
- 99th st, No 17, n s, 200 e 5th av, 25x100.11, 5-sty brk tenement. City Real Property Investing Co to Emanuel Blumenstiel. Mort \$20,000. Mar 26. Mar 27, 1906. 6:1605—9. A \$20,000—\$32,000.
other consid and 100
- 99th st, No 19, n s, 225 e 5th av, 25x99.11, 5-sty brk tenement. City Real Property Investing Co to Emanuel Blumenstiel. Mort \$20,000. Mar 26. Mar 27, 1906. 6:1605—10. A \$20,000—\$32,000.
other consid and 100
- 99th st, Nos 58 and 60, s s, 187.4 e Madison av, 37.7x100.11, two 6-sty brk tenements and stores. Goldberg, Kaplan & Co to Henry Altman. Mort \$48,500. Mar 20. Mar 28, 1906. 6:1604. nom
- 99th st, No 87 in w cor Park av, 25x100.11, 5-sty brk Park av, Nos 1306 and 1308 tenement and store. Dietrich W Wehrenberg to John H Yockel. Mar 14. Mar 26, 1906. 6:1605—36. A \$8,500—\$30,000. other consid and 100
- 101st st, s s, 100 e 1st av, 100x100.11, vacant. Samuel Pollak et al to William Hagedorn. Mort \$32,000. Mar 24. Mar 26, 1906. 6:1694. other consid and 100
- 101st st, No 13, n s, 170 w Madison av, 25x100.11, 5-sty brk tenement. Isaac Manheimer to Helene Newmark. Mort \$21,500. Mar 28. Mar 29, 1906. 6:1607—10. A \$14,000—\$26,000.
other consid and 100
- 102d st, No 214, s s, 100 e Broadway, 25x100.11.
102d st, s s, 99.4½ e Broadway, strip, 0½x75x0¾x75. 5-sty brk tenement.
Emanuel Heilner et al to Henry Oppenheimer. Mort \$25,000. Feb 15. Mar 23, 1906. 7:1873—41. A \$11,000—\$27,000.
other consid and 100
- 102d st, No 108, s s, 105 e Park av, 25x100.11, 5-sty brk tenement. Samuel Kohn to Julius Brody. ½ part. Mort \$17,000. Mar 22. Mar 27, 1906. 6:1629—68. A \$5,500—\$12,500.
other consid and 100
- 102d st, No 124, s s, 75 w Lexington av, 25x100.11, 5-sty brk tenement. Emanuel Hochheimer to Malvina Russom. Mort \$18,000. Mar 23. Mar 26, 1906. 6:1629—60. A \$5,500—\$15,000.
other consid and 100
- 103d st, Nos 139 to 147, n s, 294 e Park av, 81x100.11, five 3-sty brk dwellings. Abraham Nevins et al to Samuel Goldberg. Mort \$35,000. Mar 26. Mar 27, 1906. 6:1631—13 to 15½. A \$19,000—\$29,000.
other consid and 100
- 104th st, No 58, s s, 227.4 e Columbus av, 33.4x100.11, 5-sty brk tenement. Michael Faley to Katherine wife of Frank Weeks. B & S. Mar 23. Mar 29, 1906. 7:1839—54. A \$14,000—\$39,000. nom
- 104th st, No 302, s s, 75 e 2d av, 25.6x100.11, 4-sty brk tenement and store. Antonio Trella et al to Nicola Spicciato and Luigi De Lellis. Mort \$12,000. Mar 27. Mar 28, 1906. 6:1675—48½. A \$5,500—\$11,000. other consid and 100
- 105th st, Nos 110 and 112, s s, 100 e Park av, 37.6x100.11, two 3-sty stone front dwellings. Alice Mills de Gresti to Beth Hamidrosh Hogodol, of Harlem, a corpn. Mort \$1,000. Jan 6. Mar 23, 1906. 6:1632—67 and 68. A \$8,000—\$12,000. nom
- 105th st, No 248, s s, 133.4 w 2d av, 16.8x100.9, 3-sty brk dwelling. Cleveland H Dodge et al to The Union Settlement Association. Mort \$4,500. Mar 20. Mar 28, 1906. 6:1654—30. A \$4,000—\$6,000.
other consid and 100
- 105th st, No 248, s s, 133.4 w 2d av, 16.8x100.9, 3-sty brk dwelling. Edmund Coffin to Cleveland H Dodge. Mort ½ of \$4,500. April 3, 1905. Mar 28, 1906. 6:1654—30. A \$4,000—\$6,000.
other consid and 100
- 106th st, No 237, n s, 125 w 2d av, 25x100.11, 4-sty brk tenement. Max Horowitz et al to Henrietta Froman. Mort \$17,000. Mar 27. Mar 28, 1906. 6:1656—19. A \$7,000—\$13,000.
other consid and 100
- 106th st, n s, 223.11 e Columbus av, 73.7x100.11, vacant. Samuel Mandel to Monterey Realty and Construction Co. Mort \$30,000. Mar 27. Mar 28, 1906. 7:1842—7. A \$36,000—\$115,000.
other consid and 100
- 106th st, No 156, s s, 135 e Amsterdam av, 30x100.11, 5-sty stone front tenement. Mort \$38,000.
David P Canavan et al to Canavan Realty Co. Mar 21. Mar 26, 1906. 4:1224—33 and 34. A \$36,000—\$88,000; 1225—23 to 26. A \$52,000—\$104,000.. 7:1860—58. A \$15,000—\$36,000.
other consid and 100
- 106th st, No 225, old No 229, n s, 275 w 2d av, 25x100.11, 6-sty brk tenement and store. Herman Berliner to Samuel H Raphael. Mort \$32,500. Mar 15. Mar 23, 1906. 6:1656—13. A \$7,000—\$8,500.
other consid and 100
- Same property. Samuel H Raphael to August and Ella Tognola. Mort \$32,500. Mar 15. Mar 23, 1906. 6:1656. other consid and 100

108th st, No 182, s s, 73 w 3d av, 27x75, 4-sty stone front tenement and store. Ella C Jones-Tappen to Chas W Blake or Bloke. All liens. Mar 28, 1906. 6:1635-40¼. A \$6,000-\$14,000. nom

108th st, Nos 116 and 118, s s, 178.6 e Park av, 51x100.11, two 4-sty brk tenements. Release judgment. Middleton S Borland to Harris Richman and Louis Greenfield. Q C. Feb 6. Mar 26, 1906. 6:1635-63 and 64. A \$11,000-\$20,000. nom

109th st, No 244, s s, 537.7 w Amsterdam av, 37.5x100.11, 5-sty brk tenement. Simon Morris et al to Sarah Zendman. Mort \$45,750. Mar 17. Mar 26, 1906. 7:1880-55. A \$16,500-\$40,000. other consid and 100

109th st, Nos 240 and 242, s s, 100 w 2d av, 50x100.10, two 5-sty brk tenements. Henry B Rosenthal to Vincent Garofalo. Mort \$38,500. Mar 21. Mar 23, 1906. 6:1658-29 and 30. A \$11,000-\$32,000. nom

109th st, No 102, s s, 100 w Columbus av, 25x100.11, 5-sty brk tenement. Security Trading & Investment Co to Fifth Avenue Trust Co TRUSTEE Thomas Andrews. B & S. All liens. Feb 15. Mar 23, 1906. 7:1863-37. A \$9,500-\$24,000. nom

109th st, s s, 100 e Riverside Drive, 75x100.11, vacant. Paul B Pugh to West Side Construction Co. Mort \$40,000. Mar 27. Mar 28, 1906. 7:1893. 100

109th st, s s, 100 e Riverside Drive, 75x100.11, vacant. Release mort. Matilda W Brower widow to Paul B Pugh. Mar 12. Mar 29, 1906. 7:1893. nom

109th st, No 212, s s, 220 w Amsterdam av, 40x100.11, 5-sty brk tenement. Isabel M Helm to Samuel and Lehman Levy. Mort \$40,000. Mar 14. Mar 26, 1906. 7:1880-42. A \$18,000-\$44,000. 100

110th st, No 54, s s, 20 e Madison av, 16.8x100.11, 4-sty stone front tenement and store.

110th st, No 56, s s, 36.8 e Madison av, 16.8x100.11, 3-sty stone front dwelling. George Marimus et al to Katharine Marimus. ¾ parts. All liens. Mar 6. Mar 26, 1906. 6:1615-50½ and 51. A \$11,000-\$17,000. nom

110th st, Nos 305 and 307, n s, 100 e 2d av, 50x100.11, two 6-sty brk tenements and stores. Chas J Kroehle to Rosa Marino, Paolo Locurto and Pasquale Mastrangelo. Mort \$30,000. Mar 23. Mar 26, 1906. 6:1682-5 and 6. A \$10,000-\$38,000. other consid and 100

111th st, Nos 238 and 240, s s, 140 w 2d av, 40x100.11, 6-sty brk tenement and store. Max Schwartz et al to Herman J Rubenstein and William Smith. Mort \$43,000. Mar 15. Mar 27, 1906. 6:1660-31. A \$9,500-P \$ 25,000. other consid and 100

112th st, No 7, n s, 152 w 5th av, 18x100.11, 5-sty brk tenement. Morris Rhode to Louis S Goldstein. Mort \$16,000. Mar 12. Mar 26, 1906. 6:1596-31. A \$7,000-\$17,000. other consid and 100

112th st, No 157, n s, 295 w 5d av, 25x100.10, 6-sty brk tenement and store. Yetta Goldberg to Jesse J Goldberg. Mort \$38,000. Mar 5. Mar 28, 1906. 6:1640-25. A \$7,000-\$34,500. nom

112th st, Nos 130 to 134, s s, 591.5 w 3d av, 53.6x100.11, three 3-sty stone front dwellings. Business Mens Realty Co to Julius Berliner and Max Greenberg. Mort \$18,500. Mar 22. Mar 29, 1906. 6:1639-60 to 61. A \$13,500-\$22,500. other consid and 100

112th st, Nos 138 to 142, s s, 520 w 3d av, 53.7x100.11, three 3-sty stone front dwellings. Business Mens Realty Co to Julius Berliner and Max Greenberg. Mort \$24,000. Mar 22. Mar 29, 1906. 6:1639-57 to 58½. A \$13,500-\$22,500. other consid and 100

112th st, Nos 56 to 60, s s, 153.6 w Park av, 48x100.11, three 3-sty stone front dwellings. Business Mens Realty Co to Julius Berliner and Max Greenberg. Mort \$19,000. Mar 22. Mar 29, 1906. 6:1617-44 to 45. A \$13,500-\$22,500. other consid and 100

114th st, No 118, s s, 279 w Lenox av, 26x100.11, 5-sty brk tenement. John Wynne and ano EXRS, &c, Hamilton Nixon to Simon Unger. Mort \$17,000. Mar 27, 1906. 7:1823-45. A \$10,500-\$25,000. 31,875

114th st, No 103, n s, 100 w Lenox av, 31.6x100.11, 5-sty brk tenement. Lars G Janasson to Sarah Bischoff. Mort \$22,000. Mar 29, 1906. 7:1824-27. A \$13,000-\$35,000. other consid and 100

115th st, No 50, s s, 308 e Lenox av, 17x100.11, 5-sty brk tenement. Geo C Goebel to Isaac Newman and Ludwig Freund. Mt \$19,000. Mar 29, 1906. 6:1598-59. A \$6,500-\$17,500. nom

115th st, No 48, s s, 325 e Lenox av, 18x100.11, 3-sty and basement brk dwelling. Archer V Pancoast TRUSTEE Geo P Bliss to Emil Reibstein. Mar 27. Mar 28, 1906. 6:1598-58. A \$7,000-\$11,000. 13,200

Same property. Archer V Pancoast to same. Q C. Mar 24. Mar 28, 1906. 6:1598. nom

115th st, Nos 415 to 419 East. Certificate as to satisfaction of conditional sale agreement. Abendroth Bros, a corpn, to V Buscemi. Mar 23. Mar 26, 1906. 6:1709. —

115th st, Nos 415 to 419, on map Nos 415 to 421, n s, 145 e 1st av, 70x100.11, two 6-sty brk tenements and stores. Vincenzo Buscemi to Felice Rubano. Mort \$64,000. Mar 21. Mar 24, 1906. 6:1709-7 to 9. A \$12,500-\$ —. nom

116th st, s s, 100 w Broadway, 75x100.11, vacant. George Evans to Darsa J Densmore and Robin D Compton and Fredk A Richardson. Mort \$27,000 on west 50 ft. Mar 12. Mar 28, 1906. 7:1896-74 to 76. A \$42,000-\$42,000. 100

116th st, No 369, n s, 172 e Morningside av East, 28x100.10, 7-sty brk tenement. Martha B Mosher to Bernard Rosens. Mort \$47,000. Mar 1. Mar 27, 1906. 7:1943-8. A \$15,500-\$45,000. other consid and 100

116th st, No 321, n s, 250 e 2d av, 16.6x100.11, 3-sty stone front dwelling. Fanny Rosenfeld to Rosina Lordi. Mar 24. Mar 26, 1906. 6:1688-11. A \$4,000-\$8,000. other consid and 100

116th st, No 419, n s, 219 e 1st av, 20x100.11, 3-sty stone front dwelling. William Grace to Frank Garofalo. Mar 26, 1906. 6:1710-11. A \$4,500-\$8,000. other consid and 100

117th st, No 304, s s, 105 e 2d av, 20x100.11, 4-sty stone front tenement. Wm H Wilson to Andrew Wilson. 1-6 part. B & S. Mort \$6,000. Feb 19. Mar 26, 1906. 6:1688-49. A \$4,000-\$13,000. other consid and 25

117th st, No 75, n s, 72 w Park av, 18x50.5, 4-sty brk tenement. Edw J Murray and ano to Chas H Leimbacher. Mort \$6,500. Mar 29, 1906. 6:1623-32½. A \$4,000-\$8,000. nom

118th st, No 344, s w s, 125 n w 1st av, 25x100.10, 2-sty frame dwelling. Samuel Pollak to Abraham Goodman. Q C. Mar 24. Mar 27, 1906. 6:1689-32. A \$5,000-\$6,500. other consid and 685

118th st, Nos 231 and 233, n s, 231 w 2d av, 29x100.11, 6-sty brk tenement and store. CONTRACT. Abraham Schlesinger and Herman Feinchel with Max Borek. Mort \$36,000. Oct 30, 1905. Mar 27, 1906. 6:1783-15. A \$7,500-\$9,500. 43,750

119th st, Nos 306 to 314, s s, 100 e 2d av, 100x100.11, five 5-sty brk tenements. Kalman Rosenbluth to Planet Realty Co. Mort \$80,000. Mar 26, 1906. 6:1795-46 to 50. A \$20,000-\$77,500. nom

119th st, No 342, s s, 175 w 1st av, 27.6x100.10, 5-sty stone front tenement. Bernard Schoen to Isaac Shlanowsky. Mort \$18,500. Mar 26. Mar 28, 1906. 6:1795-35. A \$6,000-\$21,500. other consid and 100

119th st, No 315, n s, 169.3 e 2d av, 18.9x100.11, 4-sty stone front tenement. Joaquin M Agüero to Fredk E Nathan. Mort \$8,500. Mar 27. Mar 28, 1906. 6:1796-9. A \$3,700-\$10,000. other consid and 100

119th st, No 454, s s, 75 w Pleasant av, 23x100.11, 4-sty brk tenement. James E Mitchell to Sallie A and Julia I O'Hara. Mar 28. Mar 29, 1906. 6:1806-28¼. A \$4,200-\$11,500. other consid and 100

121st st, No 431, n s, 278.7 w Pleasant av, 17.10x100.11, 3-sty stone front dwelling. Cath M Tiernan to Shapiro, Levy & Starr, a corpn. Mort \$4,000. Mar 29, 1906. 6:1809-15. A \$2,700-\$5,000. other consid and 100

121st st, No 57, n s, 229.6 w Park av, 18x100.11, 3-sty stone front dwelling. George Pfister to Henry Schnier. Mort \$10,000. Mar 27. Mar 29, 1906. 6:1747-45. A \$7,000-\$11,500. other consid and 100

121st st, No 433, n s, 260.9 w Pleasant av, 17.10x100.11, 3-sty stone front dwelling. Bertha Bouton to Shapiro, Levy & Starr, a corpn. Mort \$4,500. Mar 29, 1906. 6:1809-16. A \$2,700-\$5,000. other consid and 100

121st st, n s, 441.8 w Amsterdam av, 66.8x100.11, 6-sty brk tenement. West Side Construction Co to Wilkes-Barre Realty Co. Mort \$90,000. Mar 17. Mar 23, 1906. 7:1976. 100

121st st, n s, 375 w Amsterdam av, 66.8x100.11, 6-sty brk tenement. West Side Construction Co to Wilkes-Barre Realty Co. Mort \$90,000. Mar 17. Mar 23, 1906. 7:1976. 100

121st st, n s, 508.4 w Amsterdam av, 66.8x100.11, 6-sty brk tenement. The West Side Construction Co to Wilkes-Barre Realty Co. Mort \$100,000. Mar 17. Mar 23, 1906. 7:1976. 100

121st st| n s, 100 e Broadway, 100x191.10 to s s 122d st, vacant. John M Farley to Corpus Christi Roman Catholic Church. Mort \$120,000. Mar 23. Mar 27, 1906. 7:1976-6 to 9 and 56 to 59. A \$76,000-\$76,000. 100

121st st, n s, 100 e Amsterdam av, 25x100.10, vacant. Albert V Donellan to Powers Court Realty Co. Mort \$8,000. Mar 22. Mar 26, 1906. 7:1963-38. A \$10,000-\$10,000. other consid and 100

122d st, No 55, n s, 253 w Park (4th) av, 27x100.11, 5-sty stone front tenement. Emma Epstein to James G Andriaccio. Mort \$24,000. Mar 13. Mar 23, 1906. 6:1748-6. A \$11,000-\$24,000. other consid and 100

123d st, No 132, s s, 374.6 w Lenox av, 17.6x100.11, 3-sty and basement stone front dwelling. Anna S Finck widow, HEIR, &c, Anna Fahrenholz to Minna wife Julius Franke. Q C. All liens. Mar 22. Mar 23, 1906. 7:1907-49. A \$7,400-\$13,500. nom

123d st, No 524, s s, 266.10 w Amsterdam av, 33.2x100.11, 5-sty brk tenement. Charles Hoffart to Rosie Einstein. Mort \$20,000. Mar 28. Mar 29, 1906. 7:1977-44. A \$10,600-\$30,000. other consid and 100

124th st, No 354, s s, 118.6 w 1st av, 18x100.11, 3-sty stone front dwelling. PARTITION. Morris Cooper referee to Solomon Simon. Mar 22. Mar 23, 1906. 6:1800-32. A \$4,000-\$7,500. 9,375

Same property. Martin J Slevin to same. Q C. All liens. Mar 9. Mar 23, 1906. 6:1800. 75

Same property. Solomon Simon to Realty Transfer Co. Mort \$7,000. Mar 22. Mar 23, 1906. 6:1800. other consid and 100

Same property. Release dower. Marjorie wife John Sauter to same. Mar 15. Mar 23, 1906. 6:1800. nom

125th st, No 545, n s, 150 e Broadway, 25x99.11, 5-sty brk tenement. Thos W Jerald to Cecilia Gottlieb. Mar 26, 1906. 7:1980-8. A \$8,000-\$18,000. 26,000

125th st, n s, 100 e Morningside av East or Columbus av, 100x99.10, vacant. Harris Bernstein to Isaac Goldberg. ½ part. Mort \$75,000. Mar 23, 1906. 7:1952-5 to 8. A \$52,000-\$52,000. 100

125th st, n s, 100 e Morningside av East or Columbus av, 100x99.10, vacant. Metropolitan Trust Co EXRS, &c, Phebe A Murphy to Harris Bernstein. Mar 23, 1906. 7:1952-5 to 8. A \$52,000-\$52,000. 95,000

125th st, No 545, n s, 150 e Broadway, 25x99.11, 5-sty brk tenement. Cecilia Gottlieb to John Palmer. 7-12 part. Mort \$20,000. Mar 26. Mar 27, 1906. 7:1980-8. A \$8,000-\$18,000. other consid and 100

125th st, No 53, n s, 285 e Lenox av, 20.6x99.11, 4-sty stone front tenement and store. Cath M Dreyer to Chas H Dreyer. B & S. All liens. Mar 28, 1906. 6:1723-13. A \$28,500-\$35,000. other consid and 100

126th st, No 316, s s, 275 e 2d av, 25x99.11, 5-sty brk tenement. John K Ryer to John Kroog. Mort \$14,000. Mar 28, 1906. 6:1802-41. A \$5,000-\$13,500. other consid and 100

126th st, No 227, n s, 271.6 e 3d av, 33.6x99.11, 5-sty brk tenement. Saul Federman to Abram Bachrach. Mort \$29,500. Mar 28. Mar 29, 1906. 6:1791-12. A \$9,500-\$27,000. other consid and 100

126th st, No 163, n s, 110 w 3d av, 25x99.11, 5-sty brk tenement and store. Jacob Kloorfain to Abram A Weigert and Alex A Tausky. Mort \$23,000. Mar 26. Mar 27, 1906. 6:1775-32. A \$8,000-\$23,000. other consid and 100

129th st, s s, 74.11 e 7th av, strip, 0.1x99.11. Samuel Wiener et al to Virginia S and Helen S Mackay-Smith TRUSTEES Wm C Stuart Q C. Mar 21. Mar 23, 1906. 7:1913. nom

131st st, Nos 35 and 37, on map No 35, n s, 410 w 5th av, 50x99.11, 6-sty brk tenement. Moses Goldsmith to Louis Silverman. Mort \$65,000. Dec 28, 1905. Mar 23, 1906. 6:1729-19. A \$18,000-\$80,000. other consid and 100

132d st, Nos 52 to 60, s s, 510 w 5th av, 87.6x99.11, five 3-sty frame dwellings. Marcus L Osk et al to Bertha C Gottlieb. Mort \$36,000. Mar 5. Mar 29, 1906. 6:1729-57 to 60. A \$26,000-\$33,000. nom

133d st, No 26, s s, 335 w 5th av, 25x99.11.

133d st, No 28, s s, 360 w 5th av, 25x99.11, two 5-sty brk tenements. Release bond. Q C, &c. Maud B Prentice and ano as COMMITTEE Augustus B Prentice to Emma Britz. Mar 27, 1906. 6:1730-50 and 51. A \$14,000-\$38,000. nom

- 133d st, Nos 26 and 28, s s, 335 w 5th av, 50x99.11, two 5-sty brk tenements. Emma Britz to Sarah Solomon. Mort \$23,000. Mar 20. Mar 27, 1906. 6:1730—50 and 51. A \$14,000—\$38,000. other consid and 100
- 134th st, No 52, s s, 290 w Park av, 25x99.11, 2-sty frame dwelling. John Kerr to Louis Lese. Mar 16. Mar 29, 1906. 6:1758—49. A \$5,500—\$6,000. other consid and 100
- 134th st, s s, 215 w Park av, 75x99.11, vacant. Philip Siegel to Louis Lese. Mar 16. Mar 29, 1906. 6:1758—46 to 48. A \$15,000—\$15,000. other consid and 100
- 136th st, No 303, n s, 85 w 8th av, 16.8x99.11, 3-sty brk dwelling. Lawson W Fuller to Henry B Fuller. All title. Q C. Mar 23. Mar 26 1906. 7:1960—43. A \$4,600—\$11,500. 1,006.11
- 136th st, No 247, n s, 289 e 8th av, 17x99.11, 3-sty brk dwelling. FORECLOS. Lyttleton Fox referee to Isaac Helfer. Mar 24. 1906. 7:1942—12½. A \$6,100—\$11,000. 15,000
- 136th st, No 247, n s, 289 e 8th av, 17x99.11, 3-sty brk dwelling. Isaac Helfer to Hattie Guthman. Mort \$11,500. Mar 24. Mar 27, 1906. 7:1942—12½. A \$6,100—\$11,000. other consid and 100
- 138th st, No 612, s s, 202 w Broadway, 16x99.11, 4-sty brk dwelling. Wm U Parsons to Marguerite C Sanders. Mort \$6,000. Mar 19. Mar 23, 1906. 7:2086—41½. A \$2,300—\$11,500. nom
- 141st st, Nos 231 and 233, n s, 250 e 8th av, 62.6x99.11, 6-sty brk tenement. Francis Scallion to Irving Realty Co. Mort \$75,750. Mar 23. Mar 26, 1906. 7:2027—11. A \$22,500—\$78,000. other consid and 100
- 142d st, No 613, n s, 215 w Broadway, 15x99.11, 3-sty stone front dwelling. Fannie B Nattress to Thos J Brady. Mar 24. Mar 29, 1906. 7:2089—23. A \$2,100—\$9,000. 100
- 143d st, No 235, n s, 250 w 7th av, 25x99.11, 5-sty brk tenement. Harry U Rosenthal to Max Manne. Mort \$18,650. Mar 26. Mar 28, 1906. 7:2029—21. A \$8,000—\$15,000. other consid and 100
- 144th st, No 511, n s, 150.3 w Amsterdam av, 16.6x99.11, 3-sy brk dwelling. FORECLOS. John E Duffy (ref) to Edgar Logan, of Yonkers, N Y. Mar 23. Mar 27, 1906. 7:2076—26. A \$3,300—\$9,000. 11,100
- 148th st, No 519, n s, 261 w Amsterdam av, 15.6x99.11, 3-sty brk dwelling. Thomas Cheyne and ano EXRS Hugh Cheyne to Alexander McCann. Mort \$9,000. Mar 12. Mar 27, 1906. 7:2080—21. A \$3,700—\$10,500. 12,600
- 164th st, s s, 100 e Broadway, 265x99.11, vacant. Maurice J Burstein to Augusta Politziner. Mort \$62,850. Jan 5, 1906. Rerecorded from Jan 6, 1906. Mar 29, 1906. 8:2122. other consid and 100
- 185th st, s s, 200 e St Nicholas av, 100x79.11, vacant. Realty Transfer Co to Philip Simon and Henry Segall. Mort \$21,000. Mar 1. Mar 23, 1906. 8:2157—12 to 15. A \$18,000—\$18,000. other consid and 100
- Av A, Nos 170 and 172 | s e cor 11th st, 40x75.6, two 4-sty brk 11th st, No 500 | tenements and stores. Max Gold to Samuel Lipman. Mort \$31,000. Mar 13. Mar 22, 1906. 2:404—3 and 4. A \$20,000—\$27,000. Corrects error in last issue, when location was given as Av av. other consid and 100
- Av A, No 34, e s, 44.6 s 3d st, 22x76, 3-sty frame brk tenement and store and 5-sty brk tenement on rear. Ignatz Lefkowitz to Bernard Trusch. Mort \$18,000. Mar 29, 1906. 2:398—5. A \$14,500—\$17,000. other consid and 100
- Av A, No 1528, e s, 25 s 81st st, 26.3x73, 4-sty brk tenement and store. Hattie E or Harriet E Whitlock heir Thaddeus J Whitlock to Moses L Siff. Q C. Mar 21. Mar 27, 1906. 5:1577—50. A \$6,500—\$13,000. nom
- Av A, No 1528, e s, 25 s 81st st, 26.2x73, 4-sty brk tenement and store. Abraham Meyer et al to Moses L Siff. Mort \$7,500. Mar 21. Mar 24, 1906. 5:1577—50. A \$6,500—\$13,000. other consid and 100
- Same property. Benjamin Oestreicher et al EXRS Henrietta or Yetta Meyer to same. Mort \$4,500. Mar 21. Mar 24, 1906. 5:1577. 16,250
- Av A | n e cor 67th st, 50x— to w s Exterior st, 2-sty frame 67th st | building and vacant. John D Rockefeller to James Exterior st | H Jones. Mar 14. Mar 28, 1906. 5:1479—1. A \$60,000—\$60,000. nom
- Av B, No 232 | s w cor 14th st, 23x95, 5-sty brk tene- 14th st, Nos 542 and 544 | ment and store and 2-sty brk tenement and store on st. Rachel Levy to Rosehill Realty Corp. Mort \$19,000. Mar 23, 1906. 2:407—29. A \$16,000—\$24,000. other consid and 100
- Av B, No 143 | n e cor 9th st, 23.3x70, 6-sty brk tenement and 9th st, No 601 | store. Belle R Blitzter to Betty Simon. All liens. Jan 5. Mar 23, 1906. 2:392—1. A \$20,000—\$35,000. other consid and 100
- Av C, No 199, w s, 26 n 12th st, 25x70, 4-sty brk tenement and store. Pinkus Burger to Alexander Greif. Mort \$11,000. Mar 26, 1906. 2:395—37. A \$8,500—\$11,000. other consid and 100
- Amsterdam av | n w cor 186th st, 214.10 to s s 187th st x100, va- 186th st | cant. Solomon Simon et al to Philip Simon. 187th st | Mort \$81,000. Mar 22. Mar 23, 1906. 8:2156—83. A \$55,000—\$55,000. other consid and 100
- Amsterdam av, w s, 50 s 180th st, 50x100, vacant. Annie Ormiston and ano to D M Koehler & Son Co. C a G. Mar 22. Mar 23, 1906. 8:2152—48. A \$17,000—\$17,000. other consid and 100
- Amsterdam av, No 685, e s, 41.8 n 93d st, runs e 68 x n 24 x w 4 x n — x w 68 to av, x s 25 to beginning, 5-sty brk tenement and store.
- Amsterdam av, No 689, e s, abt 95 n 93d st, being s ½ of Ap-throps or Jauncys lane, all title, &c, to this 2d parcel, 2-sty brk store. Adolph Feist to Anne N Cooper. Mort \$7,150. Q C. All title. Mar 24. Mar 26, 1906. 4:1224—2½ and 4. A \$25,000—\$36,000. nom
- Amsterdam av, No 563, e s, 25.8 n 87th st, 25x100, 1-sty frame shop.
- Amsterdam av, No 573 e s, 25.8 s 88th st, 25x100, vacant. Laura C Crane to Wm Rosenzweig Realty Operating Co. Mar 26, 1906. 4:1218—2 and 62. A \$36,000—\$36,000. 42,000
- Same property. William Rosenzweig Realty Operating Co to Gottlieb M Karpas. Mort \$37,000. Mar 26, 1906. 4:1218. other consid and 100
- Amsterdam av | s e cor 163d st, runs e 125 x s 112.6 x w 25 x n 12.6 163d st | x w 100 to av x n 10 to beginning, vacant. Mid- dleboro Realty Co to Morris Bernstein and David Peltyn. Mort \$140,000. Mar 28, 1906. Mar 29, 1906. 8:2110—6 to 10. A \$44,500—\$44,500. other consid and 100
- Amsterdam av, Nos 1990 to 1994 | s w cor 159th st, 66.7x150, four 159th st, Nos 500 to 506 | 3-sty frame dwellings on st and three 3-sty frame tenements and stores. Mary E Green et al to The Four Realty Co. Mar 28. Mar 29, 1906. 8:2117—32 and 34. A \$36,000—\$53,000 other consid and 100
- Bradhurst av, No 126, e s, 74.11 n 148th st, 25x75, 5-sty brk tenement. Moritz Goldstein et al to Betty Frankel and Wilmea Goodman. Mort \$20,500. Mar 29, 1906. 7:2045—66½. A \$4,500—\$14,000. other consid and 100
- Bradhurst av, s e cor 147th st, 49.11x100, 6-sty brk tenement and store. Samuel Michelson to Solomon Solovinsky. Mort \$58,000. Mar 22. Mar 24, 1906. 7:2045—38 and 39. A \$12,000—\$— other consid and 100
- Broadway, s e s, 25 s w 100th st, 21.9x100.1x26x100, vacant. Louis V O'Donohue et al to The Realty Co of America. B & S and C a G. Mar 26, 1906. 7:1871—43. A \$22,000—\$22,000. other consid and 100
- Broadway, s e s, 25 s w 100th st, 21.9x100.1x26x100, vacant. The Realty Co of America to Realty Mortgage Co. Mort \$21,000. Mar 26, 1906. 7:1871—43. A \$22,000—\$22,000. other consid and 100
- Broadway, s e cor 100th st, 25x100, vacant. Ellen Y Scott to Realty Mortgage Co, ½ part, and Emanuel Heilner and Moses J Wolf, each ¼ part. Mar 27. Mar 29, 1906. 7:1871—42. A \$38,000—\$38,000. other consid and 100
- Broadway, s e cor 161st st, 99.11x100, vacant. Isaac Helfer to Markus Pollak. All liens. Mar 21. Mar 26, 1906. 8:2119—5. A \$30,000—\$30,000. other consid and 100
- Broadway | s e cor 143d st, — to n s 142d st x175, 3-sty brk dwell- 142d st | ing and vacant. David J King et al EXRS, &c, Edw J 143d st | King to Leopold Ehrmann. Mar 16. Mar 23, 1906. 7:2074—1 to 4, 61 to 63, 6 and 7, 57 to 59. A \$108,500—\$108,500. other consid and 100
- Same property. Leopold Ehrmann to Aaron M Janpole and Louis Werner. Mort \$220,000. Mar 23, 1906. 7:2074. other consid and 100
- Broadway, s e cor 100th st, 25x100, vacant. John J Dillon to Ellen Y Scott, Jersey City, N J. Mar 23. Mar 27, 1906. 7:1874—42. A \$38,000—\$38,000. other consid and 100
- Broadway, s w cor 142d st, 99.11x100, vacant. Zachariah Zacharias to Patrick Reddy. Mort \$67,000. Mar 26. Mar 27, 1906. 7:2088—98 and 99. A \$34,000—\$34,000. other consid and 100
- Broadway, s e s, 25 s 100th st, runs s e 100 x s w 6 x n w — to Broadway, x n e 21.9 to beginning, vacant. Realty Mortgage Co to Emanuel Heilner and Moses J Wolf. ½ part. Mort \$21,000. Mar 26. Mar 28, 1906. 7:1871—43. A \$22,000—\$22,000. other consid and 100
- Lexington av, No 1286 | s w cor 87th st, 100.8x66.1, three 5-sty 87th st, Nos 132 to 136 | brk tenements and store on av. Cle- ment March to John McLaughlin. Mar 29, 1906. 5:1515—56½ to 58. A \$37,000—\$93,000. other consid and 100
- Lexington av, Nos 2021 to 2025 | s e cor 123d st, 100.11x35, 5-sty 123d st, No 146 | brk tenement and store. Gustav Frey et al HEIRS, &c, Francis Frey Sr to Adolph Platky, 2-3 parts, and Morris Freundlich, 1-3 part. Mort \$45,000. Mar 28. Mar 29, 1906. 6:1711—52. A \$19,000—\$50,000. 100
- Lexington av, Nos 2021 to 2025 | s e cor 123d st, 100.11x35, 5-sty 123d st, No 146 | brk tenement and store. Morris Freundlich et al to Henry Marks and Casper Levy. Mort \$55,000. Mar 28. Mar 29, 1906. 6:1771—52. A \$19,000—\$50,000. other consid and 100
- Lexington av, Nos 2050 and 2052 | n w cor 124th st, runs w 40 x n 124th st, Nos 131 and 133 | 100.11 x e 32 x s 20.1 x s e 15.9 to av x s 67.6 to beginning, 3 and 4-sty frame tenements and stores. Harris Mandelbaum et al to Arthur W Saunders, of Brooklyn. All liens. Mar 27. Mar 29, 1906. 6:1773—16 and 17. A \$22,000—\$40,000. other consid and 100
- Same property. Arthur W Saunders to Harris Mandelbaum and Fisher Lewine. Mort \$34,000. Mar 28. Mar 29, 1906. 6:1773. other consid and 100
- Lexington av, No 150, w s, 74.1 s 30th st, 24.8x100, 4-sty stone front dwelling. Everett A Brett to Geo E Chisolm, of Morris- town, N J. B & S. April 28, 1905. Mar 23, 1906. 3:885—69. A \$19,000—\$27,000. other consid and 100
- Lexington av, No 229, e s, 79.3 s 34th st, 19.5x75, 3-sty brk dwell- ing. Mary A wife John Murphy to John L Martin. Mar 21. Mar 24, 1906. 3:889—67. A \$15,000—\$17,500. other consid and 100
- Same property. John L Martin to Marie M Addicks. Mort \$22,000. Mar 23. Mar 24, 1906. 3:889. other consid and 100
- Same property. Marie M Addicks to Wm H English. Mort \$22,000. Mar 23. Mar 24, 1906. 3:889. other consid and 100
- Madison av, Nos 1454 and 1456, s w cor 100th st, 50x100, 6-sty brk tenement and store. William Laue to Nathan Gordon, Leopold Schlessel and Sarah wife Jacob Goldstein. Mort \$80,000. Mar 23. Mar 24, 1906. 6:1605—58. A \$55,000—P \$56,000. other consid and 100
- Madison av, No 1455, e s, 50.11 n 100th st, 25x80, 5-sty brk tenement and store. Henrietta Zoeller to Julius Stich. Mort \$18,500. Mar 27. Mar 28, 1906. 6:1606—21. A \$14,000—\$21,000. other consid and 100
- Madison av, No 1457, e s, 75.11 n 100th st, 25x80, 5-sty brk tenement and store. Henrietta Zoeller to Julius Stich. Mort \$18,500. Mar 27. Mar 28, 1906. 6:1606—20. A \$14,000—\$21,000. other consid and 100
- Manhattan av, No 140, e s, 17.3 s 106th st, 17x70, 3-sty and base- ment brk dwelling. Max G Hopf to Louise A Hopf. Mort \$9,000. Mar 4. Mar 29, 1906. 7:1841—46. A \$6,000—\$11,000. nom
- Marble Hill av, late Kingsbridge av, e s, 261.2 s 228th st, late Terrace View av, 25x100, vacant. Sigmund Bendit to Andrew J Larkin, Borough of Richmond. Mar 20. Mar 23, 1906. 13:3402. other consid and 100
- Marble Hill av, late Kingsbridge av, e s, 236.2 s 228th st, late Terrace View av, 25x100, vacant. Annie M Hochholzer to Andrew J Larkin, Borough of Richmond. Mar 23, 1906. 13:3402. other consid and 100
- Marble Hill av, late Kingsbridge av, e s, 236.2 s Terrace View av, now 228th st, 25x100.
- Marble Hill av, late Kingsbridge av, e s, 261.2 s 228th st, 25x100, vacant. Andrew J Larkin to Sumner Deane. Mort \$6,000. Mar 23, 1906. 13:3402. nom
- Morningside av East, No 16, e s, 56.5 s 116th st, 53.10x68.3x47.8x 93.3, 6-sty brk tenement. Caroline L Foley to Arthur Price. Mort \$65,000. Mar 16. Mar 29, 1906. 7:1849—52. A \$27,000—\$70,000. 90,000
- Morningside av East, No 25, e s, 81.7 s 117th st, 19.4x100, 5-sty brk tenement. Geo J Marinus et al to Katharine Marinus. ¾ parts. All liens. Mar 6. Mar 26, 1906. 7:1943—64. A \$11,000—\$18,000. nom
- Old Broadway, No 2347, n w s, 24.11 s w 130th st, 25x93.7x25x92, 3-sty frame brk front tenement and store. Eliz C wife of and Gunder Gundersen to Geo J Schnatz. Mar 28, 1906. 7:1984—55. A \$5,500—\$7,500. other consid and 100

Park av, Nos 1728 to 1734 | s w cor 121st st, 100.11x20, 4-sty stone 121st st, No 82 | front tenement and store. Release claims, &c, as to Park av Viaduct. Estelle H King to N Y & H R R Co and the N Y C & H R R R Co. Mar 20. Mar 28, 1906. 6:1747-18. A \$13,000-\$20,000. other consid and 100
 Same property. Release mort as to property rights, easements, &c. Adam Schulz to same. Mar 20. Mar 28, 1906. 6:1747. nom

Park av, Nos 1807 and 1809, e s, 107.2 s 125th st, 31.6x90, 5-sty brk tenement and store. Release mort on property rights, &c. The Emigrant Industrial Savings Bank to N Y & H R R Co and the N Y C & H R R R Co. Mar 19. Mar 23, 1906. 6:1773-4. A \$14,000-\$26,000. nom

Park av, Nos 1811 and 1813, e s, 75.8 s 125th st, 31.6x90, 5-sty brk tenement and store. Release mort on property rights, &c. The Emigrant Industrial Savings Bank to N Y & H R R Co and the N Y C & H R R R Co. Mar 19. Mar 23, 1906. 6:1773-72. A \$15,000-\$27,000. nom

Park av, Nos 1807 to 1813, e s, 75.8 s 125th st, 63.2x90, two 5-sty brk tenements and stores. Release claims, &c, as to Park av viaduct. Wm H McCarthy to N Y & Harlem R R Co and the N Y C & H R R R Co. Mar 14. Mar 23, 1906. 6:1773-4 and 72. A \$29,000-\$53,000. other consid and 100

Park av, No 1690, w s, 50.5 s 119th st, 25x90, 5-sty brk tenement and store. Release claims, &c, as to Park av viaduct. Christian Haist to N Y & H R R Co and the N Y C & H R R R Co. Feb 24. Mar 26, 1906. 6:1745-38. A \$7,000-\$16,000. other consid and 100

Same property. Release mort as to property rights, &c. The Emigrant Industrial Savings Bank to same. Mar 19. Mar 26, 1906. 6:1745. 1,000

Park av, No 1726, w s, abt 80 n 120th st, 25.5x100, 4-sty brk tenement and store. Agreement that party 2d part will obtain releases, &c. Martha E Baum et al with Moritz Cassirer. Feb 14, 1905. Mar 27, 1906. 6:1747. nom

Post av, n s, 100 e Dyckman st, 100x155, vacant. Atlantic Realty Co to Gustave Drobegg, of Brooklyn. B & S. Mort \$9,000. Mar 29, 1906. 8:2220. other consid and 100

Sherman av, w s, 100 n e Isham st, 75x150, vacant. Max Marx to Geo N Mauger. Mort \$14,000. Mar 23. Mar 24, 1906. 8:2228-42. A \$6,500-\$6,500. other consid and 100

Sherman av, w s, 100 n e Isham st, 75x150, vacant. Geo N Mauger to Mabel M Mohun. Mort \$15,500. 1/2 part. All title. Mar 26, 1906. 8:2228-18. A \$4,500-\$4,500. other consid and 100

St Nicholas av, No 1543, w s, 15.10 n 187th st, 20x80, 3-sty brk dwelling. John B White to Frank R Adams. B & S. Mort \$7,000. Mar 15. Mar 29, 1906. 8:2168-22. A \$4,400-\$8,000. nom

St Nicholas av, n e cor 180th st, 75x100, vacant. Ernest Ehrmann et al to Patrick Reddy. B & S. Mar 24, 1906. 8:2153-57 to 59. A \$27,000-\$27,000. other consid and 100

Same property. Patrick Reddy to Joseph A Gray, of Bayonne, N J. Mort \$49,000. Mar 24, 1906. 8:2153. other consid and 100

West Broadway, Nos 261 and 263 n e cor Walker st, 50.2x75.2, 7-Walker st, Nos 2 to 6 | sty brk loft and store building. John W Condit to Henry Acker and Chas R Protze. Mort \$90,000. Mar 26. Mar 29, 1906. 1:192-13. A \$45,000-\$115,000. other consid and 100

West End av, No 779 | n w cor 98th st, 21x80, 4-sty and base- 98th st, No 301 | ment stone front dwelling. Robert Alexander to Robert Alexander and Robt T Dorning. Mort \$33,000. Mar 24. Mar 26, 1906. 7:1888-15. A \$17,000-\$28,000. nom

West End av, No 779 | n w cor 98th st, 21x80, 4-sty and base- 98th st, No 301 | ment stone front dwelling. B Olof Anderson to Mary A McCormack. Mort \$27,500. Jan 16, 1905. Mar 26, 1906. 7:1888-15. A \$17,000-\$28,000. other consid and 100

Same property. Mary A McCormack to Robert Alexander. Mort \$27,500. Mar 23, 1906. Mar 26, 1906. 7:1888. other consid and 100

West End av | s w cor 77th st, runs s 24.6 x w 40 x s 6.6 x w 77th st, No 300 | 11.6 x n 12.6 x e 11.6 x n 18.6 to st, x e 40 to beginning, 4-sty and basement brk and stone dwelling. Elbert F Baldwin to Chas R Leake. Mort \$24,000. Mar 23. Mar 27, 1906. 4:1185-75. A \$19,000-\$33,000. 100

1st av, No 943 | s w cor 52d st, 25.5x100, 5-sty brk tene- 52d st, Nos 348 to 352 | ment and store. Peter Ries to Fredk J Feuerbach. Mar 29, 1906. 5:1344-30. A \$16,000-\$24,000. other consid and 100

1st av, Nos 1229 to 1235, w s, 50 n 66th st, 100.10x75, two 6-sty brk tenements and stores. Harris Maran et al to Joseph Dub, Josef Weisel, Lippman Schnurmacher and Anna Weiss. Mort \$84,000. Mar 27. Mar 29, 1906. 5:1441-25 to 27. A \$27,000-\$84,000. other consid and 100

1st av, Nos 1135 and 1137, w s, 68.5 n 62d st, 32x64, 5-sty brk tenement and store. Hester C Wightman to Celia Stern. Mort \$25,800. Mar 2. Mar 27, 1906. 5:1437-26. A \$15,000-\$25,000. other consid and 100

Same property. Celia Stern to Jonas Weil and Bernhard Mayer. Mort \$25,800. Mar 27, 1906. 5:1437. other consid and 100

2d av, No 810, e s, 50.5 s 43d st, 25x100, 5-sty brk tenement and store. Max Zaubler and Hannah his wife to Hattie Sobler. 1/2 part. All title. Mort \$26,000. Mar 5. Mar 21, 1906. 5:1336-3. A \$12,500-\$27,500. Correcets error in last issue when grantees name was Zobler. other consid and 100

2d av, No 897, w s, 21.6 s 48th st, 19.8x69.6, 4-sty brk tenement and store. PARTITION. Emil Goldmark referee to Thos J McMahon. Mar 23. Mar 24, 1906. 5:1321-28. A \$9,500-\$12,000. 15,400

2d av, No 899 | s w cor 48th st, 21.6x69.6, 4-sty brk tenement 48th st, No 254 | and store. PARTITION. Emil Goldmark referee to Chas W Knoche. Mar 23. Mar 24, 1906. 5:1321-29. A \$15,500-\$20,000. 26,500

2d av, No 1631, w s, 27.2 s 85th st, 25x80, 4-sty stone front tenement and store. PARTITION. Emil Goldmark referee to Monogram Realty Co. Mar 23. Mar 24, 1906. 5:1530-27. A \$11,500-\$20,000. 23,500

2d av, No 895, w s, 41.2 s 48th st, 20.1x69.6, 4-sty brk tenement and store. PARTITION. Emil Goldmark referee to Arthur W Saunders, of Brooklyn. Mar 23. Mar 24, 1906. 5:1321-27. A \$10,000-\$12,500. 13,350

Same property. Arthur W Saunders to Harris Mandelbaum and Fisher Lewine. Mort \$9,000. Mar 24, 1906. 5:1321. other consid and 100

2d av, w s, 100.4 s 71st st, strip, 0.1x72, Simon and Edward Marx EXRS, &c, Salomon Marx to Samuel Aufses. All liens. Mar 14. Mar 29, 1906. 5:1425. nom

2d av, No 1038, e s, 40.5 s 55th st, 20x64, 4-sty stone front tenement and store. Joseph Freeman to Gabriel H Lang. Mort \$8,-

000. Mar 28. Mar 29, 1906. 5:1347-51. A \$7,500-\$11,000. other consid and 100

2d av, No 1040, e s, 20.5 s 55th st, 20x64, 4-sty stone front tenement and store. Clara wife Charles Adler to Gabriel H Lang. Mort \$9,000. Mar 28. Mar 29, 1906. 5:1347-50. A \$7,500-\$11,000. other consid and 100

2d av, No 2069, w s, 75.11 n 106th st, 25x75, 4-sty brk tenement and store. Raphael Vanacore to Elias Nitzberg. Mort \$14,000. Mar 28. Mar 29, 1906. 6:1656-24. A \$6,500-\$14,000. other consid and 100

2d av, Nos 1882 to 1886, e s, 23.6 n 97th st, 75.3x74, three 4-sty brk tenements and stores. Hyman Rubin et al to Rose Levere. Mort \$33,000. Mar 28. Mar 29, 1906. 6:1669-2 to 4. A \$19,500-\$33,000. other consid and 100

2d av, No 2358 | s e cor 121st st, 20.11x80, 3-sty brk ten- 121st st, Nos 300 and 306 | ement and store. John C Prendergast to Sarah A Pinner. Mort \$14,500. Mar 27. Mar 28, 1906. 6:1797-52. A \$9,500-\$14,500. other consid and 100

2d av, No 2358 | s e cor 121st st, 20.11x80, 3-sty brk 121st st, Nos 300 and 306 | tenement and store. Joseph Adolph to John C Prendergast. Mort \$12,000. Mar 27. Mar 28, 1906. 6:1797-52. A \$9,500-\$14,500. other consid and 100

2d av, No 2191, w s, 92.6 s 113th st, runs w 100 x s 8.5 x e 20 x s 12.10 x e 80 to av x n 21.3 to beginning. 2d av, No 2193, w s, 71.3 s 113th st, 21.3x100. 2d av, No 2195, w s, 59 s 113th st, 21.3x80. three 4-sty brk tenements and stores. Max Domroe to Joseph Hlavac Jr. Mort \$32,000. Mar 20. Mar 26, 1906. 6:1662-24 1/2 and 25 and 26. A \$20,000-\$33,500. other consid and 100

2d av, No 1124 | n e cor 59th st, 25.1x76.7, 4-sty frame 59th st, Nos 301 and 301 1/2 | tenement and store and 3-sty brk tenement and store on st. General release. Annie L Shinkle to Eliz J and Chas H Lalor EXRS, &c, Wm J Mead. Mar 13. Mar 23, 1906. 5:1434-1. A \$20,000-\$23,000. 500

3d av, No 939, e s, 40.5 s 56th st, 20x80, 5-sty brk tenement and store. Henry Oppenheimer et al to Samuel Engle. Mort \$11,000. Mar 29. Mar 23, 1906. 5:1330-2 1/2. A \$12,000-\$16,000. 100

3d av, Nos 551 and 553, s e s, 49.5 s w 37th st, 49.4x100, two 5-sty brk tenements and stores. Nathan Burnstine to Frank Gens. Mort \$68,000. Mar 19. Mar 23, 1906. 3:917-58 and 59. A \$34,000-\$80,000. nom

3d av, No 1256, w s, 52.2 n 72d st, 25x100, 5-sty brk tenement and store. PARTITION. Emil Goldmark referee to Mary E F Mulvany. Mar 7. Mar 24, 1906. 5:1407-35. A \$25,000-\$36,000. 34,500

3d av, No 1387, e s, 21 s 79th st, 20.3x85, 5-sty brk tenement and store. Emma F Merritt and ano to Louis Feigenblatt. Mar 26. Mar 27, 1906. 5:1433-46. A \$12,000-\$17,000. other consid and 100

4th av, No 98, w s, 247.6 n 10th st, 20.1x79x20.5x79.5, 4-sty brk tenement and store. Mary F Betts to Geo S Bowdoin. B & S. Mar 27. Mar 29, 1906. 2:557-32. A \$24,000-\$27,000. other consid and 100

4th av, No 98, w s, 247.7 n 10th st, 19.6x79.10x19.10x79.5, 4-sty brk tenement and store. Mary F Betts to Geo S Bowdoin. Mar 27. Mar 29, 1906. 2:557. other consid and 100

5th av, e s, 100.11 n 111th st, runs e 100 x s 50 x w 13.11 x n w 103.7 to av, x n 0.11 to beginning. Agreement releasing above from lien of an agreement dated Apr 22, 1904. Joseph Oussani with Federal Union Surety Co. Mar 16. Mar 26, 1906. 6:1616. nom

5th av, No 1329, e s, 100.11 n 111th st, 25.3x100, 5-sty stone front tenement. Geo J Marinus et al to Katharine Marinus. 3/4 parts. All liens. Marr 6. Mar 26, 1906. 6:1617-72. A \$13,000-\$27,000. nom

5th av, No 2145 | n e cor 131st st, 25x99, 5-sty brk tenement and 131st st, No 1 | and store. John Heller to Julius Braun. Mort \$15,000. Mar 9. Mar 28, 1906. 6:1756-1. A \$22,500-\$38,000. other consid and 100

6th av, No 397, w s, 49.4 n 24th st, 24.8x100. Agreement as to easements, &c. Alfred Barth and ano as EXRS Augustus Barth with James Slater. Mar 1. Mar 23, 1906. 3:800. nom

6th av, Nos 54 and 56 | s e cor Washington pl, runs e 79.4 x s Washington pl, Nos 88 and 90 | 57.4 x w 20 x n 19 x w 56.7 to av x n 38.6 to beginning, 5-sty brk tenement and store. Chauncey S Traux to John T Williams. Mort \$45,000. Mar 12. Mar 23, 1906. 2:522-9. A \$40,000-\$70,000. nom

7th av, No 2301 | n e cor 135th st, runs e 100 x n 99.11 135th st, Nos 187 and 189 | x w 25 x s 75 x w 75 to av, x s 24.11 to beginning, two 5-sty brk tenements. 135th st, No 185, n s, 100 e 7th av, 25x99.11, 5-sty brk tenement. 7th av, No 2299 | s e cor 135th st, 24.11x75, 5-sty brk tenement. 135th st, No 190 | 135th st, No 183, n s, 125 e 7th av, 25x99.11, 4-sty brk and stone dwelling. 135th st, No 184, s s, 125 e 7th av, 25x99.11, 4-sty brk tenement. Cathleen Turney to Max Marx. Mort \$135,000. Mar 16. Mar 27, 1906. 7:1920-1 and 5 and 6 and 7. A \$54,000-\$108,000. and 1919-58. A \$11,000-\$17,000. other consid and 100

7th av, No 2252, w s, 74.11 s 133d st, 25x100, 5-sty brk tenement and store. Isaac M Witt to Mary G Costigan. Mort \$28,350. Mar 23. Mar 24, 1906. 7:1938-33. A \$15,000-\$23,000. other consid and 100

7th av, No 2152, w s, 29.11 s 128th st, 23.4x85, 5-sty stone front tenement. Rachel Strasbourger INDIVID and et al EXRS, &c, Henri Strasbourger to Isak Salinger. Mar 28. Mar 29, 1906. 7:1933-35. A \$14,500-\$22,000. 25,500

8th av, No 2839, on map No 2855, w s, 49.11 n 151st st, 25x81, 5-sty brk tenement and store. Charles Plunkett to Solomon Oppenheimer. Mort \$19,000. Mar 29, 1906. 7:2046-30. A \$5,000-\$16,000. nom

8th av, Nos 461 to 479 | s w cor 34th st, 197.6 to n s 33d st, x100, 33d st, No 301 | two 4 and one 6-sty brk warehouses with 34th st, No 300 | stores. PARTITION. James J Farran (ref) to the City Investing Co. Mar 26. Mar 27, 1906. 3:757-31. A \$400,000-\$450,000. 656,500

8th av, No 2785 | s w cor 148th st, 25x75, 5-sty brk tenement and 148th st, No 300 | store. Samuel E Dribben to Jacob Needle. Mort \$30,000. Mar 21. Mar 23, 1906. 7:2045-56. A \$7,500-\$19,000. nom

9th av, No 99, w s, 45.11 s w 17th st, 20.3x100, 4-sty brk tenement and store. John McElvaine to Angeline McElvaine. All title. B & S. Mort \$9,000. Feb 15. (Re-recorded from Feb 19, 1906.) Mar 26, 1906. 3:714-36. A \$10,000-\$13,500. nom

10th av, Nos 766 to 770 | n e cor 52d st, 75x100, with all title to 52d st, Nos 461 and 463 | strip 0.5 adj on north, three 5 and one 3-sty brk tenements and stores. Alexander Cadoo to Mary C

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O'Brien, Mort \$20,000. Feb 26. Mar 23, 1906. 4:1062—1 to 3 and 4½. A \$36,500—\$69,000. other consid and 100
10th av, No 506, e s, 49.5 n 38th st, 24.8x100, 5-sty brk tenement and store. Jennie Anderson to Jane L Gallon. Mort \$7,000. Mar 28. Mar 29, 1906. 3:736—3. A \$12,000—\$18,000. other consid and 100
11th av, No 670, e s, 50.2 n 48th st, 25.1x100.
11th av, No 672, e s, 75.3 n 48th st, 25.1x100, two 4-sty brk tenements and stores.
Gussie Kaplan to Abram Bachrach. Mort \$18,000. Mar 14. Mar 27, 1906. 4:1077—3 and 4. A \$16,000—\$18,000. other consid and 100
11th av, No 616, e s, 56.6 n 45th st, 18.9x70, 4-sty brk tenement and store. Daniel F Ebbers to John W Haslop. Mar 27, 1906. 4:1074—3½. A \$5,000—\$7,500. other consid and 100

MISCELLANEOUS.

Exemplified copy last will of Abraham Maze late of Tappan, N Y. Nov 9, 1900. Mar 29, 1906. Wills.
General conveyance of all interest in all real estate in City, County and State N Y covered by the "Jan" Bogardus, Webber and Harlem land patents granted by Governors Nicolls and Dongan dated A D 1666, 1667 and 1686 as of record in office of Secretary of State N Y at Albany, N Y, to HEIRS of "Anneka Jans" Bogardus Wolfort Weber, Resolve Waldron, "Jans" De La Mater et al, also all lands in Germany, England, Holland and all European Provinces. Mary J wife of and Douglas B Davis, of Chicago, Ill, to Jeannette M Goddard, of Chicago, Ill. Q C. Sept 14, 1905. Mar 23, 1906. Misc. 150
General assignment of 3-20 parts of real or personal property in estate of Chas Schledorn, Chas F Schledorn et al HEIRS, &c, Chas Schledorn to Henry A Steinbock. Mar 22. Mar 27, 1906. Misc.
General conveyance of all right, title and interest to all property, &c, under will Eliz F Floyd as collateral. Henry K Vingut, of Setauket, L I, to Equitable Trust Co. B & S. Mar 28, 1906. 61,000

BOROUGH OF THE BRONX.

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

Bryant st, No 1213, w s, 131.8 n Home st, 20x100, 2-sty frame dwelling. James Shields to Lazzaro P Faccini. Mar 26. Mar 27, 1906. 11:2993. other consid and 100
*Bronx Terrace, w s, 350 n 5th av, 105x130, Wakefield. Malinda G Mace to The Cassmille Refrigerator Co. Mar 21. Mar 24, 1906. 1,100
Clarke pl, s s, 255.6 w Sheridan av, 50x95, vacant. Matthew Sheedy to Edmund Coffin. Mort \$——. April 10, 1905. Mar 28, 1906. 11:2839. 100
*Elizabeth st, s s, 100 e Newell av, 25x100, Olinville. Adrian Iselin Jr et al EXRS Adrian Iselin to Wm A Alcock, of Brooklyn. Feb 23. Mar 26, 1906. 450
*Same property. Adrian Iselin Jr et al to same. All title. B & S. Feb 23. Mar 26, 1906. nom
*Same property. Wm A Alcock to Neptune Realty Co. Mar 26, 1906. 450
*Hancock st, e s, 125 s Columbus av, 25x100. Wm H Bell, Jr, et al to Francesco Lavocca. Mort \$3,000. Mar 23. Mar 27, 1906. other consid and 100
Hoffman st, e s, 26 n 189th st, 37x118x37.3x118.3, vacant. The Belmont Realty and Construction Co to Wm Seidman. Mar 15. Mar 28, 1906. 11:3067. nom
Hoe st, n e cor 172d st, 25x75, vacant. Marcus Nathan et al to Louis Nathan. Mar 27. Mar 28, 1906. 11:2989. other consid and 100
*Jefferson st, e s, 175 n Columbus av, 25x100, Van Nest station. Cornelius Lanzendoen to James Connaughton. Mar 27. Mar 28, 1906. other consid and 100
*Jefferson st, e s, 150 n Columbus av, 25x100. Anna L Ippolitto to James Connaughton. Mar 27. Mar 28, 1906. other consid and 100
Kelly st, No 30, e s, 100 n 156th st, 25x100, 3-sty brk dwelling. John F C Cordes to Geo F Armstrong. Mort \$7,500. Mar 22. Mar 23, 1906. 10:2708. nom
Morris pl, No 3, n s, 86 e Park av, late Vanderbilt av, 16x90, 3-sty frame dwelling. Augusta Wenner to Alexander Borsella. Mar 22. Mar 23, 1906. 11:2901. other consid and 100
*Main st, w s, 50 n Ditmars st, lots 714 and 715 map Eliz R B King at City Island. Jennie A Bliss to City Real Estate Co. B & S and C a G. April 23, 1902. Mar 23, 1906. other consid and 100
*Mathilda st, e s, 200 s Kossuth av, 100x100, South Washingtonville. Geo F Moody to Frank Starkman and Gustave Cerf. Mort \$1,760. Mar 23. Mar 26, 1906. nom
Niles st, s s, 175 w Bainbridge av, runs s 122.3 to n s Mosholu Parkway North, x w on curve 25.2 x n 124.5 to Niles st, x e 10.3 to an angle, x still e 15.11 to beginning.
Bainbridge av, w s, 25 s w Niles st, 25x100.
Bainbridge av, e s, 100 s Woodlawn road, 50x100.
"Drive," s e s, 250 s w Holt pl, 25x115, vacant.
Catharine Dillon to Emil Nyitray. Mar 20. Mar 28, 1906. 12:3334, 3335 and 3343. other consid and 100
Oak Tree pl, No 894, s s, 157.6 w Hughes av, 18.9x95, 2-sty frame dwelling. Joseph Kessler et al to Adolf Weisberger. Mort \$5,000. Mar 23. Mar 26, 1906. 11:3070. other consid and 100
Pond pl, No 2786, e s, 150 n 197th st, 25x126.6x27x116, 2-sty frame dwelling. Myron W Cuddeback to Francis A Huepper. Mort \$4,500. Mar 28. Mar 29, 1906. 12:3289. other consid and 100
Pond pl, No 2788, e s, 175 n 197th st, 25x137x27x126.6, 2-sty frame dwelling. Myron W Cuddeback to Rudolph P Leube. Mort \$4,500. Mar 28. Mar 29, 1906. 12:3289. other consid and 100
Pond pl (3d av), e s, bet 197th and 198th sts, and being lot 95 map part farm of John Cromwell at Fordham, 50x116x54x137, n s.

Mary A Hill widow to Myron W Cuddeback. Mar 28. Mar 29, 1906. 12:3289. other consid and 100
Spencer pl, e s, 100 n 150th st, runs n 25 x e 29.5 to s w exterior line of S D & P M R R Co x — on curve 35.2 x w 54.2 to beginning, contains 1,046 sq ft.
Spencer pl, w s, at line bet lots 42 and 43 on assessment maps of City N Y, runs n along pl 39.7 to s w exterior line of S D & P M R R Co x s e 25.4 x e 7 x s e by curve 1.8 to e s of Spencer pl x s 52.2 x n w 32 x w 5 to beginning, contains 997 sq ft, vacant.
Emma F Dubarry to N Y C & H R R R Co. Mar 19. Mar 23, 1906. 10:2443. other consid and 100
*Seton st, s e cor 3d st, 30x100, Schuylerville. Adrian Iselin Jr et al EXRS Adrian Iselin to Wm A Alcock, of Brooklyn. Feb 23. Mar 26, 1906. 250
*Same property. Adrian Iselin Jr et al to same. All title. C a G. Feb 23. Mar 26, 1906. nom
*Same property. Wm A Alcock to Neptune Realty Co. Mar 26, 1906. 250
*3d st, n s, 400 w Av D, runs n 103 x w 150 x s — x s e — to st x e — to beginning. Westchester. Ephraim B Levy to Martin Pletscher. Mar 23. Mar 24, 1906. nom
*12th st, n s, 355 w Av C, 50x103, Unionport. Release mort. Margaret Burfeind to Fredk H Doelle. Mar 17. Mar 23, 1906. 300
Same property. Fredk H Doelle to Dorothy Reutler. Mar 17. Mar 23, 1906. nom
133d st, No 973, n s, 286 e Cypress or Trinity av, 18x103.7, 2-sty frame dwelling. Peter M Fiegel to Adolph Ammon. Mort \$4,000. Mar 26. Mar 27, 1906. 10:2562. other consid and 100
135th st, No 963, n s, 137.4 e Southern Boulevard, 16.8x75, 2-sty brk dwelling. Annie Ormiston and ano to Carrie Adler. C a G. Mort \$3,000. Mar 26. Mar 27, 1906. 10:2564. other consid and 100
136th st, No 472, s s, 100 w 3d av, 25x100, 5-sty brk tenement. Powell-Steindler Realty Co to Samuel Dworkowitz. Mort \$12,000. Mar 15. Mar 26, 1906. 9:2320. other consid and 100
137th st, No 610, s s, 306.6 w Willis av, 25x100, 4-sty brk tenement. Matilda wife of Geo J Grossman to Kate Montague. Mar 27. Mar 28, 1906. 9:2299. other consid and 100
Same property. Kate Montague to Moritz and Carl Ernst. Mort \$14,000. Mar 27. Mar 28, 1906. 9:2299. other consid and 100
138th st, No 475 | n e cor Rider av, 25x100, 1-sty frame store. Rider av, No 250 | Chas O Maas to Catharine or Kate Leech. Mort \$7,000. Mar 24. Mar 27, 1906. 9:2333. nom
142d st, Nos 601 and 603, n s, 181.6 e Alexander av, 50x100, except part for st, 5-sty brk tenement. Christian Knorr et al to Emil and Alfred F Kroepke. Mort \$37,000. Mar 29, 1906. 9:2305. other consid and 100
143d st, No 679, n s, 210.3 e Willis av, 14.9x100, 3-sty brk dwelling. Minnie wife of and Ralph Mazzrotta to Louis Windeman. Mort \$4,000. Mar 27, 1906. 9:2288. other consid and 100
146th st, No 460, s s, abt 300 w Morris av, 25x100, 2-sty frame dwelling. Josephine H Norcum to Luigi Flora. B & S. Mort \$3,000. Mar 28, 1906. 9:2335. other consid and 100
148th st, No 456, s s, 361.10 e Park av, 25x100, 4-sty brk tenement. John Poettters to Samuel Gelb. Mort \$9,000. Mar 29, 1906. 9:2336. other consid and 100
152d st, No 567, n s, 225 w Courtlandt av, 25x100, 3-sty frame dwelling. The Bungay Co of N Y to Angelo Tirabasso. Mort \$7,250. Mar 24. Mar 26, 1906. 9:2412. other consid and 100
153d st, No 572, s s, 200 w Courtlandt av, 25x100, 4-sty brk tenement. S Beach Jones TRUSTEE J Chester Jones under will S Beach Jones dec'd to Wilhelmina Ehrmann. Mar 14. Mar 24, 1906. 9:2412. other consid and 100
159th st, No 658, s s, 325 w Elton av, 25x100, except part for st, 2-sty frame dwelling. Matthew Buhleier to Anna wife Matthew Buhleier. Mort \$5,000. Mar 24. Mar 27, 1906. 9:2380. gift and 100
161st st, No 884, s s, 250 w Forest av, 50x95.2, 3-sty frame dwelling and 1-sty frame store and vacant. George Brown to Andrea Avitabile. Mort \$10,500. Mar 22. Mar 23, 1906. 10:2637. other consid and 100
163d st, No 692, s w s, 590 s e Courtlandt av, 26.9x100.
163d st, s w s, 616.9 s e Courtlandt av, runs s e 5 to Port Morris Branch R R x s 24 x s w 82 x n w 23.3 to beginning.
162d st, Nos 695 to 699, n s, 141.5 n w from s w line Port Morris Branch R R, runs n e 100 x s e 36.4 to s w s Port Morris Branch R R x n 119 x s w 181.5 to st x s e 50 to beginning, 2-sty frame dwelling.
162d st, No 693, n s, 341.9 e Melrose av, 30x100, 2-sty frame dwelling.
Edgar C Molby to Pierce, Butler & Pierce Mfg Co. Mort \$34,500. Mar 22. Mar 23, 1906. 9:2384. nom
163d st, No 972, s s, 100.3 e Tinton av, 20.6x94.8, except part for st, 3-sty frame dwelling. Maria Schacht widow to Timothy F Sullivan. Mar 15. Mar 27, 1906. 10:2668. other consid and 100
165th st, No 998, s s, old line, 55 e old line Union av, 25x110, except part for st, 3-sty frame tenement. Henry Krauth to Bertha B Ebenstein. Mort \$3,500. Mar 28. Mar 29, 1906. 10:2678. other consid and 100
167th st, n e cor Barretto st or Fox st, 82.2x54.7x57.10x79.11, vacant. Samuel Engle to The Maze Realty Co. Mort \$9,000. Mar 26. Mar 27, 1906. 10:2718. other consid and 100
170th st, No 1097, n s, 75.1 w Bristow st, 25x66.11x27.5x78.1, 3-sty frame tenement. Hermann Wauer to Alois Gamberle. Q C and correction deed. Mar —, 1906. Mar 27, 1906. 11:2963. nom
Same property. Alois Gamberle to Andreas Fuchs and Margt his wife tenants by entirety. Mort \$5,400. Mar 26. Mar 27, 1906. 11:2963. 100
172d st, n s, 75 e Hoe av, 25x77.2x29.4x61.9, vacant. Louis Nathan to Sam Horowitz. Mort \$4,500. Mar 27, 1906. 11:2989. other consid and 100
174th st, No 779, n s, 95.7 e Bathgate av, 20x100, 2-sty frame building. Helen F wife James J. Fisher to Thomas Callahan. Mort \$1,800. Mar 28. Mar 29, 1906. 11:2922. other consid and 100
*175th st, w s, 375 n Gleason av, 25x100. Fridolin Weber to Adam Bauer. Mar 5. Mar 23, 1906. other consid and 100

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181st st, late John st, s w s, bet Crotona av and Prospect av, and being lot 49 map East Tremont, 66x150, except part for 181st st. John Cusick to Arthur Wriedt. Mar 26, 1906. 11:3096.
other consid and 100
187th st, n e s, bet Beaumont av and Crotona av, and being part lot 87 may Belmont Village, 50x100. The Model Building & Loan Assoc of Mott Haven to Jessie L Clobridge, of Brooklyn. Mar 14. Mar 26, 1906. 11:3105.
Same property. Jessie L Clobridge to Jennie E Brolles. Mar 14. Mar 26, 1906. 11:3105.
other consid and 100
198th st, No 757, n s, 50.8 e Decatur av, 25x91.11x24.11x91.5, 2-sty frame dwelling. Geo B Seyfarth to Anthony McCarthy. Morts \$7,275. Mar 27, 1906. 12:3279.
200th st, s e cor Briggs av, 25x100x34.2x100.5, 2-sty frame dwelling. Fredk P Fox to Anna R Aiken. Mort \$8,500. Mar 24. Mar 27, 1906. 12:3297.
other consid and 100
*216th st, s s, 75 w Tilden av, 25x100, Laconia Park. Tommaso Cannella to A Shatzkin & Sons. Mort \$550. Mar 24. Mar 26, 1906.
other consid and 100
*217th st (late 3d av), s s, 305 w 4th av, 50x114, Wakefield. CONTRACT. Leon Peller with Bernhard Sandler and Benjamin Davis. July 2, 1904. Mar 27, 1906. 1,500
*Same property. Assign contract. Bernhard Sandler and ano to Leon Peller. July 10, 1905. Mar 27, 1906. 310
*220th st (6th av), s s, 205 w 4th av, 66.8x114, Wakefield. Wm J Gordon et al to Wm M and Selena M Campbell, of Stanford, Delaware county, N Y. Mort \$10,000. Mar 14. Mar 29, 1906. nom
*226th st, late 12th st (12th av), n s, 205 w 4th st, 100x114, Wakefield. Morris Abrams to Frank Starkman. Mort \$2,200. Mar 26. Mar 27, 1906.
other consid and 100
*227th st (13th av), s s, 405 e 4th av, 100x114, Wakefield. Hattie Costigan and Annie J and Saml R McGarity to Elizabeth R McGarity widow. Mar 24. Mar 26, 1906. nom
*227th st, s s, 305 w 5th av, 25x114, Wakefield. Eliz R McGarity widow to Samuel R McGarity. Mar 24. Mar 26, 1906. nom
*227th st, s s, 355 w 5th av, 25x114, Wakefield. Same to Annie J McGarity. Mar 24. Mar 26, 1906. nom
*227th st, s s, 405 e 4th av, 50x114, Wakefield. Same to Hattie Costigan (McGarity). Mar 24. Mar 26, 1906. nom
*229th st, n s, 205 e 6th av, 100x114, Wakefield. The Monatiquot Real Estate Co to Joseph N Tuttle. Mar 22. Mar 29, 1906. nom
*231st st, s s, 130.6 w White Plains road, runs w 50 x s 228 to n s 230th st, x e 75 x n 114 x w 25 x n 114 to beginning. Sadie Uris to Charles Dammeyer. Mort \$2,500. Mar 27, 1906.
other consid and 100
*Same property. Charles Dammeyer to John A and Henry Bruckner. Mort \$3,500. Mar 27, 1906. 100
*233d st, n e s, 225.4 e Digney av, 32.2x91x25x71.11, Edenwald. Edward Lowy to Jenny Lowy. Mar 27, 1906.
other consid and 300
*233d st, s s, 180 e White Plains road, 50x64.6, Wakefield. Fridolin Weber to Adam Bauer. Mar 5. Mar 23, 1906. 100
*Av C, e s, 81 s 13th st, 27x105, Unionport. Release mort. Isaac Butler to Ella A Stack, of White Plains, N Y. Mar 21. Mar 23, 1906. nom
*Same property. Ella A Stack to John Burkard. Feb 26. Mar 23, 1906. nom
*Av D, s e cor 3d st, 103x100, Unionport. Marry Damroth to Fredericka Georg. Mar 26. Mar 27, 1906. other consid and 100
Arthur av, s w cor 182d st, 100x80, vacant. Mort \$7,500.
Crotona av, w s, 67.4 n 181st st, 44.11x170.11x44x162.3, vacant. Mort \$3,500.
Katie O Kahn to Herman Kahn. Nov 13, 1905. Mar 26, 1906. 11:3063 and 3083.
nom
Arthur av, n w s, bet Belmont av and 187th st, and being lot 89 map Union Hill Powell estate, 50x124, except part for av. Patrick Hicks to Giuseppe famascia. Mar 5. Mar 28, 1906. 11:3065.
other consid and 100
Aqueduct av, 376.1 ft | lots 1 to 13 map University Heights
183d st, 100.5 ft | North, vacant. Gustavus C Darling-
Macombs Dam road, 323.9 ft | ton and ano to Herman H Moritz,
of Mt Vernon, N Y. Mort \$26,250. Mar 20. Mar 24, 1906.
11:3211.
other consid and 100
*Balcom av, w s, 275 s Latting st, 25x100, Westchester. Mutual Trust Co of Westchester County TRUSTEE John F Gray to Joseph S Acker. Mar 22. Mar 23, 1906. 2,150
*Balcom av, s e cor Latting st, 50x100, Westchester. John Miller to Jacob P Hook. Mar 22. Mar 24, 1906. nom
*Beach av, s s, lots 204 and 205 map Laconia Park, 50x100. The Lochinvar Realty Co to Milton J Doernberg. Mar 23. Mar 28, 1906.
other consid and 100
Brook av, w s, 50 n 170th st, 75x90, vacant. Samuel Rosenberger to David Waldmann. Morts \$9,000. Mar 22. Mar 24, 1906. 11:2896. nom
Brook av, No 1313, w s, 243.3 n 169th st, 32.3x25 to c l old Mill brook x35x33, vacant. Albert J Schwarzler to Isaac Blankfein. Mort \$7,500. Mar 28. Mar 29, 1906. 11:2893.
other consid and 100
Brook av, No 1220, e s, 96 s 168th st, 25x95, 2-sty frame dwelling. Caroline Fogel to Lawrence Ryan. Correction deed. Mar 26. Mar 28, 1906. 9:2393.
other consid and 100
*Brown av, w s, 225 n Sagamore st, 25x150, Westchester. Morris H Dillenbeck et al EXRS Frank M St John to The City and County Contract Co. Mar 22. Mar 26, 1906. 4,100
*Bronxwood av, e s, 302.1 n Kingsbridge road, 25x102.1. Fridolin Weber to Adam Bauer. Mar 5. Mar 23, 1906. 100
Boston road, late Old Boston Post road, or Main st, s e s, bet Tremont av and 179th st, and adj land late of John Cornell, runs s e 70 x s e 82 x s e 194 x s e 36 to w s Bronx River x n e 20 x n w 176.9 x n w 53.6 x n w 139.5 to road x s w 35 to beginning, except part for Boston road or av.
Boston road, late Old Boston Post road or Main st, s e s, bet Tremont av and 179th st, and adj land now or late of Ralph H Smith, runs s e 359 to w s Bronx River x s w 20 x n w 176.9 x n w 53.6 x n w 139.5 to road x n e 35.5 to beginning, except part for Boston road or av.
Boston road, late Boston Post road, e s, 105.8 s 179th st, late

Centre or Clover st, 51.4x141.10x50x130.5, except part for road, vacant.
Boston road, late Boston Post road, e s, bet Tremont av and 179th st, at cor land now or formerly of Horace Rowland, runs s e along said land — to Bronx River x n e 102 x n w — to road x s w — to point on road distant 105.8 s Centre or Clover st x e 130.5 x s 50 x w 141.10 to road x s 25.8 to beginning, except part for road.
Bronx st, s e s, bet Tremont av and 179th st, and being plot bounded on s w by above premises, n w by Bronx st, n e by land now or late of heirs of John Mapes and s e by Bronx River, being 30 ft wide x70 ft long.
Bronx st, s e s, bet Tremont av and 179th st, and being lot 20 map building lots of heirs John Mapes, 48x70 to Bronx River. Rapid Transit Subway Construction Co to Interborough Rapid Transit Co. B & S. Sept 28, 1905. Mar 23, 1906. 11:3139 and 3141.
other consid and 100
Courtlandt av, No 828, e s, abt 50 n 159th st, 25x100, 4-sty brk tenement and store. CONTRACT. Fanny Bauer with Katie Herrlich. Mort \$15,000. Feb 28. Mar 26, 1906. Contracts. 17,250
Crotona av, No 1416, e s, 120.10 n 170th st, 23x100, 2-sty frame dwelling. Joseph F Vion to Katharine Botto and George Botto her son. Mort \$4,000. Mar 23. Mar 26, 1906. 11:2937.
other consid and 100
Crotona Parkway, e s, bet 178th st and 180th st and at line bet lots 197 and 217 from lots 196 and 218 map East Tremont, runs s e 17.11 to point 18.3 n 179th st, x n 16.5 x w 8.1 to beginning, except part for Southern Boulevard and Crotona Parkway. Walter E Andrews to Hermann Berkowitz. Mar 21. Mar 28, 1906. 11:3118. nom
*Classon av, e s, 25 s Cornell av, 25x90.6x75x90.7, near Van Nest Station. Release mort. Alfred Crook to Rudolph Weissker. Mar 7. Mar 28, 1906. nom
Corlear av, e s, bet 230th st and 232d st and being s w part lot 83 map Mary C P Macomb at Kingsbridge, 50x125. Samuel L Berrian to Wm Soenneken. Mar 28, 1906. 13:3403. nom
Cauldwell av, No 715, w s, 212.6 s 156th st, 18.9x115, 3-sty frame tenement. Max Uhlfelder to Elma L Holton. Mort \$5,500. Mar 28, 1906. 10:2624.
other consid and 100
Clay av, No 1744, e s, 142.6 n 174th st, 50x95, 2-sty frame dwelling. Kate C Clark to James S Gross. Mort \$8,000. Mar 26. Mar 28, 1906. 11:2891.
other consid and 100
*Classon Point road, s w s, on map No 664, filed in Westchester Co, at line bet lots 4 and 6, runs s w 509.6 to land Sacred Heart Academy, x n 64.6 x e 10.9 x w 235.4 x n 478.6 x e 464.6 to road, x s 228 to beginning, contains 5 379-1,000 acres. Wooster Beach to Andrew and Chas E Hally, Rose Schoemmel and Joseph Zacharzowsky. Mar 26. Mar 27, 1906.
other consid and 100
*Same property. Andrew Hally et al to Classon Realty Co. Mort \$15,750. Mar 26. Mar 27, 1906. other consid and 100
*Classon av, e s, 25 s Cornell av, 226x104.5x225x90.7, except part for Tremont av. Louis Weinstock to Rudolph Weissker. Mar 27, 1906. other consid and 100
*Clasons Point road, w s, at n s lot 25, runs n e 551.10 x s e 254.4 x s w 266.7 x s w 399.3 to road x n w 208.11 x n w 182 to beginning, Westchester, contains abt 5 acres, being part of lot 25 map Clasons Point. Chas W Straub to Herman Menaker. Mort \$6,000. Mar 20. Mar 23, 1906. other consid and 100
*Cottage Grove av, e s, 25 s Cornell av, 25x125. Imogene C Starbuck to Annie F Kingston. Mar 22. Mar 23, 1906. 100
*Clasons Point road, w s, part lot XXV on map 76 of Clason Point, Westchester, begins at n line lot XXV, runs n e 551.10 x s e 254.4 x s w 266.7 and 399.3 to road x n w 208.11 and 182 to beginning, contains 5 acres. Wm M Husson to Chas W and Annie Straub, of Mt Vernon. Q C and correction deed. Mar 2. Mar 23, 1906. nom
Courtlandt av, No 796, s e cor 158th st, 24x91.11, 4-sty brk tenement and store. Charles Walker to the Louis Meyer Realty Co. Mort \$16,750. Mar 28. Mar 29, 1906. 9:2404. omitted
*Columbus av, n w cor Lincoln st, 50x100. Ferdinand Zeiher to John Muller. Mar 23. Mar 29, 1906. 3,400
Creston av, w s, 374.2 s Burnside av, 28x100, vacant. Arthur H Sigler to Michael F Kerby. Mar 29, 1906. 11:2807 and 2808.
other consid and 100
Corlear av, e s, 86.6 s 232d st, 25x127, 2-sty frame dwelling. Silpha wife Samuel L Berrian to Frank Bortlik. Mar 28. Mar 29, 1906. 13:3403. nom
Cauldwell av, Nos 856 to 862, n e cor 160th st, 146.4x102, four 5-sty brk tenements. William and Louis M Ebling EXRS, &c, Philip Ebling to Philip Weinberg. Mort \$97,500. Mar 23. Mar 24, 1906. 10:2630. 158,000
Cromwell av, w s, 408.4 n 165th st, runs w 7.9 x n 114.8 x e 25.1 to av x s 113 to beginning, vacant. Wm W Astor to Harriet A wife Wm G Ver Planck. B & S. Feb 28. Mar 24, 1906. 9:2503. nom
*Digney av, e s, 315.11 s Kingsbridge road, 25x100, Edenwald. Release mort. Marcus M Schenk to Frederick or Fritz Bautz. Mar 9. Mar 29, 1906. nom
Decatur av, w s, 100.4 n 195th st, runs w 102.6 x n w 38 x n 43.8 x e 131.11 to av, x s 50 to beginning, vacant. Release mort. The E S Prince Co to Amalia Pirk. Mar 28, 1906. 12:3283. 7,000
*Elliott av, n w or n s, lot 56 map Schuylerville, Throggs Neck, 50x126. Patrick H Farrell to Herbert W Oates. Mar 14. Mar 27, 1906. other consid and 100
*Eastchester road, e s, 247.5 n Boston Post road, 25x13.9, Emma L Shirmir to Peter Shultz. Mar 17. Mar 28, 1906. 100
Eagle av, w s, 202.2 s Westchester av, 25x120, vacant. Geo N Bhus and ano EXRS Anna B Egger to Charles Stumpf. Mar 21. Mar 28, 1906. 10:2616. 6,000
Fordham or North 3d av, w s, 216.5 n Mott st, a strip, runs n 27 x e — to w s 3d av, x s 27 x w — to beginning. John C Coleman general assignee for Walter A Taylor to Chas H Proffen. All title. Q C. Mar 8. Mar 29, 1906. 11:2924. nom
Same property. Walter A Taylor et al to same. All title. Q C. Oct 14, 1905. Mar 29, 1906. 11:2924. nom

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- Grand av, s w cor 184th st, 50x90, 2-sty frame dwelling. Eliza Meehan to Dennis W Moran. Mar 12. Mar 23, 1906. 11:3209. 100
- Hoe av, No 1149, w s, 200 n 167th st, 25x100, 3-sty frame tenement. Julie Duffrin to Clara Abel. Mort \$6,500. Mar 28. Mar 29, 1906. 10:2745. other consid and 100
- *Hunt av, w s, 150 n Sagamore st, 25x100, Van Nest. Thomas McGuire to Pasquale Pezzullo, Giuseppe Conti and Giuseppe Pezzullo. Mar 29, 1906. 5,700
- Hughes av n w cor Pelham av, runs w 50.11 x n 140.10 to s s 191st st 191st st x e 50 to av x s 129.6 to beginning, vacant. Pelham av Leopold Schlessel et al firm Popular Silk Waist Co to William Laue, of Brooklyn. Mort \$11,000. Mar 23. Mar 24, 1906. 12:3273. nom
- Hughes av (Frederick st), s w cor College st, runs w 50 x n 2.1 to 191st st x e 50 to Hughes av x s 0.6 to beginning. Hugh N Camp EXR, &c, Hugh N Camp to Nathan Gordon and Leopold Schlessel. Mar 22. Mar 24, 1906. 12:3273. 25
- Hull av, w s, 225 s 209th st, late Ozark st, 50x100, vacant. Tommaso Giordano to Thos F Riley and John Loughney. Mort \$2,200. Mar 23. Mar 26, 1906. 12:3347. other consid and 100
- *King av, e s, lots 544 and 545 map Eliz R B King on City Island, —x— to Long Island Sound. Emil Waldenberger to Maria L Seifert. Mar 28. Mar 29, 1906. exch
- Keppler av, w s, 75 s 238th st, 25x100, vacant. Lucy Schmidt to Henry W Schmidt. Mar 23. Mar 28, 1906. 12:3372. nom
- La Fontaine av, No 2052, e s, 148.1 s 180th st, 16.2x100, 2-sty frame dwelling. Chas M Preston as RECEIVER of N Y Building Loan Banking Co to Arthur E Smith, of Newark, N J. B & S. Mort \$2,000. Mar 13. Mar 23, 1906. 11:3069. 3,000
- Longfellow av, w s, 300 s Jennings st, 25x100, vacant. Albert Thoms to Geo M Laub. Mar 24. Mar 26, 1906. 11:2999. other consid and 100
- Lind av, No 34 n e cor 166th st, 27.10x162x27x168.9, vacant. Mary 166th st A Ferguson to Marie J McMillan. Mar 23. Mar 26, 1906. 9:2526. other consid and 100
- *Laconia av (6th av), n w cor 229th st (15th) st, 105.6x114.6, Wakefield. Benj H Irving to Max Kamber. Mar 27. Mar 28, 1906. other consid and 100
- *Minnieford av, e s, lots 402, 401 and 400 map Eliz R B King at City Island, 75x— to Long Island Sound. Sadie M Begen to City Real Estate Co. B & S and C a G. April 29, 1902. Mar 29, 1906. other consid and 100
- Mott av (McComb av), e s or s e s, bet 138th st and 144th st, and being part lot 19 map Col Lewis Morris at Morrisania, begins at line between 18 and 19, 100x137 to N Y & H R R Co x100x133.6, except part for av. Anna H Bacon to N Y State Realty & Terminal Co. Mar 28. Mar 29, 1906. 9:2341. other consid and 1,000
- *Middletown road, cor Eastern Boulevard, runs s e 800.4 along n s Eastern Boulevard to Country Club road, x n w 362.6 x n 391.8 still along Country Club road to s s Middletown road, x n e 179.5, 95.5, 92, 130.10 and 222.6 to beginning, contains 5 355-1,000 acres, Throggs Neck. Archer M Huntington to William Henderson. Mar 29, 1906. nom
- *Same property. William Henderson to Wm H Birchall. Mort \$20,000. Mar 29, 1906. nom
- Morris or Monroe av, lying and being in bed of said av, extending from said former line of av at n w s Grand Boulevard and Concourse, bounded n by n line lot 26 on map James G Powers. Release easement, Q C, &c. Wm A Cameron et al to Ernest Wenigmann. Mar 22. Mar 23, 1906. 11:2808-2811-2812 and 2813. nom
- Melrose av n e cor 156th st, 50x94.7x50x92, 6-sty brk tenement and store. Robert Stuart to Theo A Peart, of Keene, N H. Mort \$50,000. Mar 13. Mar 26, 1906. 9:2378. other consid and 100
- Marion av, n e cor 195th st, 46.9x100x25x102.4, vacant. Release mort. Robt W Todd to Minnie E Flag. Mar 24. Mar 28, 1906. 12:3283. nom
- Nelson av, e s, 50.1 n 167th st, 58x108.1x50x112.3, vacant. Melissa Thwaite to Wm H Nelson, of Mt Kisco, N Y. Mort \$1,000. Aug 3, 1905. (Rerecorded from Aug 17, 1905.) Mar 29, 1906. 9:2515. 100
- Nelson av, e s, 50.1 n 167th st, 58.2x114.8x47x113.9, vacant. Melissa Thwaite or Melissa Thwaite to Wm H Nelson, of Mt Kisco, N Y. B & S and C a G. Mar 28. Mar 29, 1906. 9:2515. 100
- Same property. Wm H Nelson to Sophie Heil. Mar 28. Mar 29, 1906. 9:2515. other consid and 100
- Norwood av, s s, 488.4 w 205th st, 50x112.6, vacant. Ignatz M Rottenberg et al to Emil Doelzer. Mar 20. Mar 27, 1906. 12:3353. other consid and 100
- *New Haven R R av, n e cor Greene av, runs n w 119.9 x s 100 to New Haven R R av x w 119 to beginning, Westchester. Charles Zimmermann Jr to Alex F Walsh. Mort \$3,000. Mar 23, 1906. nom
- *Olinville av, s e cor 235th st, 22.9x44.9x38.6, gore, vacant. Fridolin Weber to Adam Bauer. Mar 5. Mar 23, 1906. 100
- *Pelham road, s w cor Eastern Boulevard, 217x140x151.2x164.2, Westchester. Josephine Mack to George F Bruning. Mar 26. Mar 27, 1906. 18,000
- Prospect av, No 2060, e s, 281.6 s 180th st, old line, 16.6x150, 2-sty brk dwelling. Sadie Lewis to Frank M Franklin. Mort \$6,000. Mar 26. Mar 27, 1906. 11:3109. other consid and 100
- Perry av, e s, 175 s Woodlawn road, 25x110, vacant. Charles Forbach to George Schmitt. Mort \$1,000. Mar 26, 1906. 12:3333. other consid and 100
- Prospect av Nos 955 to 963, w s, 71.3 n e 163d st, 120.8x195, two 2-sty frame dwellings and vacant. Mary Wehner to Kasper J E, Anna and Margt M Wehner, all of N Y, and Gertrude K Le-maire, of Rutherford, N J. Mar 23. Mar 28, 1906. 10:2678. gift and 100
- Prospect av, s w cor 149th st, 100x100.
- Union av, s e cor 149th st, runs s 100 x e 85.1 x n e 8.10 x n 92.8 to 149th st x w 90 to beginning, vacant. Philip Weinberg to Louise Ebling. Mort \$36,000. Mar 19. Mar 24, 1906. 10:2582. other consid and 100
- Ryer av, No 2050, e s, 332.3 n Burnside av, 25x98.11x25x98.9, vacant. Max Emanuel to Chas Emanuel. Mar 23. Mar 24, 1906. 11:3144. 100
- *Road from N Y to Boston adj land Thomas Booth, runs s w 85.3 x n w 260 x n e 85.3 x s e 260 to beginning, except part for White Plains road. Marie T Dunn to Sound Realty Co. Mort \$2,500. Mar 19. Mar 27, 1906. other consid and 100
- Sheridan av, w s, 177.7 s 161st st, 27.2x95x27x98.4, 2-sty frame dwelling. Jennie A Francisco to Dave H Caruthers. Mort \$2,500. Mar 22. Mar 23, 1906. 9:2459. 7,500
- *Saxe av, s e cor Cornell av, 25x100. Release mort. Isaac Butler to Katharine Gass. Mar 9. Mar 23, 1906. nom
- Sedgwick av, w s, 296.3 n Cedar av, 28.9x90x25x79.8, 3-sty frame building and store. MacDonald De Witt to Chas F Zeitfuse, of South Norwalk, Conn. All title. Q C. Mar 29, 1906. 11:2881. nom
- *St Lawrence av, w s, 25 s Beacon st, 50x100. Charles Daniel to Susan A Dieckmann. Mort \$2,500. Mar 27. Mar 28, 1906. other consid and 100
- Summit av, No 989, w s, 636.7 s 165th st, 31.3x92.2, 4-sty brk tenement. Joseph H Jones to George Holstein and Elizabeth his wife, joint tenants. Mort \$17,000. Mar 28, 1906. 9:2523. other consid and 100
- St Anns av, No 741 n w cor 156th st, 25x98.3x23x103, 4-sty brk 156th st, No 775 tenement and store. John H Peper to Herman Susens. Mort \$18,000. Mar 23. Mar 26, 1906. 9:2360. other consid and 100
- *Saxe av, e s, 25 s Cornell av, 25x100. Katharina Gass to Anna Steffens, of Fishkill Landing, N Y. Mort \$3,000. Mar 27, 1906. other consid and 100
- Summit av, e s, 100 s 165th st, 25x87, 2-sty frame dwelling. Sophia Gorsch to Emily G wife of Frank W May. Mort \$4,000. Mar 27, 1906. 9:2525. nom
- *St Lawrence av, e s, 25 n Merrill st, 25x100. Dorothy Reutler to August Bauer. Mort \$3,000. Mar 28. Mar 29, 1906. other consid and 100
- *Tremont av, lots 57, 58 and 59 map 370 lots McGraw estate, except part for av. Rudolph Weissker to Bertha Meitzel. Mar 27. Mar 29, 1906. other consid and 100
- Townsend av, n w cor 175th st, 25x100, vacant. Timothy F Sullivan to Bronx Realty Co. Mort \$915. Dec 31, 1900. Mar 29, 1906. 11:2854. nom
- *Tier av, n s, 200 w North st, 100x342.3 to Eastchester Bay x— x380, City Island. Jessie A Bliss to City Real Estate Co. Feb 20, 1902. Mar 26, 1906. nom
- Tiebout av, No 2392, e s, 251.3 n 184th st, 50x107.1, 3-sty frame dwelling. Thomas J L McManus and ano as EXRS, &c, Catharine Clinton to Edward Beermann. Mort \$5,100. Mar 22. Mar 26, 1906. 11:3022. 6,100
- Topping av, e s, 109 s 176th st, 25x95, vacant. Release mort. Wm McNabb to Wm C Bergen. Mar 24. Mar 26, 1906. 11:2800. 2,000
- Topping av, e s, 109 s 176th st, 25x95, vacant. Wm C Bergen to Rachel A Blanchard. Mar 24. Mar 26, 1906. 11:2800. other consid and 100
- Tiebout av, e s, 176.2 n 184th st, 75x107.1x75.4x103.5, vacant. Thomas J L McManus and ano EXRS, &c, Catharine Clinton to Arthur J Ridley. Mar 23. Mar 26, 1906. 11:3022. 6,150
- Tiebout av, No 2392, e s, 251.3 n 184th st, 50x107.1, 3-sty frame dwelling. Release mort. Murtha J Kelly to John J Brady and Thomas J L McManus TRUSTEES Catharine Clinton. Q C. Mar 15. Mar 26, 1906. 11:3022. nom
- Trinity av, No 704, e s, 325 s 156th st, 18.9x80.11x18.9x81.9, 2-sty frame dwelling. Louis Frankel et al to Hugo Kunz. Mort \$3,250. Mar 23. Mar 24, 1906. 10:2635. other consid and 100
- Tiebout av, e s, 326.4 n 184th st, 50x107.1, vacant. Thos J L McManus and ano exrs of Catherine Clinton to Edw H Kelly. Mar 27. Mar 28, 1906. 11:3022. 4,250
- Union av, No 915, w s, 181 s 163d st, 26.7x131, 2-sty frame dwelling. Pauline O Knopf to Julius Hoffmann. Mort \$6,000. Mar 22. Mar 23, 1906. 10:2668. omitted
- Union av, No 1293, w s, 138.8 s Boston road, runs w 118.6 x s w 30.11 x s e 8.2 x e 138.1 to av x n 25 to beginning, 4-sty brk tenement. John H Gabel to William Becker. Mort \$11,000. Mar 23, 1906. 11:2961. other consid and 100
- Valentine av, s e cor 198th st, 121.3x23.9x121.2x30.5, vacant. Emil Burkhardt to Ronald McAdam. 1/2 part. All liens. Mar 22. Mar 23, 1906. 12:3301. nom
- *White Plains road, s e cor Cleveland av, 101.8x102.3x100x84.2, being lots 1 to 4 and w 1/2 of lot 5 map of Penfield property, South Mt Vernon. Cleveland av, s s, lot 6 and e 1/2 lot 5 same map, 75x100. Davis Bender et al to The Sound Realty Co. Mort \$4,500. Mar 14. Mar 23, 1906. 100
- Woodlawn road (Scott av), e s, 104.7 n Webster av, runs n e 144.3 x n w 25 x s w 136.7 to road x s 26.1 to beginning, vacant. John Buckley to Hibbert B Roach. Mar 22. Mar 23, 1906. 12:3353. other consid and 100
- Webster av, late Berrian av, w s, bet 194th st and 195th st, and being lot 6 map part of Village of Fordham, 74.8x100x83.5x100.
- Decatur av, late Prospect av, e s, bet 194th st and 195th st, and being lot 33 same map, 50x100.
- Decatur av, late Prospect av, e s, at n w cor lot 33 same map, being south part lot 32 same map, 35x100x15x100.
- Cornelia F Sayre to Annie M Sayre and Mary E Cox. Mort \$4,000. Dec 2, 1905. Mar 23, 1906. 12:3277. nom
- Washington av, No 2453, w s, 113 n 188th st, 25x110, 3-sty frame dwelling. John J Brady and ano EXRS Cath Clinton to Mary F Healy. Mar 23, 1906. 11:3042. 7,900
- Washington av, No 1923, w s, 110.10 n Tremont av, 25x83.9x25x83.10, 3-sty frame tenement and store. Myron C Cuddebach to Clement H Smith. Mort \$13,000. Mar 20. Mar 23, 1906. 11:3034. 100
- Washington av, e s, 135.1 s 174th st, 165x109.10x165x109.9. Agreement as to release and discharge of building loan agreement recorded May 27, 1905. State Bank and ano with Isaac Leader and Jacob Bloom. Mar 21. Mar 23, 1906. 11:2915. nom

No. 18.

OFFICE FURNITURE SHOULD COMBINE REAL COMFORT WITH SERVICEABILITY, AND WHEN YOU'VE

found those qualities see that the price is right. My specialty is doing better for the office than any man can. My catalogues give some idea of my desks, tables, chairs, etc., but it takes an actual visit to my place to show you.

CHARLES E. MATTHEWS, Office Furniture, 275 CANAL ST., One Door East of Broadway TELEPHONE, 1299 SPRING

Washington av, No 1700, e s, 258.10 s 174th st, 41.3x109.10x41.3x 109.9, 5-sty brk tenement. Isaac Leader et al to Sadie Bassel. Mort \$43,000. Mar 3. Mar 26, 1906. 11:2915. other consid and 100
Webster av, w s, 100 s 195th st, 50x96.5x50.2x100, vacant. Lillie Whitton to Frederick P Fox. Mort \$6,000. Mar 26, 1906. 12:3277. other consid and 100
Woodycrest av, late Bremer av, n e cor 165th st (De Voe) st, 25x 100.9, 2-sty frame dwelling. John W Carroll to Margt M Cole. Mar 26. Mar 27, 1906. 9:2509. other consid and 100
Woody Crest av, e s, 568.10 s 168th st, 50x100, vacant. Edward Friedman et al to John F Kaiser. Mar 27, 1906. 9:2510. other consid and 100
Washington av, Nos 1794 and 1796, s e s, 50x120, except part for av, 2-sty frame dwelling.
Washington av, Nos 1790 and 1792, s e s, 50x120, except part for av, 2-sty frame dwelling.
Julius Levy to Isaac Leader and Jacob Bloom. 1/2 part. Mort \$14,000 Mar 23. Mar 26, 1906. 11:2915. other consid and 100
Walton av, n w cor Mt Hope pl, 125x125, vacant. Annie E Brady to John P Butler 1-3 part and John E Dordan 1-3 part. B & S. Mort \$5,000. Mar 23. Mar 27, 1906. 11:2852. nom
Walton av, e s, 214.1 s Fordham road, 75x80x75.11x79, vacant. Louis Eickwort to Fairmount Realty Co. Mort \$9,000. Mar 26. Mar 27, 1906. 11:3184. nom
Willis av, No 180, e s, 40.6 s 136th st, 18.6x92, 4-sty stone front dwelling. Everett M Raynor to John Heller. Mort \$7,000. Mar 26. Mar 27, 1906. 9:2280. other consid and 100
Washington av, No 1443, n w cor St Pauls pl, 65.3x100.5x70.10x 100.8, 2-sty frame dwelling. Louis E Kleban to Zipkes Construction Co. Mort \$15,000. Mar 27. Mar 29, 1906. 11:2902. other consid and 100
Woody Crest av, w s, 206.10 n 165th st, late Devoe st, 15.11x93.1 x15.10x92.8. Assignment of judgments, &c. Julia M Bowerman and ano EXRS, &c, Wm D Bowerman to Julia M and Warren D Bowerman. All title. June 14, 1901. Mar 28, 1906. 9:2513. nom
Woodycrest av, late Bremer av, e s, bet 165th st and 167th st and being lot 5 in block 2509 on map 272 lots Kemp estate. James E Rady to Wm T Her. Mar 19. Mar 28, 1906. 9:2509. other consid and 100
*Zulett av, s s, 375 e Mapes av, 25x100, Westchester. FORECLOS. Martin H Vogel ref to Fred M Weiss. Mar 26. Mar 28, 1906. 2,000
*2d av, w s, 112 n 224th st, 75x105, Wakefield. William Schrader to Julius Heberlein and Flora his wife. Mar 26. Mar 27, 1906. nom
*Same property. Lina Schrader DEVISEE Margaretha Braun to Flora B Heberlein (Braun). Q C. Mar 26. Mar 27, 1906. nom
*Same property. Flora B Heberlein to William Schrader. Mar 26. Mar 27, 1906. nom
*2d av, w s, 37 n 224th st, 75x105, Wakefield. Flora B Heberlein DEVISEE Margaretha Braun to Lina Schrader. Q C. Mar 26. Mar 27, 1906. nom
*2d av, w s, 87 n 224th st, 25x105, Wakefield. Lina Schrader to Peter J Pfeiffer. Mar 26. Mar 27, 1906. nom
3d av, No 2590, e s, 112 n 139th st, 28.3x93x25.4x105.8, 2-sty brk building and store. Rosa Haft to Annie H Haft. 1/2 part. Mort \$9,000. Mar 19. Mar 24, 1906. 9:2314. other consid and 100
3d av, No 2620 s e cor 141st st, 28x85.7x25x72.11, 4-sty 141st st, Nos 554 and 556 brk tenement and store. Mary A Foy to Florence Glaser. Mort \$6,500. Mar 26, 1906. 9:2315. nom
3d av, No 3211, n w cor 162d st, 50x94.5, 2-sty frame store and vacant. Sheriffs deed under execution. Nicholas J Hayes as Sheriff to Robert Gerbracht Jr, of Brooklyn. All title. Mar 19. Mar 23, 1906. 9:2367. 6,500
Same property. Robert Gerbracht Jr to John Aitken as TRUSTEE. Q C. Mar 19. Mar 23, 1906. 9:2367. nom
*8th av, s s, 130 e 4th av, 25x114, Wakefield.
Becker av, n e s, lot 254 map Washingtonville, 50x100. Minnie Watzky to Sound Realty Co. Mar 23. Mar 27, 1906. other consid and 100
*8th av, s s, 130 e 4th av, 25x114, Wakefield. Sound Realty Co to Charlotte E Mitchell. Mar 26. Mar 27, 1906. other consid and 100
*Lots 20 and 21 map 126 lots, being a subdivision plot 23 map of Clasons Point. Hudson P Rose Co to Michele Lasco. Feb 27. Mar 23, 1906. nom
*Lots 133, 135 and 136 map 170 lots Siems estate. Hudson P Rose Co to Michele Lasco. Feb 27. Mar 23, 1906. nom
*Lots 109, 110 and 111 map 126 lots, being a subdivision plot 23 map Clasons Point. Fridolin Weber to Adam Bauer. Mar 5. Mar 23, 1906. 100
Lot 76 map of 84 lots estate Susan A Valentine. Richd C Valentine to Alina Boekell. Mar 14. Mar 23, 1906. 12:3287. other consid and 100
Lot 75 map 84 lots estate Susan A Valentine. Wm H Valentine to Alina Boekell. Mar 14. Mar 23, 1906. 12:3287. other consid and 100
*Lots 30 and 31 map 126 lots, being a subdivision plot 23 map Clasons Point. Hudson P Rose Co to Annie L Sullivan. Mar 26, 1906. nom
*Lots 490, A and B map No 1106 of Arden property, East and Westchester.
Lot 152 revised map Seneca Park, Westchester. Charles McCrory to Emma L Shirmer. Q C. Mar 26. Mar 28, 1906. 100
*Lots 92 and 93 map 123 lots Willis estate. Hudson P Rose Co to Anton Fenninger. Mar 27. Mar 29, 1906. nom
*Lots 540 and 541 map Eliz R B King on City Island. Maria L Seifert to Emil Waldenberger. Mar 8. Mar 29, 1906. exch
Lots 19 to 33 map No 330 estate John W O'Shaughnessy. Leah Hecht to Isaac D Einstein. Mort \$9,000. Mar 23. Mar 24, 1906. 10:2603. other consid and 100
Mill Brook, w s, bet Westchester av and Grove st, and being at n s lot 51 map of the East Ward of Melrose, runs s 168.1 to w s Brook av x n along Brook av 57.5 to c l Mill Brook x n 108.10 x w 5.3 to beginning. Herman F Kanenbley and ano EXRS August

Kanenbley to Wm T Hookey. Oct 12, 1905. Mar 24, 1906. 9:2361. other consid and 100
*Plot begins 740 e White Plains road, at point along same 1,100 n Morris Park av, runs e 100 x n 175 x w 100 x s 175 to beginning, right of way over strip to Morris Park av. Morris Harris et al to Herman Tuchman and Philip Kaufman. Mort \$4,450. Mar 26. Mar 27, 1906. other consid and 100
Plot begins at c l block bet Sherman and Sheridan avs, 105 n 163d st, runs w — to c l Spring or Lewis st (closed), x n — x s — to beginning, contains abt 481 8-10 sq ft. John Massimo to Wm W Astor, of London, Eng. B & S. Oct —, 1905. Mar 29, 1906. 9:2455. other consid and 100
*Plot begins 990 e White Plains road, at point 1,075 n along same from Morris Park av, runs e 100 x n 71.8 x n w 4.10 x w 96.5 x s 75 to beginning.
Plot begins 990 e White Plains road, at point 900 n along same from Morris Park av, runs e 100 x n 125 x w 100 x s 125 to beginning, with right of way to Morris Park av. Morris Harris et al to Isabella Beatty. Mort \$5,080. Mar 22. Mar 24, 1906. other consid and 100

LEASES

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

March 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Allen st, Nos 137 and 139, 2 stores. Henrietta Fish and ano to Geosi Shapiro; 3 years, from May 1, 1906. Mar 26, 1906. 2:415. 660
Allen st, No 196. Cancellation lease. Szabsa Klegler to Mollie Rosenthal. Mar 29, 1906. 2:417. 150
Bleecker st, No 192. Surrender lease. Pasquale Reale to Giovanni Maccarone. All title. Mar 27, 1906. 2:526. 855
Bleecker st, No 194. Surrender lease. Same to same. All title. Mar 27. Mar 29, 1906. 2:526. 865
Canal st, No 91, west store, &c. Max Welinsky to Harry Blum; 7 years, from May 1, 1906. Mar 29, 1906. 1:301. 1,200
Chatham sq, Nos 7 and 8, front part of loft on 3d floor. The Nimal Realty Co to S L Parsons & Co; 2 years, from May 1, 1906. Mar 26, 1906. 1:162. 840
Chatham sq, Nos 7 and 8, loft on 5th floor. The Nimal Realty Co to Robert Orr; 3 years, from May 1, 1905. Mar 24, 1906. 1:162. 1,500
Clinton st, No 148, store, &c. Samuel Banner and ano to Morris Reiniés and ano; 4 years, from May 1, 1906. Mar 26, 1906. 2:346. 720 and 780
Columbia st, No 94, south store. William Frankel to Sam Hass; 5 years, from May 1, 1906. Mar 27, 1906. 2:334. 900 and 960
Cortlandt st, No 84, all. Childs Unique Dairy Co to Geo J Billings; 5 7-12 years, from May 1, 1906. Mar 29, 1906. 1:59. 4,000
Same property. Assign lease. Geo J Billings to Richd E Billings. Feb 24. Mar 29, 1906. 1:59. 500
Delancey st, No 168 1/2, west store. Surrender lease. Kalman Alperstein and ano to Leah Rose. All title. Mar 24. Mar 27, 1906. 2:348. nom
Division st, No 237 1/2, all. David Shaff and ano to Moses Kantor; 2 3-12 years, from Feb 1, 1906. Mar 27, 1906. 1:286. 1,625
Eldridge st, No 21, store. Morris Simiansky and ano to Daniel Magiloff; 3 years and 2 1/2 months, from Feb 15, 1906. Mar 27, 1906. 1:292. 480
Essex st, No 40, all. Yetta Cohn to Philip Meyerowitz; 5 years, from April 1, 1906. Mar 23, 1906. 1:311. 6,000
Goerck st, No 143. Surrender lease. Hyman Rosenberg and ano to Anna C Storer. All title. Mar 28. Mar 29, 1906. 2:330. 669.69
Grand st, No 587. Surrender lease. Marcus L Osk to Barnett and Louis Fish. Mar 26. Mar 27, 1906. 1:265. 150
Grand st, No 587, all. Isaac Sakolski to Annie and Rachel Fisher; 10 years, from April 1, 1906. Mar 27, 1906. 1:265. 1,800
Henry st, No 162. Surrender lease. Nathan Price to Clara Harris. April 17, 1905. Mar 27, 1906. 1:271. nom
Houston st, No 203 East, store. Morris Levinson and ano to Jacob Schlesinger; 2 years, from May 1, 1906. Mar 27, 1906. 2:412. 480
Hudson st, No 401, all. Fredk E Barnes AGENT for Jennie B Jarvis to Richard P Poeschmann; 3 years, from May 1, 1906. Mar 23, 1906. 2:600. 840 and 900
Ludlow st, No 13, store. Max Konigsberg and ano to Aaron J Gates; 2 years, from May 1, 1905. Mar 29, 1906. 1:298. 1,080
Macdougall st, Nos 119 to 123. Assign lease. Giovanna Vaccarro to Louis Raggio. Mar 23. Mar 26, 1906. 2:543. other consid and 1,102
Madison st, No 320, all. Michael H Whalen to Isidor Bader; 5 years, from May 1, 1906. Mar 24, 1906. 1:266. 1,062.50
Maiden lane, No 24, all. John D Lyon INDIVID and as EXR, &c, Wm G Lyon deed and ano to Culbert Company; 5 years, from May 1, 1907. Mar 27, 1906. 1:64. 4,400
Mulberry st, Nos 36 and 38, store. Michl Bernardini to Bernardo Conte; 5 years, from May 1, 1905. Mar 27, 1906. 1:164. 1,200
Mulberry st, No 87. Assign lease. Pasquale Lorenzo to Thomasi Truppo. Mar 6. Mar 24, 1906. 1:199. nom
Same property. Consent to assign lease. Mary McGowan to same. Mar 14. Mar 24, 1906. 1:199. 100
Reade st, No 133, 1st and 2d lofts. Bernard Kreitzer to Charles Wix & Co; 5 years, from May 1, 1906. Mar 26, 1906. 1:140. 1,400
Ridge st, No 148, stoop store. Louis Marks to Jacob Jancowitz and Sam Goldstein; 3 years, from May 1, 1906. Mar 24, 1906. 2:345. 1,200

Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.
New York Office: 1 Madison Avenue

IRON and STEEL WORK

FOR

BUILDINGS, BRIDGES, &c.

Ridge st, No 148. Assign lease. Sam Goldstein to Berman Brill. Mar 28, 1906. 2:345. nom

Ridge st, No 124, south store, &c. Morris Amsterdam to Hertz Ehrenmort; 2 years, from May 1, 1906. Mar 28, 1906. 2:344. 672 and 720

Rivington st, No 149. Subordination of lease to Mortgage. Jacob Brenner to Isaac Kleinfeld and Isaac Rothfeld. Mar 20, 1906. 2:348. nom

Rivington st, No 154, store and 2 rooms in rear. Lippe Lunitz and ano to Paul Ullman; 2 1-3 years, from May 1, 1906. Mar 23, 1906. 2:349. 840

Rivington st, Nos 313 and 315. Agreement as to assignment of lease. Morris Meltzer to Solomon Harris. Mar 22, 1906. 2:328. 2,700

Spruce st, No 15, all. William Zinsser to The Socialistic Co-operative Publishing Assoc; 10 years, from May 1, 1906. Mar 26, 1906. 1:102. 7,000

Suffolk st, No 127. Assign lease. Israel M Hass to David Hass. Mar 22, 1906. 2:354. 220

Sullivan st, Nos 137 and 139, all. Julia Samuels to Donato and Giuseppe Robilotto; 3 years, from April 1, 1906. Mar 27, 1906. 2:517. 6,450

Thomas st, No 60, all. John E Olson to U S Rubber Co; 9 years, from May 1, 1905. Mar 29, 1906. 1:147. 5,000

Washington st, No 592, 25x95, all. Bridget Rooney to Ferris A Cary, N Y and Johnson S Cary, Jersey City, firm of Cary Bros; 5 years, from May 1, 1905. Mar 28, 1906. 2:601. 1,150

Willett st, No 51, north store. Isaac Nagel to Benjamin Loeder; 3 4-12 years, from Jan 1, 1905. Mar 29, 1906. 2:338. 384 and 420

1st st, No 99, all. Nathan Freedman to Jacob Strausman; 3 years, from Feb 1, 1906. Mar 29, 1906. 2:428. 3,800

3d st, Nos 311 to 319 E. Assign lease. Haim Hochman to Philip Hochman. Mar 1, 1906. 2:373. nom

7th st, No 210 East. Surrender lease. Isaac Hirschman to Annie Przeworsky. All title. Mar 22, 1906. 2:389. 1,437.97

10th st, No 81 East, all. Louise W Knecht to William Hennessy; 3 years, from Sept 1, 1905. Mar 27, 1906. 2:556. 1,500

10th st, Nos 374 to 378 East, all. Myer Kaplan et al to Joseph Perlbinde; 3 1-12 years, from April 1, 1906. Mar 28, 1906. 2:392. 7,800

11th st, No 436 East, 5-sty building. John G Meister to M Zimmermann Co; 5 years, from May 1, 1906. Mar 27, 1906. 2:438. 3,750

11th st, Nos 534 and 536 E, all. Aaron Kaufman et al to Sam Rinzier; 3 years, from April 1, 1906. Mar 29, 1906. 2:404. 6,250

13th st, No 506 East, 2d store from e s Av A. Salvatore Schilizzi and ano to Girolama Guargliardo; from Oct 1, 1905, to Feb 1, 1909. Mar 26, 1906. 2:406. 600 and 660

Same property. Assign lease. Girolama Guargliardo to Consumers Brewing Co. Mar 1, 1906. 2:406. nom

13th st, No 647 East, all. Emanuel Weiss to Mellie Sacks; 3 yrs, from April 1, 1906. Mar 27, 1906. 2:396. 3,150

18th st, No 165 West, all. The Farmers Loan & Trust Co TRUSTEE estate Alexander Roux to Theo E Casselman and ano; 5 1-12 years, from Jan 1, 1906. Mar 26, 1906. 3:794. 3,200

21st st, n e cor 10th av, 20x97.2. Assign lease. John Ewald et al to Charles Ward. Mar 27, 1906. 3:719. 4,700

23d st, No 10 East, 6th floor. J Romaine Brown & Co agents to William Schenck of Jersey City, N J; 3 years, from May 1, 1906. Mar 27, 1906. 3:851. 1,200

28th st, No 447 West. Surrender lease. David O'Rourke to Patrick G Tighe, of Yonkers. All title. Mar 20, 1906. 3:726. nom

28th st, No 447, n e s, abt 175 e 10th av, 25x98.9. Consent to assign lease. N Y Life Ins and Trust Co TRUSTEES Richard Ray to John Jordan. Oct 28, 1895. Mar 28, 1906. 3:726. nom

Same property. Consent to assign lease. Maria M I de Courval present owner of fee to Mathew Mulqueen. Mar 7, 1906. Mar 28, 1906. 3:726. nom

29th st, Nos 306 and 308 E. Surrender lease. Giuseppe and Rocco Paolantonio to Arnold Diamond. All title. Mar 26, 1906. 3:934. nom

29th st, Nos 310 and 312 E. Surrender lease. Same to same. All title. Mar 26, 1906. 3:934. nom

38th st, No 103 West, 4-sty building. Eliz A Strouse to Angelo De Barbieri; 6 1-12 years, from April 1, 1906. Mar 26, 1906. 3:814. 2,300 and 2,500

41st st, No 133 West, all. Prestonia M Martin to Peter Campomenosi, Vincent Grazioli and Harry Bruccellaria; 10 years, from Oct 1, 1907. Mar 23, 1906. 4:994. 6,000

46th st, No 158 E, 4-sty brownstone dwelling. Robt J Rosenthal to Agnes Eisner; 3 7-12 years, from Oct 1, 1905. Mar 29, 1906. 5:1300. 1,400 and 1,500

47th st, Nos 544 to 548 West. Surrender lease. Sophie Schaffert to Haber, Dworkowitz, Haber & Rosenberg. Dec 18, 1905. Mar 26, 1906. 4:1075. 1,147.27

48th st, No 439 West, west store. Michele Gargiulo to Henry Bensen; 3 years, from May 1, 1906. Mar 23, 1906. 4:1058. 420

48th st, No 54, s s, 635.6 w 5th av, 18.9x100.5. Consent to assign lease. TRUSTEES of Columbia College to Harry D Lewis. Mar 23, 1906. 5:1263. nom

Same property. Assign lease. Harry D Lewis to Edwin S Robinson. Mar 22, 1906. 5:1263. nom

49th st, Nos 220 and 222, s s, 164.10 w Broadway, 40x100.5. Helena L G Asinari to Wm A Riley; 5 years, from Mar 1, 1906. Mar 29, 1906. 4:1020. taxes, etc, 13,000 to 14,000

49th st, No 513 West, store, &c. Henry Ludemann INDIVID and as EXR Henry Rabe to V Loewer's Gambrinus Brewery Co; 2 years, from May 1, 1906. Mar 27, 1906. 4:1078. 660

50th st, No 19, n s, 339 w 5th av, 18x100.5. Assign lease. Charles Pfizer, Jr, to Charles Pfizer, Jr, Company. Dec 22, 1905. Mar 27, 1906. 5:1266. nom

50th st, No 365 West, west store. Samuel Cameron to Robert Schwartz; 3 years, from Jan 1, 1906. Mar 27, 1906. 4:1041. 252

53d st, No 332 E. Surrender lease. Isaac Stanislawsky to Lena Goldman. All title. Mar 10, 1906. 5:1345. nom

77th st, No 236 East, all. Annie Smith by atty to Solomon Weinberg; 3 years, from Mar 11, 1905. Mar 23, 1906. 5:1431. 3,100

79th st, No 100 West north store, &c. Ida Thomas to Joseph Columbus av, No 394 M Massone; 3 years, from May 1, 1906. Mar 27, 1906. 4:1150. 720

80th st, No 230 East, all. Anna Orenstein to Solomon Betts; 3 years, from April 1, 1906. Mar 27, 1906. 5:1525. 3,475

98th st, Nos 234 and 236 East, all. Samuel Goldberger to Moses Malach; 3 years and 15 days, from Jan 15, 1906. Mar 26, 1906. 6:1647. 5,750

93d st, n s, 319 e 1st av, 100x100.8, all. Alice wife Gherardi Davis to East River Mill & Lumber Co; 9 years, from May 1, 1906. Mar 24, 1906. 5:1573. taxes, &c, and 1,250 and 1,500

Same property. Surrender lease. Same to same. Mar 8, 1906. 5:1573. nom

102d st, Nos 444 to 448 East, ground floor and frame extension 80x25 in rear. Max Freeman to Independent Salt Co, of Brooklyn, from July 1, 1905, to May 1, 1907; 3 years extension. Mar 28, 1906. 6:1695. 600

102d st, No 308 E, all. Josef Fried and ano to Rocco Libonati and ano; 3 years, from April 1, 1906. Mar 29, 1906. 6:1673. 2,650

109th st, No 60 East, all. Chas B Fiske to Abraham Schapierer; 10 years, from May 1, 1905. Mar 27, 1906. 6:1614. 750

109th st, No 336 East, store, &c. Pietro Fusco to Francesco Sacco; 5 years, from April 1, 1906. Mar 27, 1906. 6:1680. 624

110th st, No 123 E, west store. Wm J Skelly to Max Grobowski; 5 years, from June 1, 1906. Mar 29, 1906. 6:1638. 780

111th st, Nos 211 and 213 East, all. Joseph Wiener Jr to Vincenzo Morino; 3 years, from April 1, 1906. Mar 26, 1906. 6:1661. 4,600

114th st, Nos 172 to 176 East, all. Louis Meyer Realty Co to Joseph Cohen and Philip Weissberg; 3 years and 15 days, from Mar 15, 1906. Mar 28, 1906. 6:1641. 7,500

116th st, Nos 220 and 222 West, all. Carrie Levis to Solomon Antokoletz; 5 years, from Nov 1, 1905. Mar 26, 1906. 7:1831. 5,650

116th st, No 321 n e cor Manhattan av, store. Henry Rieper and ano to Armin Herrmann; 5 years, from Oct 1, 1904. Mar 28, 1906. 7:1943. 1,800 and 2,000

119th st, Nos 247 to 251 East, n w cor 2d av, two buildings. Emil Adler INDIVID and as ATTY for Leopold Adler and ano to Simone Borruso et al; 5 years, from Mar 1, 1906. Mar 26, 1906. 6:1784. 12,250

125th st, n e cor Park av, 90x99.11. The Washington Life Ins Co to The N Y Central Storage Co; 21 7-12 years, from Mar 1, 1906. Mar 23, 1906. 6:1774. taxes, &c, and 9,600 to 36,000

125th st, No 112 West. Assign lease. Edw J Welling to Louis Strasburger. Mar 27, 1906. 7:1909. other consid and 100

125th st, No 426 West, store, &c. Barbara Friedrich to John Riegel of Brooklyn; 5 years, from May 1, 1905. Mar 28, 1906. 7:1965. 900

Av A, No 109. Bill of sale, lease, &c. Hugo Thum to H Clausen & Son Brewing Co. All title. Mar 27, 1906. 2:434. nom

Same property. Bill of sale, lease, &c. H Clausen & Son Brewing Co to John Unger and Rudolf Saruga. All title. Mar 27, 1906. 2:434. 4,519.30

Av A, No 1570, store, &c. Franz Majewski to Louis Schmedes; 5 years, from May 1, 1905. Mar 28, 1906. 5:1579. 1,320

Av A, No 1383, north store. Emma Fica to Joseph Eis; 3 years, from May 1, 1905. Mar 28, 1906. 5:1468. 384

Av A, No 208, s e cor 13th st, store, &c. Lena Gurgel by Louis Sroka ATTORNEY to Charles Carlisi; 5 years, from Aug 1, 1905. Mar 29, 1906. 2:406. 1,560

Same property. Assign lease. Charles Carlisi to S Liebmanns Sons Brewing Co. Feb 2, 1906. 2:406. nom

Av B, No 143, all. Betty Simon to Enrico Santulli; 3 years, from April 1, 1906. Mar 29, 1906. 2:392. 4,500

Av C, No 107, n w cor 7th st, store, &c. Harris Schonzeit to Leo C Goldstein; 3 years, from May 1, 1906. Mar 23, 1906. 2:390. 1,500

Amsterdam av, No 1427, store and rooms. John Ryan to Leopold Bader; 3 years, from May 1, 1906. Mar 29, 1906. 7:1970. 1,000

Amsterdam av, Nos 685 and 689. Subordination of lease to mortgage. Anne H Cooper and Carrie Feist with Adolph Feist. Mar 14, 1906. 4:1224. nom

Amsterdam av, No 411. Assign lease. J Kreinik to Sam Wah. Mar 26, 1906. 4:1210. 300

Bowery, No 40, all. Julia F Karsch to Frank Tucker; 3 years, from April 1, 1908. Mar 27, 1906. 1:202. 2,500

Bowery, No 125, store. Charles Hornis and ano to Chas Deringer; 3 years, from Mar 1, 1906. Mar 29, 1906. 1:304. 840 and 960

Broadway, n e cor 70th st, 112.10x153x100.5x101.5. Eugene Higgins to Winton Motor Carriage Co; 25 years, from Jan 1, 1906. Taxes, &c, and \$10,000 per annum for 1st 5 years, and thereafter as per appraisal. Mar 27, 1906. 4:1142. nom

Greenwich av, No 68, all. Chas A Herrmann et al to Mary A Ertz; 5 years, from May 1, 1906. Mar 23, 1906. 2:606. 900

Lenox av, n e cor 138th st, store, &c. Meyer Frank to Charles Meyer; 10 years, from Jan 1, 1906. Mar 27, 1906. 6:1736. 1,200 to 1,800

Lenox av, e s, 4th store, south of 139th st. Meyer Frank to Henry Meyer; 5 years, from Jan 1, 1906. Mar 27, 1906. 6:1736. 1,100 and 1,200

Lexington av, No 30, basement store. Eleanor P Palma and ano to Joseph A Abbott; 3 years, from May 1, 1906. Mar 23, 1906. 3:879. 480

Madison av, n e cor 100th st, store. Ferruccio A Vivanti to Collins & Keating; 3 years, from Jan 1, 1906. Mar 28, 1906. 6:1606. 1,380

1st av, No 342. Assign lease. John J O'Connell to Frank McNally. Mar 26, 1906. 3:952. nom

Same property. Assign lease. Frank McNally to James Everards Breweries. Mar 26, 1906. 3:952. nom

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Systems of Less Than Five Stations

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NEW YORK TELEPHONE COMPANY

115 WEST 38th STREET

15 DEY STREET

220 WEST 124th STREET

1st av, Nos 1335 and 1337, 2 stores, &c. Domenico Abbatte and ano to Harry J Robertson; 3 years, from May 1, 1906. Mar 23, 1906. 5:1446..... 1,440

1st av, No 2046, north store and rooms in rear. Frank Rerosa to Vincenzo Castaldo; 5 years, from May 1, 1906. Mar 23, 1906. 6:1699..... 600

2d av, No 2314, 3d store s from s e cor 119th st. Louis Cohn to Samuel Forman; 3 3-12 years, from Feb 1, 1906. Mar 27, 1906. 6:1795..... 480

2d av, No 2227, store, &c. Maria Bove to Felice Rubano; 3 yrs, from May 1, 1906. Mar 27, 1906. 6:1664..... 960

2d av, No 2237, south store. Sabbate Vigorito to Max Altman; 3 years, from May 1, 1906. Mar 27, 1906. 6:1664..... 420

2d av, No 1402. Assign lease. John Brown to Joseph Burron. Mar 24. Mar 27, 1906. 5:1447..... nom

Same property. Assign lease. Joseph Burron to James Everards Breweries. Mar 24. Mar 27, 1906. 5:1447..... nom

2d av, No 1638, store, &c. Hannah Maher to William Ficken; 3 years, from May 1, 1905. Mar 24, 1906. 5:1547..... 1,500

Same property. Assign lease. Adolf Miller to Saranac Realty Co. Mar 21. Mar 24, 1906. 5:1547..... nom

2d av, No 1638, store, &c. Hannah Maher to Adolph or Adolf Miller; 3 years, from May 1, 1908. Mar 24, 1906. 5:1547..... 1,800

Same property. Assign lease. Adolf Miller to Saranac Realty Co. Mar 21. Mar 24, 1906. 5:1547..... nom

2d av, No 1638. Assign lease. William Ficken to Adolf Miller. Nov 18, 1905. Mar 24, 1906. 5:1547..... omitted

2d av, No 494, store, &c, and 6 rooms on 2d floor. Christian Goetz to Gottlob C Koelle; 3 years, from May 1, 1906. Mar 23, 1906. 3:933..... 1,008

2d av, No 763, store and 2d floor. Charles Laue to Gabriel and Katharina Velten; 3 years, from May 1, 1906. Mar 23, 1906. 5:1314..... 840

2d av, No 2089, south store, &c. Harris Goldberg to John Rumore; 1 year, from May 1, 1906. Mar 28, 1906. 6:1657..... 384

3d av, No 2093. Subordination of lease to mort of \$24,000. Ferdinand Mackenrott to Israel Herman. Mar 22. Mar 28, 1906. 6:1664..... nom

3d av, No 201, store, &c. Louise P Wycherley to John H Iden; 2 years, from May 1, 1906. Mar 27, 1906. 5:1320..... 1,320

3d av, n w s, 144.10 n e 14th st, 20.4x100. Hamilton Fish Corporation to Frank H G and Henry G Helfst; 21 years, from May 1, 1906 with renewal. Mar 29, 1906. 3:870, taxes, &c, and 1,350

3d av, No 1058, w s, 75.5 s 63d st, 17.4x109.1x22.11x100. Consent to assign lease. The Beekman estate to Anna M Scherding. Mar 16. Mar 23, 1906. 5:1397.....

3d av, No 1563, north store. Morris Weinstein to Bernard J Birnbaum; 3 years, from May 1, 1906. Mar 23, 1906. 5:1533..... 720

3d av, No 1463, all. Nathan A Metzger to Jacob Horwitz; 5 yrs, from May 1, 1906. Mar 23, 1906. 5:1528..... 1,900 and 2,000

3d av, w s, 75.5 s 63d st, 17.11x100.1x22.11x100. Assign lease. Anna M Scherding to Frank Gass. Mar 15. Mar 23, 1906. 5:1397..... nom

3d av, No 2188, store, &c, and 2d floor. Herman Kahn to David Davidovitz; 7 1-12 years, from April 1, 1906. Mar 24, 1906. 6:1768..... 3,000 and 3,199.92

5th av, n w cor 131st st, store. Henry Korn and ano to Geo H Groening; 5 1-12 years, from April 1, 1906. Mar 29, 1906. 6:1729..... 1,000

7th av, No 261, s e cor 25th st, store, &c. Elizabeth Heubner et al EXRS, &c, John N Heubner to Rudolph Theis; 5 years, from May 1, 1906. Mar 26, 1906. 3:800..... 1,800

7th av, No 203, all. James Green and ano EXRS Max Green to William Naddelman; 3 1/2 years, from Mar 1, 1906. Mar 26, 1906. 3:797..... 1,680

8th av, No 2741, store, &c. Thomas Reynolds to Cornelius D O'Sullivan; 10 years, from May 1, 1906. Mar 26, 1906. 7:2045..... 2,200

8th av, No 2773, north store, &c. Geo C Lamline to Fred Roth; 2 years, from May 1, 1906. Mar 29, 1906. 7:2045..... 600

Same property, south store. Same to Saml Widgerson; 2 years, from May 1, 1906. Mar 29, 1906. 7:2045..... 600

8th av, No 2897, store. Eliz G Hantsche to Philip Suriano; from Feb 15, 1906, to May 1, 1907. Mar 27, 1906. 7:2047..... 300 and 360

10th av, No 763, store, &c, and front portion of 2d floor. Louisa Muller to William Maux; 5 years, from April 1, 1906. Mar 23, 1906. 4:1080..... 1,800

10th av, No 544. Assign lease. Frank Teuschser to August Geehaus and ano. Feb 26. Mar 28, 1906. 4:1050..... nom

10th av, No 410, ground floor. Jules S Bache and ano to Louis Hauck; 3 years, from May 1, 1906. Mar 28, 1906. 3:731..... 600

BOROUGH OF THE BRONX.

149th st, No 540 East, 3-sty frame house. Mary O'Gorman to Teo-filo Galio; 5 years, from April 1, 1906. Mar 26, 1906. 9:2330..... 756

160th st, No 879 East. Surrender lease. Dora Fletcher to Mayer Freedman and Barnett Reff. Mar 26. Mar 28, 1906. 10:2637..... nom

Courtlandt av, No 669, 1st floor. Louis Sauter et al to Louis Sauter and Joseph Winterer; 3 years from May 1, 1907. Mar 28, 1906. 9:2413..... 1,020 and 1,080

Same property. Assign lease. Louis Sauter and ano to the Ebling Brewing Co. Mar 24. Mar 28, 1906. 9:2413..... nom

Morris av, No 790. Assign lease. Fred Mitchell to Robt B Johnson. Mar 24. Mar 27, 1906. 9:2420..... nom

*Olin or Briggs av, s s, 30 e Elliott av, 25x30. John W Fincke TRUSTEE to F G Crawford; 3 years, from June 1, 1905. Mar 28, 1906. 3 years renewal..... 96

Prospect av, No 976, s e cor 164th st, south store. Edward Muller and ano to Joel H Dibeth; 5 years, from April 1, 1906. Mar 26, 1906. 10:2690..... 300 and 360

Prospect av, s w cor 168th st, store, baker shop, &c. Albert J Schwarzler to D W Vreeland, of White Baking Co; 6 years, from April 1, 1906. Mar 28, 1906. 10:2681..... 780 and 900

Robbins av, No 603. Assign lease. Michael Gould to William Zoll. Mort \$4,900. Mar 20. Mar 23, 1906. 10:2623..... nom

*White Plains av, w s, at s s plot leased to Frank McGarry, 25x 75, all. John W Fincke TRUSTEE to John J Knewitz; 3 years, from Mar 1, 1906, option of 3 years renewal. Mar 23, 1906. 180

Westchester av, No 1205, store, &c. Edw B Teichman to Michael Fitzgibbon; 8 years, from April 1, 1906. Mar 27, 1906. 10:2704..... 360 to 480

Washington av, No 987, all. Casper Schulz to Michall J Lestrang; 1 5-12 years, from Dec 1, 1905. Mar 28, 1906. 9:2386..... 960

3d av, No 3919, s w cor 172d st, store, &c. Julia Butler to Cortland A Underhill; 3 years, from June 1, 1907. Mar 23, 1906. 11:2919..... 720

3d av, No 3460, e s, 70 n 167th st, store. Joseph Hyman and ano to William Biren; 5 years, from May 1, 1906. Mar 24, 1906. 10:2609..... 780

*Gore GG on map Un'port. Gilbert S Lyon, County Treasurer of Westchester to Edward Haight, Jr, Feb 26, 1863, \$1,000 per year tax lease, from Jan 22, 1862. Mar 27, 1906..... 1,82

*Same property. Assign lease. Edward Haight, Jr, to John C Fisher. Mar 26, 1906. Mar 27, 1906..... 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 given is taken from the instrument as filed.

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

March 23, 24, 26, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Allen, Joseph to Henry Kohlman. 35th st, No 241, n s, 150 w 2d av, 16.8x98.9. P M. Mar 1, due June 1, 1909, 5%. Mar 24, 1906. 3:916..... 7,000

Abraham, William and Myer and Louis Jarmulowsky with Charles Schram. Jackson st, No 51. Subordination agreement. Mar 25, 1905. Mar 24, 1906. 1:260..... no n

Alexander, Robert to Mary A McCormack. West End av, No 779, n w cor 98th st, No 301, 21x80. P M. Prior mort \$27,500. Mar 24, 2 years, 5%. Mar 26, 1906. 7:1888..... 5,500

Abrahams, William with Chas Schram. Jackson st, No 51. Subordination agreement. Mar 23. Mar 26, 1906. 1:260..... no n

Acme Building Co to Meyer Vesell. 48th st, n s, 450 w 10th av, 75x100.5. P M. March 27, 1906, due Dec 27, 1906. 6% 4:1077..... 5,500

Abrahams, Wm to Charles Schram. Jackson st, No 51, w s, about 50 s Cherry st, 25x75. March 23, 5 years, 5 1/2%. March 24, 1906. 1:260..... 14,250

Adams, Frank R to John B White. St Nicholas av, No 1543, w s, 15.10 n 187th st, 20x80. Mar 15, 3 years, 4 1/2%. Mar 29, 1906. 8:2168..... 3,000

Abrahams, Nathan with Rachel Katze. 10th av, No 506. Subordination agreement. Mar 26. Mar 29, 1906. 3:736..... nom

Bernheimer, Simon E and Max E with American Bible Society. 8th av, Nos 2536 and 2538. Extension mort. July 28, 1905. Mar 29, 1906. 7:1941..... nom

Berliner, Julius and Max Greenberg to Business Mens Realty Co. 112th st, Nos 130 to 134, s s, 591.5 w 3d av, 53.6x100.11. P M. Prior mort \$14,000. Mar 22, 1 year, 6%. Mar 29, 1906. 6:1639..... 14,000

Berliner, Julius and Max Greenberg to Business Mens Realty Co. 112th st, Nos 138 to 142, s s, 520 w 3d av, 53.7x100.11. P M. Mar 22, 1 year, 6%. Mar 29, 1906. 6:1639..... 8,000

Berliner, Julius and Max Greenberg to Business Mens Realty Co. 112th st, Nos 56 to 60, s s, 153.6 w Park av, 48x100.11. P M. Mar 22, 1 year, 6%. Mar 29, 1906. 6:1617..... 13,500

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD"

FRONT ENAMELED AND NAZARETH GENUINE BRICKS AND PORTLAND CEMENT

FREDENBURG & LOUNSBURY

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

NEW YORK

Pilot av, s s, 200 e Main st, City Island, 2-sty frame stable, 55x45; cost, \$1,800; Robt Jacob, City Island; ar't, S E Gage, 3 Union sq.—290.

Pleasant av, e s, 425 n 216th st, 2-sty frame dwelling, 21x52; cost, \$5,400; Fred and Anna Zeller, 144 Pleasant av; ar't, Chas F Ackerman, 126 E 216th st.—296.

Railroad av, n e cor 156th st, two 6-sty brk tenements, 40.5x68.11, 30, 65.4, and 62.8x36.4, 65.8; total cost, \$130,000; Thos D Malcolm, River av and 167th st; ar't, Harry T Howell, 149th st and 3d av.—278.

Saxe av, w s, 130 n Westchester av, 2-sty frame dwelling, 21x54; cost, \$5,465; Martin Bariffi, 25 Columbus av, ow'r and ar't.—279.

Teller av, w s, 90 n 169th st, three 2-sty frame dwellings, 20x52 and 23x57; total cost, \$13,500; Thornton Bros Co, 1317 Clay av; ar't, Hugh H Avolin, 961 Stebbins av.—294.

White Plains road, w s, 25 s Thwaite pl, 2-sty frame shop, 25x74.6; cost, \$4,000; Albert Thoms, 1499 Vyse av; ar't, Franz Wolfgang, 787 E 177th st.—306.

Whitlock av, w s, 200 n Barretto st, two 3-sty brk dwellings, 20x55; total cost, \$18,000; Michael Meehan, Prospect av; ar't, James F Meehan, 1020 Longwood av.—287.

Walton av, s w cor Cheever pl, 4-sty brk factory, 50x95; cost, \$40,000; M F O'Neill, 490 E 139th st; ar'ts, Neville & Bagge, 217 W 125th st.—293.

Washington av, w s, 242 n 178th st, two 5-sty brk tenements, 53.9x112; total cost, \$100,000; Isidor Robinson, 1989 Washington av; ar't, Harry T Howell, 149th st and 3d av.—265.

Whitlock av, w s, 100 n Barretto st, five 3-sty brk dwellings, 20x55; total cost, \$45,000; Michael Meehan, Prospect av; ar't, James F Meehan, 1020 Longwood av.—286.

Prince st, No 29, toilets, to 5-sty brk and stone tenement; cost, \$1,500; C M Hough, 160 Broadway; ar't, O Reissmann, 30 1st st.—691.

Spring st, No 22, toilets, to 5-sty brk and stone tenement; cost, \$4,000; Abraham Brode, 108 E 7th st; ar't, O Reissmann, 30 1st st.—752.

State st, Nos 1 and 2, stairs, to two 4-sty brk mission house; cost, \$200; estate George Coles, 49 Wall st; ar'ts, Van Vleck & Goldsmith, 111 5th av.—726.

Stanton st, No 17, 1-sty brk and stone rear extension, 33.6x23, partitions, to 3-sty brk and stone tenement; cost, \$8,000; J Lunitz, 170 Greene st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—731.

Suffolk st, No 172, partitions, windows, plumbing, skylight, to 5-sty brk and stone store and tenement; cost, \$600; Gordon, Levy & Co, 230 Grand st; ar't, Ed A Meyers, 1 Union sq.—733.

Suffolk st, No 15, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; M H Feder, 200 Broadway; ar't, C Dunne, 330 W 26th st.—734.

Willett st, No 97, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$3,000; Abraham Taube, 167 E 74th st; ar't, O Reissmann, 30 1st st.—675.

1st st, Nos 81-83, toilets, windows, to two 3-sty brk and stone dwellings; cost, \$3,000; L Rabinowitz, 367 Grand st; ar't, S Sass, 23 Park row.—696.

3d st, s s, 50 w Thompson st, 3-sty brk and stone rear extension, 25x31.2, partitions, columns, to 3-sty brk and stone loft building; cost, \$5,000; W H Hiltz, 77 W 3d st; ar't, G W Springstead, Jr, 1206 Tinton av.—700.

3d st, No 89 East, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; Morris Lipschitz, 27 E 104th st; ar't, C Dunne, 330 W 26th st.—742.

6th st, Nos 232-234 East, toilets, windows, to two 5-sty brk and stone tenement; cost, \$2,000; S Birchenholz, 154 2d av; ar't, O Reissmann, 30 1st st.—749.

9th st, No 338 East, shaft, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$3,000; H Boock, 66 Stanton st; ar't, O Reissmann, 30 1st st.—692.

9th st, No 624 East, toilets, windows, to 4-sty brk and stone tenement; cost, \$500; Louis Golden, 624 E 9th st; ar't, Harry Zlot, 230 Grand st.—682.

11th st, No 544 East, 5-sty brk and stone rear extension, 13x30, toilets, columns, beams, to 5-sty brk and stone tenement; cost, \$8,000; Reich & Rottenberg, 309 E 11th st; ar't, O Reissmann, 30 1st st.—677.

13th st, No 640 East, shaft, toilets, to 5-sty brk and stone tenement; cost, \$3,000; Morris Lazaroff, 201 Henry st; ar't, Harry Zlot, 230 Grand st.—681.

15th st, No 503 East, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,600; estate Wm Klumpt, 83 E 91st st; ar't, Henry Klein, 191 E 3d st.—673.

16th st, No 507 East, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,800; B Kaplan, 139 East Houston st; ar't, O Reissmann, 30 1st st.—736.

16th st, No 534 East, toilets, windows, to 5-sty brk and stone tenement; cost, \$3,000; G Collezo, 45 East Houston st; ar't, O Reissmann, 30 1st st.—751.

17th st, No 443 West, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; H Nechols and S Blumenstock, 447 Central Park West; ar't, John H Knubel, 318 W 42d st.—716.

19th st, No 450 West, partitions, windows, to 5-sty brk and stone tenement; cost, \$500; Geo W Miller & Co, 62 Duane st; ar't, R Bolhler, 42 E 23d st.—746.

21st st, Nos 128-130 West, 1-sty brk and stone rear extension, 42x23, partitions, stairs, to two 3-sty brk and stone stores and tenements; cost, \$4,000; Maria Da Prato, 84 Charles st; ar't, John E Nitchie, 150 Nassau st.—732.

25th st, No 441 West, windows, partitions, to 4-sty brk and stone storage building; cost, \$5,000; Flanagan, Nay & Co, 264 10th av; ar't, F Jacobsen, 1204 Broadway.—670.

26th st, n s, 55 e 1st av, partitions, stairs, to 4 and 6-sty brk and stone city hospital; cost, \$21,000; City of New York, City Hall; ar't, S J Jones, Bellevue Hospital, foot of 26th st.—687.

34th st, No 126 West, windows, plumbing, to 6-sty brk and stone store and loft building; cost, \$500; C L Tappin, 82 Wall st; ar'ts, Dodge & Morrison, 82 Wall st.—671.

37th st, No 344 West, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; J H Brand, 495 9th av; ar't, O Reissmann, 30 1st st.—747.

39th st, No 207 East, toilets, windows, to 4-sty brk and stone tenement and store; cost, \$1,500; Maurice M Strauss, 4 E 107th st; ar't, James R Dardis, 555 W 140th st.—695.

44th st, n s, 150 e 5th av, 1-sty brk and stone rear extension, 27x30.2, stairs, partitions, to 4-sty brk and stone office building; cost, \$1,800; Mrs F F Beach, 42 Broadway; ar't, T C Visscher, 7 E 44th st.—709.

45th st, No 432 West, partitions, toilets, to 5-sty brk and stone tenement; cost, \$5,000; Wm D Dubois, 229 W 127th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—680.

46th st, No 340 East, plumbing, to 5-sty brk and stone store and tenement; cost, \$400; John Cannon, on premises; ar't, John J McCourt, 314 E 52d st.—710.

46th st, No 453 West, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,500; Clara Goldstein, 495 9th av; ar't, O Reissmann, 30 1st st.—748.

47th st, Nos 335-337 East, toilets, windows, to two 4-sty brk and stone tenements; cost, \$2,500; S Lustbader, 430 E 72d st; ar't, Geo M McCabe, 2 W 14th st.—707.

47th st, Nos 247-249 West, 1-sty brk and stone rear extension, 50x40, to 2-sty brk and concrete garage; cost, \$2,000; Edgar estate, 51 Liberty st; ar't, Geo Hang, 133 E 50th st.—703.

50th st, Nos 235-237 West, 3-sty brk and stone side extension, 25.6x89.11, stairway, iron columns, to two 3-sty brk and stone storage buildings; cost, \$15,000; Oscar F Mackey, 1 Madison av; ar't, J G H Harlach, 42 E 23d st.—738.

ALTERATIONS

BOROUGH OF MANHATTAN.

Allen st, No 36, toilets, windows, to 5-sty brk and stone tenement; cost, \$3,000; Bokschizky & Rothowitz, 36 Allen st; ar't, O Reissmann, 30 1st st.—754.

Bayard st, Nos 85-89, partitions, plumbing, to four 5-sty brk and stone tenements; cost, \$5,000; Mrs Daisey Lippman, 46 E 80th st; ar'ts, Cleverdon & Putzel, 41 Union sq.—672.

Crosby st, Nos 101-103, plumbing, partitions, windows, to two 3-sty brk and stone loft buildings; cost, \$5,000; W & J Bachrach, 35 Nassau st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—664.

Charles st, n e cor Bleecker st, toilets, windows, partitions, to 3-sty brk and stone tenement; cost, \$5,000; M A Eiseman, 68 Cortlandt st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—663.

Columbia st, No 70, 3-sty brk and stone front extension, 23x5, stairs, toilets, to 3-sty brk and stone synagogue; cost, \$5,000; Hungarian Synagogue Co, on premises; ar't, Harry Zlot, 230 Grand st.—719.

Eldridge st, No 7, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$6,000; Simon Shapiro, 16 W 115th st; ar't, O Reissmann, 30 1st st.—753.

Forsyth st, No 68, windows, to 5-sty brk and stone tenement and store; cost, \$75; Meyer Kalmanowitz, 113 Hester st; ar't, Chas M Straub, 122 Bowery.—745.

Gramercy Park, No 22, electric elevator, new plumbing, hot water heat, to 5-sty brk and stone dwelling; cost, \$10,000; Mrs Mary F Seymour, 723 Park av; ar'ts, Ross & McNeil, 39 E 42d st.—735.

Grand st, Nos 581-585, toilets, windows, partitions, to three 5-sty brk and stone tenements; cost, \$6,000; Schmeidler & Bachrach, 203 Broadway; ar't, Oscar Lowinson, 20 E 42d st.—722.

Henry st, No 121, partitions, windows, store front, to 5-sty brk and stone tenement; cost, \$2,000; Moses Baumgarten, 119 Henry st; ar't, Henry J Feiser, 150 Nassau st.—723.

Lewis st, Nos 119-121, partitions, toilets, to two 5-sty brk and stone tenements; cost, \$2,000; M Weisberger, 6 Av C; ar't, I I Rosenberg, 99 E 7th st.—685.

Lewis st, No 113, 2-sty brk and stone rear extension, 25x4, toilets, windows, to two 5-sty brk and stone tenements and stores; cost, \$2,500; Joseph Tolomon, 11 Attorney st; ar't, Herman Horenburger, 122 Bowery.—739.

Ludlow st, No 3, stairs, toilets, to 5-sty brk and stone tenement; cost, \$5,000; B Johns, 49 Canal st; ar't, O Reissmann, 30 1st st.—689.

Ludlow st, No 87, toilets, windows, bake oven, piers, to 5-sty brk and stone tenement; cost, \$3,000; Jacob Volk, 88 Delancey st; ar't, O Reissmann, 30 1st st.—737.

Ludlow st, No 25, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; W P Fogarty, 362 W 17th st; ar't, O Reissmann, 30 1st st.—750.

Madison st, No 154, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,500; W J Thompson, 3 E 130th st; ar't, O Reissmann, 30 1st st.—674.

Madison st, No 178, toilets, windows, skylights, to 4-sty brk and stone tenement; cost, \$3,000; S Kutler, 62 Henry st; ar't, Max Muller, 3 Chambers st.—718.

Mott st, No 164, partitions, windows, store fronts, plumbing, to 6-sty brk and stone tenement; cost, \$10,000; R M Morasco, 57 East Houston st; ar't, Wm C Sommerfeld, 19 Union sq.—667.

Mott st, No 161, shaft, toilets, to 5-sty brk and stone tenement; cost, \$3,500; P Peluso, 161 Mott st; ar't, O Reissmann, 30 1st st.—676.

Nassau st, s w cor Liberty st, install gallery, windows, doors, to 6-sty brk and stone office building; cost, \$10,000; Provident Life Assur Co, 346 Broadway; ar'ts, Denby & Nute, 12 E 42d st.—740.

Orchard st, Nos 1-3, toilets, windows, partitions, to two 5-sty brk and stone tenements; cost, \$5,000; I Block, 295 Pearl st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—697.

Rockland-Rockport Lime Company

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NEW YORK OFFICE, FULLER BUILDING, BROADWAY AND 23d STREET

54th st, No 500 West, plumbing, winlows, partitions, to 5-sty brk and stone tenement; cost, \$5,000; P & H Bachrach, 200 Broadway; ar'ts Sommerfeld & Steckler, 19 Union sq.—665.

61st st, No 118 East, 2-sty brk and stone rear extension, 9.4x17, add 1 sty, windows, to 3-sty brk and stone dwelling; cost, \$5,000; Edward Oppenheimer, 118 E 61st st; ar't, Chas Brendon, 500 5th av.—639.

65th st, No 122 East, stairs, partitions, windows, to 4-sty brk and stone dwelling; cost, \$12,000; Julia D McKeever, 120 E 65th st; ar't, S E Gage, 3 Union sq.—714.

73th st, No 21 East, toilets, windows, stairway, to 4-sty brk and stone dwelling; cost, \$8,000; John W Sterling, 912 5th av; ar't, Alfred Busselle, 1133 Broadway—713.

74th st, No 30 East, 5-sty brk and stone rear extension, 20x26, partitions, plumbing, to 4-sty brk and stone residence; cost, \$13,000; A R Marcus, 70 W 55th st; ar'ts, Geo A Glaenzer & Co and A Belleville, 33 E 20th st.—679.

76th st, No 26 West, 4-sty brk and stone rear extension, 12.10x9.4, partitions, stairs, to 4-sty brk and stone dwelling; cost, \$7,600; Henry Goldman, 26 W 76th st; ar't, H P Von Wiedenfeld, 69 Suydam st, Brooklyn.—698.

76th st, Nos 10-12 East, 5-sty brk and stone front and rear extension, 21.11x12.7, partitions, to two 5-sty brk and stone residence; cost, \$100,000; Dora and Alfred Schiffer, 12 E 76th st; ar'ts, Schwartz & Gross, 35 W 21st st.—702.

101st st | build glass house, to 6-sty brk and stone hospital; cost, 100th st | \$2,500; Mt Sinai Hospital, on premises; ar't, The Madison av | Charles Bayer Co, 407 e 124th st.—712.

109th st, No 324 East, toilets, partitions, area wall, to 5-sty brk and stone tenement; cost, \$1,200; Emil Moranto, 213 E 106th st; ar't, E Wilbur, 120 Liberty st.—688.

112th st, No 43 East, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; Rapoport & Kolbert, 37-39 E 21st st; ar't, M Zipkes, 147 4th av.—727.

114th st, No 83 East, toilets, windows, partitions, store fronts, to 5-sty brk and stone store and tenement; cost, \$1,000; E Meyerson, 83 E 114th st; ar't, C Dunne, 330 W 26th st.—720.

120th st, No 127 East, toilets, partition, windows, to 5-sty brk and stone tenement; cost, \$5,000; J Schreier, 181 Broadway; ar'ts, Sommerfeld & Steckler, 19 Union sq.—666.

125th st, s s, 140 w Park av, store fronts, windows, piers, stairs, to 3-sty brk and stone store and office building; cost, \$10,000; Hurtig & Swartwout, 1822 Park av; ar'ts, Neville & Bagge, 217 W 125th st.—701.

126th st, No 208 East, toilets, windows, partitions, to 5-sty brk and stone tenement and store; cost, \$5,000; P & M Seigel, 81 E 125th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—717.

Av C, No 301, vent shaft, toilets, partitions, to 5-sty brk and stone store and tenement; cost, \$3,000; M Fred, 41 Union sq; ar't, R Rohl, 128 Bible House.—694.

Amsterdam av, No 112, 1-sty brk and stone rear extension, 25x24, partitions, windows, to 3-sty brk and stone store and dwelling; cost, \$5,000; Samuel Parsont, 108 Amsterdam av; ar't, Eli Benedict, 1947 Broadway.—721.

Greenwich av, No 68, 1-sty brk and stone rear extension, 19.6x8.6, to 3-sty brk and stone tenement and store; cost, \$1,500; Chas A Herrman, 118 Woodycrest av; ar't, John H Knubel, 318 W 42d st.—741.

Madison av, No 219, build rear vault, 26x39, to 5-sty brk and stone residence; cost, \$5,000; J P Morgan, 219 Madison av; ar't, L G Stollwerk, 156 5th av.—724.

Madison av, No 600, store front, stairs, to 5-sty brk and stone residence and store; cost, \$7,000; Mary F Thomas, 24 E 58th st; ar'ts, Robertson & Potter, 160 5th av.—704.

Madison av, s e cor 87th st, 1-sty brk and stone rear extension, 12.10x18, to 3-sty brk and stone residence; cost, \$300; ow'r and

ar't, A Muller, 44 E 87th st.—725.

Morningside av West, Nos 160-166, 1-sty brk and stone side extension, 19.10x24.8, partitions, windows, to four 4-sty brk and stone stores and tenements; cost, \$5,000; M Beckmann, 79th st, n w cor 2d av; ar't, Chas Stegmayer, 168 E 91st st.—706.

1st av, No 353, toilets, windows, to 3 and 4-sty brk and stone tenement; cost, \$500; M Rosenblum, 102 E 11th st; ar't, C Dunne, 330 W 26th st.—682.

2d av, No 1166, toilets, windows, partitions, to 5-sty brk and stone store and tenement; cost, \$1,500; Weil & Mayor, 5 Beekman st; ar't, S Gross, 348 E 84th st.—678.

2d av, No 121, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,000; Heller & Welish, 121 2d av; ar't, I I Rosenberg, 99 E 7th st.—684.

2d av, Nos 141-143, partitions, to 6-sty brk and stone tenement; cost, \$300; Isaac Scheederman, on premises; ar't, O Reissmann, 30 1st st.—690.

2d av, No 179, toilets, windows, store fronts, to 4-sty brk and stone dispensary; cost, \$2,500; St Marks Hospital, 179 2d av; ar't, L Lindenmeyer, 11 E 42d st.—744.

3d av, No 1592, partitions, windows, to 5-sty brk and stone tenement and store; cost, \$2,000; Frank W Mosher, 210 E 52d st; ar't, J J McCourt, 314 E 52d st.—711.

3d av, No 2046, toilets, windows, to 5-sty brk and stone store and tenement; cost, \$500; L Ball, 128 W 119th st; ar't, Otto L Spannhake, 200 E 79th st.—715.

5th av, No 753, skylight, beams, to 3-sty brk and stone store building; cost, \$500; Mason Jones estate, 141 Broadway; ar'ts, B W Berger & Son, 121 Bible House.—730.

6th av, s e cor 37th st, windows, partitions, to 4-sty brk and stone store and tenement; cost, \$900; E V Arras, 75 W 37th st; ar'ts, Jackson & Rosencrans, 31 Union sq.—669.

7th av, Nos 311-313, toilets, windows, tank, to two 5-sty brk and stone tenement; cost, \$1,000; B Sire, 22 W 59th st; ar't, Thos W Godwin, 302 14th st, Brooklyn.—729.

7th av, s e cor 128th st, show windows, to two 5-sty brk and stone stores and tenements; cost, \$1,000; M Misch, 168 W 130th st; ar't, Ed I Shire, 22 Pine st.—743.

7th av, No 2300, partitions, toilets, windows, stone work, to 5-sty brk and stone store and tenement; cost, \$10,000; Dietrich Huneke, 261 3d av; ar't, Richard Rohl, 128 Bible House.—705.

8th av, No 724, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$500; estate of John Jacob Astor, 23 W 26th st; ar'ts, Holmes & Barry, Undercliff av and 176th st.—708.

8th av, No 649, build furnace flue, to 2-sty brk and stone store building; cost, \$150; Mrs F Fitzgerald, Europe; ar't, Wm G Clark, 438 W 40th st.—728.

BOROUGH OF THE BRONX.

Burnett st, n s, 95 e Garrison av, 2-sty frame extension, 14x15, to 2-sty frame dwelling; cost, \$1,000; Michael McAndrew, on premises, ar't and ow'r.—147.

St Pauls pl, n s, 100 w Washington av, 2-sty brk extension, 8.6x 19.6, to 2-sty frame dwelling; cost, \$700; Louis E Kleban, 1572 Washington av; ar't, Maximilian Zipkes, 147 4th av.—143.

137th st, No 662, new columns, new beams and show window, &c, to 5-sty brk store and tenement; cost, \$3,000; Breslauer Realty Co, 149 Broadway; ar't, Otto L Spannhake, 200 E 79th st.—148.

142d st, No 637, new piers, columns and girders, &c, to 4-sty brk store and tenement; cost, \$1,500; Frank B Walker, 55 Liberty st; ar't, C A Millner, 3025 3d av.—150.

200th st, n e cor Marion av, 2 1/2-sty frame extension, 22x14, to 2 1/2-sty frame dwelling; cost, \$3,500; Thos Bolton Jr, on premises; ar'ts, Janes & Leo, 124 W 45th st.—141.

Prospect av, w s, 264.32 n 181st st, 3-sty brk extension, 65x88, to 3-sty brk factory and loft building; cost, \$25,000; Andrew P Traber, 2152 Prospect av; ar't, B Ebeling, West Farms road.—144.

Proposals

Office of the President of the Borough of Manhattan, City Hall, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 3 o'clock P. M., on
WEDNESDAY, APRIL 11, 1906.
No. 1. Regulating, grading, curbing and flagging Haven Avenue, from the south side of West One Hundred and Seventieth Street to a point 464.31 feet northerly therefrom.
No. 2. Regulating, grading, curbing and flagging Northern Avenue, from West One Hundred and Eighty-first Street to a point 781.01 feet northwesterly.
No. 3. Reregulating, regrading, recurbing and reflagging West One Hundred and Forty-seventh Street, from a point 252.92 feet west of Broadway to the easterly line of Riverside Drive extension.
No. 4. Regulating, grading, curbing, and flagging West One Hundred and Fifty-third Street, from Broadway to Riverside Drive extension.
No. 5. Regulating, grading, curbing and flagging West One Hundred and Fifty-eighth Street, from St. Nicholas Avenue to Edgecombe Avenue.
No. 6. Regulating, grading, curbing and flagging Two Hundred and Eleventh Street, from Broadway to Tenth Avenue.
No. 7. Regulating, grading, curbing and flagging West Two Hundred and Fourteenth Street, from Broadway to a point 325 feet east of Ninth Avenue.
No. 8. Regulating, grading, curbing and flagging West Two Hundred and Fifteenth Street, from Broadway to a point 465 feet east of Ninth Avenue.
No. 9. Regulating, grading, curbing and flagging West Two Hundred and Sixteenth Street, from Broadway to Harlem River.
For full particulars see City Record.
JOHN F. AHEARN,
Borough President,
The City of New York, March 30, 1906.

Proposals.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock A. M., on
MONDAY, APRIL 9, 1906,
Borough of Manhattan.
No. 1. For furnishing and delivering 1,500 tons of coal for companies located south of Fifty-ninth Street.
No. 2. For furnishing and delivering 300 tons of pea coal for Headquarters.
For full particulars see City Record.
JOHN H. O'BRIEN,
Fire Commissioner.
Dated March 27, 1906.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock A. M., on
MONDAY, APRIL 9, 1906,
Boroughs of Manhattan, The Bronx and Richmond.
No. 1. For furnishing and delivering nozzles, valves, steam cocks, etc.
Borough of Queens.
No. 2. For furnishing and delivering ten sets of double harness with steel collars for volunteer fire companies.
For full particulars see City Record.
JOHN H. O'BRIEN,
Fire Commissioner.
Dated March 27, 1906.

Proposals.

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.
SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M. on
WEDNESDAY, APRIL 11, 1906,
Boroughs of Manhattan and The Bronx.
For furnishing and delivering lubricating and illuminating oils and lubricating grease, as follows:
(a) Cylinder oil 7,300 gallons
(b) Marine oil 6,550 gallons
(c) Kerosene oil 2,300 gallons
(d) Lubricating grease 6,500 pounds
For full particulars see City Record.
WILLIAM B. ELLISON,
Commissioner.
Dated March 26, 1906.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, The City of New York.
SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock A. M. on
TUESDAY, APRIL 10, 1906,
Boroughs of Manhattan, The Bronx and Richmond.
No. 1. For furnishing and delivering nails, screws, hardware, &c.
No. 2. For furnishing and delivering plumbing material.
No. 3. For furnishing and delivering lumber.
No. 4. For furnishing and delivering general supplies.
For full particulars see City Record.
JOHN H. O'BRIEN,
Fire Commissioner,
Dated March 28, 1906.

