

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

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AS the year 1906 closes the stock market situation has improved. This week, as was naturally to be expected, the fear of money stringency is passing, and the disposition to renew operations broadens. Should this boldness born of better feeling extend, it might run into a bull market in January. The outlook is a continuation of prosperous conditions. There may be a currency measure before Congress promising permanent relief to the ever-recurrent currency difficulty. Further, we have a pretty well-liquidated stock market and a fair-sized short interest. The pounding into almost insensibility that the stock market has undergone recently has apparently had good results. The market also benefited from other causes. The Bank of England's rate of discount remains unchanged at six per cent. and the bank's proportion of reserve to liabilities is still about the same. In the Wall Street money market there was also encouragement, lenders showing an increased willingness to accommodate borrowers at a moderate rate, one financial institution loaning large sums at six per cent. The cessation of liquidation in Great Northern preferred and Northern Pacific was likewise a favorable factor. Payments against the new stock issue of \$30,000,000 by the New York Central Railroad were made on Thursday last, and early next week there will be paid the initial instalment of \$10,000,000 on account of the increase in the St. Paul share capital. Some advances have been made in railroad stocks including Union Pacific and Reading and industrial and kindred issues are also considerably higher. But what, after all, vitally interests real estate and building interests is this money question and we may revert to it again by stating that undoubtedly there is a turn for the better which may develop into easy conditions in a very short time, which is a "consummation devoutly to be wished" for all concerned in the use of this necessary commodity.

IT is authoritatively announced that the report of the State Tax Commission will include among other things a recommendation for a graduated income tax; and evidence is already accumulating that many excellent people are alarmed by the proposal. No discussion on the merits of the plan is possible until the details of the new bill and the reasons in its favor are submitted to the public; but even before that announcement, one warning is very much in order. The newspapers are asking why lay such a novel and burdensome tax when the State already has a surplus. This objection disregards the situation, which has made the Tax Commission necessary. The tax system of this State is demoralized at present by the remnants of the old property tax, which is collected, so far as real estate is concerned, but from which personal property is largely exempt. The great task of the Tax Commission was to do away with the anachronisms and inequalities, which result from this antiquated property tax, and to plan a scientific and equitable system of taxation both for the State and for the local governments. The scheme of the Commission must be considered from this point of view: The time is ripe to substitute a consistent modern system of State and local taxation

for the hodge-podge under which these revenues are now raised, and it is most devoutly to be hoped that the Commission's plan will contain the essentials both of a fair and complete scheme of taxation and of popular acceptability. The makeup of the Commission seems to indicate that nothing either entirely impracticable or unscientific will be seriously proposed. Prof. Seligman is the leading authority of the United States in matters of taxation and would not lend himself to any plan which, at least, was not a manifest improvement over the present system. On the other hand the Republican politicians on the Commission would probably be careful not to commit themselves to a proposal which would be likely to incur any widespread or violent unpopularity. Consequently New Yorkers must not become alarmed over the word "income-tax." How much the phrase will mean in the report of the Commission we do not know, but it may well mean that the taxation of personal property will hereafter be put upon a basis which will extinguish existing inequalities, which will not bear heavily on any single individual, and which will do something to relieve the burden now falling on real estate.

THE New York Times is doing a public service by constantly drawing attention to the method which, under its existing management, the local transit system is operated. It appears from the report of the Railroad Commissioners for the third quarter of this year that on certain divisions of the system a continued increase in the number of passengers has been accompanied by a further decrease in the car mileage. On the surface lines, for instance, the cash fares increased by over 28,000, while the car mileage decreased by 1,123,895 miles. On the Manhattan division the cash fares increased by 6,277,160, while the car mileage decreased by about 358,000 miles. The Subway was the only division on which a considerable increase of traffic, amounting to about 5,500,000 cash fares, was accompanied by an increase of the car mileage, but this increase in all probability is merely the result of the increase in the amount of track opened for traffic. The much-abused Brooklyn Rapid Transit Company is really the one corporation engaged in the business of carrying large numbers of passengers in this city, which is trying hard to increase its service. The Interborough-Metropolitan Company continues its extraordinary policy of accommodating an increasing traffic with a smaller car mileage. The complaints of its passengers are treated with contempt, and its officials are indifferent to the public opinion which is being aroused against them. They behave as if their position was unassailable and that their responsibility in relation to the public was merely confined to avoiding the creation of an absolutely intolerable condition. It is obvious that they must be forced to recognize a closer and a heavier responsibility. The transit conditions were bad enough before the merger, but instead of improving since the merger, they have actually become worse. Public interest demands that the monopoly exercised by the consolidated company shall be checked and regulated by a local transit commission, with powers to compel obedience to its orders. Such a commission should be carefully constituted, and should be made up, not of politicians like the State Board, but of one lawyer and two railroad experts, and it should have full powers and a sufficient appropriation really to get at the facts as to what increase of service can be safely provided. Governor-elect Hughes is committed to some legislation on behalf of the victims of the New York transit corporations, and it is very much to be hoped that he will recommend a bill of this kind.

THE justices of the Supreme Court are quite right in objecting strenuously to the way in which they are housed by the courts of New York. The old County Court-house is a disgrace to New York, not merely because of its origin, but because of its situation and the accommodations it offers, and the sooner it can be torn down the better it will be for every person who has to use it. But it cannot be torn down until a new one is built; and the site for the new court-house has not as yet even been selected. Five years ago a commission was constituted for the purpose, but it has been unable to agree upon a site, and the matter, consequently, is still hanging fire. The Commission should be re-constituted during the coming session of the Legislature. The old Commission consisted almost exclusively of lawyers; and their interests in respect to the new building were so divergent that they have not succeeded in accomplishing anything. The new Commission should be composed only in part of lawyers. It should contain also business men, a real estate broker, an architect and an engineer. Such a body of men could, in all

probability, consider the matter, not from the point of view of their own immediate interests, but from the point of view of the ultimate and general interest of the whole county. It will be remembered that the Commission of lawyers could not reach an agreement as to the comparative desirability of one of several sites near the present court-house and of a site in the vicinity of Union or Washington Square. It is natural that such a disagreement should exist among lawyers, because each of them would consider the matter chiefly from the standpoint of his personal convenience; but so far as the general interest of the county is concerned, the arguments in favor of a site further up-town are much stronger. A site at the south end of Washington Square could be bought for at least one-third the sum that a similar area would cost near the City Hall. The court-house would be thereby removed to a quiet and pleasant part of the city, in which rents would be comparatively cheap and which would give the court-house much more appropriate surroundings than it could obtain in a bustling business district. Wherever possible the city and county government should use every opportunity to de-centralize the business of the city, to distribute it over a wider area and to relieve congestion. A court-house on Washington Square would be a step towards such a better distribution of the business affairs of Manhattan. The one objection which can be urged against it is that it would at times be somewhat inconvenient for lawyers whose offices were necessarily situated down town to reach the court-house; but the inconvenience thereby caused could not amount to much. Before any court-house could be erected on Washington Square, that square or its immediate vicinity will be connected with the financial district by at least three subways, and the journey to and fro would not take, at the outside, more than fifteen minutes. The great advantage of the subway system is that it does facilitate a better distribution of the important centers of business. Such would be its effect in the present instance, and if the new court-house were built on South Washington Square a preliminary step would be taken towards that de-centralization, which as time goes on will become increasingly necessary for the welfare of New York City and its inhabitants. In any event, however, the Commission should be reconstructed at the coming session of the Legislature, and some action should be taken looking towards the erection of a healthy and spacious court-house.

The Right to Record Mortgages.

The Editor Real Estate Record and Guide:

In your issue of Dec. 22d Mr. Saul Bernstein, writing on "Rights of Mortgagors and Mortgagees," stated as follows:

"There is nothing in the Recording Acts prohibiting a man from causing an instrument to be recorded as often as he pleases, if he desires to pay the fees. I know of no provision preventing the recording of a deed, or of a mortgage, once a year or once a month, or every year, or every month, if the holder of the instrument takes a notion to have that done. If that is so, I don't see what there is to prevent the holders of mortgages recorded in the year 1905 and subsequent to the enactment of the first mortgage tax from having their instruments re-recorded, paying the recording tax, and then claiming the exemption which the law gives to mortgages re-recorded after July 1, 1906."

In a circular of instructions and rulings addressed to the various recording officers of the State under date of June 16, 1906, the State Board of Tax Commissioners made the following, among other rulings:

"Second: Mortgages recorded prior to July 1, 1906, are relegated to the jurisdiction of the local assessing officers, for the purpose of assessment, and are assessable by such officers as personal property, in the same manner as they were prior to the passage of the Mortgage-Tax Law of 1905; except that mortgages recorded prior to July 1, 1906, upon which advances are made subsequent to that date, are to be taxed in accordance with the provisions of Section 301 of the Act, and are thereafter exempted from the jurisdiction of local assessors.

"The re-recording of mortgages after July 1, 1906, when Chapter 532 takes effect, which were originally recorded prior to that day, will not bring such mortgages under the provisions of this Act, nor will it relieve local assessing officers from including such mortgages as a part of the assessment of personal property of the party owning them. . . .

"Fourth: Every mortgage must be given a serial number in your record book, commencing with B-1, on the 1st day of July, and the corresponding number, together with a receipt for the tax, shall be endorsed on the mortgage and recorded with the instrument."

In a circular addressed to "The Assessors of the Various Tax Districts of the State," the State Board of Tax Commissioners informs assessors of its interpretation of the Recording Tax

Law, stating that this interpretation was arrived at in consultation with the Attorney General. The commissioners instructed the assessors as follows:

"The re-recording of mortgages after July 1, 1906, when Chapter 532, of the Laws of 1906, takes effect, which were originally recorded prior to that date, will not bring such mortgages under the provisions of this act, nor will it relieve local assessing officers from including such mortgages as a part of the assessment of personal property, as above stated."

Under the above rulings the recording officers of this county and other counties of the State, have refused to receive recording tax upon instruments which were offered for record apparently merely for the purpose of being re-recorded after July 1. Even if such a mortgage were re-recorded, the assessors are instructed by the State Board of Tax Commissioners to include them in the taxable property of persons assessed for ownership of personal property in the various tax districts.

Mr. Bernstein's position as to the right to record mortgages made before July 1, 1906, may be right, and he might be able to sustain the claim of exemption for mortgages thus recorded, but the assessors throughout the State would probably not act upon this assumption until the Court of Appeals had passed on the question.

In this state of affairs this Association has prepared amendments to the present law for the registering of mortgages recorded prior to July 1, 1906. These amendments will be presented to the Legislature at the coming session.

ALLAN ROBINSON, President,
Allied Real Estate Interests of the State of New York.

Transit Reforms Needed in the Bronx.

The Rapid Transit Committee of the Association of Bronx Real Estate Brokers, Mr. Julius Haas being chairman, has with the approval of the association formulated the following recommendations to the Board of Railroad Commissioners of the State of New York:

Gentlemen: We hereby most respectfully petition your honorable body to aid us to correct the abuses now existing in the general transit facilities in the Borough of the Bronx, and herewith make the following recommendations, which if adopted, we believe will in a very great measure relieve the necessity for more complaints.

First: That the third track (on 2d and 3d av elevated railroad) be at once constructed from Chatham sq to 129th st, and that all island stations in the Borough of the Bronx be taken out and the third track be extended from 129th st to Bedford Park; and that the railroad company be compelled to run express trains on the third track to and from 149th st the entire day, and some express trains farther north during rush hours.

Second: To at once provide a connection between the 3d av elevated and the subway without change of cars by extending the spur now at 145th st, near Willis av, through Willis and Bergen avs to connect with the subway. This can be done by elevated or subway, preferably subway.

Third: That the Rapid Transit Commissioners be requested to at once prepare plans and specifications for widening the present subway and placing two more tracks from 96th st to 149th st and 3d av, and a third track from 3d av to West Farms. If this is done, it will enable the Interborough Railroad Company to run express trains all day long all the way from 149th st to the City Hall and South Ferry, and some express trains farther north during rush hours.

Fourth: We ask the State Railroad Commissioners to recommend to the New York Central & Hudson River R. R. that they bid for the building of the Lexington av subway and connect said subway when built with their tracks at 149th st or 150th st and Park av, thus giving a direct route from 42d st to the city line; and in this connection we would also request the Rapid Transit Commissioners to lay out a new line from 42d st to South Ferry to be the extension of the Lexington av route, so that the present subway will not be overcrowded by having all these other trains running in said subway below 42d st, and that when built the fare on this line shall be five cents from South Ferry to the city line.

Fifth: We request the State Railroad Commissioners to recommend to the officers of the New York, New Haven & Hartford R. R. that they bid on the construction of the new 3d av route and connect the same with their present line at Willis av and 133d st, as well as to build the extension planned by the Rapid Transit Commissioners to Pelham Bay Park; and when said routes are constructed that they give a five-cent fare from the City Hall and South Ferry to the city line.

Sixth: By having the New York City Interborough R. R. Co. at once equip such portions of their lines as are finished or can be finished in the near future, and run cars thereon, even though some of the tracks must be laid temporarily. The people of the Bronx are willing to change cars and walk a few hundred feet where the same is absolutely necessary on account of the construction of streets.

Seventh: By at once compelling the Union Railway Co. to order 300 to 500 new cars to be run as soon as they can be completed, and the old, dilapidated cars now used by said company to be forced off said lines.

Eighth: We demand that pending the arrival of these new cars the Union Railway Co. use the cars now lying in their several barns, so that the growing public of this borough can have some accommodations.

Ninth: By issuing an order compelling the Union Railway Co. to keep the rear platforms clear, except during rush hours, so that passengers can get on and off the cars without crowding through a pack of smokers.

Tenth: That the laborers of the railroad company be not allowed to ride on the cars with passengers, as they take the place of those who pay their fare and crowd the people of this borough very uncomfortably, especially during rush hours.

Eleventh: We demand that the Union Railway Co. change its entire service at transfer points and be forced to place an inspector at each of said transfer points, so that cars will not run away from passengers being within only a few feet of them simply because there is no one in authority to hold them.

Twelfth: That the Union Railway Co. be compelled to give universal transfers, as under the present system it is necessary in many cases to pay them ten cents to take a short ride; a few cases are hereby illustrated. A passenger desiring to go from 170th st and 3d av to 174th st and Jerome av must pay a ten-cent fare. A passenger desiring to go from Av B, Unionport, to 170th st and 3d av may ride down Westchester av to 3d av and then north on 3d av and pay five cents, while if he

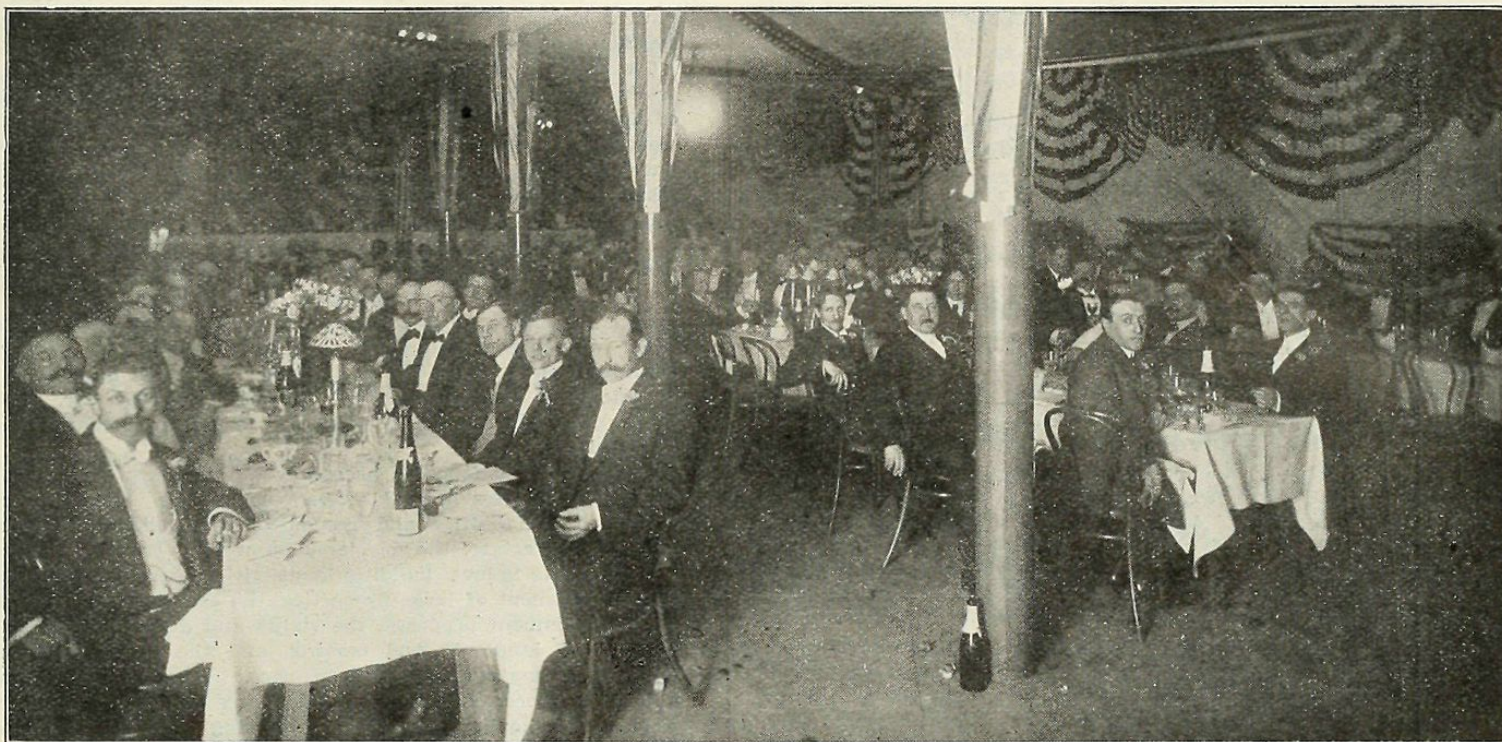
Bronx Brokers' Banquet.

(With illustration.)

NOTWITHSTANDING the inclemency of the weather and that many of the guests of the evening were from Manhattan Borough, not a vacant chair could be seen at the second annual banquet of the Bronx Real Estate Brokers at Association Hall, Thursday evening, Dec. 20. Mr. J. Clarence Davies, the toastmaster of the evening, after a few remarks a la Davies, introduced the Hon. Lawson Purdy, President of the Board of Tax Commissioners, who made an interesting address on the "Relation of Bronx Taxpayers to Support of City." The next speaker was Comptroller Herman A. Metz, who said in part:

"We are going to have a Bronx to Coney Island line pretty soon—on paper. [Laughter.] However, you can take it from me, from what I heard at the meeting of the Rapid Transit Board this afternoon, at least one of the new subway lines will be built. That is the East Side subway. I don't want to betray any secrets, but I can say that the Lexington av line will surely be built on the express line, and there will be only one station between 42d st and 125th st. That has been determined upon so that you may be sure of real express service and not any half-way express service.

"You are also going to get the third track on the 3d av and 2d av lines. [Applause.] As for the 3d av subway line, I can't



BANQUET BRONX REAL ESTATE BROKERS.
Morris Building, December 20, 1906.

rides by the Tremont av route, which is a much shorter way, it will cost ten cents. A passenger getting on a car at 169th st and Boston road, desiring to ride up 3d av to 170th st, must pay a ten-cent fare, although he can walk the distance in less than ten minutes.

Thirteenth: That the Union Railway Co. be ordered to at once label all their cars going south "Harlem River," instead of "128th st." This will allow them to comply with the law that the car shall go to the destination marked thereon, and still let them turn back when the bridge is open.

Fourteenth: That the Union Railway Co. and the New York City Interborough Railroad Co. be ordered to at once erect shelter stations at all transfer points in the borough.

Sad Condition of Harlem Streets.

Aside from the large water pipes which have obstructed upper 7th av for months past, Harlem owners and residents are compelled to submit to a hold up of the street cleaning arrangements. From two to five barrels of ashes are to be seen in front of each apartment house in the vicinity of 133d to 135th sts, from 5th to St. Nicholas avs, and as far around as the eye can reach. On the north side of 135th st, between 7th and 8th avs, fifty full ash cans were counted on Christmas night. Many to let signs are visible on apartment houses in this district, and it is obvious that these property owners will not thank the city officials for these unsightly obstructions.

Encroachments.

To the Editor Record and Guide:

Will you please publish a clear explanation of the Encroachment Law, as it applies to the City of New York? I say "clear" because the Civil Code seems somewhat ambiguous.

A new codification of all the city ordinances relating to encroachments, projections and incumbrances will be found printed in the City Record of Nov. 1, 1906, and we can do no better than direct your attention to this.

say so much, but I think you will get the White Plains line, and possibly the Jerome av line. You may not get those, however, before you get the third track on the elevated. Some of the Commissioners thought that the third elevated track would interfere with future subways, but the figures for subway travel and 'L' travel for the past few weeks have changed their minds, and any one can see that there will be no interference with subways for the third track. The Corporation Counsel has held up proceedings and asked for instructions with regard to that matter, and we have found out that the Interborough Company is willing to accept a ten-year franchise. Some of the Commissioners were opposed to giving such a franchise as provided for by the Elsberg bill—a twenty-five-year franchise. A ten-year franchise is a different proposition, and the Commissioners will vote for it."

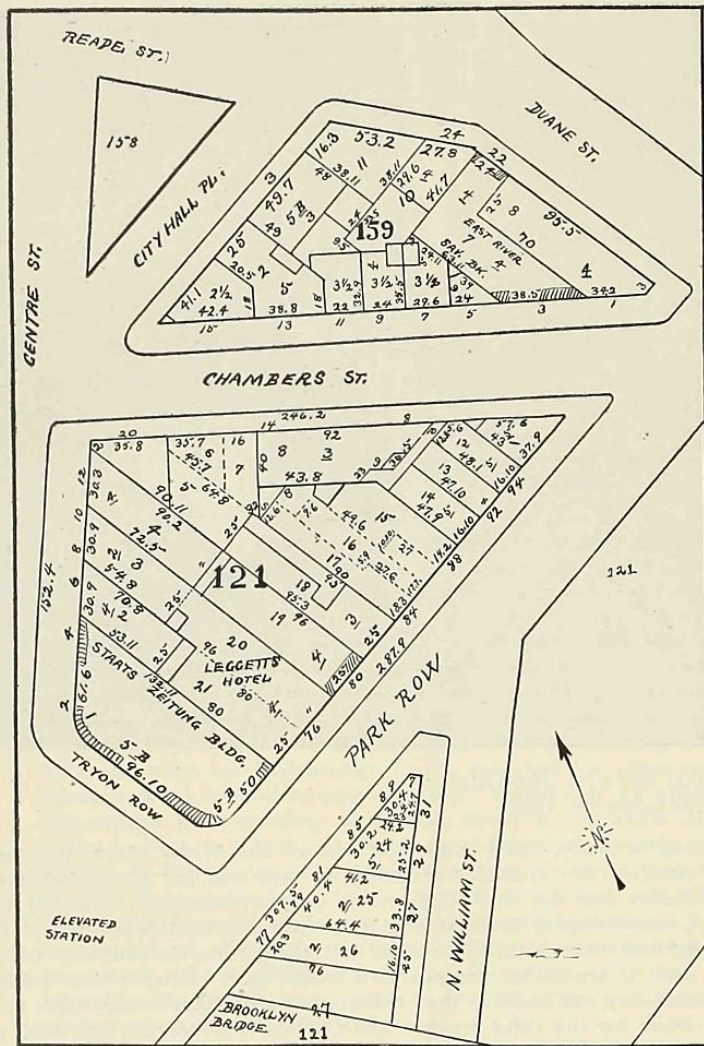
Other speakers of the evening were: Senator-elect John P. Co-halan, on "Legislation for the Bronx"; Commissioner John F. Murray, on "Growth and History of the Bronx"; Hon. John Eustis, on "Bronx Before Annexation," and the Rev. Dr. B. C. Warren, on the "Relation of the Church to the Home in the Bronx." The souvenirs of the evening were miniature flower-pot holders and silver lead pencils.

The brokers and their guests included: Mathew Anderson, Julius H. Haas, Olin J. Stephens, Geo. W. Bard, Wm. Peters, Emil N. Sorgenfrei, David Arthur, Basilius Busch, Frederick Judge, T. H. Thompson, John F. O'Hara, Louis Milton, James J. Donovan, Eugene L. Field, Emanuel G. Bach, Alexander Gerhards, Walter G. Walsh, Morris Wiederman, Joseph Majud, Wm. A. Huntress, Hon. Louis Cuvillier, Peter S. O'Hara, Wm. H. Taubert, Jas. J. Haggerty, Martin Walter, Eugene J. Busher, Edward B. Boynton, Chas. A. Weber, Henry W. Fedden, J. A. Steinmetz, John H. Behrmann, J. B. Clermont, Thomas H. Thorn, J. J. Byrnes, J. J. Cox, Maurice Quinlan, Henry G. Steinmetz, August H. Daum, M. F. Kerby, Peter J. Stumpf, Chas. F. Sharrott, Hon. Willoughby B. Dobbs, Dr. John Hudson Sterer, Albert Goldman, Wm. Loeb, A. Kaufman, B. F. Jackson, Walter

Whewell, Hon. Philip Schmidt, Robert E. MacDonald, Hon. Jno. V. Sheridan, Thos. T. Uren, S. Ernst, Alois Geiszler, Jas. A. S. Carpenter, Mark F. Healy, Wm. Watt, Robert Wallace, Walter Marvin, Joseph J. Silver, P. N. Gardner, Wm. I. Brown, Geo. Price, Morris Wilkins, Edward Polak, Chas. Redmond, Wm. Stonebridge, Wm. Kurz, Geo. J. Stricker, Geo. J. Stricker, Jr., E. O. Fischer, Elmer D. Coulter, Arthur Gorsch, Jas. Ghamas, Leo Levinson, Andrew J. Kelly, E. F. Sweeney, Benjamin F. McQuay, Benjamin Guidert, J. Homer Hildreth, Samuel Brenner, Hon. Geo. M. S. Schultz, Chas. F. Mehlretter, Hon. Arthur H. Murphy, Max H. Newman, S. Lesser, Michael Joerns, Geo. F. Moody, Harry D. Kramer, Wm. H. Harden, John Reiss, John W. Cantwell, William H. Greer, Charles Reichart, Cohen & Glauber and Joseph P. Irvine.

Changes Near the City Hall.

Subjoined is a plan of the triangular blocks of land which have been taken by the city for Brooklyn Bridge purposes. Title issued to the city on Monday, Dec. 24, 1906, by action of the Corporation Counsel, under a resolution of the Board of Estimate. The commission to assess damages and benefits has been appointed but no testimony as to values has yet been taken. An estimate of the total cost of the ground is \$5,000,000. Notices were being served this week for tenants to vacate within



BLOCKS TAKEN FOR BRIDGE TERMINAL PURPOSES.

sixty days, at the end of which period the work of clearing this ground will begin, and a large number of tenants will be displaced, prominent among whom are the printing offices of the Staats Zeitung and the Journal and Leggett's Hotel. For many years it has been the supposition that these blocks would eventually be taken for bridge purposes, and for more than a year matters preliminary and incidental to condemnation proceedings have been in litigation. Plans for the construction of a loop for the elevated and local trains are ready, and bids are about to be advertised for. The pressure for rentable business space in the vicinity has become newly noticeable, though what the esthetic effect of the ungainly structure will be can only be imagined. For certain lines of trade, however, proximity to the terminal is prized beyond all question of the good or bad appearance of the surrounding works. Last March in order to protect themselves, the owners of the Staats Zeitung building purchased an irregular plot at Lafayette, Duane and Pearl sts, having 60 ft. on Duane st and a depth of 160 ft. Plans have been drawn by Schickel & Ditmars, but no building contract has yet been given out. The building will contain 12-stys, and will require the best part of a year to finish. It is understood that the city will also eventually condemn the triangular block bounded by Centre, Duane and Reade sts, besides several lots on the east side of Park st, adjoining St. Andrew's Church. All of these blocks, now crowded with buildings, will be cov-

ered by the bridge loop structure, not very handsome in itself but very needful.

Mr. Arneberg, of E. H. Ludlow & Co., 149 Broadway, Manhattan, when asked whether the building of the loop at the bridge terminal would be likely to affect the value of property in the neighborhood, said that he did not know of any reason why it should. Mr. S. Goldsticker, 149 Broadway, said that the building of the extension loop would not in the least affect values in the immediate vicinity. Mr. Schmeidler, of Schmeidler & Bachrach, operators, 203 Broadway, Manhattan, said that while he was not as familiar with the plans as he might be, he did not believe any change in property values would result by the erection of the new terminal. Mr. David Stewart, 203 Broadway, Manhattan, said: "I do not believe that such an improvement will exert a retarding influence on surrounding values, unless the structure will shut off light."

Strange Criticism from a Millionaire.

Mr. J. G. Phelps-Stokes, a gentleman of some distinction as a worker and dweller among the poor of the East Side of New York, has penned a strange letter to the general secretary of the West Side Young Men's Christian Association (318 West 57th st), in which he feels constrained to say that he is sorry to have learned of the establishing "of classes in real estate and stock investment" under the auspices of that association. Such encouragement to young men who seek support from unearned incomes is to his mind very distinctly contrary to the teachings of Jesus.

The rest of it was printed in the daily papers during the week, and by intelligent people was doubtless read with feelings of amusement and commiseration. So far as the real estate classes are concerned, Mr. Phelps-Stokes has misapprehended and misjudged them, as he has also very evidently misunderstood the teachings of Jesus. Inasmuch as he has chosen to link real estate management with stock speculation, and to apply to both a condemnation deserved by neither, and in the case of real estate at least extremely absurd and inapplicable, he will be asked to first separate the strictures intended for property owners and agents from those aimed at stock brokers, when his remarks will be more comprehensible and worthy of consideration; and some attention may also then be paid to his qualifications as a witness. As the matter stands, Mr. Phelps-Stokes is so far beyond the pale of reasonableness that no reply is called for.

Certainly no defence is necessary on the part of the Y. M. C. A. The classes in real estate teach their members concerning the liabilities and responsibilities incident to ownership of real estate, the development of land tenures, the basis of real estate values, building loans, title insurance, appraisals, the management of large properties, the architecture and building of apartment property, the rights and duties of real estate brokers, of landlords and tenants, and the theory and principle of managing a real estate office. Most of this is valuable and necessary knowledge for any man possessing real property, or hoping to possess, or having anything to do with its management or construction. In a word, it is knowledge that most men should be equipped with, that ought in fact to be taught in a larger measure at the public schools, and for teaching which the West Side and other Young Men's Christian Associations are, in the opinion of most men as honorable as Mr. Phelps-Stokes, deserving of the highest commendation.

Streets and Plots.

Editor Record and Guide:

- (a) A having a farm wishes to cut it up in lots. How many lots in an acre, lots 25x100?
 - (b) What is the average length of a block?
 - (c) What is the general width of a street? Also sidewalk?
 - (d) Is there a law governing the above question?
 - (e) If a party has a mortgage on a place and he wishes to pay the mortgage off before the time expires, could not he compel the mortgagee to take the money and give him a clear title to that effect?
 - (f) If a stream running through a party property (B's say) and sewer runs in above B's property, could not B compel the above parties or sewer commission to change the sewer pipe in some other direction, as he wishes to raise fishes in his part?
- Brooklyn. L. W.

Answer.—(a) Twelve, allowing for streets. (b) The length of blocks on the lines of avenues in Manhattan is about 200 ft. on the average. Between avenues they vary from 400 to 900 ft. (c) All the avenues are 100 ft. wide except Avs A, B, C, and D south of 23d st, the Boulevard (Broadway), 150 ft.; Lexington av, 75; Madison, south of 42d, 75 ft.; north, 80 ft.; Park av, north of 34th, 140 ft.; Lenox av north of 110th, 150 ft.; 7th av, north of 110th, 150 ft. Most of the numerical streets are 60 ft. wide. Consult the Topographical Bureau for full information before laying out a building tract in a new section. In streets 40 ft. wide, sidewalks are 10 ft. wide; in streets 50 ft. wide, sidewalks are 15 ft. wide; streets 80 ft. wide have sidewalks 19 ft. wide; above 80, not exceeding 100 ft., sidewalks are 20 ft. wide. (d) No. (e) No. (f) He could not compel it. If there is a sewer commission, such commission would doubtless hear both sides, and then decide.

THE REALM OF BUILDING

United States Steel Corporation to Erect a Warehouse.

The United States Steel Corporation has offered through the Carnegie Steel Co. to purchase a tract of thirteen and a half acres of land owned by the city of Newark, N. J., located in the Waverly section, for the erection of a large warehouse to be used for storing structural material, sheets, plates and bars. The Newark Board of Trade is backing up the Steel Corporation's offer, and Frederick C. Faulks, who represents the company, says that it can secure a site in the immediate vicinity if its proposition is not accepted. It is said that the corporation will use the building for the storage of structural material, in order to gain a better hold on the trade in the vicinity of Manhattan. It is proposed to erect a building at a cost of about \$900,000, and if the city decides to sell, work of construction will be begun by April 1.

Estimates Wanted on New Bronx Buildings.

BROOK AV.—James S. Maher, 1267 Broadway, is now taking estimates from sub-contractors for the erection of the large wholesale market buildings on Brook av and 152d st, Bronx, for the firms of Armour & Co., Conron Brothers Co., Nelson Morris & Co. and Swift & Co. The buildings will be of brick, stone and steel fireproof construction, with asphalt floors, slag roofs, elevators, etc., and will have a frontage on Brook av of 600 ft. Mr. Maher will also have plans ready in a short time for estimates on the large ice manufacturing plant which will supply refrigeration to the new wholesale market upon this block. The Nelson Morris Co.'s building will be 8-stys, of brick, stone and steel construction, 212x135 ft.

Hedden Construction Co. Will Build the American Bank Note Building.

BROAD ST.—The general contract for the erection of the new office building which the American Bank Note Co., No. 86 Trinity pl, will build at Nos. 70 to 72 Broad st, at a cost of about \$300,000, has been awarded to the V. J. Hedden & Sons Co., No. 1 Madison av. Work upon the new structure is to be pushed rapidly, as soon as plans have finally been approved by the Bureau of Buildings. The structure will be 5-stys, 44x63 ft. in size, granite, copper roof, etc. Kirby, Petit & Green, 37 West 31st st, are the architects. J. H. Freeland is chairman of directors, and Warren L. Green, of Greenwich, Conn., is president.

Frank B. Gilbreth to Build Another San Francisco Hotel.

Frank B. Gilbreth will construct another hotel at San Francisco from plans which have been prepared by Frank T. Shea, architect. This hotel will be known as the "Union Square," and will occupy the site on which the Union League Club formerly stood. The estate of Irving Scott, the builder of the U. S. battleship "Oregon," has also awarded to Mr. Gilbreth the general contract to erect the new Grand Pacific Hotel at the corner of Ellis st and Anna lane, San Francisco. It will be 100x100 ft., 5-stys, of brick and steel and cost about \$150,000. (See also issue Dec. 8, 1906.)

Plans for the German-American Insurance Company's Building.

MAIDEN LANE.—No architect has yet been officially commissioned to prepare working plans for the new 16-sty office structure which the German-American Insurance Co., No. 35 Nassau st, will erect at the junction of Maiden lane and Liberty st, on a plot containing about 900 sq. ft. Preliminary sketches have been submitted to the company, but nothing definite will be decided upon until after the first of the new year. (See also issue Nov. 17, 1906.)

Apartments, Flats and Tenements.

BROADWAY.—Emanuel Doctor, 207 West 133d st, will build on the northeast corner of Broadway and 149th st a 6-sty 34-family high class apartment house, 99.11x90 ft., to cost \$180,000. John Hauser, 360 West 125th st, is planning.

CLINTON ST.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 6-sty 22-family flat, 47.7x81 ft., for Julius Miller, 140 Rose st, Brooklyn, to be erected at the southeast corner of Clinton st and East Broadway, to cost \$50,000.

MARKET ST.—Chas. M. Straub, 122 Bowery, is preparing plans for a 6-sty tenement, 69.1x52.9 ft., for 30 families, to be erected at Nos. 59-63 Market st, at a cost of \$50,000. Jacob Lenne and Harry Knieger, 66 East Broadway, are the owners.

4TH ST, BROOKLYN.—Theodore Engelhardt, 905 Broadway, Brooklyn, is preparing plans for two 5-sty tenements and stores, 25x87 and 40x87 ft., for Kirchner & Berman, 227 Havemeyer st, to be erected on South 4th st, north side, 60 ft. east, to cost \$60,000. Plans will be ready about Jan. 15, 1907.

JOHNSON AV, BROOKLYN.—Pomerantz Bros., 154 Heyward st, Brooklyn, are ready for excavating for two 5-sty flats and stores, 37.6x87 ft., to be erected at 75-79 Johnson av, Brooklyn, at a cost of \$60,000. Theodore Engelhardt, 905 Broadway, Brooklyn, is architect. Estimates will be received on interior equipment.

Mercantile

CANAL ST.—A firm of builders (owner's name for the present withheld) will erect at 312-316 Canal st, on a plot 40.9x33.5 ft., an annex to the Lispenard st building, 45-51 Lispenard st, to cost in the neighborhood of \$100,000. Particulars will be given in later issues.

BROADWAY.—Ernest Flagg, 35 Wall st, has completed plans for \$150,000 worth of improvements to the 11-sty Singer Building, No. 149 Broadway. New iron columns are to be installed, the walls are to be strengthened, and the main corridor floors will be altered. No contracts have been made for the work.

Work on the new 12-sty loft building at Broadway and 12th st, the northwest corner, stopped seven weeks ago pending an adjustment of ownership. The Richman Realty and Construction Co., which is also erecting the mercantile building at 5th av and 15th st, the northeast corner, is the owner. It was stated on Wednesday that work was expected to be resumed in a few days, and that the contract would be taken over by a new company.

Alterations.

SCAMMELL ST.—Edward A. Meyers, 1 Union sq, has plans ready for \$10,000 worth of alterations to No. 52 Scammell st and 385-389 Cherry st for the Newland Realty Co., 5-7 Beekman st. No contracts let.

73D ST.—The 3-sty dwelling, 122 East 73d st, 18x102 ft., will be renovated into an American basement dwelling. J. Cooper Mott, 216 East 72d st, the owner, is making his own plans, and will perform the contract.

Miscellaneous.

Henry Ives Cobb, 42 Broadway, Manhattan, will prepare plans for a business block to be erected in Salt Lake City, Utah, for Samuel Newhouse, of that place.

Messrs. McKim, Mead & White, 160 5th av, Manhattan, are preparing plans for a biological and geological building, to be erected at Amherst, Mass., for Amherst College.

George W. Kramer, 1 Madison av, Manhattan, is architect for a new church edifice to be erected at Durham, N. C., for the Main Street Methodist Congregation. The estimated cost is \$250,000.

Competitive plans are being prepared for a new assembly or amusement hall to be erected at the Government Hospital for the Insane, at Washington, D. C. The cost will be about \$75,000, fireproof construction, seating capacity, 1,000. Plans will be submitted Jan. 10.

Brazil has granted to a North American syndicate a concession for building large harbor works at Para, one of the principal commercial centres in Northern Brazil. The president of the company is Percival Farquhar, 80 Broadway, Manhattan. Among the directors are Sir William Van Horne, Montreal, Que.; F. S. Pearson, 25 Broad st, New York; Minor C. Keith, 17 Battery pl, New York, and William Laneman Bull. The cost of the work will be about \$15,000,000.

Contracts Awarded.

Williams, Proctor & Potts, 17 Battery pl, Manhattan, have received the contract at \$48,610 for a sewage purification plant for Washington, D. C.

C. L. de Muralt, 114 Liberty st, Manhattan, has secured the contract for power plant machinery for the Navy Yard, Charleston, S. C., at \$83,500.

12TH ST.—Eisner Bros. 652 East 12th st, have received the contract for extensive alterations to the 4-sty store and loft building No. 652 East 12th st for Drossin Bros., 2076 2d av. Fred Ebeling, 420 East 9th st, is architect.

35TH ST.—Harry Allen Jacobs, 320 5th av, has awarded to John T. Brady & Co., 4 East 42d st, the general contract for \$15,000 worth of alterations to the 4-sty storage building Nos. 510-512 West 35th st. Jonas & Naumberg, 516 West 35th st, are the owners.

PEARL ST.—Thomas B. Watson, Jr., 122 William st, has taken the contract for alterations to the 3-sty store and loft building No. 300 Pearl st for Henry Leerburger, 542 West 113th st. Plans are by D. N. Sire, Kingsbridge, N. Y. Rear extension, 24x42.6 ft., interior changes, etc.

35TH ST.—John L. Hamilton & Sons, 348 West 27th st, have received the general contract for extensive improvements to

the 4-sty store and office building No. 1 East 34th st for Benjamin Altman, 5th av and 34th st. Messrs. Denby & Nute, No. 333 4th av, are the architects. The exterior will be renovated and the interior will be changed extensively.

Estimates Receivable.

Louis E. Jallade, 178 5th av, Manhattan, it is stated, will receive bids Feb. 1 for the erection of the proposed Naval Y. M. C. A. building at Norfolk, Va. The cost is placed at about \$300,000.

89TH ST.—No contracts have been awarded for \$15,000 worth of improvements to the 2-sty garage building No. 121 West 89th st, of which Countess de La Valette, of Paris, France, is owner. Plans by J. B. Snook's Sons, 73 Nassau st, call for new fireproof floors, roof, elevator, partitions, windows, etc.

50TH ST.—Plans are ready by Ross & McNeil, 39 East 42d st, for the 6-sty factory, 50x200.10 ft., to be erected at Nos. 619-625 West 50th st and Nos. 614-625 West 51st st, to cost \$40,000. William Waldorf Astor, 23 West 26th st, is the owner. Kohler & Campbell, 601 West 50th st, are the lessees. Mill construction, brick, steam heat, etc. No building contracts have been issued.

172D ST.—No contracts have yet been awarded for the 2½-sty residence, 20x50 ft., which the Washington Heights United Presbyterian Church, Audubon av and 172d st, is to build on the south side of 172d st, 80 ft. east of Audubon av. Brick and stone trim, with terra cotta coping, copper cornices, slate roof, hot water, heat, etc. Plans are by John E. Scharsmith, 1 Madison av. Rev. J. L. Herve, D.D., is pastor. J. Perry Milliken, 185 Audubon av, is president; N. J. Mitchell, 517 West 58th st, treasurer, and James Hart, 524 West 153d st, secretary.

Bids Opened.

The following bids were received by J. A. Bensel, Commissioner of Docks, for repairing and painting the hulls of the municipal ferryboats and department tugboats: James Reilly Repair Supply Co., 299 West st, \$30,228; J. Shenan & Son, foot of East Houston st, \$16,900; N. B. Smythe, 1123 Broadway, \$32,200; A. Miller & Bros., Jersey City, \$31,800; Monad Engineering Co., \$36,050.

BUILDING NOTES

Here's to good times in 1907, with plenty of work, and plenty of money to do it with.

Mr. Gardiner M. Lane, of Lee, Higginson & Co., bankers, of Boston, Mass., has been elected to the Board of Directors of the Casualty Company of America.

Alexander Potter, consulting engineer, 143 Liberty st, Manhattan, has completed plans for a proposed sewerage system and purification plant at Oxford, Ohio.

A convention will be held on Jan. 8 at the Ashland House, 4th av and 24th st, to form a New York branch of the Structural Building Trades Alliance of America.

Henry M. Hornbostle, of Manhattan, was the principal guest at the fifth annual Christmas banquet of the Chicago Architectural Club at the Auditorium on Thursday evening.

A. Klaber, importer and worker in marble, onyx and stone, has changed his business address, so that his office is at 211 Vernon av with mill and yard foot of 11th st and East River.

The Municipal Civil Service Commission, 299 Broadway, announces an examination to be held Jan. 10, to secure an eligible person for the position of inspector of filter plants in Manhattan, at \$1,200 a year; age limit, 21 years.

The Society of Naval Architects and Marine Engineers has secured quarters in the new Engineering Building in West 39th st. At the last annual meeting the election resulted as follows: President, Francis T. Bowles; vice-presidents, D. W. Taylor and W. L. Capps; secretary and treasurer, W. M. J. Baxter.

President Cassatt of the Pennsylvania did not live to see his great work in this city completed, but his name will ever be linked with it, as his was the master mind in the great undertaking. Vice President Rae, who has been in direct charge of the metropolitan improvements, is mentioned as the man most likely to succeed Mr. Cassatt as president.

Annually the members of the General Board of Arbitration meet to revise the arbitration plan, should any of the articles of agreement be found in need of improvement. An adjourned meeting of the board having this business in hand will be held on the 12th of January, when the report of a committee will be heard and acted upon, but it is understood that nothing very radical is proposed at this time. The bricklayers, seeing that only half of their large number are under the plan, consider that their share of the expense of maintaining the agreement is disproportionately large, and they object to the Board or Arbitration taking up disputes for employers not under the plan. These and such like trade matters will come before the Board.

New Subway Stations.

George S. Rice, Chief Engineer for the Rapid Transit Commissioners, has submitted to the board a list of locations for the new subways which have been approved by the courts and are now ready to be advertised. The locations named have not yet been definitely fixed.

LEXINGTON AVENUE ROUTE.—Battery Park, Exchange alley, Cortlandt st, Warren-Chambers st (Exp.), Leonard-Franklin st, Grand-Broome st, Houston-Bleecker st, 8th-9th st, 14th st (Exp.), 22d-23d st, 28th st, 33d-34th st, 37th-38th st, 43d-44th st (Exp.), 51st-52d st, 59th-60th st, 68th-69th st, 77th-78th st, 86th-87th st (Exp.), 97th-98th st, 105th-106th st, 114th-115th st, 124th-125th st (Exp.), 135th-136th st, 140th st, 149th st, 156th st, Walton-Gerard, Jerome, 164th st.

THIRD AVENUE ROUTE.—Whitehall st. Nassau Street Branch.—Beaver-Exchange pl, Fulton-Ann st, Chambers st. Pearl Street Branch.—Hanover sq, John-Fulton st, Frankfort st, Chatham sq (Exp.), Canal st, Delancey st, Houston-1st st, 7th-8th st, 14th-15th st, 23d-24th st (Exp.), 33d-34th st, 41st-42d st, 50th-51st st, 59th-60th st (Exp.), 67th-68th st, 76th-77th st, 86th-87th st (Exp.), 95th-96th st, 105th-106th st, 115th-116th st, 125th-126th st (Exp.), 136th-137th st.

132d Street Branch—Brook-St. Ann's av.

FOURTH AVENUE ROUTE.—On Flatbush av (Ext.) between Lafayette st and Dekalb av; on 4th av at Dean and Pacific sts (Exp. station); on 4th av at Union and President sts; on 4th av at 8th and 9th sts; on 4th av at Prospect and 17th sts; on 4th av at 20th and 26th sts; on 4th av between 35th and 37th sts (Exp. station); on 4th av at 47th and 48th sts; on 4th av at 56th and 57th sts; on 4th av at 65th and 66th sts (Exp. station); on 4th av at 75th and 76th sts; on 4th av at 85th and 86th sts; on 4th av at 93d and 94th sts; on 4th av at 100th and 101st sts (Exp. station).

BENSONHURST ROUTE.—On 40th st at 7th av; on New Utrecht av at 43d and 44th sts; on New Utrecht av at 51st and 52d sts; on New Utrecht av at 61st and 62d sts; on New Utrecht av at 68th st and Bay Ridge av (Exp. station); on New Utrecht av at 78th and 79th sts; on 86th st between 19th av and Bay 23d st; on 86th st at 22d av and Bay 31st st (Exp. station); on 86th st at 25th av and Bay 40th st; on Stillwell av between Bay 50th and Cropsey av; on Stillwell av between Mermaid and Surf av (Exp. station).

SEVENTH AND EIGHTH AVENUE ROUTE.—Battery Park, Edgar-Rector st, Dey st, Murray-Warren st (Exp.).

West Broadway Branch.—Franklin-White st, Broome-Spring st, Bleecker-3d st, Christopher st (Exp.), 14th-15th st, 23d-24th st, 33d-34th st (Exp.), 41st st, 49th-50th st, 57th-58th st (Exp.).

Hudson Street Branch.—Harrison-Franklin st, Canal st, King-W. Houston st, Christopher-W. 10th st (Exp.), 14th-15th st, 23d-24th st, 33d-34th st (Exp.), 41st-42d st, 49th-50th st, 57th-58th st (Exp.).

Main Line, Continued.—67th-68th st, 76th-77th st, 86th-87th st (Exp.), 95th-96th st, 104th-105th st, 115th-116th st, 124th-125th st (Exp.), 134th-135th st, 143d-144th st, 152d-153d st (Exp.), Woodycrest av, 165th-McClellan st, 170th st, 174th st, Tremont av, 181st st (Exp.), Fordham road, Kingsbridge road, 200th st, Mosholu Parkway, Woodlawn road (Exp.).

The board is somewhat doubtful about getting bids for a subway along Jerome av in the Bronx. So are some of the citizens of the Bronx. This week at the request of some of the people of that section Mr. Metz asked the board to change the plan so as to provide for an elevated on this part of the route. This would not cost nearly as much. He said that people of the Bronx were afraid they would not get any transit relief at all if a subway had to be built. The board decided to offer the subway plan to bidders first and if no bids were received to then offer an elevated.

Jamaica to Have Real Estate Exchange.

Not satisfied with the locating of the Kings and Queens R. E. Exchange in Manhattan, a body of Queens brokers have resolved to form another exchange. About twenty real estate brokers of Jamaica met in the office of the United States Title Guaranty and Indemnity Company and formed a nucleus for the organization of a real estate exchange for the Fourth Ward of Queens Borough, making that ward the centre of the real estate market of the island.

It was recommended that the organization be called The Jamaica Real Estate Exchange, and that all brokers who buy and sell property on Long Island be eligible to membership.

It was resolved that a committee of five be appointed by the chair to inquire as to the pleasure of the real estate brokers and what the organization would throw special stress upon outside of an exchange. The committee will also present a set of rules and regulations and make suggestions regarding the best interests of real estate men in that section.

Among those who were present were: F. W. Scutt, David L. Hardenbrook, Joseph Gray, Elmer E. Bergen, Sidney Hart, Philip Meynen, George T. Watts, Henry C. Price, James Jay Smith, James Gray, Jr., Harry O'Neill, B. H. Sweet, E. Eno, M. Loeb, E. E. Burtis, F. C. Redcliffe, Howard Sutphin, J. W. Jones, Alfred Cohen and Harry Barto.

Margins on Mortgage Loans

By GEORGE A. HURD.

The margin of security on any particular real estate mortgage loan depends on the needs of the borrower and the willingness of the lender to meet those needs.* As a result of this, many loans are made for only a small percentage of the value of the property securing them, because the needs of the borrower are small. In any community, however, and on any class of property, the greater part of the mortgage business consists of loans approaching the limit of safety, as that limit has been ascertained by experience. This is the natural result of the competition of lenders. Since the limit of safety must be closely approached in a mortgage business of any size (unless extraordinary attractions are offered to borrowers through low rates), it becomes of the highest importance to examine not only the margin required by general custom or by law for trustees and institutions, but also the separate elements of risk against which the margin is to guard.

We are not considering second mortgages, or first mortgages which are made for an exceptionally large percentage of the value of the property in return for exceptionally high interest rates or commissions, the latter being in effect the combination of an ordinary first mortgage and a second mortgage in one transaction; nor purchase money mortgages where an unusual percentage of the selling price is allowed to remain on mortgage as a special inducement to effect a sale, such transactions being outside of the ordinary scope of the mortgage business. Disregarding such exceptional cases, then, it may be stated that the smallest margin required by law or observed by custom anywhere in the United States is on New York City mortgages, where loans by trustees are limited to two-thirds of the value of the security, and this legal provision has established that percentage of the value as a proper one to be followed by other mortgage lenders. The loans of savings banks in New York City are further restricted to 60% of the value of the property, and it is only a few years since the law restricted savings bank loans to 50% of the value. In the largest American cities other than New York 60% of the value is not often exceeded; that is, in such cities as Chicago, Philadelphia, Boston and St. Louis, while loans on the best class of security in smaller cities, and the best type of farm loans in such States as Ohio, Illinois or Iowa are limited to one-half of the value of the security. In the smaller cities a still larger margin is generally required on residence loans which are ordinarily from 25% to 40% of the value of the security, and about the same percentage is loaned on farms in the more remote or less highly developed agricultural districts.

It is interesting for purposes of comparison to examine the requirements of margin which are met with in Europe, in different countries, and on different classes of loans. If we disregard the advances of the Russian Government to its peasants, which have amounted to 75% of the value of the land in Russia, and 90% in Poland, we find that the only companies or associations ever allowed by law to loan more than 66 2-3% of the value of the property are the Dutch companies, where 75% is the usual limit on land and 60% on buildings, the Hamburg Association, founded in 1782, which could loan up to 75%, and the Deutsche Grandschuldbanke in its loan on city property. In Germany generally the limit is 66 2-3% of the value, though the Prussian Central Boden Credit, one of the largest of their mortgage companies, is limited to 50% of the value of buildings and 66 2-3% of the value of land, while on vineyards and forests the limit is 33 1-3%. The Deutsche Grandschuldbanke of Berlin is limited on farm loans to 60%, and the Bavarian Mortgage Company of Munich to 50%. Other German companies are restricted to 50% of the value of the property, or to 60% of the land value and 50% of the value of the buildings. There is quite generally a tendency in Germany and Scandinavia to distinguish between the land value and the value of the buildings. This is no doubt largely due to the fact that their loans are commonly for a long period of years, the terms of 50 and 75 years being by no means unusual there, and the depreciation of buildings from age during the life of the loan being very considerable.

Turning to other countries, the Credit Foncier of France is limited to 50%, except on forests and vineyards, where the limit is 33 1-3%. In Italy the limit for mortgage companies, originally placed at 50%, was raised in 1881 to 66 2-3%, though the loans of associations are still kept under 50%. In Russia the St. Petersburg Credit Association is limited to 50%, and the same is true of the associations in Belgium, though the mortgage companies there loan up to 66 2-3%. The largest mortgage company in Austria is limited to 50%. In Denmark the companies are limited to 60% on land and 50% on buildings, while the associations are limited to 50% on land and 40% on buildings. In Norway the limit is 60% on all farm loans and loans in Christiania and Bergen, while it is 40% to 50% in other towns. In Sweden the limit is generally 50%, though the Stockholm

Mortgage Company has been raised to 60%. In Argentine and Mexico the limit is also 50%. The limitation in Germany is sometimes expressed in terms of rentals, the German Mortgage Bank of Berlin, for instance, being limited to ten times the official assessed income in cities, and twenty-five times the assessed income on estates, and the South German Mortgage Company, to twenty times the net income. To summarize the result of an examination of the margins required in different countries, it may be stated that the limitation on loans varies from 25% to 75% of the value of the security, and that with few exceptions the limitation varies between 33 1-3% and 66 2-3% of the value.

To those who are familiar with the small margins required on short time banking loans based on collateral consisting of high-grade stocks or bonds, the margins required on mortgage loans are likely to seem unnecessarily high, and this point of view on the part of bankers and investors has led to serious losses. On the other hand, through laying down fixed and severe rules as to the amount of margin required, without examining the reasons for it, opportunities have often been sacrificed for meeting what is really a reasonable and conservative demand. While many of the same factors are present in farm loans, it is of loans on city property that I wish especially to speak. The margin on city loans to insure safety must be sufficient to cover the following six elements of risk:

First: Errors of judgment in appraising the value of the property. Since each piece of real estate stands by itself, there can never be a "market value" for it in the sense that there is for bonds or shares of stock, where each sale is representative of the value of the entire issue. The valuation of real estate must rest on opinion only, and while it may be comparatively easy for an expert with full information to value real estate correctly in an active market, in a market where transactions are few the difficulty is very great. In order to have appraisals of any value, a real estate expert must have at his command a large fund of information in regard to sales of property, rentals of property and the cost of construction of buildings, since these are indispensable to a proper valuation of real estate. It is not always easy to obtain information in regard to the consideration for sales, especially in New York City, where the practice is growing of setting out a nominal consideration of one dollar in deeds conveying property. The insertion in deeds of fictitious considerations must also be guarded against, such considerations being sometimes met with where the amount has been placed below the actual selling price, in the hope of obtaining a lower assessment for purposes of taxation, and more frequently placed at a figure above the selling price in the hope of giving the property a fictitiously high value. The selling price of property ordinarily reflects the rental of the property, which is the source of its value, but this is modified by the prospect of the future rental of the property; and there is an apparent exception to the rule that values follow and are based on rentals in the case of high-class residences in a high-class district, which seldom rent for a reasonable return on their value. This is no doubt due to the fact that ownership of such a property, which gives the owner its permanent occupancy and is paid for in the form of interest on the cost, makes this worth more per annum than the temporary occupancy of the house, which is paid for by the tenant in the form of rental. Disregarding vacant city land, which may be said to have only a future or speculative value and is not accepted as mortgage security by any mortgage company in Europe, nor by conservative companies in this country, the ordinary method of appraisal of improved property is to add to the estimated land value the present cost of the buildings, with an allowance for age and depreciation. The aggregate of these values should always be checked wherever possible by capitalizing the net rentals of the property, after deducting expenses of all kinds, to find if the building's commercial value is equal to its structural value. Wherever a building is misplaced or badly designed, loss of income over a period of years is a sure result; and examples could be given of many expensive buildings, the cost of which has been entirely thrown away, as is shown by the fact that the net rentals produced by them have been less than those produced by adjacent properties improved with buildings of trifling cost. The structural value of the improvements, considered by itself, is therefore an entirely unsafe guide in such cases.

On the other hand, to rely on the net rentals alone would be unsafe, since different classes of property are capitalized on a different interest basis. For example, a retail store property rented on long lease to an entirely responsible tenant might be capitalized on a basis of 5% net return, where a tenement house with a large number of tenants and corresponding vacancies and difficulties of collection would naturally be capitalized at a considerably higher rate.

The second point to be considered is that mortgage loans ordinarily cover so long a term of years that general financial and commercial depressions during the life of the loans cannot be foreseen, and loans should have margin enough to cover the shrinkage of value due to this cause. A period of general industrial depression has a powerfully depressing effect on real estate, but this effect varies greatly on different classes of property. When a mortgage loan is made for a term of years, if the borrower pays his interest and complies with the covenants of the mortgage in regard to taxes, insurance, etc., the princi-

*From a lecture before the West Side Y. M. C. A. 316, West 57th street, Manhattan.

pal of the loan cannot be called, nor can additional security be called for, no matter what the decline in the value of the property mortgaged may be. A great distinction is thus apparent between mortgage loans and ordinary bank loans; and when a loan is made for the usual term of five years it should be borne in mind that the property to furnish adequate security should at all times during the five-year period show a comfortable margin above the amount of the loan. We are familiar with the recurrence of panics every twenty years, with intermediate depressions of less violence at ten-year periods. The effect on real estate of these greater and lesser panics is, however, not directly commensurate with the financial and commercial disturbance which they cause. A reason for this is probably to be found in the fact pointed out by Mr. Adna F. Weber, an eminent authority on the growth of cities, that the growth of population of American cities has ever since the foundation of our Government been conspicuously greater in the alternate decades coinciding with the lesser or intermediate panics. The effect of this has been to offset the effect of intermediate depressions, as far as city real estate is concerned, by the abnormal growth of city population coinciding with that general period; while the relatively slow growth of cities during the decades coincident with the greater panics aggravates the depression of real estate following those panics. During the period of depression following a great panic every community is forced to restrict its expenditures to the most necessary objects, and the result of this is that the classes of property within a city which maintain their value best are the two indispensable classes of business and residence. All properties devoted to special uses, such as theatres, clubs, hotels, churches, etc., as well as factories and warehouses especially suited to a single line of business, suffer severely. During such a period, also, all properties which on account of the growth or movement of a city have a value based on expectations of the future are greatly depreciated, since the future value is largely eliminated. This applies especially to suburban land, or that at the circumference of a city which is just coming into use, and is aggravated if the growth of a section has been artificially stimulated by capitalistic influences. The difficulty of valuing property during a period of depression is greatly increased just at the time when through falling rentals and values it is most necessary to be careful in making mortgage loans. This difficulty arises partly through the number of real estate transactions being greatly reduced, and information from this source thus largely cut off, since no property owner will sell under such conditions except through necessity, and also because of the difficulty of forecasting future rentals where vacancies exist, it being a matter of the greatest difficulty to judge whether these are to be temporary or long continued. To avoid the difficulty which arises from a lack of information about sales, the most feasible method is to prepare a scale of relative values for a city, so that a few real estate transactions in different localities will tend to show a drift of values, just as an inspection of the daily fluctuations of half a dozen prominent stocks tends to show the drift of fluctuations for the whole list of securities.

A further effect of a depression on values of different kinds of property not usually given sufficient consideration is the great difference which a reduction in the gross rentals of property makes in the net rentals where the expenses of the property are heavy, as contrasted with the slight effect which such a drop in gross rentals has where the expenses of a property are light. This is readily shown by contrasting a modern office building which normally has expenses amounting to about 50% of its gross rentals, these expenses including not only taxes and insurance, but heat, light, elevator service, janitor service, etc.; with a store building of moderate height where the expenses do not amount to over 15% of the gross rentals, the owner having no expense except taxes and insurance. If we assume a drop in gross rentals amounting to 30%, the drop in net rentals of the office building will be 60%, while the drop in net rentals of the store building amount to only about 35%. Since values follow rentals, the stability of value of a property that is less expensive to operate tends always to be greater than that of a property which is more expensive to operate, and careful lenders are therefore disposed to exercise the utmost caution in loaning on large buildings, the expenses of which are heavy.

A third point to be considered and guarded against is the possible loss of value through changes in the internal structure of a city. In retail business property this most commonly occurs through the advance of the best retail district in the direction of the best residence district; in wholesale property through changes in the location of wharves or railroad terminals, and in residence property through changes of fashion or of transportation, and the encroachment of what are actually, though not legally, nuisances.

There is always going on in a city a movement of the retail stores in the direction of the best residence district, this being an effort on the part of the storekeepers to approach as closely as possible to their customers. As this district moves forward it leaves a vacuum behind it, which is filled later by wholesale or other uses which are inferior from a rental standpoint. Unless the growth of a city is so rapid as to make its wholesale property worth as much as retail property was a few years before, there will be an actual drop in the value of the property so replaced by wholesale; and this has commonly occurred.

Where there has been a change of axis of the main retail business streets of a city there has always occurred a shrinkage of the values created by an anticipated growth of the business district in the line of its original direction. Many examples are to be found in American cities of the best retail business streets being parallel to a lake or river front during the growth of the city up to a population of perhaps 50,000, while after that point in population has been passed the concentration of the best residence district at a distance from the waterfront has drawn business out toward these residence districts on lines at right angles to the waterfront and to the original business streets. As regards wholesale and warehouse property, the chief danger to be guarded against arises, as I have said, through changes in the location of transportation terminals. The natural tendency of wholesale property is to place itself between its transportation facilities and the best retail business district, so that it may at the same time be able to handle its goods cheaply and yet be in a location convenient for its customers. Where the wholesale business of a city grew up through river transportation, as, for example, in Savannah and Portland, Oregon, it is noticeable that of late years the predominance of railroads has been so great as to withdraw wholesale business very largely from locations occupied by it for half a century, with an increase of value near the railroad terminals and a corresponding decrease of value near the wharves.

In the case of residence property, purely social reasons are the predominant ones in establishing high values, and property of this character is for this reason liable to depreciate through changes of fashion. Changes of transportation are also of great importance in determining residence values, improvements in street-car facilities enabling people of a good social class to live at greater distances from the business centre of a city and among surroundings which are pleasant. The general tendency of our street railway improvements of the last 20 years has been to equalize the value of residence property over considerable areas, and as a result of this to depreciate residence property which is close to business property, while rapidly enhancing the value of property further out, which is well located topographically. Residence districts at a distance from the business centre of a city have an element of stability in the fact that they are less likely than those closer to the business centre to be injured by the encroachment of nuisances. In the term "nuisances" may be included buildings for every kind of utility except residence, since homogeneity is necessary to the maintenance of value in a residence district.

The fourth element to be considered is the depreciation of buildings. Mortgage loans are usually made for a long enough term to have the improvements lose appreciably in value from age and the wear and tear of usage during the life of the loan, except in cases of the most expensive construction. The loss through depreciation where a building is kept in good repair is estimated at $\frac{1}{2}\%$ a year for the highest type of fireproof construction, and increases for different classes of buildings to a maximum of 5% a year, or even more, for cheaply constructed workmen's cottages. If improvements are not kept in good repair—and it is practically impossible for a mortgagee to compel repairs to be made—the further depreciation from this cause must be added. In addition to the depreciation of buildings through age, there frequently occurs a further and more serious depreciation due to changes in style or new methods of construction, or to a change of utility in the location. An example of such a change of style in detached residences has been the abandonment of the mansard roof, once popular throughout the United States, with the result that residences built in this style of architecture depreciated heavily in value, regardless of the soundness of their structural condition. Other changes in fashion affecting residences are the abandonment of narrow hallways and of stained glass and other exterior ornamentation, together with newer and better methods of heating and lighting houses.

As regards business property, the erection of modern fireproof buildings frequently takes away a large part of the value of the older buildings with which they compete; and the failure of architects formerly to plan their store buildings with the ground-floor frontage all open for the display of goods, has greatly depreciated the value of older buildings, or has led to their reconstruction along modern lines at large expense.

New Brokers' Manual.

The Real Estate Board of Brokers has issued a very convenient and attractive Diary and Manual for 1907. The information contained therein will be found accurate in all respects. In addition to the list of members and the usual calendar and diary, it includes a general municipal directory, reports from various city departments, the "Hofman rule," tables of distances and measurements, water rents and rules, building-code requirements, regulations for summary proceedings, ward boundaries, lists of banks, trust companies and public buildings, and the location of piers and ferries. In brief, the volume contains much that is of consequence to both the members of the fraternity and others interested in real estate matters, and is invaluable as a book of reference. It is artistically bound in flexible leather and is a credit to the members of the diary committee, of which J. Clarence Davies is chairman.

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 in 1905 and 1906:

MANHATTAN AND THE BRONX.

CONVEYANCES.		1906.		1905.	
		Dec. 21 to 27, inc.	Dec. 22 to 28, inc.	Dec. 21 to 27, inc.	Dec. 22 to 28, inc.
Total No. for Manhattan	208	Total No. for Manhattan	323		
No. with consideration	18	No. with consideration	23		
Amount involved	\$1,259,750	Amount involved	\$756,733		
Number nominal	190	Number nominal	300		
Total No. Manhattan, Jan. 1 to date..... 20,113 21,744					
No. with consideration, Manhattan, Jan. 1 to date..... 1,208 1,612					
Total Amt. Manhattan, Jan. 1 to date..... \$63,788,807 \$79,574,235					
CONVEYANCES.		1906.		1905.	
		Dec. 21 to 27, inc.	Dec. 22 to 28, inc.	Dec. 21 to 27, inc.	Dec. 22 to 28, inc.
Total No. for the Bronx	108	Total No. for the Bronx	160		
No. with consideration	10	No. with consideration	15		
Amount involved	\$121,450	Amount involved	\$279,400		
Number nominal	98	Number nominal	145		
Total No., The Bronx, Jan. 1 to date..... 11,927 12,873					
Total Amt., The Bronx, Jan. 1 to date..... \$8,092,801 \$12,605,637					
Total No. Manhattan and The Bronx, Jan. 1 to date..... 32,040 34,617					
Total Amt. Manhattan and The Bronx, Jan. 1 to date..... \$71,881,408 \$91,179,872					
Assessed Value, Manhattan.					
		1906.	1905.		
		Dec. 21 to 27, inc.	Dec. 22 to 28, inc.		
Total No., with Consideration	18	18	23		
Amount Involved	\$1,259,750	\$1,259,750	\$756,733		
Assessed Value	\$853,000	\$853,000	\$538,523		
Total No., Nominal	190	190	300		
Assessed Value	\$6,589,500	\$6,589,500	\$9,131,500		
Total No. with Consid., from Jan. 1st to date	1,208	1,208	1,612		
Amount Involved	\$63,788,807	\$63,788,807	\$78,574,235		
Assessed value	\$44,901,775	\$44,901,775	\$57,128,330		
Total No. Nominal	18,905	18,905	20,133		
Assessed Value	\$638,566,500	\$638,566,500	\$660,038,734		

MORTGAGES.

1906.		1905.	
Dec. 21 to 27, inc.		Dec. 22 to 28, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	349	247	121
Amount involved	\$9,289,258	\$4,800,664	\$735,133
No. at 6%	104	46	44
Amount involved	\$1,377,811	\$200,510	\$195,800
No. at 5 1/2%	9	31	48
Amount involved	\$518,000	\$67,650	\$714,500
No. at 5%	7	5	4
Amount involved	.....	.....	.....
No. at 4 1/2%	121	53	16
Amount involved	\$3,439,350	\$412,065	\$1,094,100
No. at 4%	1	4	.....
Amount involved	\$20,000	.....	.....
No. at 3 1/2%	56	3	.....
Amount involved	\$2,584,840	\$35,000	\$126,250
No. at 3%	7	.....	.....
Amount involved	\$541,500	.....	\$3,000
No. without interest	51	20	12
Amount involved	\$807,757	\$225,500	\$747,300
No. above to Bank, Trust and Insurance Companies	70	11	35
Amount involved	\$2,742,590	\$195,700	\$1,105,000
Total No., Manhattan, Jan. 1 to date..... 18,349 20,318			
Total Amt., Manhattan, Jan. 1 to date..... \$880,738,910 \$479,204,261			
Total No., The Bronx, Jan. 1 to date..... 9,276 10,209			
Total Amt., The Bronx, Jan. 1 to date..... \$65,233,404 \$85,905,421			
Total No., Manhattan and The Bronx, Jan. 1 to date..... 27,625 30,527			
Total Amt. Manhattan and The Bronx, Jan. 1 to date..... \$445,970,314 \$565,109,682			

PROJECTED BUILDINGS.

1906.		1905.	
Dec. 22 to 28, inc.		Dec. 23 to 29, inc.	
Total No. New Buildings:			
Manhattan	9	21	23
The Bronx	13	.....	.....
Grand total	22	21	23
Total Amt. New Buildings:			
Manhattan	\$462,000	\$1,166,800	105,550
The Bronx	305,450	.....	.....
Grand Total	\$767,450	\$1,166,800	105,550
Total Amt. Alterations:			
Manhattan	\$325,400	\$186,100	11,350
The Bronx	10,850	.....	.....
Grand total	\$336,250	\$186,100	11,350
Total No. of New Buildings:			
Manhattan, Jan. 1 to date	1,614	2,505	.....
The Bronx, Jan. 1 to date	2,215	2,265	.....
Manh'tn-Bronx, Jan. 1 to date	3,829	4,770	.....
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date	\$108,960,415	\$121,812,410	38,251,295
The Bronx, Jan. 1 to date	27,450,880	.....	.....
Manh'tn-Bronx, Jan. 1 to date	\$136,411,295	\$121,812,410	38,251,295
Total Amt. Alterations:			
Manh'tn-Bronx Jan. 1 to date	\$19,136,764	\$14,128,807	.....

BROOKLYN.

CONVEYANCES.

1906.		1905.	
Dec. 20 to 26, inc.		Dec. 21 to 27, inc.	
Total number	387	Total number	563
No. with consideration	20	No. with consideration	50
Amount involved	\$325,135	Amount involved	\$235,248
Number nominal	367	Number nominal	508
Total number of Conveyances, Jan. 1 to date..... 46,218 41,788			
Total amount of Conveyances, Jan. 1 to date..... \$26,615,524 \$28,339,803			

MORTGAGES.

1906.		1905.	
Total number	650	Total number	418
Amount involved	\$2,761,041	Amount involved	\$1,911,502
No. at 6%	219	No. at 6%	227
Amount involved	\$704,439	Amount involved	\$994,668
No. at 5 1/2%	.....	No. at 5 1/2%	.....
Amount involved	.....	Amount involved	.....
No. at 5%	166	No. at 5%	108
Amount involved	\$671,554	Amount involved	\$509,750
No. at 4 1/2%	1	No. at 4 1/2%	.....
Amount involved	.....	Amount involved	.....
No. at 4%	1	No. at 4%	.....
Amount involved	\$2,000	Amount involved	.....
No. at 3 1/2%	240	No. at 3 1/2%	14
Amount involved	\$1,179,380	Amount involved	\$128,803
No. at 3%	3	No. at 3%	.....
Amount involved	\$24,500	Amount involved	.....
No. at 2 1/2%	2	No. at 2 1/2%	1
Amount involved	\$29,500	Amount involved	\$1,000
No. at 2%	.....	No. at 2%	.....
Amount involved	.....	Amount involved	.....
No. without interest	18	No. without interest	68
Amount involved	\$84,668	Amount involved	\$277,281
Total number of Mortgages, Jan. 1 to date..... 39,420 36,457			
Total amount of Mortgages, Jan. 1 to date..... \$162,574,512 \$192,565,393			

PROJECTED BUILDINGS.

No. of New Buildings	85	No. of New Buildings	80
Estimated cost	\$958,560	Estimated cost	\$654,300
Total No. of New Buildings, Jan. 1 to date..... 8,405 8,417			
Total Amt. of New Buildings, Jan. 1 to date..... \$63,159,176 \$75,884,699			
Total amount of Alterations, Jan. 1 to date..... \$5,405,830 \$4,748,991			

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BETHUNE ST.—Van Vliet & Place sold 31 Bethune st, a 5-sty flat, 22x92. It is understood that this place is bought for investment.

BANK ST.—Charles E. Duross sold for the estate of Susannah Whitney to Mary Maher 58 Bank st, a 3-sty dwelling, 19.10x74.

CANAL ST.—The Metropolitan Life Insurance Co. sold 312 to 316 Canal st, two 4-sty buildings, 40.9x33.5; also the abutting property, 45 to 51 Lispenard st, a 9-sty building, 80x49.11. The buyer is a firm of builders and expect to erect an annex to the Lispenard st structure. Frank E. Smith was the broker.

CROSBY ST.—Simon Fine sold for W. & J. Bachrach to the Mildred Realty Co. 101 and 103 Crosby st, old buildings, 40.2x65.10. The buyer will erect a 7-sty building on the site.

COMMERCE ST.—Abram Bachrach bought from the estate of Joseph Tuckerman 19 to 23 Commerce st, three dwellings, 73x40. The property abuts three buildings on Barrow st recently acquired by Mr. Bachrach, who now controls a plot 73x80.

Western Electric Co. Buys in Greenwich St.

GREENWICH ST.—Gilsey, Havemeyer & Jenney sold for St. Stephen's Protestant Episcopal Church to the Hamilton Building Co. 125 Greenwich st, 25x106, on which is erected part of the Western Electric Co.'s factory. The property was under lease to the Western Electric Co. for three terms of 21 years.

Northwest Corner Maiden Lane and William Street Sold.

MAIDEN LANE.—Charles F. Noyes Co. sold for George A. Stanton and Charles M. Warner to Carsten D. Borger 65 Maiden lane, at the northwest corner of William st, a 5-sty building, 21x40. The property was held at \$150,000. On the opposite corner the Royal & Queen Insurance Co. is erecting a 16-sty office building.

SULLIVAN ST.—The Ruland & Whiting Co. sold for Dr. Israel Schlachetzsky and others 148 Sullivan st, a 5-sty tenement, 25x100.

ST. MARK'S PL.—Bernard Bernbaum, as attorney, bought the 6-sty tenement 115 and 117 St. Mark's pl, 50x100.

WILLETT ST.—Bernard Breitbart, as attorney for Isaac Nagel, in conjunction with Isidor Leipzig & Co. sold the 6-sty brick building 51 Willett st to Berl & Co.

WILLIAM ST.—The Charles F. Noyes Co. sold for the estate of Francis Vianest 116 William st, a 6-sty building, covering a lot 27.6x49. Daniel Birdsall & Co. represented the sellers. The Noyes Co. sold the adjoining parcels at the northeast corner of William and John sts last spring.

4TH ST.—L. Stockwell & Co. sold for A. Ruff two 5-sty tenements 78 and 80 East 4th st, 47x100. The purchaser buys for investment.

8TH ST.—David Simon bought 315 and 317 East 8th st, two 4-sty tenements, with stores, 42x70.

8TH ST.—Louis Stockell & Co. sold 113 to 119 East 8th st, two 6-sty tenements, 75x94, for Bouland & Alkier.

Activity in 20th St.

20TH ST.—M. & L. Hess sold for H. L. Wardwell to the State Realty & Mortgage Co. the 4-sty dwelling 27 West 20th st, 25x92.

20TH ST.—M. & L. Hess sold for Cornelia Gilman 29 West 20th st, a 4-sty dwelling, 25x92, to the State Realty and Mortgage Co. The buyer recently purchased the adjoining property, No. 27.

20TH ST.—M. & L. Hess sold for Minnie L. Sherwood 31 West 20th st, a 4-sty dwelling, 25x92, to the State Realty and Mortgage Co., which owns 27 and 29, adjoining.

20TH ST.—E. D. Sniffen sold for M. A. Croscup to F. M. Trimm 231 to 235 East 20th st, five 2-sty brick buildings, 70x92, leasehold.

28TH ST.—John Peters & Co. sold for Lawrence Lippi to Jos. Hermann 245 East 28th st, one 5-sty and two 4-sty tenements, irregular.

43D ST.—D. J. McDonald sold to William Coyle 434 West 43d st, a 3-sty and basement dwelling.

43D ST.—Huberth & Gabel sold for the Mt. Vernon Trust Co., as trustees, the 4-sty front and rear tenement at 349 West 43d st, to Isaac Greenwald, of Mt. Vernon.

45TH ST.—Charles H. Easton & Co. sold for Leander H. Thorn 141 East 45th st, a 3-sty dwelling, 20x100.5.

45TH ST.—Greene & Taylor Co. sold for M. E. Wentworth to W. W. Cassel 10 West 45th st, a 4-sty and basement brownstone front dwelling, 16.7x100.5; also, in conjunction with Webster B. Mabie, for a client to the same, No. 8, adjoining, a 4-sty and basement brownstone front dwelling, 17x100.5, making a joint plot of 33.7 ft. frontage. The buyer intends to remodel the structures for business purposes and lease for a long term of years. The parcels were held at \$150,000.

Mr. C. Grayson Martin Buys Another House.

46TH ST.—Chambers & Veiller sold for Albert F. Jammes to C. Grayson Martin 43 West 46th st, a 4-sty and basement dwelling, 20x100.5. Mr. Martin bought 53 West 46th st last week.

49TH ST.—Montgomery Maze purchased 150 East 49th st, a 5-sty double flat, 25x100, between Lexington and 3d avs. Mr. Maze owns the adjoining 50 ft. to the west.

49TH ST.—Pease & Elliman sold for Mrs. Gertrude B. Miller 21 East 49th st, a 4-sty high stoop brownstone dwelling, 25x100, to an investor who will alter and lease it for business.

55TH ST.—Frederick T. Barry sold for J. Cooper Mott 147 East 55th st, a 3-sty and basement high-stoop brownstone dwelling, 16.8x100.5.

AV A.—Abraham Solkin bought from Louis King & Co. 205 Av A, 4-sty front and rear tenements, 25x100.

AV C.—Krakower & Co. sold for Hyman Schnitzer and Fannie Siegel to Josef Preiser the two 6-sty tenements 132 to 138 Av C, 76.6x83.

Sale on Eighth Avenue.

8TH AV.—T. P. Decker sold 304 8th av, east side, 50 ft. north of 25th st, a 4-sty building, 24.8x83, adjoining Miner's 8th Av Theatre.

NORTH OF 59TH STREET.

65TH ST.—Simon Fine sold for the M. Fine Realty Co. to W. & J. Bachrach 326 and 328 East 65th st, a 6-sty flat, 37.6x102.2.

73D ST.—William H. Moffitt is the buyer of the Henry A. Vail residence at the southwest corner of 73d st and West End av.

73D ST.—Frederick T. Barry sold for M. P. Collins to J. Cooper Mott 122 East 73d st, a 3-sty and basement brownstone high-stoop dwelling, 18.9x102.8. Mr. Mott will alter the property into an American basement dwelling, and upon its completion will offer it for resale.

77TH ST.—Mrs. Paul Leicester Ford sold to Henry L. Wardwell 53 East 77th st, a 4-sty brick dwelling, 34.6x102.8.

79TH ST.—Abraham Schwab bought 156 East 79th st, a 4-sty and basement single flat, 20x100; also bought 33 East 80th st, a 5-sty triple flat, 25x100.

80TH ST.—M. Berg sold 323 East 80th st, a 4-sty double flat, 25x100, for Judas Post to Samuel Roth.

81ST ST.—T. Scott sold to Mr. Rosenberg 107 East 81st st, a 3-sty and basement dwelling, 20x100. The price is said to be \$24,000.

83D ST.—Conway & Corduke bought for the Flatiron Realty Co. from Mrs. S. E. Fuller 6 West 83d st, a 3-sty dwelling, 15x102.2.

84TH ST.—Fred. A. Booth sold 267 West 84th st for the estate of Harriet A. Barrett to a client, a 3-sty and basement brick house, 16x102.2.

Largest Private House Purchase in Years.

86TH ST.—Slawson & Hobbs closed one of the largest deals this week in dwelling houses that has been put through in this borough for several years. For the James estate they sold

ten 4-sty and basement dwellings, each having 20 ft. frontages. Nos. 168, 170, 172 and 174 West 86th st, being 102.2 in depth; and Nos. 118, 120, 122, 124, 126 and 128 being 106.10 in depth. The buyers are Heilner & Wolf and N. L. & L. Ottinger, large operators. Mr. Ottinger says one-half of these houses have straight halls, the remaining ones having foyer halls. The houses are built 60 ft. deep. He also added that 20-ft. houses were remarkably scarce in this section of the city.

91ST ST.—Francis B. Robert sold for the Duer estate to Heilner & Wolf 34, 36, 38 and 52 West 91st st, 4-sty dwellings, with extensions, each 18x100.8. The houses have been owned by the Duer estate since built.

94TH ST.—W. Rankin sold 321 to 325 West 94th st, a 6-sty apartment house, 75x100.8, 140 ft. east of Riverside drive. It adjoins the house—319—sold recently by Hoffman Bros. & Robinson.

95TH ST.—T. Scott & Son sold to Gustave Schwab 111 East 95th st, 3-sty dwelling, 18.6x100.8. Sarah Katz holds title. The price was about \$22,000.

96TH ST.—I. Kalmus, in conjunction with S. Chocklow, sold for J. & M. Bloch the 6-sty tenement, 334 East 96th st, 35x100.

96TH ST.—Renwick C. Hurry & Co., in conjunction with J. Katz, sold for Louis Bernstein to Edmond Abdy Hurry 104 West 96th st, 6-sty apartment house.

105TH ST.—Paul Madison sold to Louis Herbst 126 East 105th st, a 3-sty dwelling, 16.8x100.11.

106TH ST.—Gibbs & Kirby sold for Charles J. Ellrich 62 West 106th st, a 5-sty tenement house, 20.3x100.

114TH ST.—Chas. S. Kohler sold for a client the 5-sty triple flat 228 West 114th st, 25x100.

116TH ST.—David Fine sold 8-10 East 116th st, two 5-sty double flats, with stores, each 25x100, to Feingold & Levine and A. Gunno; also, in conjunction with William Schwarz, 12 East 116th st, a 5-sty double flat, 25x100, for Hugo Joachimson to Lesserman & Glauber.

121ST ST.—M. Schlossheimer bought from Herman Gottlieb 227 East 121st st, a 5-sty tenement, 25x100.11. Max Hausman was the broker.

127TH ST.—J. Jelot sold for the Bernstein & Feinberg Realty Co. the northwest corner of 127th st and 2d av, a 5-sty tenement, 25x100.

133D ST.—S. Kalmus, in conjunction with S. Chocklow, sold for Diamondston & Schwartz the five dwellings 109 to 117 West 133d st, 83.4x99.11.

AV A.—Frankenthaler & Sapinsky and Charles Kaufmann, as attorneys, bought 1528 Av A, a 4-sty tenement, with stores, 26.2x75.

Euclid Hall Brings Approximately \$1,000,000.

BROADWAY.—L. J. Phillips & Co. sold for Isaac H. Clothier, of Philadelphia, the 7-sty apartment house known as "Euclid Hall," covering the block front on the west side of Broadway, between 85th and 86th sts, having a frontage of 201.10 on Broadway x 105.1 in 85th st x 119.6 in 86th st. Sonn Bros. are the buyers. This is one of the largest apartment house transactions in this city for several years, and it was stated at the office of L. J. Phillips & Co. that no trade whatever was accepted in part payment. Euclid Hall was built five years ago by Franklin Pettit, who sold it to Mr. Clothier, taking in exchange several large vacant parcels on Morningside av and Washington Heights.

BROADWAY.—Benjamin Mordecai sold the Powelton, a 7-sty elevator apartment house at the northeast corner of Broadway and 97th st, on plot fronting 100.11 ft. on Broadway and 149.7 on the street. The buyer is the Jacob Bookman estate, which has other holdings in this section. In part payment for the Powelton, the Bookman estate gives to Mr. Mordecai the plot of about six lots at the northeast corner of 5th av and 110th st, with a frontage of about 54 ft. on the Circle and 120 ft. on 110th st.

MADISON AV.—Sundel Hyman sold the Blytheborne, a 7-sty elevator apartment house, 50.11x100, at the southeast corner of Madison av and 99th st.

PARK AV.—N. & W. Schacht sold for Morris Caffirer to Mrs. Mary Kelly the 4-sty double flat 1726 Park av, 25x100; also, for W. Aichele to M. Selig, the 5-sty double flat 1594 2d av, 25.5x75.

WEST END AV.—Jesse C. Bennett & Co. sold for the Willet Realty Co. the "Carlisle dwelling," a 6-sty apartment house at the southeast corner of West End av and 82d st, 102x100. The property was held at \$425,000.

1ST AV.—Rosenthal & Sussman sold to A. Halprin for Rieger & Peckner 1023-1031 1st av and 351-353 East 56th st, six 5-sty double tenements, with stores, fronting 114.8 ft. on 1st av and 100 ft. on 56th st.

2D AV.—Frankenthaler & Sapinsky and Charles Kaufmann, as attorneys, have bought 1442 2d av, a 5-sty tenement, with stores, 25x105.

2D AV.—W. Aichele sold to M. Selig the 5-sty flat 1594 2d av, 25.5x75.

\$300,000 Fifth Avenue Sale.

5TH AV.—W. B. Leeds sold to a buyer, who will build a dwelling on a plot 35x100 in 5th av, 60 ft. south of 80th st. Mr. Leeds owns the corner, a plot 60x100. The price is in the neighborhood of \$300,000. Mrs. Edwin Thaw sold the adjoining property on the east last week to Mrs. E. C. Bowes.

WASHINGTON HEIGHTS.

135TH ST.—Moses Crystal, in conjunction with Sol Kaye, sold for the Capital Realty and Construction Co. to Janpole & Werner the two 6-sty apartment houses, each 36.2x100, on the north side of 135th st, 100 ft. east of Amsterdam av. Four houses are now being completed by the sellers.

180TH ST.—J. Katz, in conjunction with Renwick C. Hurry & Co., sold the southwest corner of 180th st and Amsterdam av for Edmond Abdy Hurry to Louis Bernstein.

183D ST.—Miss M. Monahan sold for the State Realty and Mortgage Co. to the White Realty and Construction Co. the plot, 75x106, on the south side of 183d st, 100 ft. east of St. Nicholas av.

184TH ST.—McRickard & Co. sold a 3-sty brick dwelling 18 West 184th st for Geo. M. Turner.

AMSTERDAM AV.—Dora Finkelstein sold to Samuel Herbst 2183 Amsterdam av, a 6-sty flat, with stores, 37.6x100.

BROADWAY.—Sol. L. Kaye and Moses Crystal sold to the Capital Realty and Construction Co. the block front on the west side of Broadway, between 133d and 134th sts, a plot 199.10x100. The buyers will erect 6-story flats.

OLD BROADWAY.—In exchange for 62-64 East 107th st Mr. Abraham I. Spiro gives to Weisberg & Goldring the southeast corner of Old Broadway and 130th st, two 3 and 4-sty old buildings, 125.1x101x irregular.

BRONX.

BYRON ST.—Hugo Wabst, in conjunction with A. & C. E. Hally, sold for Richard Church a plot, 50x97.5, on the west side of Byron st, near 238th st.

FOX ST.—Florence Stolz sold two lots at the northeast corner of Fox st and Jefferson av, Edenwald.

137TH ST.—Zinser & Clausen sold for a client to L. Beringer 718 East 137th st, a 5-sty double flat, 25x100.

159TH ST.—Kurz & Uren sold 624 East 159th st, a 6-sty apartment house, 50x100; also 8 lots on the west side of Prospect av, 70 ft. south of 187th st, 200x100; also 2 lots on the south side of 155th st, 225 ft. east of Courtlandt av; also 3 lots on the north side of 235th st, 80 ft. east of 2d av.

236TH ST.—R. I. Brown's Sons sold for Herman A. Newman and Otto P. Schroder the property situate at the southwest corner of 236th st and Katonah av, 100x100.

BRUNER AV.—The Whitehall Realty Co. has sold a plot of 26 lots, 25x97.6 each, on the west side of Bruner av, 100 ft. south of Nereid av.

BRONXDALE AV.—Van Winkle & Scott sold for the City and County Contract Co. to a client a plot of 22 lots, with frontages on Bronxdale, Wallace, Holland and Hunt avs, Van Nest. The above property was purchased by the seller for railroad purposes, but since abandoned for the present right-of-way of the New York, Westchester & Boston Railroad Co., over which the road is now being constructed.

CAULDWELL AV.—Leo Hutter bought from Henry Leipziger and et al 665 and 667 Cauldwell av, two 5-sty flats, with stores, 50x115, near Westchester av.

CORNELL AV.—Greene & Taylor Co., in conjunction with Charles Hatfield, sold for Mrs. Aime Du Pont the northeast corner of Cornell av and Cedar st, a plot of eight lots.

JACKSON AV.—William H. Nastrock sold to Frank Ditchlein 1060 Jackson av, a 3-family frame house, 17.6x87.6, and has bought 4 Teasdale pl, a 5-sty triple flat, 25x100.

LAFAYETTE AV.—McRickard & Co. report the sale of a plot of four lots at the southeast corner of Lafayette av and Bryant st, Hunt's Point, for Miss Carlotta Felgemaker.

LYON AV.—Schano & Co. sold to a client ten lots on Lyon av, including the whole block from Grace to Parker avs, Westchester.

PROSPECT AV.—M. L. & C. Ernst sold through Kurz & Uren to Peter Tait the plot, 200x95, on the west side of Prospect av, 70 ft. south of 187th st.

RIDER AV.—A. Friedberg sold for Mrs. Etta W. Kramer 372 Rider av, a 4-sty triple flat, 28.6x57; also sold for Leopold Gutttag 366 to 370 Rider av, including the northeast corner of 141st st, two 2-sty brick houses and one 2-sty house, 84x45x74.

SOUTHERN BOULEVARD.—Pocher & Co. sold the plot, 50x100, on the east side of the Southern Boulevard, 75 ft. south of Jenning st, for Isaac Lebovitz to William J. Johnson, who may improve the property.

Great Increase in Values at Throggs Neck.

THROGGS NECK.—The plot recently sold by Albert L. Lowenstein, consisting of 27½ acres, is the old Ferris Homestead on Westchester Creek and Ferris lane, adjoins St. Joseph's Institute for Deaf Mutes. This plot has been in the Ferris family since 1703. The old Colonial stone mansion was built in 1677. In 1887 the Mutual Life Insurance Co. refused to make a loan of \$12,000 on 109 acres, so the Ferris family were compelled to sell at public auction. The present purchaser has agreed to take it subject to mortgages aggregating \$100,000 on 27½ acres.

WESTCHESTER AV.—Charles E. Duross sold about 19 lots south side of Westchester av, 110 ft. east of Brook av, to a client, who will erect a warehouse. The property some years ago was the site of the Mott Iron Works. It has a frontage of

218.4 ft. and a depth of 300 ft. through to 150th st, the plot being irregular, and is directly opposite the New York Central and Hudson River Railroad freight yard.

LEASES.

M. & L. Hess leased for the estate of Moses Gardner to Einstein Wolff & Co. 10,000 sq. ft. in 447 Broadway.

G. Tuoti & Co. leased for Alfred L. M. Bullowa two 5-sty tenements Nos. 311-313 East 103d st for a term of years.

John Stich leased to Tom Sharkey the 5-sty building 144 East 14th st, for a term of years at an aggregate rental of \$110,000.

Simon Fine leased for Weil & Mayer the 5-sty rear tenements at 317 East 109th st for a term of years, at an aggregate rental of \$12,000.

Gross & Gross leased from the plans for the Kips Bay Realty Co. to the Harolds Motor Car Co. a 4-sty garage to be erected at 233 to 237 West 54th st, a plot 60x100, about 100 ft. west of Broadway.

Heil & Stern leased for Josephine Macdonald 12,500 sq. ft. in 718-20 Broadway; for Master Builders' Realty Co. 6,500 sq. ft. in 10-14 East 12th st; also for Astor estate, 20,000 ft. in 134-6 Grand st.

The McVickar-Gaillard Realty Co. leased for the Montefiore Home for Incurables 120 East 34th st, known as Armory Hall, adjoining the 71st Regiment Armory, for a term of years at a total rental of about \$100,000.

SUBURBAN.

Tilzer Brothers purchased two lots in 4th av, New Brighton, for erection of a building.

S. Osgood Pell & Co. sold for S. Wallace Bowles to Charles W. Park his country seat at Rye, N. Y., adjoining the Apawamis Golf Club.

S. McK. Smith, principal of the New Brighton public school, purchased 22 lots on the north side of 2d av, New Brighton, from Eadie & Comtois.

Cornelius G. Kolff sold the convent property on Grymes Hill, S. I., for the Sisters of Notre Dame, of Montreal. The parcel comprises about 3 acres and commands a fine view of New York Harbor. Mr. Anso G. Cruinier is the buyer. The property will be occupied by the new owner after alterations have been made.

John H. Fife Co., hotel brokers, sublet the Indian River Hotel, Rockledge, Fla., for the Alpha Hotel Co. to I. O. Wagstaff for the coming winter. The property is owned by the estate of Michael F. Dwyer. J. V. Jordan, who managed the hotel for the past two seasons, will still supervise the operation of the hotel this winter.

REAL ESTATE NOTES

Messrs. Lower & Cochran have secured offices in Astor Court Building, 18 West 34th st, where they will conduct their real estate business.

E. J. Busher, of 627 East 149th st, Bronx, said many are seeking to buy real estate, but the prices are so high as to discourage negotiations.

Mr. Max Marx said that Washington Heights property was improving. "Things are beginning to rent up and there is an increased inquiry from buyers."

Kirk & Hazelton, a new firm of real estate brokers, have opened offices at 2023 Broadway, just above 69th st. They will make a specialty of west side property.

Mr. Julian Benedict, real estate broker of 1 West 34th st, has recovered from his recent illness and may be seen at his office any business day between 10 a. m. and 4 p. m.

City railroads which violate their agreements with the city and lay tracks where they have no right, ought to have their rails pulled out, and everybody is glad to see President Ahearn getting on to the job.

The members of the Board of Real Estate Brokers are distributing among their clients the annual Diary of the association. This book contains valuable information regarding building code requirements, tenement house laws, etc., and should be in the hands of all property holders.

Mr. Oscar Hammerstein was an unsuccessful bidder for 539 to 545 West 34th st., extending to 536 and 538 West 35th st., sold recently in foreclosure proceedings at the Vesey st. auction room. The parcel was sold to the defendant for \$165,000. It is understood that Mr. Hammerstein wanted the property for storing the scenery of the Manhattan Opera House.

S. L. Rhoades, general claim agent of the Philadelphia Rapid Transit Co., and president of the American Street & Interurban Railway Claim Agents' Association, has been appointed supervisor of claims of the Casualty Company of America, the change becoming effective Jan. 1. The new position has been created owing to the growth of the business of the company.

Property owners and residents in the vicinity of Kingsbridge complain of the dilapidated condition of Farmer's Bridge.

which connects Manhattan Island with the Bronx, which has withstood the vicissitudes and inclemencies of the seasons, as well as traffic since the year 1759, and now think it should be supplanted with a modern structure, as it is inadequate to meet the demands of this period.

N. R. and L. Ottinger, operators, bought 134 West 87th st., a 4-story private house, 20x102.2. Mr. Ottinger said that private house properties on first-class streets on the West Side had advanced five to thirteen thousand each during the past few years. He was also of the belief that the transformation of the Lenox Library on 5th av. into a private dwelling would help to influence the district into even a more select residential section.

David Stewart, 203 Broadway, Manhattan, reports that his Washington Heights office, 1926 Amsterdam av, is placing a large number of mortgage loans, and points to this as an evidence of the increasing confidence of lenders in real estate in that section of Manhattan. "Many owners of property on the Heights are so confident of obtaining large profits on their investments in 1907 that it is becoming difficult to induce them to accept anything less for their holdings than the registered asking price," added Mr. Stewart.

Negotiations are under way for many high priced properties that may result in considerable activity in that class of holdings. There has been a material relief to the stringency in the money market, which for several months has operated as a deterrent influence on the market. Recent records of mortgage loans show an increase of new loans and a smaller percentage of renewals. The conditions have not yet assumed a normal condition, but further relief is expected after the January disbursements of interest and dividends. Much of the money now offered in the market is private capital.

Mr. Oscar L. Foley, of John R. & Oscar L. Foley, 149 Broadway, Manhattan, in referring to the prospects for continued activity in the real estate brokerage business, said: "Unless a greater stringency occurs in the money market, and barring any change in the general prosperity we are now enjoying, I look forward to a continuance of active trading in realty for 1907." Mr. Foley further remarked that his firm is now in touch with a surprising number of buyers who are in search of well located property below Chambers st. "Plots in the district mentioned are becoming very scarce, and owners are jacking up prices in proportion to the increase in the demand," he concluded.

About three years ago a number of Manhattan savings banks reduced the rate of interest they were paying to depositors from 4 per cent. to 3½. But hereafter the Bowers Savings Bank, the Dry Dock, the Metropolitan, the Irving and the German will pay the former rate. No doubt the restoration will tend to replenish the funds available for real estate, which ran out last spring, as the reduced interest paid by these banks was an extremely strong inducement to transfer funds to banks willing to pay more, and later on it was only an assumption that most of the withdrawals had been invested in real estate. As the banks in the towns up the Hudson and in other States continued to pay 4 per cent., we can understand the report that many city families placed their savings with the trust institutions of other places—in their old home towns, in fact. As a reason for the low supply of money which savings banks have to lend the lower interest rate seems to have been forgotten. Coming at a time when announcements of semi-annual dividends are distributing vast sums the announcement of a changed policy may prove to be a very opportune action.

Pennsylvania-McAdoo Interests May Widen 32d Street.

A well-known broker says he has reliable information to the effect that the Pennsylvania and McAdoo interests purpose widening 32d st, between 6th and 7th avs, to full 100 ft. in width, in order to properly accommodate the multitude which will pass through this highway upon the completion of the railroad and tunnel improvements now in hand. If true, the widening of 32d st will unquestionably contribute much toward the comfort of patrons of the Pennsylvania lines by minimizing congestion through this channel of approach. Of course, the carrying out of the idea would necessarily mean the contraction of the proposed width of the McAdoo terminal building at 6th av, between 32d and 33d sts, but it is argued if the interests of both companies are identical, no friction need be looked for on this account.

It is pointed out that a \$25,000,000 station should enjoy better advantages of approach from Broadway and 6th av than is at present afforded. There is no question but that 32d st is the logical entrance to the great terminals of the railways entering this part of Manhattan, and any improvement which will tend to preclude the possibility of congestion along this approach will be welcome to the public. Real estate men in the district attribute much of the recent activity on the south side of 32d st to the rumor now in circulation.

—One of the first calendars of the season to arrive bears the trademark of the Vulcanite Portland Cement Company, whose New York business is managed by Mr. Albert Moyer, of the Flatiron building.

Operations Under the Recording Tax.

The Brundage clause reads as follows:

"In the event of the passage after the date of this mortgage of any law of the State of New York, deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the holder of this mortgage, and of the debt which it secures, shall have the right to give 30 days' written notice to the owner of said land requiring the payment of the mortgage debt, and it is hereby agreed that if such notice be given, the said debt shall become due, payable and collectible at the expiration of said 30 days."

Frank Bailey, vice-president of the Title Guarantee and Trust Co., on being asked as to the policy of that company, and of the Bond and Mortgage Guarantee Co., said:

THE EXEMPTION CONDITION.

"It will be noted that this clause gives to the holder of a mortgage the right to demand payment of any mortgage within 30 days after notice, if there should be a change in the law taxing mortgages. During the year beginning July 1, 1905, and ending July 1, 1906, this company made loans of some thirty million dollars on bond and mortgage at 5½%. Out of the interest received, we paid the tax of ½% up to July 1, 1906. And many of those mortgages we sold to investors, guaranteeing them to be exempt from taxation for local purposes on account of their having contributed to the State and city ½ of 1%.

"On July 1, 1906, the new law went into effect which changed the method of taxing these mortgages made between July 1, 1905, and July 1, 1906. The law states that these mortgages are no longer exempt from taxation and that the only mortgage exempt from taxation is a mortgage recorded after July 1, 1906, and that that mortgage becomes exempt by paying a recording tax of ½% which tax is not an annual tax, but by its payment gains exemption forever. It will be noted, therefore, that the law says that if you have paid ½% for the year ending July 1, 1906, your mortgage is exempt only for that year, but if you paid a recording tax after July 1, 1906, your mortgage is forever exempt.

"The local assessors throughout the country and in Brooklyn, find from the records the list of those people who have taken mortgages and paid the ½% during the year ending July 1, 1906, and thereby are able to make an official list of the holders of mortgages for the purposes of personal taxation.

"The holder of a mortgage, therefore, subject to taxation on his personal estate, such as individuals, executors and trustees, was confronted with the situation that if he continued his mortgage investment, he would be compelled on the second Monday in January to pay a tax on the amount of his mortgage at the rate of 1½ per cent. per annum. This tax would leave him with 4 per cent. net on his money.

NEW ARRANGEMENT NECESSARY.

"Such a condition became untenable for the lenders, and so this company, adopted a policy of demanding from owners of property who had borrowed from it during the year ending July 1, 1906, the execution of a new bond and mortgage at 5 per cent. from July 1, 1906, due at the same time as the original mortgage, and that at the same time they should pay the recording tax—the company making no fee except the cost to it for changing the papers, about \$20.

"By this arrangement, a party owing \$6,000, for instance, on which he should pay interest at 5½ per cent. for the next three years, would gain \$90 interest during that period, and the cost of changing the papers would be \$20, and the tax of \$30.

"If it had been practicable, as any sane law should have been, to have taken the papers and paid to the Register one-half of 1 per cent. without going through the formula of new papers, this cost would have been decreased to the borrower so that it would have been only \$30—which would have been paid entirely by the lender, but in such an event he would have kept his mortgage at 5½ per cent. until its maturity.

"On all mortgages under \$2,000 this company adopted the practice of requiring those to whom they had sold the mortgages to reassign the mortgages to it, and will not disturb the borrowers until maturity.

"FOOLISH LEGISLATION."

"This action on the part of the company in relation to its borrowers during that year became necessary, because in case of failure to do so we must pay the personal tax of 1½ per cent., this made necessary not by the company, but by the passage of foolish legislation which should be amended the first opportunity the Legislature has. This law was passed in spite of personal pleadings on my part and a clear statement of what such an absurd law meant to the borrowers, who would be compelled to pay for these new papers, an entirely unnecessary expense.

"This company has not allowed any of its clients holding mortgages guaranteed by the Bond and Mortgage Guarantee Company to call mortgages at 5½ per cent., because of this clause, and demand the payment of the recording tax and interest at the same rate again. To those lenders who have thought such a policy was within their rights we have asked

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RECORD AND GUIDE QUARTERLY

The annual number of the Record and Guide Quarterly contains all the legal records for the past year concerning real estate and projected buildings, arranged alphabetically and numerically, with invaluable annotations. These are supplemented by tables of important transactions, with typical prices, covering the past quarter of a century or more, accompanied by expert comments; also by a list of really corporation created during the past two years, with officers and the enterprises in which they are engaged. The whole makes a volume of reference which no real estate man can afford to be without. It should be on every desk and in every library. Its cost is as nothing compared to its value as a time-saver. This important work can be obtained, with three quarterly numbers, for the comparatively small sum of \$20. It is published by the Record and Guide, at Nos. 14 and 16 Vesey St., where interested parties may see it and have its uses explained to them. If you cannot call, drop a postal card to the Publisher, or call him up on telephone 3157 Cortlandt.

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them to assign the mortgages to us, and we have taken an assignment of those mortgages and will allow them to run until maturity.

"As to the mortgages made prior to July 1, 1905, those mortgages are in the same category as mortgages have been for the past forty years. They are subject to tax as personal property in the hands of those who are subject to such tax."

Broadway Paved to Kingsbridge.

For the first time in history, Broadway is paved from Manhattan st to the Ship Canal. This thoroughfare has a surface of asphalt blocks with center parks laid out between each street from 137th st to 168th st, and granite blocks are used between the car tracks. Broadway intersects St. Nicholas av at 168th st, where the former takes a northerly course, while St. Nicholas av continues in the direction left off by Broadway. The correct name of the latter street has been an unsettled question for some time. It has been known under two aliases, namely, Kingsbridge Road and St. Nicholas av, and is now called Broadway. Chauffeurs say the asphalt blocks are better and safer than wooden ones, especially in wet and slippery weather, while those in the employ of the New York City Fire Department who are compelled to travel at full speed in all kinds of weather say they have noticed no difference; they use the granite pavement whenever possible. Broadway in its present

state is very fine. Mr. Thomas, of David Stewart's office, said that the paving of this thoroughfare would no doubt lend its influence to enhance the value of properties in the vicinity of this roadway, while Mr. E. S. Moses, of the office of Charles Griffith Moses & Brother, said that he believed some of the rents of apartments in proximity to this improvement had already been raised.

Fourth Avenue Car Barns Bought by the New Haven Road.

Rumors are again in circulation with respect to the N. Y., N. H. & H. Railroad having concluded arrangements to utilize the site of the old car barns on 4th av., between 32d and 33d sts., in its New York City terminal arrangements. The latest information on the subject comes from a prominent officer of the New Haven road, who in the course of conversation made the statement that the car barns had been secured by the railroad company. While much of the significance of the sale has been anticipated, this new information, together with the recent marked increase in the purchase of real property within the immediate vicinity of the 4th av. car barns, is regarded by real estate men as the most convincing news yet received. A well-known broker in the neighborhood said: "That some great change is about to take place on Murray Hill there can be no doubt, and I believe that a verification of current rumors will soon be made that will result in a widespread buying movement in this locality."

Transit Troubles in Queens.

Queens Borough is on the eve of one of the greatest agitations in its history, according to the belief of those who are interested. The agitation will be directed towards securing from the Board of Rapid Transit of New York the adoption of routes for subways in the Borough of Queens.

The movement, while it has just been started, has received hearty endorsement. It has been taken up by associations in the Second, Third and Fourth wards of the borough. In the very near future it will be considered by associations in other wards. The plan is to have every civic and business men's association in the Borough of Queens working together to get for Queens what is her just share of the development of the subway system of travel in the city.

In the petitions to the Rapid Transit Commission for a city subway system the residents of upper Queens say:

"The time by trolley from Long Island City to College Point, a distance of about eight and one-half miles, is about one hour, and those living at College Point who are obliged to travel to and from the metropolis find it necessary to spend on the cars two hours going as far as Long Island City and back to their places of residence.

"The passengers on the trolley cars from College Point change at Flushing to Jackson av cars to go to the city. The Jackson av cars are so crowded, particularly from half-past seven to half-past nine in the morning, that many of the College Point passengers are obliged to stand until they reach the ferry.

"The trolley service does not go beyond College Point.

"The single fare from Whitestone to Long Island City on the Long Island Railroad is thirty-three cents.

"By subway the time from College Point to Long Island City would be about fifteen minutes, and the time from Whitestone, across Blackwell's Island bridge to Broadway, Manhattan, would be about twenty-four minutes, and the fare should be five cents.

"The time by trolley from Long Island City to Parsons av, Flushing, a distance of about eight and one-half miles, is about forty-five minutes, and by subway the time from Flushing across Blackwell's Island bridge to Broadway, Manhattan Borough, would be about twenty-two minutes.

"Single fare on the Long Island Railroad from Flushing to Long Island City is twenty-three cents.

"The single fare on the Long Island Railroad from Douglaston to Long Island City is thirty-seven cents.

"A large proportion of the people of the north side cannot afford to travel on the Long Island Railroad, even as commuters or by family or mileage tickets.

"The credit of Greater New York, including Queens Borough, is pledged for the expense of constructing subways in Manhattan, Brooklyn and the Bronx, and there is no good reason why the equal right of the north side of Queens to subways should be ignored.

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"We ask that the fare to Whitestone and Douglaston be limited to five cents, the same as in the other boroughs mentioned.

"The population of the places along the proposed route is approximately as follows: Long Island City, 60,000; Woodside, 7,000; Winfield, 8,000; Corona, 10,000; Flushing, Murray Hill and Broadway, 20,000; Bayside, 3,000; Douglaston, 1,000; College Point, 12,000; Whitestone, 7,000. Total, 138,000. The population of Queens Borough is about 250,000.

"The petitioners therefore ask that your honorable body lay out subway routes in the north side of Queens Borough as follows: From the terminus of Long Island City of the subway from Manhattan Borough, across Blackwell's Island bridge and 34th st tunnel, through Flushing to Douglaston, with a spur from Flushing to College Point and Whitestone, to the end that by means of such legal proceedings as may be necessary, and appropriate legislation, subway rapid transit along said route may be obtained."

—Renting conditions in Brooklyn are far more favorable than for a long time past. A large number of houses and flats have been completed in the new sections and are ready for occupancy, or will be so within a few weeks. Notwithstanding the many new buildings, however, there is no real surplus of accommodations, for the demand for housings has increased in even greater proportion. Brooklyn can always rent apartments when the rates are equitable.

(For other Legal Advertisements see pages 1093 and 1094.)

Official Legal Notices

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 27, 1906, to January 10, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX:

23D WARD, SECTION 9. EAST 150TH STREET and RIVER AVENUE—RECEIVING BASINS at the northeast, southeast and northwest corners.

HERMAN A. METZ, Comptroller.
City of New York, December 26, 1906.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 27, 1906, to January 10, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. WEST 143D STREET—PAVING, CURBING AND RE-SETTING CURB, from Lenox Avenue to Seventh Avenue. 12TH WARD, SECTION 8. 156TH STREET—SEWER, between Boulevard Lafayette and Riverside Drive. 165TH STREET—LAYING CROSSWALKS on the west side of Broadway. 12TH WARD, SECTION 8 (MARBLE HILL). KINGSBRIDGE AVE—PAVING, CURBING AND RE-CURBING, from Terrace View Avenue North, southerly to Wicker Place.

HERMAN A. METZ, Comptroller.
City of New York, December 26, 1906.

Proposals

Bellevue and Allied Hospitals Department of New York City, Twenty-sixth Street and First Avenue, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the President of the Board of Trustees at the above office until 3 P. M., on WEDNESDAY, JANUARY 9, 1907.

for Meats.
For full particulars see City Record.
JOHN W. BRANNAN,
President of the Board of Trustees,
Bellevue and Allied Hospitals,
Dated December 27, 1906.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M., on

THURSDAY, JANUARY 10, 1907.
Borough of the Bronx.

For furnishing all the labor and materials for the erection and completion of a public comfort building in the New York Zoological Park in Bronx Park, in the City of New York.

For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
Dated December 28, 1906.

Department of Health of The City of New York, Southwest Corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 10 o'clock A. M., on WEDNESDAY, JANUARY 9, 1907.

For furnishing and delivering forage as required to the department stable and the research laboratory, at the foot of East Sixteenth Street, Borough of Manhattan; the Riverside Hospital at North Brother Island, and the department stable at Willow Avenue and East One Hundred and Thirty-fourth Street, Borough of the Bronx; the department stable at Kingston Avenue and Fenimore Street, Borough of Brooklyn; the department stable at Jamaica, Borough of Queens, and the department stable at the county poorhouse farm, Borough of Richmond, City of New York, during the year 1907.

For full particulars see City Record.
THOMAS DARLINGTON, M. D.,
President;
ALVAH H. DOTY, M. D.,
THEODORE A. BINGHAM,
Board of Health.
Dated December 28, 1906.

Department of Health of The City of New York, Southwest Corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 10 o'clock A. M., on WEDNESDAY, JANUARY 9, 1907.

For furnishing and delivering white ash anthracite coal, as required, to the department steamboats, in their bunkers, as directed, the

place for coaling to be located along their routes between the foot of East Sixteenth Street, Borough of Manhattan, and North Brother Island, Borough of The Bronx, The City of New York, or at docks within a radius of two miles of the terminal points, during the year 1907.

For full particulars see City Record.
THOMAS DARLINGTON, M. D.,
President;
ALVAH H. DOTY, M. D.,
THEODORE A. BINGHAM,
Board of Health.
Dated December 28, 1906.

Department of Health of The City of New York, Southwest Corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 10 o'clock A. M., on WEDNESDAY, JANUARY 9, 1907.

For furnishing, delivering and distributing 100,000 quarts of milk and 15,000 dozen eggs, more or less, as required, to be dispensed in small quantities to tuberculosis patients from central stations located within the Boroughs of Manhattan, The Bronx and Brooklyn, in The City of New York, as directed by the Department of Health and as set forth in the specifications, during the year 1907.

For full particulars see City Record.
THOMAS DARLINGTON, M. D.,
President;
ALVAH H. DOTY, M. D.,
THEODORE A. BINGHAM,
Board of Health.
Dated December 28, 1906.

Department of Health of The City of New York, Southwest Corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 10 o'clock A. M., on WEDNESDAY, JANUARY 9, 1907.

For furnishing and delivering milk to the Willard Parker, Reception, Riverside and Kingston Avenue Hospitals, the Hospital for Contagious Eye Diseases, and the research laboratory of the Department of Health, City of New York, during the year 1907.

For full particulars see City Record.
THOMAS DARLINGTON, M. D.,
President;
ALVAH H. DOTY, M. D.,
THEODORE A. BINGHAM,
Board of Health.
Dated December 28, 1906.

Important Announcement

REAL ESTATE SERVICE OF 1907

The Real Estate Directory of the Borough of Manhattan will be ready for delivery on or before January 15. Send in your order for an early copy.

ADDITION TO THE DIRECTORY.

There are many particulars of property which a map cannot give. The number of flats to a floor in tenements, rooms to a flat, steam heat, hot water, elevator, electricity, liquor license, etc. The 1907 Directory will give a complete description of all tenements north of 14th Street, underlining the name of the owner in the geographical classification.

THIS IS AS GREAT A LABOR SAVER AS THE TELEPHONE, AND YOU COULD AS LITTLE AFFORD TO DO WITHOUT IT.

CORRECTION OF ADDRESSES.

During 1906 the work of locating property owners went on rapidly. More than 20,000 addresses were corrected and added, and we can now offer you a directory of which we are justly proud, and which, we can assure you, will be thoroughly efficient. We have a reputation of forty years of unequalled accuracy to maintain.

CONSOLIDATION OF THE RECORD AND GUIDE BUREAU OF INFORMATION AND THE REAL ESTATE DIRECTORY.

The maintenance of two real estate services by the brokers of New York, charging a double price, being under a double expense, and neither giving the broker all the advantages of co-operation, which is the aim of such a bureau, made a consolidation necessary. It is obvious that the larger the subscription to the Bureau the more efficient and expensive a service can be obtained. A subscriber should realize that it is not his subscription fee alone that gives him the benefit of an expensive plant, but the combined subscriptions of all brokers. If you want this benefit, don't try individual system or partial systems—the best is the cheapest.

SERVICES FOR 1907.

It is our object to retain all good features of the Record and Guide service and that of the Real Estate

Directory, and the consolidation has made it possible to offer the subscriber his choice of several different services.

SERVICE NO. 1.

A geographical and alphabetical classification of the owners of Manhattan property, giving the street number, lot and block number, name of owner, date of taking title, address of owner, and list of property owned by each in book form. This volume is known as the Real Estate Directory, and is leased only. A weekly bulletin, giving the location of property sold during the week, the grantee, address and date. This service entitles the subscriber to one hundred special requisitions.

Price per annum.....\$100.00.

SERVICE NO. 2.

The Real Estate Directory, leased with all the Manhattan conveyances, wills filed, and letters of administration, carefully edited, spaced, the address of grantee added, and in every way prepared for pasting on cards, with two hundred special requisitions.

Price per annum.....\$175.00.

SERVICE NO. 3.

The Real Estate Directory leased, and all conveyances, wills filed, and letters of administration, printed on standard size filing cards on heavy stock, and sent to the subscriber weekly in proper order, with three hundred special requisitions.

Price per annum.....\$250.00.

SERVICE NO. 4.

A mortgage service arranged for pasting on cards, giving the name and address of the party at whose request the deed was filed.

Price per annum.....\$50.00.

SERVICE NO. 5.

A card for each private house in the Borough of Manhattan, displaying a "For Sale" or "To Let" sign, and a weekly list showing the removal of signs.

Price per annum.....\$25.00.

TO OLD SUBSCRIBERS

In renewing your subscription for the year 1907, a discount of ten per cent. will be allowed from the above prices.

THE RECORD AND GUIDE REAL ESTATE INFORMATION BUREAU

11 EAST 24th STREET, NEW YORK CITY

MISCELLANEOUS.

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

J. C. LYONS BUILDING & OPERATING COMPANY 4 AND 6 EAST 42D STREET Telephone, 6438 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 HURD'S PRINCIPLES OF CITY LAND VALUES Price, \$1.50. A book just published that shows how city values are made and the basis upon which real estate appraisements should be made.

MISCELLANEOUS.

THOMAS DIMOND Iron Work for Building 128 WEST 33D ST., NEW YORK Works { 128 West 33d St. Established 1852 { 137 West 32d St. Tel., 1780 Mad. Sq. N. BRIGHAM HALL & SON Real Estate Brokers and Agents Tel., 603 Spring 681 Broadway JAMES A. DOWD Tel., 93 Plaza Real Estate and Insurance 674 SIXTH AVENUE, above 49th Street

THE TITLE INSURANCE COMPANY, OF NEW YORK 135 Broadway, Manhattan and 203 Montague St., Brooklyn CAPITAL AND SURPLUS \$3,000,000 Examine and Insures Titles to Real Estate on Sales and Loans, and deals in Mortgages.

JOSEPH P. DAY Real Estate AUCTIONEER AND APPRAISER MAIN OFFICE: 31 NASSAU ST. AGENCY DEPT.: 932 EIGHTH AVENUE

NOTICE TO PROPERTY OWNERS. HEARINGS FOR THE COMING WEEK. At 90-92 West Broadway. Monday, Dec. 31.

Classon Point rd, Westchester av to East River, at 2 p m. West 189th st, Exterior st to the bulkhead line Harlem River, at 12 m. Tremont av, Aqueduct av to Sedgwick av, at 1 p m. West 179th st, Broadway to Haven av, at 3 p m. Waterloo pl, between East 176th st and 175th sts, at 11 a m. Wednesday, Jan. 2.

West 214th st, Kingsbridge rd to Harlem River, at 1 p m. West 176th st, Broadway to Buena Vista av, at 3 p m. West Farms rd, Bronx River to Westchester Creek, at 4 p m. Clay av, Webster av to East 176th st, at 4 p m. East 177th st, Boston rd to the Bronx River, at 4 p m. Thursday, Jan. 3.

William st, Queens, at 3 p m. West 167th st, Amsterdam av to St Nicholas av, at 2 p m. Joseph Rodman Drake Park, at 1 p m. Johnson av, Spuyten Duyvil rd to West 230th st, at 2 p m. Tremont av, Eastern Boulevard to Fort Schuyler rd, at 1.30 p m. West 178th st, Broadway to Haven av, at 3 p m. City Island Bridge, at 3 p m. Weiher Court, between Washington av and 3d av, at 3.30 p m. West 139th st, point 425 feet west of Broadway to Riverside Drive, at 3 p m. Belmont st, from Clay av to Morris av, at 1 p m. West 151st st, Riverside Extension to the U S bulkhead line of Hudson River, at 3 p m. Bronx Park Addition, at 11 a m. White Plains rd, northern boundary of city to Morris Park av, at 11 a m. West 162d st, Broadway to Riverside Drive, at 11 a m. Bridge at 153d st, at 11 a m. Willis av Bridge, at 9.30 a m. West 160th st, Broadway to Riverside Drive, at 4 p m. Friday, Jan. 4.

White Plains rd, northern boundary of city to Morris Park av, at 4 p m. Belmont av, East 175th st to Tremont av, at 2 p m. Taylor st, Morris av to West Farms rd, at 2 p m. West Farms rd, Bronx River to Westchester Creek, at 4 p m. Haven av, West 177th st to West 181st st, at 11 a m. West 177th st, Harlem River to a point 150 feet easterly, at 1 p m. Flushing Creek Bridge, at 1 p m. Bronx st, East 177th to East 180th st, at 12 m. At 258 Broadway. Monday, Dec. 31.

Pier 52, East River, at 11 a m. Wednesday, Jan. 2. 22d and 23d sts, North River docks, at 1 a m. 22d and 23d sts, North River docks, at 11 a m.

Thursday, Jan. 3. 111th st, school site, at 10 a m. Piers 16 and 17, East River, at 10.30 a m. Briggs av, school site, at 11 a m. 138th st, school site, at 11 a m. Houston and East 2d sts, library site, at 12 m. Hyatt st, library site, at 2 p m. Cherry and Oliver sts, bath site, at 2 p m. 113th st, school site, at 3 p m. Bridge 4, Section No 3, at 3 p m. Carmine st, bath site, at 4 p m.

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

Friday, Jan. 4. Westchester av, Rapid Transit, at 11 a m. 79th st, school site, at 12 m. 10th av, library site, at 1 p m.

AUCTION SALES OF THE WEEK. The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 28, 1906, at the New York Real Estate Sale room, 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.

JOSEPH P. DAY. Leggett av, w s whole front between Beck and Beck st, n s Kelly sts, 250 x 107.5, 1-sty Kelly st, s s frame church, vacant. B G F Realty Co. \$44,000 Amsterdam av, part of No 869, e s, 99.11 n 102d st, runs e 99.11 x n w 102 x s 2.1 to beginning. Right, title, &c. Catherine O'Rourke. 100 *8th av, Nos 2471 and 2473, w s, 99.11 s 133d st, 50x100, 6-sty brk tenement and store. Louis F Levy. 73,000 *Park av, No 3884, e s, about 135 s 172d st, 50x150, 3-sty frame building and store and 2-sty frame building, leasehold. Zeltner Brewing Co. 200 Rivington st, No 330, n s, 59.7 w Mangin st, 19.9x81.3, 6-sty brk loft and store building. Bell Bros. 20,200 8th av, Nos 2442 and 2444, s e cor 131st st, No 272, 49.11x100, two 5-sty and one 4-sty brk tenements, with stores (voluntary). Max Spaber. 96,800 123d st, No 431, n s, 314.7 e 1st av, 16.8x 100, 3-sty brk and stone dwelling. Nathan Vertun. 7,100 *160th st, No 540, s s, 375 w Amsterdam av, 15.5x99.11, 3-sty stone front dwelling. Gustav J Staats. 10,000 *Amsterdam av, Nos 2300 to 2306 n w cor, 89.8x 174th st, No 501 100, two 5-sty brk tenements and stores. Standard Operating Co. 131,000 Trinity av, No 971, w s, 63.6 s 164th st, 36.6x 100, 5-sty brk tenement. Withdrawn. 160th st n w cor Tinton av, 120x145.2, Tinton av, w s vacant. Adj to Jan 11.

PETER F. MEYER. 34th st, Nos 539 to 545 n s, 225 e 11th av, runs 35th st, Nos 536 to 538 n 98.9 x e 25 x n 98.9 to 35th st, x e 50 x s 98.9 x e 25 x s 98.9 x w 100 to beginning, 6-sty brk factory. Ellen Gledhill et al. 165,000 McVICKAR-GAILLARD REALTY CO. 3d av, No 4216, e s, 46 n Tremont av, 20x 91.10x20.1x90.7, 4-sty brk tenement and store. Withdrawn. BRYAN L. KENNELLY. Greenwich st, Nos 81 and 85 s w cor Bank st, Bank st, Nos 2 and 4 58.5 x 60 x 101 x 62.3, 6-sty brk tenement and store. Charles Martin. 86,250 Total \$633,650 Corresponding week, 1905 11,983 Jan. 1, 1906, to date 31,966,855 Corresponding period, 1905 37,988,679

VOLUNTARY AUCTION SALES. For the coming week, to be held at Real Estate Exchange, 14 and 16 Vesey St., unless otherwise stated. Jan. 4. 137th st, Nos 43 and 45 West, 50x99.11, 6-sty apartment. By B L Kennelly.

ADVERTISED LEGAL SALES. Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Dec. 29 and 31. No Legal Sales advertised for these days. Jan. 2.

3d av, No 4417, w s, 106.6 n 181st st, 25x102.11; 3-sty brk tenement and store. Fanny Braun, extrx et al agt Patrick Monahan et al; J C Julius Langbein, att'y, 302 Broadway; Sampson H Weinhandler, ref. (Amt due, \$11,351.38; taxes, &c, \$1,021.51.) Mort recorded June 4, 1903. By Joseph P Day. Jackson av, No 249, w s, 25 n 156th st, 25x77.1 5-sty brk tenement. Jackson av, Nos 753 and 755, w s, 75 n 156th st, 150x79.3x150x77, two 5-sty brk tenements and stores. Lawyers Title Ins & Trust Co agt Eastern Union Realty Co et al; Philip S Dean, att'y, 37 Liberty st; Abraham Benedict, ref. (Amt due, \$51,652.15; taxes, &c, \$1,500.) Mort recorded April 25, 1904. By Joseph P Day. West Washington pl, Nos 66 to 70, s s, 65 w Washington Square West, 63x55, three 4-sty brk dwellings. Metropolitan Life Ins Co agt Maria Mitchell et al; Ritch, Woodford, Bovee & Butcher, att'ys, 18 Wall st; Chas C Peters, ref. (Amt due, \$41,893.76; taxes, &c, \$661.13.) Mort recorded April 21, 1904. By Joseph P Day.

Jan. 3. 3d av, No 454, w s, 47.4 n 31st st, 22.8x80, 3-sty brk tenement and store. Jennie R J Irving agt Caroline J Cole et al; W Stebbins Smith, att'y, 720 East 167th st; Algernon S Norton, ref. (Partition.) By Joseph P Day. Timpson pl, s s, intersection n w s Whitlock av, 1.6x1x.11. Bethoven Englander agt Moe Hyman et al; Holt, Warner & Gaillard, att'ys, 42 Broadway; Eugene H Pomeroy, ref. (Amt due, \$5,794.55; taxes, &c, \$497.73.) Mort recorded Dec. 30, 1904. By E J Roberts. Elsemere pl, No 1037, n s, 475 w Marmion av, 25x100, 2-sty frame dwelling. Imogene U Steever agt Ella M McCabe et al; E L Barnard, att'y, 271 Broadway; Maximus A Lesser, ref. (Amt due, \$2,737.91; taxes, &c, \$68.89; sub to a prior mort of \$5,000.) Mort recorded April 20, 1905. By Joseph P Day. Madison av s e cor 96th st, runs s 75.8 x e 96th st, No 50 80 x s 25 x e 20 x n 100.8 x w 100, 6-sty brk tenement. Samuel Strasbourger agt Wm F Rohrig et al; Strasbourger, Weil, Eschwege & Schallek, att'ys, 74 Broadway; Geo J Gillespie, ref. (Amt due, \$64,471.79; taxes, &c, \$3,686.49; sub to a prior mort of \$162,033.75.) Mort recorded May 24, 1905. By Joseph P Day.

110th st, Nos 308 to 312, s s, 125 e 2d av, 150x 100.11, 3-sty frame tenement and several 1 and 2-sty frame buildings. 110th st, No 322, s s, 275 e 2d av, 25x100.10, 2-sty frame tenement. Louis Schlechter agt Gerson Hyman et al; Wm M Golden, Jr, att'y, 203 Broadway; Alexander Thain, ref. (Amt due, \$22,945.93; taxes, &c, \$703.61; first parcel sub to two prior morts aggregating \$42,000; second parcel sub to a prior mort of \$6,000.) Mort recorded Jan 30, 1906. By Chas A Berrian. Green av, n w cor Washington pl, 150x189x217 x200, Westchester. Wm J Hyland agt Michael Finn et al; Nicholas J O'Connell, att'y, Unionport; Morris Keonig, ref. (Amt due, \$640.05; taxes, &c, \$250.) Mort recorded Aug. 20, 1897. By James L Wells.

Jan. 4. 82d st, Nos 202 to 214, s s, 70 e 3d av, runs s 102.2 x e 83 x n 0.2 x e 16.6 x s 0.2 x e 16.6 x n 102.2 x w 116 to beginning, seven 3-sty stone front dwellings. Leonard Weill et al agt Hauben Realty Co et al; Arnstein & Levy, att'ys, 128 Broadway; Edw J Dunphy, ref. (Amt due, \$20,611.75; taxes, &c, \$939.75; sub to a prior mort aggregating \$62,000.) Mort recorded June 6, 1906. By Joseph P Day. 82d st, No 216, s s, 186 e 3d av, 17x102.2, 3-sty stone front dwelling. Same agt same; same att'y; John V McAvoy, ref. (Amt due, \$5,377.30; taxes, &c, \$134.25; sub to a prior mort of \$7,000.) Mort recorded June 15, 1906. By Joseph P Day.

Official Legal Notices

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 8 to 21, 1906, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following-named street in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. TIFFANY STREET—OPENING, from Longwood Avenue to Intervale Avenue. Confirmed October 10, 1906; entered December 6, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 6, 1906. (30761)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 14 to 28, 1906, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for OPENING AND ACQUIRING TITLE to the following named Avenue in the BOROUGH OF THE BRONX.

23D AND 24TH WARDS, SECTIONS 9 and 11. TELLER AVENUE—OPENING from East 164th Street to East 170th Street. Confirmed July 18, 1906; entered December 12, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 12, 1906.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 14 to 28, 1906, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for OPENING AND ACQUIRING TITLE to the following named Avenue in the BOROUGH OF QUEENS.

1st WARD. HOYT AVENUE—OPENING, from Flushing Avenue to the East River. Confirmed September 20, 1906; entered December 12, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 12, 1906.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 14 to 28, 1906, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears of Assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX.

23D AND 24TH WARDS, SECTIONS 10 AND 11. VYSE AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from West Farms Road to East 172d Street.

HERMAN A. METZ, Comptroller.
City of New York, December 13, 1906.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 17 to 31, 1906, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named Avenue and Street in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. ANDERSON AVENUE—OPENING, from Jerome Avenue to East 164th Street. Confirmed February 24, 1906, and December 10, 1906; entered December 14, 1906. 23D WARD, SECTIONS 9, 10 AND 11. EAST 149TH STREET—OPENING, from the Southern Boulevard to the Easterly Bulkhead Line of the Harlem River. Confirmed November 20, 1906; entered December 14, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 14, 1906. (31079)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 12th to 26th, 1906, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF THE BRONX.

23D WARD, SECTION 10. AVENUE ST. JOHN—SEWER, between Dawson Street and the Southern Boulevard.

HERMAN A. METZ, Comptroller.
City of New York, December 11, 1906.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 18, 1906, to January 2, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named Avenue in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. TRINITY AVENUE—OPENING, from Westchester Avenue to East 166th Street. Confirmed March 21, 1906, and June 6, 1906; entered December 17, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 17, 1906. (31097)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 21, 1906, to January 5, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears of Assessment for OPENING AND ACQUIRING TITLE to the following named Street and Road in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. DRAINAGE STREET—OPENING AND EXTENDING 20 feet in width, from Bohne Street to Longfellow Street. Confirmed June 21, 1906; entered December 20, 1906. 24TH WARD, SECTION 12. ALBANY ROAD—OPENING from Bailey Avenue to Van Cortlandt Park. Confirmed October 27, 1903, February 10, 1904, November 16, 1904, and November 23, 1905; entered December 20, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 20, 1906. (31159)

Official Legal Notices.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 19, 1906, to January 3, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

9TH WARD, SECTION 2. McDOUGAL STREET and Minetta Lane—REPAIRING SIDEWALKS on the northwest corner. 12TH WARD, SECTION 6. 134TH STREET—REPAIRING SIDEWALKS, north side, beginning 335 feet west of 5th Avenue. 134TH STREET—REPAIRING SIDEWALKS, south side, beginning 110 feet east of Madison Avenue. 134TH STREET—REPAIRING SIDEWALKS, north side, beginning 10 feet west of Madison Avenue. 12TH WARD, SECTION 7. LENOX AVENUE—REPAIRING SIDEWALKS, west side, between 138th and 140th Streets. LENOX AVENUE—REPAIRING SIDEWALKS, west side, between 141st and 142d Streets. WEST 144TH STREET—PAVING, CURBING AND RESETTING CURB, between Lenox and Seventh Avenues. 12TH WARD, SECTION 8. WEST 170TH STREET—SEWER, between Fort Washington Avenue and Broadway. WEST 177TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, between Broadway and St. Nicholas Avenue. 20TH WARD, SECTION 3. 33D STREET and 11TH AVENUE—RECEIVING BASIN on the northwest corner. 22D WARD, SECTION 4. WEST 60TH STREET—REPAIRING SIDEWALKS opposite No. 243. WEST 63D STREET—REPAIRING SIDEWALKS in front of Nos. 140 to 152. WEST 79TH STREET—REPAIRING SIDEWALKS, south side, beginning 170 feet west of West End Avenue, running to Riverside Drive and including 92 feet on Riverside Drive.

HERMAN A. METZ, Comptroller.
City of New York, December 18, 1906. (31111)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 17 to 31, 1906, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named Street in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. WEST 158TH STREET—OPENING, from St. Nicholas Avenue to Edgecombe Road. Confirmed December 10, 1906; entered December 14, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 14, 1906. (31090)

Proposals

Bellevue and Allied Hospitals Department of New York City, Twenty-sixth Street and First Avenue, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the President of the Board of Trustees at the above office until 3 o'clock p. m. on

TUESDAY, JANUARY 8, 1907.

For all the labor and materials required for the erection and completion of new training school for women nurses, Bellevue Hospital, situated on the East River, between Twenty-fifth and Twenty-sixth Streets, Borough of Manhattan, The City of New York.

For full particulars see City Record.
JOHN W. BRANNAN,
President of the Board of Trustees, Bellevue and Allied Hospitals. (31057)

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, DECEMBER 31, 1906.

Boroughs of Manhattan and The Bronx.
No. 1. For furnishing and delivering fourteen thousand (14,000) sacks of North Carolina pine or Georgia yellow pine kindling wood.

For full particulars see City Record.
FRANCIS J. LANTRY,
Fire Commissioner. (31065)
Dated December 17, 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, DECEMBER 31, 1906.

Boroughs of Manhattan and The Bronx.
No. 1. For furnishing and delivering hay, straw, oats, bran, oil meal and salt for companies in The Borough of Manhattan.

No. 2. For furnishing and delivering hay, straw, oats, bran, oil meal and salt for companies in the Borough of The Bronx.
Borough of Richmond.

No. 3. For furnishing and delivering hay, straw, oats, bran, oil meal and salt for companies in the Borough of Richmond.
For full particulars see City Record.

FRANCIS J. LANTRY,
Fire Commissioner. (31072)
Dated December 17, 1906.

Department of Public Charities, Foot of East Twenty-sixth Street, New York.

TO CONTRACTORS.
PROPOSALS FOR BIDS OR ESTIMATES.
SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on

WEDNESDAY, JANUARY 2, 1907.

For furnishing all the labor and materials required for the erection and completion of two new Isolation pavilions on Randall's Island.
For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner. (31126)
Dated December 20, 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, DECEMBER 31, 1906.

Boroughs of Manhattan and The Bronx.
No. 1. For furnishing and delivering one thousand (1,000) tons of anthracite coal for companies located south of Fifty-ninth Street, Borough of Manhattan.

No. 2. For furnishing and delivering fourteen thousand (14,000) gallons of kerosene oil, for companies.

For full particulars see City Record.
FRANCIS J. LANTRY,
Fire Commissioner. (31065)
Dated December 17, 1907.

DEPARTMENT OF DOCKS AND FERRIES.

Sealed bids for Broken Stone (1039) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock noon, January 2, 1907.

(For particulars see City Record.) (31119)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, JANUARY 3, 1907.

Borough of Brooklyn.
For furnishing and delivering stove, egg and blacksmith coal in parks and parkways, Boroughs of Brooklyn and Queens.

For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks. (31142)
Dated December 19, 1906.

Department of Public Charities, foot of East Twenty-sixth street, New York.

BOROUGH OF BROOKLYN AND QUEENS.
TO CONTRACTORS.

PROPOSALS FOR BIDS OR ESTIMATES.
SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on

WEDNESDAY, JANUARY 9, 1907.

For furnishing all the labor and materials required to remove the present wooden stairs, etc., and to erect a passenger elevator and fireproof stairway in the central portion of the male almshouse at the Kings County Hospital, Borough of Brooklyn.

For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner. (31225)
Dated December 24, 1906.

Department of Public Charities, foot of East Twenty-sixth street, New York.

TO CONTRACTORS.

PROPOSALS FOR BIDS OR ESTIMATES.
SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on

MONDAY, JANUARY 7, 1907.

For furnishing and delivering dry goods, metal lockers and filing cabinets.
For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner. (31225)
The City of New York, December 24, 1906.

Department of Public Charities, foot of East Twenty-sixth Street, New York.

TO CONTRACTORS.

PROPOSALS FOR BIDS OR ESTIMATES.
SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on

THURSDAY, JANUARY 3, 1907.

For furnishing and delivering poultry.
For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner. (31181)
The City of New York, December 21, 1906.

Department of Public Charities, foot of East Twenty-sixth street, New York.

TO CONTRACTORS.

PROPOSALS FOR BIDS OR ESTIMATES.
SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock p. m. on

MONDAY, JANUARY 7, 1907.

For furnishing and delivering fresh meats, fresh fish, fresh milk, poultry, coal and ice.
For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner. (31181)
The City of New York, December 21, 1906.

Department of Public Charities, Foot of East Twenty-sixth Street, New York.

TO CONTRACTORS.

PROPOSALS FOR BIDS OR ESTIMATES.
SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on

WEDNESDAY, JANUARY 2, 1907.

For furnishing and delivering fifty-eight hundred and fifty (5,850) tons of ice.
For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner. (31126)
The City of New York, December 20, 1906.

Public Notices.

MUNICIPAL CIVIL SERVICE COMMISSION,
299 Broadway,
New York, December 17, 1906.

PUBLIC NOTICE IS HEREBY GIVEN THAT applications for the position of BACTERIOLOGIST (MALE) will be received until 4 P. M., MONDAY, DECEMBER 31, 1906. The examination will be held on Tuesday, January 8, 1907, at 10 A. M.

For scope of examination and further information, apply to the Secretary.

FRANK A. SPENCER,
Secretary.
(30980)

MUNICIPAL CIVIL SERVICE COMMISSION,
299 Broadway,
New York, December 22, 1906.

PUBLIC NOTICE IS HEREBY GIVEN THAT the time for receiving applications for the position of INSPECTOR OF FILTER PLANTS has been extended until Monday, January 7, 1907, 4 P. M.

A new date for the examination will be announced in the regular advertisement.

FRANK A. SPENCER,
Secretary.
(31209)

MUNICIPAL CIVIL SERVICE COMMISSION,
299 Broadway.

PUBLIC NOTICE IS HEREBY GIVEN THAT applications will be received until 4 P. M. WEDNESDAY, JANUARY 2, 1907, for the position of

BOOKKEEPER, 4TH GRADE. (\$1,200)—
(MEN ONLY).

The examination will be held on Tuesday, January 15, 1907, at 10 A. M.

PUBLIC NOTICE IS HEREBY GIVEN THAT applications will be received until 4 P. M., THURSDAY, JANUARY 3, 1907, for the position of

MARINE ENGINEER.

The examination will be held on Thursday, January 17, 1907, at 10 A. M.

PUBLIC NOTICE IS HEREBY GIVEN THAT applications will be received until 4 P. M., FRIDAY, JANUARY 4, 1907, for the position of COURT ATTENDANT.

(Municipal and Magistrates' Courts, Queens and Richmond Boroughs only.)

Candidates must be residents of the borough in which they serve.

The examination will be held on Thursday, January 24, 1907, at 10 A. M.

For scope of examination and further information apply to the Secretary.

FRANK A. SPENCER,
Secretary.
(31219)

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF THE BRONX.

List 8952, No. 1. Regulating, curbing, flagging, laying crosswalks, building approaches and placing fences in Morris avenue, from the east side of the New York and Harlem Railroad to the Grand Boulevard and Concourse.

List 8986, No. 2. Sewer and appurtenances in Ryer avenue, between Burnside avenue and East One Hundred and Eighty-third street, with branches in East One Hundred and Eightieth street, from Ryer avenue, to Anthony avenue; in Anthony avenue, from East One Hundred and Eightieth street to the Concourse, and on the east side of the Concourse, from Anthony avenue to East One Hundred and Eighty-third street.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER,
Secretary,

No. 320 Broadway,
City of New York, Borough of Manhattan, December 24, 1906. (31169)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

PUBLIC NOTICE IS HEREBY GIVEN THAT the Commissioners of the Sinking Fund by virtue of the powers vested in them by law will offer for sale at public auction the buildings, parts of buildings, etc., standing upon property owned by the City of New York acquired for Fire Department purposes, said buildings being situated in the Borough of the Bronx and erected upon property described as follows: Being the building situated on the easterly side of Longfellow Avenue (Lillian Place) about 50 feet south of Boston Road in the Borough of the Bronx, and on which there is erected a frame structure formerly occupied by the Volunteer Department of West Farms.

By direction of the Comptroller the sale of the above described building and appurtenances thereto will be made under the supervision of the Collector of City Revenue, Department of Finance.

The sale will take place on

TUESDAY, JANUARY 8, 1907,

at 11 A. M. on the premises,

HERMAN A. METZ,

Comptroller.
City of New York—Department of Finance,
Comptroller's Office, December 20, 1906.

(For further particulars see "City Record.")
(31151)

Public Notices.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

PUBLIC NOTICE IS HEREBY GIVEN THAT the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., standing upon property owned by the City of New York, acquired for the Department of Parks, said buildings being situated in the Borough of Manhattan and erected upon property described as follows: Being the property situated on Bradhurst Avenue, between West 153d and West 154th Street, in the Borough of Manhattan, and situated within the area of Colonial Park, and which is more particularly described on a survey on file in the office of the Collector of City Revenue, Department of Finance, Room 141, 280 Broadway, Manhattan.

By direction of the Comptroller, the sale of the above described building and appurtenances thereto will be made under the supervision of the Collector of City Revenue, Department of Finance.

The sale will take place on

WEDNESDAY, JANUARY 9, 1907,

at 11 A. M. on the premises,

HERMAN A. METZ,

Comptroller.
City of New York—Department of Finance,
Comptroller's Office, December 20, 1906.

(For further particulars see "City Record.")
(31148)

CORPORATION SALE OF REAL ESTATE.

PUBLIC NOTICE IS HEREBY GIVEN THAT the Commissioners of the Sinking Fund of the City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction on

THURSDAY, JANUARY 10, 1907,

at 12 o'clock M., at the Comptroller's Office, No. 280 Broadway, Borough of Manhattan, City of New York, all the right, title and interest of the City of New York in and to the following described property, which it has by virtue of a lease from William V. B. Bennett, Supervisor of the Town of Gravesend, to the City of Brooklyn, which lease is dated December 28, 1895, recorded in the Kings County Register's Office in Liber 1 of Conveyances, page 25. Premises situated and located in the Borough of Brooklyn, and known as and by the No. 30 upon the assessment roll for the opening of Sea Breeze Avenue, from West 5th Street to East 5th Street, in the former Town of Gravesend, which was sold to the Town of Gravesend at a sale for unpaid assessments, held January 11, 1893, for the sum of \$88.91 and which said property was leased to the City of Brooklyn for a term of one hundred years.

The minimum or upset price at which the interest of the city in and to the premises to be sold is appraised and fixed by the Commissioners of the Sinking Fund at one hundred and sixty dollars and forty cents (\$160.40). The purchaser, in addition thereto, to pay the auctioneer's fee on such sale and also to pay the further sum of one hundred dollars (\$100) for the expense of examination, advertising, etc. The sale of the said premises is to be made on the following

TERMS AND CONDITIONS.

The highest bidder will be required to pay the full amount of his bid or purchase money, and the \$100 on such parcel, together with the auctioneer's fee, as above provided for. The quitclaim deed for the above described premises to be delivered within thirty days from the date of sale.

The Comptroller may, at his option, resell the property if the successful bidder shall fail to comply with the terms of sale, and the person failing to comply therewith will be held liable for any deficiency which may result from any such resale.

The right to reject any bid is reserved.
By order of the Commissioners of the Sinking Fund, under resolution adopted at a meeting of the Board held November 28, 1906.

HERMAN A. METZ,
Comptroller.
City of New York—Department of Finance,
Comptroller's Office, December 20, 1906. (31146)

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 16, until 3 o'clock P. M., on

WEDNESDAY, JANUARY 9, 1907.

No. 1. For regulating and paving with asphalt block pavement on concrete foundation the roadway of Nagle Avenue, from Broadway to Tenth Avenue.

No. 2. For regulating and paving with asphalt block pavement on concrete foundation the roadway of Wicker Place, from Jansen Avenue to Kingsbridge Avenue.

No. 3. For regulating and paving with asphalt block pavement on concrete foundation the roadway of Van Corlear Place, from a line 175 feet west of Kingsbridge Avenue southerly around the circle and northerly to Wicker Place.

No. 4. For regulating and paving with asphalt block pavement on concrete foundation the roadway of Terrace View Avenue north, from roadway to the westerly side of Jansen Avenue.

No. 5. For regulating and paving with asphalt block pavement on concrete foundation the roadway of Terrace View Avenue south, from the westerly line of Jansen Avenue to the westerly line of Kingsbridge Avenue.

No. 6. For regulating and paving with asphalt block pavement on concrete foundation the roadway of One Hundred and Eightieth Street, from Amsterdam Avenue to Broadway.

No. 7. For regulating and paving with asphalt block pavement on concrete foundation the roadway of One Hundred and Eighty-eighth street, from Amsterdam Avenue to St. Nicholas Avenue.

No. 8. For regulating and repaving with

asphalt block pavement on concrete foundation the roadway of City Hall Place, from Duane Street to Christopher Street.

No. 9. For regulating and repaving with asphalt block pavement on concrete foundation the roadway of Washington Street, from Morton Street to Pearl Street.

No. 10. For regulating and repaving with asphalt block pavement on concrete foundation the roadway of Fifty-sixth Street, from Ninth to Tenth Avenue.

No. 11. For regulating and repaving with asphalt block pavement on concrete foundation the roadway of Ninety-third Street, from Lexington Avenue to Park Avenue.

No. 12. For regulating and repaving with asphalt pavement on present pavement relaid as foundation the roadway of Avenue A, from Sixty-third Street to Sixty-fourth Street.

No. 13. For regulating and repaving with asphalt pavement on present pavement relaid as foundation the roadway of Amsterdam Avenue, from Ninety-sixth Street to Ninety-seventh Street.

No. 14. Regulating and repaving with asphalt pavement on present pavement relaid as foundation the roadway of Ninety-first Street, from Lexington Avenue to Third Avenue.

No. 15. For regulating and repaving with wood block pavement on concrete foundation the roadway of Bowling Green, from Whitehall Street to State Street.

No. 16. For regulating and repaving with wood block pavement on concrete foundation the roadway of State Street, from Bowling Green to Whitehall Street.

No. 17. For regulating and repaving with wood block pavement on concrete foundation the roadway of Bridge Street, from Whitehall Street to State Street.

No. 18. For regulating and repaving with wood block pavement on concrete foundation the roadway of Whitehall Street, from Bowling Green to South Ferry.

No. 19. For regulating and repaving with granite block pavement on concrete foundation the roadway of South Street, from Whitehall Street to Corlears Street.

No. 20. For regulating and repaving with granite block pavement on concrete foundation the roadway of West Street, from Battery Place to Gansevoort Street.

No. 21. Regulating, grading, curbing, flagging, etc., Northern Avenue extension, from a point 774 feet north of One Hundred and Eighty-first Street to Fort Washington Avenue.

For full particulars see City Record.
JOHN F. AHEARN,
Borough President.
The City of New York, December 27, 1906.

Public Notices.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the President of the Borough of The Bronx, public notice is hereby given that the Commissioners of the Sinking Fund of The City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., standing within the lines of property owned by The City of New York, acquired for street purposes, in the

BOROUGH OF THE BRONX.

All the buildings, parts of buildings, etc., situated upon property acquired for the opening of Summit Place, from Heath Avenue to Boston Avenue, in the 24th Ward of the Borough of The Bronx, more particularly described on a map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan. The sale will take place on

TUESDAY, JANUARY 8, 1906,

at 1 p. m., on the premises, and will be sold at the highest marketable price on the following

TERMS AND CONDITIONS.

Cash payment in bankable funds at the time and place of sale, and the entire removal of the buildings, parts of buildings, etc., standing within the lines of said streets, from the streets, by the purchaser or purchasers immediately after the sale. If the purchaser or purchasers fail to effect a removal within thirty days, he or they shall forfeit his or their purchase money and the ownership of the buildings, parts of buildings, etc., and The City of New York will cause the same to be removed without notice to the purchaser.

Purchasers to be liable for any and all damages of any kind whatsoever by reason of the occupation or removal of said buildings, parts of buildings, etc.

The bidder's assent and agreement to the above terms and conditions are understood to be implied by the act of bidding.

By direction of the Comptroller, sales of the above described property will be made under the supervision of the Collector of City Revenue at the time stated herein.

Full particulars of sale can be obtained at the office of the Collector of City Revenue, Room 141, Stewart Building, No. 280 Broadway, Borough of Manhattan.

H. A. METZ,
Comptroller.
City of New York, Department of Finance,
Comptroller's Office, December 20, 1906. (31254)

Official Legal Notices.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 26, 1906, to January 9, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12. CLINTON PLACE—OPENING AND EXTENDING, from Aqueduct Avenue to Jerome Avenue. Confirmed March 11, 1903; entered December 24, 1906.

HERMAN A. METZ, Comptroller.
City of New York, December 24, 1906. (31252)

(For other Legal Advertisements see page 1090.)

ADVERTISED LEGAL SALES.

(Continued from page 1092.)

Washington av, e s whole front between 188th and 189th sts, 352.11x230, 189th st, s s 2-sty stone front dwelling and two 2-sty frame dwellings and vacant. All right, title, &c, which Archibald J MacFarland had or could convey on Jan 16, 1906, or since. Frederick H Whiting agt Archibald J MacFarland et al; Everly M Davis, att'y, 60 Wall st; Roderick Wellman, ref. (Amt due, \$6,580.65; taxes, &c, \$1,047.83.) Mort recorded June 17, 1906. By Joseph P Day.

Robbins av, w s w cor 139th st, 100.10x92.1, 139th st, s s vacant. Supreme Realty Co agt Harry Matz et al; Alex Rosenthal, att'y, 320

HERBERT A. SHERMAN
REAL ESTATE
AUCTIONEER, BROKER
APPRAISER, AGENT
 GROUND FLOOR ASTOR BUILDING
 9 Pine and 10 Wall St.,
 Uptown Office, 530 and 532 FIFTH AVENUE
 Corner 44th St., under 5th Ave. Bank
 Tel. Connections. Private Wire Between Offices

Broadway; Marcel Levy, ref. (Amt due, \$1,453.51; taxes, &c, \$327.82.) By Joseph P Day.
 137th st, Nos 43 and 45, n s, 400 e Lenox av,

50x99.11, 6-sty brk tenement. Joshua Silverstein agt Benjamin Sisserman et al; Morrison & Schiff, att'ys, 320 Broadway; Patrick F McSorley, ref. (Amt due, \$3,439.42; taxes, &c, \$236.62; sub to two prior mortgages aggregating \$12,500.) Mort recorded March 8, 1905. By Bryan L Kennelly.

Madison av, No 345, e s, 50.5 n 44th st, 25x100, 4-sty stone front dwelling. Henry D Winans agt The Netherlands Corporation of N Y et al; Baldwin & Blackmar, att'ys, 31 Nassau st; Miles M O'Brien, Jr, ref. (Amt due, \$59,246.80; taxes, &c, \$1,212.69.) Mort recorded July 3, 1905. By Joseph P Day.

Jan. 5 and 7.
 No Legal Sales advertised for these days.

CONVEYANCES

Whenever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:
 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, and thus impliedly claims to be the owner of it. The street or avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existings ones, owing to there having been no official designation made of them by the Department of Public Works.
 4th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.
 6th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
 7th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only, and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction.

December 21, 22, 24, 26 and 27.

BOROUGH OF MANHATTAN.

Bleecker st, No 51. Exemplified copy last will of Henry Long. May 22, 1871. Dec 21, 1906.

Bleecker st, No 298, on map No 312, w s, 20 s Grove st, 19.11x83.2x20x83.2, 4-sty brk tenement and store. Frederick Haldy et al to Mary B Hopson, of New London, Conn. Mort \$11,000. Dec 1. Dec 3, 1906. 2:588—21. A \$12,000—\$14,500. Corrects error in issue of Dec 8, when grantors name was Mary A Hopson. other consid and 100

Broad st, Nos 82 and 84, w s, 43.3 n Stone st, runs n 52.1 x w 70 x s 0.8 x w 9.8 x s 22.1 x w 23 x s 25 x e 98.10 to beginning, two 4-sty brk loft and store buildings. Equitable Life Assurance Soc of the U S to Randolph Guggenheimer. C a G. Dec 20. Dec 21, 1906. 1:11—23 and 24. A \$150,600—\$169,000. nom

Broome st, No 274 n e cor Allen st, 22.4x75, 5-sty brk tenement and store. Abraham Strauss to David Mann. Mort \$45,700. Dec 3, 1903. 2:414—66. A \$25,000—\$35,000. Corrects error in issue of Dec 8, when grantees address was Brooklyn. other consid and 100

Broome st, No 156, n s, abt 50 e Attorney st, 25x100, 5-sty brk tenement and store. Louis Dansky to Daniel Rosenthal and Isaac Roggen. Mort \$33,750. Dec 20. Dec 21, 1906. 2:342—33. A \$18,000—\$36,000. other consid and 100

Broome st, No 217, s s, 100 e Essex st, 25x100, 5-sty brk tenement and store. Max Baron to Abraham C Weingarten and Lena Weinstein, N Y, and Max Goldwasser, Brooklyn. Mort \$14,000. Dec 20. Dec 21, 1906. 2:351—12. A \$19,000—\$28,000. other consid and 100

Burling slip, No 17, e s, 85.1 s Water st, runs e 67.4 x n 2.10 x w 1.3 x n 30.5 x w 22.4 x s 15.3 x w 45.8 to slip x s 20.2 to beginning, 4-sty brk office and store building. Sarah A Hewitt EXTRX, &c, Peter Cooper to Willard N Baylis, of Huntington, L I. Nov 19. Dec 21, 1906. 1:74—32. A \$16,300—\$21,500. 31,000

Christopher st, No 98, s s, 97.11 w Bleecker st, 24.11x70x26.2x65.3, 6-sty brk tenement and store. Mary O'Neill to Hyman Rosenblum. Mort \$13,500. Dec 19. Dec 21, 1906. 2:588—57. A \$11,500—\$17,000. nom

Clarke st, No 20, e s, 175 s Spring st, 25x90, 4-sty brk factory. Geo W Moore et al to Wm Gottlieb. Dec 26. Dec 27, 1906. 2:490—8. A \$9,500—\$15,000. other consid and 100

Clarke st, e s, 200 s Spring st, 0.3½x90. The Rector, &c, of Trinity Church to Wm Gottlieb. B & S. Dec 26. Dec 27, 1906. 2:490. nom

Columbia st, No 65, n w s, 125 s w Rivington st, 25x100, 3-sty brk hall. Jacob Hammer to Ignatz and Moritz Schneider. Mt \$5,000. Dec 21. Dec 24, 1906. 2:333—22. A \$12,000—\$18,000. nom

Fulton st, No 144, s s, 188.4 e Broadway, runs s 107.1 x w 27.4 x n 106.9 x e 27.2, 5-sty brk building and store. Guy Witthaus to Eleanor B Capstick, of Hoboken, N J. Mort \$75,000. July 13. Dec 24, 1906. 1:79—25. A \$138,600—\$155,000. other consid and 100

East Broadway, No 151, s s, abt 151 w Rutgers st, 25x75, 4-sty brk tenement and store. Eliza Dean to Victoria R Tobin. Dec 22. Dec 27, 1906. 1:283—29. A \$18,000—\$22,000. other consid and 100

Eldridge st, Nos 210 and 212, e s, 105.2 s Stanton st, 45x87.6, two 6-sty brk tenements and stores. Alhambra Realty Co to Philip Mandelman. Mort \$62,000. Dec 24. Dec 27, 1906. 2:416—8 and 9. A \$30,000—\$52,000. other consid and 100

Same property. Philip Mandelman to Morris J Warm. ½ part. Mort \$73,100. Dec 26. Dec 27, 1906. 2:416. other consid and 100

Front st, No 64, n w s, 114.4 s w Old slip, 22.4x85.10x23.2x85.9, 4-sty brk building and store.

Front st, No 62, n w s, 136.6 s w Old slip, 23.3x83.9, 4-sty brk building and store. Ella Mooney to Henry R Taylor. Dec 24. Dec 27, 1906. 1:32—24 and 25. A \$28,400—\$42,500. other consid and 100

Fulton st, No 174, s s, abt 56 e Church st, 23.6x77, 5-sty brk loft and store building.

Fulton st, No 172, s s, abt 200 w Broadway, 30.4x77, 4-sty brk loft and store building. Century Realty Co to Century Investing Co. All title. B & S and C a G. Mort \$150,000. Dec 22. Dec 27, 1906. 1:80—12 and 13. A \$132,100—\$147,500. other consid and 100

Goerck st, No 98, e s, 171.7 n Rivington st, 25x98.10, 5-sty brk tenement and store. FORECLOS (Nov 27). Adam Wiener ref to Mandel Greenwald. Dec 27, 1906. 2:324—5. A \$10,000—\$22,000. 37,100

Hamilton Terrace, No 7, e s, 72.6 n 141st st, 17.6x64.11x17.6x63.8, 3-sty brk dwelling. Wm C Calhoun et al to Kate Keyes. Q C. Sept 16. Dec 22, 1906. 7:2050—95½. A \$2,800—\$8,000. nom

Henry st, No 309, n s, abt 265 e Scammel st, 23.6x71.4x23.6x72 w s, 3-sty brk dwelling. David Rosenblum to Chaye Esther wife of David Rosenblum. Mort \$16,000. Dec 24. Dec 26, 1906. 1:288—26. A \$11,000—\$12,000. nom

Hudson st, No 641, w s, 59 n Horatio st, 29.2x112.4x29x109.2, 5-sty brk tenement and store. Edw J Moloughney and ano EXRS, &c, Michael Moloughney to James K Walter. Mort \$18,000. Dec 17. Dec 21, 1906. 2:627—13. A \$22,000—\$35,000. 40,000

Hudson st, Nos 423 to 429 n w cor Leroy st, 75.6x80, four 2 and Leroy st, Nos 101 and 105 one 3-sty brk tenements and stores. Morris Dlugasch to Max Lipman and Max Gold. Mort \$67,500. Dec 21, 1906. 2:602—76 to 80. A \$39,000—44,000. other consid and 100

James slip, No 1 s w cor Cherry st, 24x36.2, 4-sty brk tenement and store. Henry S Bowron to Charles Lassall. C a G. Dec 21, 1906. 1:110—55. A \$10,000—P \$12,000. other consid and 100

James slip, No 1 s w cor Cherry st, 24x36.2, 4-sty brk tenement and store. Henry S Bowron to Charles Lassall. C a G. Dec 21, 1906. 1:110—55. A \$10,000—P \$12,000. other consid and 100

Lewis st, No 201 n w s, at n e s 6th st, 22.9x70 to 3 ft alley x 6th st, No 815 22.8x73, with all title to alley, 2-sty frame brk front tenement and store.

6th st, No 813 (392), n s, 201.10 e Av D, 20.2 to alley, x67.9x23.3x68.4, with all title to alley, 3-sty frame tenement and 2-sty frame tenement in rear. Henry H Goldberger to Michael N Salmore. Mort \$21,680. Nov 1. Dec 26, 1906. 2:363—23 and 24. A \$15,500—\$18,000. 100

Lewis st, Nos 227 and 229, w s, 58 s 8th st, 40.3x85.10x39.9x80.7, 6-sty brk tenement and store. Louis Lewinthan to Sarah wife of Louis Lewinthan. Mort \$36,500. Dec 24. Dec 26, 1906. 2:363—45 and 46. A \$12,000—\$. other consid and 100

Ludlow st, No 22, e s, 126.6 s Hester st, 25.1x87x25.3x87, 5-sty brk tenement and store. Pearl Kornblum to Isaac Kornblum. 1-3 part. All title. Mort \$20,500. Dec 17. Dec 21, 1906. 1:297—8. A \$17,000—\$26,000. nom

Same property. Annie Kornblum to Simon Kornblum. 1-3 part. All title. Mort \$20,500. Dec 17. Dec 21, 1906. 1:297. nom

Madison st, No 112, s s, 137 w Market st, 25x100, with all title to Madison st, No 112, s s, 137.2 w Market st, 25.2x100.4x25x100.2, 3-sty brk tenement and store and 4-sty brk tenement in rear. Annie Dembinsky to Isaac Levine and Israel Bregman. Q C. Dec 26. Dec 27, 1906. 1:276—33. A \$17,000—\$20,000. nom

New Chambers st, No 55 n e s, at w s Roosevelt st, 27.3x—x20.2 Roosevelt st, No 59 on Roosevelt st, gore, 5-sty brk tenement and store. Henry Kahn to Rudolph L Blumenthal. ½ part. All title. Mort \$5,000. Dec 1. Dec 22, 1906. 1:115—22. A \$3,700—\$4,000. other consid and 100

Norfolk st, No 61, w s, 75 s Broome st, 25x50, 6-sty brk tenement and store. Benj M Gruenstein and ano to Judah Pinas and Jacob Koss. Mort \$38,000. Dec 3. Dec 21, 1906. 2:351—16. A \$9,000—\$18,000. other consid and 100

Pearl st, No 272, on map Nos 270 and 272, s s, 49.4 n e Fulton st, runs s 88.11 x n e 6.1 x e 25 x n 92.7 to st, x w 32.9 to beginning, except part conveyed Nov 5, 1902, 5-sty brk factory. Henry W de Forest to Robert W de Forest. C a G. ½ part. April 3, 1902. Dec 27, 1906. 1:95—15. A \$19,600—\$38,000. other consid and 100

Stanton st, No 126, n e s, 127.6 n w Norfolk st, 22.6x98.2, 5-sty brk tenement and store and 5-sty brk tenement in rear. Joseph Gelber to Marie Rosenfeld. ½ part. All liens. Dec 1. Dec 26, 1906. 2:355—34. A \$18,000—\$23,000. nom

Suffolk st, No 95, w s, 250.10 s w Rivington st, 25.1x100, 5-sty brk tenement and store. Joseph Gelber to Meyer L Friedman and Philip, Isaac and Maer Breakstone. Mort \$38,000. Dec 21. 1906. 2:353—71. A \$17,000—\$25,000. 46,000

Sullivan st, Nos 135 and 135½, e s, 95.6 n Prince st, 37x100, 6-sty brk tenement and store. Lawrence Schorr and Louisa his wife to Lawrence Schorr and Louisa his wife. All liens. Dec 20. Dec 24, 1906. 2:517—1. A \$45,000—\$115,000. 100

University pl, Nos 102 to 114, w s, 29.9 n 12th st, 146.6x42.6x158.4x36.9, one 5, three 4 and two 2-sty brk tenements, lofts and stores. Release mort. Samuel Riker EXR Jane M Macnever deed and ano to Wm M Purdy and John H Purdy. Dec 20. Dec 27, 1906. 2:570—23 to 30. A \$90,500—\$118,000. nom

University pl, Nos 102 to 114, w s, 29.9 n 12th st, 146.6x42.6x158.4x36.9, one 5, three 4 and two 2-sty brk tenements, lofts and stores. Wm M Purdy et al to Geo R Smith. Nov 24. Dec 27, 1906. 2:570—23 to 30. A \$90,500—\$118,000. other consid and 100

Walker st, Nos 78 and 80, n e cor Cortlandt alley, 48x96.7x44.5x101.9, 8-sty brk loft and store building. FORECLOS. Dec 18, 1906. Myer Prinstein referee to Charles Laue, of Brooklyn. Mort \$55,000. Dec 21, 1906. 1:196—29. A \$55,000—P \$60,000. 180,000

Watts st, No 96, on map No 154, n s, 80 w Washington st, 20x50, 3-sty brk tenement and store. John Moonan to Thomas Lenane. Aug 18, 1902. Dec 22, 1906. 2:595-26. A \$6,000-\$8,000. other consid and 100
Watts st, No 96, on map No 154, n s, 80 w Washington st, 20x50, 3-sty brk tenement and store. Thomas Lenane to Union Drawn Steel Co. Dec 21. Dec 22, 1906. 2:595-26. A \$6,000-\$8,000. other consid and 100
2d st, No 249, s w s, abt 125 w Av C, 25x66.6x25.1x68.4 w s, 5-sty brk tenement and store. Ethel Steindl to Henry Pinkus. Mort \$27,000. Dec 20. Dec 24, 1906. 2:384-29. A \$10,500-\$19,000. 100
3d st, No 218, s s, 140 e Av B, 24.9x100, also all title to strip in rear to c l of block, 6sty brk tenement store. Ida Machiz to James Kalman. Mort \$25,000. Feb 15, 1905. (Re-recorded from Feb 16, 1905.) Dec 26, 1906. 2:385-14. A \$13,000-\$21,000. nom
4th st, No 78, s w s, abt 95 w 2d av, 25x112.5, 5-sty brk tenement and store. August Ruff to Max Lubman. Mort \$11,300. Dec 26. Dec 27, 1906. 2:459-25. A \$16,000-\$24,000. other consid and 100
4th st, No 80, s w s, 80 n w 2d av, 20x72.1, 3-sty brk dwelling. August Ruff to Henry Falk. Dec 26. Dec 27, 1906. 2:459-26. A \$8,500-\$10,000. other consid and 100
5th st, No 432, s s, abt 150 w Av A, —x—, 5-sty brk tenement. Release claims, &c. Amelia Lehr to Philip A Decker INDIVID and EXR of Mary Decker. Q C. Dec 26. Dec 27, 1906. 2:432-25. A \$14,000-\$20,000. 2,700
6th st, Nos 713 to 717, n s, 195.3 e Av C, 58.3x90.10, 6-sty brk tenement and store. Joseph Kreinik et al to Samuel Levy and Samuel Ladner. 1/2 part. Mort \$86,750. Dec 20. Dec 22, 1906. 2:376-55, 56 and 57. A \$26,500-\$—. nom
6th st, No 406, s s, 100 e 1st av, 25x97, 5-sty brk tenement and store. Elizabeth Schmitt to George Schmitt. Mort \$15,500. Dec 22. Dec 24, 1906. 2:433-10. A \$13,000-\$19,000. nom
6th st, No 705, n s, 105.5 e Av C, 22.5x90.10, vacant. Release mort. Dry Dock Savings Inst to Joseph Wolkenberg. Dec 20. Dec 22, 1906. 2:376-61. A \$11,000-\$11,000. 10,000
8th st, Nos 311 and 313, n s, 239.1 e Av B, 41.3x69.10, two 4-sty brk tenements and stores. Barnett Cohn to Max Rosman. Mort \$24,000. Nov 1. Dec 22, 1906. 2:391-53 and 54. A \$17,000-\$20,000. other consid and 100
9th st, No 434, s s, 138 w Av A, 25x94, 5-sty brk tenement and store. Julius Berkowitz ta Pinkus Schacher. Mort \$22,000. Dec 26. Dec 27, 1906. 2:436-26. A \$14,000-\$19,000. other consid and 100
10th st, No 311, n s, 220.6 e Av A, 25x94.9, 5-sty brk tenement and store. Sarah Kohn to Nathan Kohn her husband. Mort \$27,000. Dec 21, 1906. 2:404-50. A \$15,000-\$18,000. other consid and 100
12th st, Nos 82 and 84, s s, 65.6 e 6th av, runs e 43.4 x s 103.3 x w 39.9 x n 16.4 x n w 3.7 x n 84.8 to beginning, except strip on west 0.4 x depth of lot, 6-sty brk tenement and store. Abraham Frankel to Frank Frankel. Mort \$115,400. Dec 18. Dec 24, 1906. 2:575-13. A \$50,000-\$115,000. 100
12th st, Nos 82 and 84, s s, 65.6 e 6th av, runs e 43.4 x s 103.3 x w 39.9 x n 16.4 x n w 3.7 x n 84.8 to beginning, except strip on w s 0.4x depth of lot, 6-sty brk tenement. Frank Frankel to Abraham Gabriel. 1/2 part. B & S and C a G. Mort \$115,000. Dec 21. Dec 22, 1906. 2:575-13. A \$50,000-\$115,000. 100
13th st, No 501, n s, 63 e Av A, 12x51.7, 4-sty brk tenement. Julius Goodby to Wm F Goodby. All liens. Dec 17. Dec 24, 1906. 2:407. other consid and 100
14th st, No 313, n s, 141.2 e 2d av, 23.3x103.8, 4-sty stone front dwelling. D Maitland Armstrong et al EXRS, &c, Meta Neilson dec'd and ano to Eliz S Howard, of Newport, R I. Dec 22. Dec 27, 1906. 3:921-9. A \$14,000-\$19,000. 25,000
16th st, No 512, s s, 195.6 e Av A, 25x103.3, 4-sty brk tenement and store and 3-sty brk tenement in rear. Eliza Palumbo to Pasquale and Salvatore Pati. Mort \$12,000. Nov 22. Dec 26, 1906. 3:973-50. A \$7,500-\$14,000. nom
17th st, No 411, n s, 169 e 1st av, 25x92, 5-sty brk tenement and store. Yetta and Lizzie Josephsohn to Samuel Herrmann. Mort \$18,500. Dec 18. Dec 21, 1906. 3:949-8. A \$8,000-\$13,000. other consid and 100
17th st, Nos 257 to 265, n s, 100 e 8th av, 127x92, vacant. Donald McCredie to Albert F Hyde, of Morristown, N J. Dec 21, 1906. 3:767-6 to 10. A \$54,000-\$54,000. other consid and 100
19th st, No 421, n e s, 253.6 n w 9th av, 21.5x80, 4-sty brk tenement. Release mort. Albany Savings Bank to Edw J and Michael Jr Moloughney EXRS, &c, Michael Moloughney. Dec 17. Dec 21, 1906. 3:717-25. A \$6,500-\$10,000. 2,000
20th st, No 43, n e s, 200 n w 4th av, 25x92, 8-sty brk loft and office and store building. Chas M Preston as RECVR of the N Y Bldg-Loan Banking Co to Hannah Colgate. B & S. Dec 6. Dec 27, 1906. 3:849-30. A \$48,000-\$110,000. 110,000
20th st, No 33, n s, 570 w 5th av, 25x92, 4-sty stone front dwelling. State Realty and Mortgage Co to Charles Brogan. Mort \$39,000. Dec 27, 1906. 3:822-15. A \$45,000-\$53,000. other consid and 100
21st st, No 211, n e s, 169 s e 3d av, 23.6x98.9, 2-sty brk tenement. Thos L Feitner referee to Herman F Bellmer. 1-7 part. B & S. Dec 21, 1906. 3:902-11. A \$11,750-\$13,000. 2,214.29
Same property. Same to same. 1-7 part. B & S. Dec 21, 1906. 3:902. 2,214.29
Same property. Marietta Starks et al HEIRS, &c, Walter H Smith to same. 1-7 part. Dec 21, 1906. 3:902. 2,214.29
Same property. Mortimer Smith to same. 4-7 parts. Dec 21, 1906. 3:902. 8,857.13
22d st, No 108, s s, 130 e 4th av, 20x98.9, 3-sty brk dwelling. Samuel Carpenter to James J Goodwin. Nov 22. Dec 22, 1906. 3:877-85. A \$18,000-\$22,500. other consid and 100
27th st, No 251, n s, 209.4 e 8th av, 15.8x98.8, 3-sty brk building and store. Isaac D Thomas to J George Flammer. Mort \$6,000. Dec 22. Dec 24, 1906. 3:777-14. A \$6,000-\$7,000. other consid and 100
27th st, No 507, n s, 125 w 10th av, 25x98.9, 6-sty brk tenement and store. Wm W Conlon to Michael F Conlon. 1/2 part. Mort \$26,000. Dec 26, 1906. 3:699-27. A \$7,000-\$26,000. nom
28th st, No 250, s s, 205.8 e 8th av, 16.3x98.8x14.6x98.8, 4-sty brk building and store. Catharine Hay to J George Flammer. Mt \$5,000. Dec 21. Dec 24, 1906. 3:777-70. A \$7,500-\$9,000. 20,000
28th st, No 248, s s, 221.11 e 8th av, 28x98.8, 4-sty brk tenement and 4-sty brk tenement in rear. John McCann and ano EXRS John Sullivan to J George Flammer. All title. Dec 24, 1906. 3:777-69. A \$13,000-\$17,000. 30,000
29th st, Nos 32 and 34 West. General release as to assignment of

rents. J Arthur Fischer to Peter Oussani. Dec 14. Dec 24, 1906. 3:830. nom
31st st, No 418, s s, 516.8 e 10th av, 16.8x78.1x16.8x79.3, 2-sty brk tenement. Samuel R Pinkerton to Maria S Simpson. Mort \$5,000. May 26, 1900. Dec 26, 1906. 3:728-48. A \$4,000-\$5,000. nom
34th st, No 156, s s, 118.6 e 7th av, 18.3x98.9, 4-sty stone front tenement and store. Borough Realty Co to Daniel A Loring. Mort \$45,000. Dec 7. Dec 22, 1906. 3:809-75. A \$64,000-\$67,000. nom
37th st, No 256, s s, 175 e 8th av, 25x98.9, 4-sty brk tenement. PARTITION. Nov 19, 1906. Morris J Hirsch referee to Jacob, Seligman and Abraham Mannheimer EXRS, &c, Meier Mannheimer. Dec 21, 1906. 3:786-78. A \$14,000-\$22,000. 30,600
37th st, No 258, s s, 150 e 8th av, 25x98.9, 4-sty brk tenement. PARTITION. Nov 19, 1906. Morris J Hirsch referee to Jacob, Seligman and Abraham Mannheimer EXRS, &c, Meier Mannheimer. Dec 21, 1906. 3:786-79. A \$14,000-\$21,000. 30,600
39th st, No 138, s s, 123.4 e Lexington av, 21.8x98.9, 3-sty stone front dwelling. Elihu Root and ano EXRS, &c, Henry H Cook to Frank N Dowling. Dec 10. Dec 27, 1906. 3:894-60. A \$17,000-\$21,000. other consid and 100
39th st, No 210, s s, 137.10 e 3d av, 12.2x98.9, 3-sty stone front tenement. L Napoleon Levy to Israel Edelman. Dec 24. Dec 26, 1906. 3:919-54. A \$5,250-\$8,000. nom
39th st, No 210, s s, 137.10 e 3d av, 12.2x98.9, 3-sty stone front tenement. Israel Edelman to Sarah R Niner. Mort \$7,000. Dec 24. Dec 26, 1906. 3:919-54. A \$5,250-\$8,000. nom
39th st, No 322, s s, 275 e 2d av, 25x98.9, 5-sty brk tenement and store. 2d av, No 937, w s, 44.4 s 50th st, 21.4x80, 4-sty stone front tenement. Joseph Margoles to Ephraim Gottlieb. All title. All liens. Apr 25. Dec 26, 1906. 3:944-41. A \$9,000-\$15,000; 5:1323-28. A \$11,000-\$13,500. other consid and 100
40th st, No 107 (67), n s, 150 e 4th av, old line, 21x98.8, 4-sty brk dwelling. Gertrude L wife W Brenton Welling to Frank N Dowling. B & S. Mort \$35,000. Dec 17. Dec 22, 1906. 5:1295-7. A \$27,000-\$32,000. other consid and 100
41st st, No 232, s s, 400 e 8th av, 20.6x98.9, 5-sty brk tenement and store. Mary J McDonald to Henrietta Borger. All liens. Dec 21, 1906. 4:1012-48. A \$15,000-\$20,000. other consid and 100
41st st, No 323, n s, 300 w 8th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement in rear. Daniel F Mahony to Maria S Simpson. B & S. Dec 26, 1906. 4:1032-20. A \$12,000-\$15,000. 100
43d st, No 342, s s, 400 e 2d av, 16.8x100.5, 4-sty stone front dwelling. John P Delury to Frank Widirinski. Mort \$5,000. Dec 20. Dec 21, 1906. 5:1335-36. A \$6,000-\$8,000. other consid and 100
43d st, No 349, n s, 150 e 9th av, 25x100.4, 4-sty brk tenement and 3-sty brk tenement in rear. The Mount Vernon Trust Co TRUSTEE Kate C Brennan to Isaac Greenwald. Mort \$8,000. Dec 27, 1906. 4:1034-7. A \$12,000-\$14,500. 18,000
46th st, No 154, s s, 203.3 e 7th av, 16.9x100.4, 4-sty stone front dwelling. Isidore Jackson to Colin McDougall. Mort \$15,000. April 29, 1902. (Re-recorded from April 29, 1902). Dec 26, 1906. R S \$2. 4:998-56. A \$22,000-\$25,000. other consid and 100
46th st, No 434, s s, 300 e 10th av, 25x100.4, 5-sty brk tenement and store. Adam Muller to Chas F Muller and Flora P Unger. Dec 20. Dec 26, 1906. 4:1055-52. A \$9,000-\$18,000. 100
47th st, No 41, n s, 595 w 5th av, 25x100.5, 4-sty stone front dwelling. TRUSTEES of Columbia College, N Y, to Kathleen T Harper. Dec 18. Dec 27, 1906. 5:1263-13. A \$56,000-\$60,000. other consid and 100
46th st, No 34, s s, 447.6 w 5th av, 20x100.5, 4-sty stone front dwelling. Leah E Swem to Robt P Bowler. Mort \$47,000. Dec 27, 1906. 5:1261-56. A \$45,500-\$49,000. other consid and 100
49th st, No 150, s s, 150 w 3d av, 25x100.5, 5-sty stone front tenement. Joseph M Smith and ano EXRS, &c, Eliza Smith to Lucia M Solis Cohen. Mort \$20,000. Dec 24. Dec 26, 1906. 5:1303. 43. A \$15,000-\$25,000. other consid and 100
51st st, No 37, n s, 341.5 e 6th av, 21.5x100.5, 5-sty stone front dwelling. James G Wallace to Myron H Oppenheim. Mort \$75,000. Dec 21. Dec 26, 1906. 5:1267-15. A \$55,000-\$70,000. nom
52d st, Nos 306 to 312, s s, 100 w 8th av, 100x100.5, 2 and 3-sty brk stable. Annie Leonhardt to Rodolfo G Barthold, N Y, and Richard O'Gorman, of Larchmont, N Y. Mort \$58,500. Dec 19. Dec 27, 1906. 4:1042-37 to 40. A \$56,000-\$64,000. other consid and 100
54th st, No 60, s s, 191 e Madison av, 17x100.5, 4-sty stone front dwelling. Thomas Minford and ano EXRS, &c, Thomas Minford to Edw C Henderson. Dec 26. Dec 27, 1906. 5:1289-44 1/2. A \$33,000-\$38,000. 47,500
Same property. Thomas Minford et al to same. Dec 26. Dec 27, 1906. other consid and 100
55th st, at foot of, Brooklyn. Permission to erect machine shop, office, &c. Morse Iron Works and Dry Dock Co with the City of New York by Dept of Docks. Aug 21, 1901. Dec 22, 1906. 3:819 and 827, Brooklyn.
58th st, Nos 307 and 309, n s, 60 e 2d av, runs e 40 x n 75.3 x w 35 x s 18 x w 5 x s 57.3 to st at beginning, vacant. Joseph Goodman et al to Louis Meyers. Mort \$35,000. Dec 20. Dec 21, 1906. 5:1351-3 1/2 and 4 1/2. A \$12,000-\$12,000. other consid and 100
58th st, No 309, n s, 80 e 2d av, 20x75.3, vacant. Release mort. Aaron Goodman to Joseph Goodman and George Schupper. Dec 20. Dec 21, 1906. 5:1351-4 1/2. A \$6,000-\$6,000. 5,102.09
66th st, No 42, s s, 375 w Central Park West, 25x100.5, 5-sty stone front tenement. Nathan and Leon Hirsch to Samuel Schwab. Dec 21, 1906. 4:1118-48. A \$16,000-\$26,000. other consid and 100
66th st, No 42, s s, 375 w Central Park West, 25x100.5, 5-sty stone front tenement. Samuel Schwab to Nathan and Leon Hirsch. Mort \$26,000. Dec 21, 1906. 4:1118-48. A \$16,000-\$26,000. other consid and 100
68th st, No 16, s s, 131 w Madison av, 21.6x100.5, 4-sty stone front dwelling. Charles Brendon to Henry T Sloane. Mort \$60,000. Dec 22. Dec 24, 1906. 5:1382-61 1/2. A \$77,000-\$82,000. other consid and 100
71st st, No 510, s s, 198 e Av A, 25x100.4, 2-sty brk building. Margt M Hopt (Bowler) to Michael Bowler. B & S and C a G. Sept 26. Dec 27, 1906. 5:1482-44. A \$6,000-\$7,000. nom

- 74th st, No 323, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement and store. Isaac Helfer to Irving Bachrach and Isaac Schmeidler. Mort \$18,000. Dec 21. Dec 22, 1906. 5:1449—13. A \$9,000—\$18,000. other consid and 100
- 74th st, No 323, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement and store. Irving Bachrach et al to Isaac Helfer. All liens. Dec 19. Dec 22 1906. 5:1449—13. A \$9,000—\$18,000. other consid and 100
- 77th st, No 352, s s, 75 w 1st av, 25x102.2, 4-sty brk tenement. Samuel Grodinsky to Samuel Williams and Isaac Haft. 2-3 part. All liens. Aug 1. Dec 27, 1906. 5:1451—30½. A \$9,000—\$13,000. 100
- 78th st, No 126, s s, 290 w Columbus av, 19x96.5x19x96.10, 4-sty and basement stone front dwelling. Utility Realty Co to Hugo Meyer. B & S. Dec 20. Dec 22, 1906. 4:1149—45. A \$12,500—\$24,000. 100
- 80th st, No 211, n s, 150 e 3d av, 25x102.2, 5-sty stone front tenement. Hannah Cirkor to Rose Levy. ½ part. Mort \$25,000. Dec 20. Dec 21, 1906. 5:1526—7. A \$9,500—\$22,500. other consid and 100
- 80th st, No 47, n s, 72 e Madison av, 23x83, 4-sty stone front dwelling. James W McLane to Thos S McLane. Mort \$27,000. Dec 20. Dec 27, 1906. 5:1492—24. A \$28,000—\$48,000. nom
- 81st st, No 354, s s, 75 w 1st av, 25x76.8, 4-sty brk tenement. Jakob Schmitt to Peter J Schmitt. ½ part. All title. Mort \$9,000. Dec 27, 1906. 5:1543—30½. A \$6,000—\$12,000. other consid and 100
- 81st st, No 60, s s, 165 e Madison av, 16x102.2, 4-sty stone front dwelling. John McCafferty et al HEIRS, &c, Robert McCafferty to Mabel R Barrow. Mort \$15,000. Dec 18. Dec 21, 1906. 5:1492—46. A \$19,000—\$29,000. nom
- 84th st, No 67, n s, 94 w Park av, 18.6x102.2, 3-sty brk dwelling. James Meehan to John A Meehan. Sept 23, 1904. Dec 27, 1906. 5:1496—33. A \$14,500—\$20,000. gift
- 87th st, No 141, n s, 332.6 w Columbus av, 14x100.8, 3-sty and basement brk dwelling. Flora E Miller to Wilson G Cornell. Mt \$17,000. Nov 16. Dec 26, 1906. 4:1218—19. A \$7,500—\$13,500. other consid and 100
- 87th st, No 353, n s, 118 e Riverside Drive, 19x100.8, 5-sty stone front dwelling. Thomas Prehn to David L Luke. Mort \$17,000. Dec 21. Dec 22, 1906. 4:1249—10. A \$11,500—\$31,000. other consid and 100
- 90th st, No 116, s s, 226.6 w Columbus av, 26.6x100.8, 5-sty brk tenement. John Sasse to William Livingston. Mort \$20,000. Dec 20. Dec 22, 1906. 4:1220—42. A \$12,500—\$27,000. 100
- 92d st, No 125, n s, 275 e 4th av, old line, 25x100.8, 3-sty brk dwelling. John S McBride et al to Thos J McBride. Mort \$7,000. Dec 21. Dec 24, 1906. 5:1521—12. A \$15,000—\$16,500. nom
- 92d st, No 118, s s, 175 e Park av, 25x100.8, 5-sty stone front tenement. Marie Bock to Andrew Kopke. ¼ part. B & S. Nov 13. Dec 26, 1906. 5:1520—65. A \$15,000—\$29,000. other consid and 100
- 92d st, No 118, s s, 175 e Park av, 25x100.8, 5-sty stone front tenement. ½ part, valued at \$16,000.
- 2d av, No 980, e s, 25.5 s 52d st, 25x100, 4-sty brk tenement and store, all of, valued at \$22,000.
- Andrew Kopke and ano EXRS Sophie Kopke to Marie Bock and Andrew Kopke. Nov 8. Dec 26, 1906. 5:1520—65. A \$15,000—\$29,000; 1344—50. A \$14,000—\$18,000. nom
- 96th st, No 36, s s, 342 w Central Park West, 17x100.8, 5-sty brk dwelling. Olive Erlanger to Julius Kaufman. 1-12 part. All title. Mort \$15,000. Dec 20. Dec 21, 1906. 4:1209—46½. A \$10,000—\$23,000. 1,750
- 96th st, No 104, s s, 100 w Columbus av, 50x100.8, 6-sty brk tenement and store. Louis Bernstein to Edmund A Hurry, of Saugerties, N Y. Mort \$70,500. Dec 19. Dec 22, 1906. 4:1226—37 and 38. A \$26,000—\$—-. other consid and 100
- 96th st, Nos 53 and 55, n s, 100 e Madison av, 50x100.11, 6-sty brk tenement. Arthur E Silverman to Charles Stich. Mort \$72,500. Dec 21. Dec 22, 1906. 6:1602—25. A \$80,000—\$—-. other consid and 100
- 96th st, Nos 53 and 55, n s, 100 e Madison av, 50x100.11, 6-sty brk tenement. Release mort. Gustave Mayer to Arthur E Silverman. Dec 21. Dec 22, 1906. 6:1602—25. A \$80,000—\$—-. nom
- 97th st, No 130, s s, 502.5 e Amsterdam av, 17.6x100.11, 3-sty and basement stone front dwelling. Henry C Beadleston to Wm E Miller. Dec 26. Dec 27, 1906. 7:1851—44. A \$7,000—\$13,000. nom
- 98th st, No 132, s s, 285 w Columbus av, 16x100.11, 4-sty and basement brk dwelling. Cornelia D Earle to Jennie B wife George Barandon. Dec 15. Dec 21, 1906. 7:1852—44. A \$6,400—\$12,000. other consid and 100
- 98th st, No 44, s s, 120 e Madison av, 25x100.11, 5-sty brk tenement. Alice McDaniel to Mary J McDaniel. Q C. Dec 18. Dec 21, 1906. 6:1603—48. A \$9,000—\$25,000. nom
- 99th st, n s, 550 e 2d av, 100 to 1st av, x40.11, 1st av, Nos 1921 and 1923, 6-sty brk tenement and store. Release mort. Albert Crane to Isaac Kleinfeld and Isaac Rothfeld. Dec 14. Dec 27, 1906. 6:1671—23. A \$17,000—P \$20,000. 19,887.59
- 99th st, n s, 100 w 1st av, 296x100.11, vacant. Release mort. Albert Crane to Julius Schweitzer. Dec 14. Dec 27, 1906. 6:1671—11 to 22. A \$71,000—\$71,000. 62,169.16
- 100th st, No 117, n s, 176.6 w Lexington av, 25.6x100.11, 5-sty brk tenement. Max Pincus to Milan Schreiber. ½ part. Mort \$28,935. Dec 24. Dec 26, 1906. 6:1628—9. A \$8,000—\$20,000. nom
- 100th st, Nos 203 to 209, n s, 100 e 3d av, 100x100.8, four 5-sty brk tenements, store in No 203. Louis Borgenicht et al to Moses Kinzler and Adolf Mandel. Mort \$72,000. Dec 24. Dec 26, 1906. 6:1650—5 to 8. A \$28,000—\$74,000. other consid and 100
- 100th st, Nos 314 and 316, s s, 254 e 2d av, 49.4x100.11, 6-sty brk tenement and store. Louis Livingston et al to Isaac A Samuels. 1-3 part, all right, title and interest. Mort \$60,000. Nov 21. Dec 27, 1906. 6:1671—41. A \$12,000—P \$17,000. other consid and 100
- 100th st, Nos 322 to 328, on map Nos 318 to 324, s s, 303.4 e 2d av, 98.8x100.11, two 6-sty brk tenements and stores. Charles Friedman et al to Louis Livingston and Myer S Perlstein. Mort \$86,000. Dec 26. Dec 27, 1906. 6:1671—37 and 39. A \$24,000—P \$34,000. other consid and 100
- 100th st, n s, 247.6 e 1st av, 0.10x100.11. Release mort. Dry Dock Savings Inst to Julius Berliner and Max Greenberg. Dec 20. Dec 24, 1906. 6:1694. nom
- 100th st, Nos 405 and 407, on map Nos 409 to 413, n s, 100 e 1st av, 74.2x100, two 6-sty brk tenements and stores. Release
- of chattel mort. Franklin L Sheppard et al to Julius Berliner and Max Greenberg. Dec 7. Dec 24, 1906. 6:1694—6 and 7. A \$15,000—P \$24,000. nom
- 100th st, Nos 409 and 411, on map Nos 415 to 419, n s, 177.2 e 1st av, 74.2x100.11, two 6-sty brk tenements and stores. Release chattel mort. Franklin L Sheppard and ano to Julius Berliner and Max Greenberg. Nov 30. Dec 24, 1906. 6:1694—9 and 10. A \$15,000—P \$24,000. nom
- 101st st, No 56, s s, 150 e Madison av, 20x100.11, 5-sty brk tenement. Louis Caplan to Lena Mason. Mort \$23,000. Dec 18. Dec 21, 1906. 6:1606—46. A \$6,000—\$14,000. other consid and 100
- 101st st, No 75, n s, 125 e Columbus av, 25x100.11, 5-sty brk tenement. Franklin Hess to Arthur H Sanders. Mort \$20,000. Dec 19. Dec 26, 1906. 7:1837—6. A \$10,000—\$23,000. other consid and 100
- Same property. Arthur H Sanders to Moritz L and Carl Ernst. Mort \$26,500. Dec 20. Dec 26, 1906. 7:1837. other consid and 100
- 101st st, No 73, n s, 150 e Columbus av, 25x100.11, 5-sty stone front tenement. Wm S Creevey to Wilhelmine Hasslachner, of Brooklyn. Undivided right, title and interest. Mort \$20,000. Dec 18. Dec 26, 1906. 7:1837—7. A \$10,000—\$24,000. nom
- 102d st, No 220, s s, 310 e 3d av, 25x100.11, 4-sty brk tenement and store. Isaac Beroth and Rebecca his wife to Judah Z I Levi. ½ part. Mort \$12,400. Dec 27, 1906. 6:1651—36. A \$7,000—\$13,000. nom
- Same property. Judah Z I Levi to Rebecca Beroth. ½ part. Mort \$12,400. Dec 27, 1906. 6:1651. nom
- 103d st, Nos 206 and 208, s s, 130 e 3d av, 50x100.11, 6-sty brk tenement and store. Harris Goldberg to Taube wife of Harris Goldberg. ½ part. All liens. Dec 20. Dec 22, 1906. 6:1652—42. A \$14,000—\$60,000. other consid and 500
- 103d st, No 209, n s, 147.6 e 3d av, 37.6x100.11.
- 103d st, No 215, n s, 222.6 e 3d av, 37.6x100.11.
- two 6-sty brk tenement and stores.
- Release 2 morts. Isidore Jackson and ano to Julius Weinstein. Dec 20. Dec 22, 1906. 6:1653—7 and 10. A \$22,000—P \$32,000. nom
- 103d st, Nos 111 to 119, n s, 80 e Park av, 75x100.11, five 3-sty stone front dwellings. Jacob Abraham to Ottilie Block. Mort \$38,000. Sept 14. Dec 22, 1906. 6:1631—4 to 7. A \$20,000—\$27,500. other consid and 100
- 103d st, Nos 311 and 313, n s, 200 e 2d av, 50x100.11, two 4-sty brk tenements and stores. Caterina A Verderosa widow to Alfred L M Bullova. Mort \$4,000. Dec 21. Dec 22, 1906. 6:1675—9 and 10. A \$12,000—\$22,000. other consid and 100
- 103d st, No 91, n e s, 100 e Columbus av, 27x100.11, 5-sty brk tenement. Jacob H Haffner et al to John Alexander. Mort \$27,000. Dec 20. Dec 21, 1906. 7:1839—5. A \$11,000—\$30,000. other consid and 100
- 104th st, n s, 200 e 5th av, 50x100.11, vacant.
- 104th st, n s, 300 e 5th av, runs n 100.11 x w 25 x n 200.11 to s s 105th st x e 75 x s 201.10 to 104th st x w 50 to beginning, vacant.
- 105th st, n s, 300 e 5th av, 50x100.11, vacant.
- James A Trowbridge to Chas I and Max Weinstein. June 11. June 13, 1906. 6:1610—9 and 10, 13 and 14. A \$48,000—\$48,000; 1611—13 and 14. A \$24,000—\$24,000. Reprinted from issue of June 16, when 1st and 2d parcels were separated. other consid and 1,000
- 105th st, No 236, s s, 233.4 w 2d av, 16.8x100.9, 3-sty brk dwelling. Gaylord S White to The Union Settlement Assoc. Mort \$5,000. Dec 14. Dec 22, 1906. 6:1654—34. A \$4,500—\$6,000. 100
- 107th st, No 223, n s, 350 e 3d av, 25x100.11, 4-sty brk tenement and store. Abraham A Heller to Samuel Mosher. Mort \$11,500. Nov 30. Dec 27, 1906. 6:1657—15. A \$7,000—\$14,000. nom
- 109th st, No 120, s s, 325 w Columbus av, 25x100.11, 5-sty brk tenement. John E Simons et al to Wilhelmina and Theresa Tielmann. Mort \$24,000. Dec 26. Dec 27, 1906. 7:1863—46. A \$10,000—\$25,000. nom
- 110th st, No 170, s s, 145 w 3d av, 25x100.11, 6-sty brk tenement and store. Louis Goldstein to Henry C Glaser. Mort \$30,500. Dec 20. Dec 27, 1906. 6:1637—42. A \$9,000—\$34,000. other consid and 100
- 110th st, Nos 240 and 242, s s, 158.4 w 2d av, 41.8x100.11, 6-sty brk tenement and store. Nathan Bangel to David W Cohen. All liens. Dec 20. Dec 27, 1906. 6:1659—32. A \$12,000—\$48,000. other consid and 100
- 110th st, Nos 132 and 134, s s, 323.9 e Park av, 37.6x100.11, 6-sty brk tenement and store. Louis Druskini et al to Isidor Cuba. Mort \$58,500. Dec 21. Dec 22, 1906. 6:1637—58. A \$14,000—\$48,000. other consid and 100
- 110th st, No 170, s s, 145 w 3d av, 25x100.11, 6-sty brk tenement and store. CONTRACT. Louis Goldstein with Henry C Glaser. Dec 4. Dec 21, 1906. 6:1637—42. A \$9,000—\$34,000. 37,325
- 111th st, s s, 150 w 7th av, 75x100, two 6-sty brk tenements. Harris Maran et al to Joseph Toch. Mort \$90,000. Dec 24, 1906. 7:1826. other consid and 100
- 113th st, No 15, n s, 250 e 5th av, 25x100.11, 5-sty brk tenement. Louis Barth to Max Kalter. All title. Mort \$20,000. Dec 10. Dec 21, 1906. 6:1619—11. A \$10,000—\$23,000. other consid and 100
- 113th st, No 161, n s, 175 e Lexington av, 25x100.11, 5-sty brk tenement and store. Marie Kappus to Gottfried Kappus and Marie his wife. Mort \$15,000. Dec 21. Dec 27, 1906. 6:1641—28. A \$8,000—\$25,000. other consid and 100
- 114th st, No 209, n s, 160 e 3d av, 25x100.11, 5-sty stone front tenement. Marcus Marculies to Max Reiss, of Brooklyn. Mort \$12,000. Dec 22, 1906. 6:1664—8. A \$7,000—\$19,500. other consid and 100
- 115th st, Nos 426 to 430, s s, 270 e 1st av, 50x100.10, two 6-sty brk tenements. CONTRACT. Michael Marrone with John Focarile. Mort \$59,500. Dec 18. Dec 21, 1906. 6:1708—35 and 36. A \$8,300—\$—-. 79,500
- 117th st, No 546, s s, 456.2 e Pleasant av, 16.10x100.11, 3-sty brk tenement and store. Paul Mayer to Bernheimer & Schwartz Pilsener Brewing Co. Mort \$5,000. Sept 19. Dec 26, 1906. 6:1715—33. A \$2,800—\$5,500. nom
- 117th st, Nos 434 and 436, s s, 238.8 w Pleasant av, runs s 100.11 x w 36.10 x n 61.8 x w 0.5 x n 39.2 to st, x e 37.3 to beginning. 6-sty brk tenement and store. Moses Fait to Chas J Fox. Mt \$51,000. Dec 24. Dec 26, 1906. 6:1710—36. A \$7,000—P \$12,000. other consid and 100
- 117th st, Nos 434 and 436, s s, 238.8 w Pleasant av, runs s 100.11 x w 36.10 x n 61.8 x w 0.5 x n 39.2 to st x e 37.3 to beginning,

- 6-sty brk tenement and store. Wm Laue to Moses Fait. Mort \$32,000. Dec 15. Dec 24, 1906. 6:1710-36. A \$7,000—P \$12,000.
other consid and 100
- 117th st, No 7, n s, 150 w 5th av, 23x100.11, 6-sty brk tenement. Aaron Smith et al to Richard M and Joseph B Adler. Mort \$27,500. Mar 15, 1904. Rerecorded from Mar 16, 1904. Dec 21, 1906. 6:1601-30. A \$10,000—\$31,000.
other consid and 100
- 117th st, No 147, on map No 145, n s, 200 e 7th av, 25x100.11, 5-sty brk tenement. Sophia Hess to Prescott Realty Co. Mort \$25,000. Apr 5. Dec 21, 1906. 7:1902-9. A \$13,000—\$26,000.
other consid and 100
- 118th st, Nos 14 and 16, s s, 210 e 5th av, 50x100.11, two 5-sty brk tenements. Marie Schumann to Herman Hoffnung. Mort \$49,000. Dec 20. Dec 21, 1906. 6:1623-63 and 64. A \$20,000—\$52,000.
other consid and 100
- 118th st, Nos 14 and 16, s s, 210 e 5th av, 50x100.11, two 5-sty brk tenements. Herman Hoffnung to Albert N Maas. Mort \$49,000. Dec 20. Dec 21, 1906. 6:1623-63 and 64. A \$20,000—\$52,000.
other consid and 100
- 119th st, No 319, n s, 206.9 e 2d av, 18.3x100.11, 4-sty stone front tenement. Edward Dorf et al to Johanna Ryan. Mort \$11,000. Dec 12. Dec 21, 1906. 6:1796-10. A \$4,300—\$10,000.
other consid and 100
- 119th st, No 34, s s, 532 e Lenox av, 18x100.11, 3-sty and basement brk dwelling. Morris Levy to Herman Lubetkin and Simon Epstein. Mort \$13,000. Dec 20. Dec 22, 1906. 6:1717-50½. A \$7,500—\$13,000.
other consid and 100
- 120th st, No 118, s s, 215 e Park av, 25x100.10.
120th st, No 120, s s, 240 e Park av, 25x100.10.
two 5-sty brk tenements.
Keba Chodorov to Simon Tannenbaum. Mort \$36,000. Dec 20. Dec 21, 1906. 6:1768-62 and 63. A \$14,000—\$38,500. 100
- 120th st, Nos 118 and 120, s s, 215 e Park av, 50x100.10, two 5-sty brk tenements. Simon Tannenbaum to Phoebe Solomon. ½ part. Mort \$51,000. Dec 20. Dec 22, 1906. 6:1768-62 and 63. A \$14,000—\$38,500. nom
- 120th st, No 344, s s, 150 w 1st av, 20x100.11, 3-sty brk dwelling. Annie Geary to Vincenzina Merola and Teresina Satriale. Mort \$5,000. Dec 27, 1906. 6:1796-35. A \$4,800—\$8,500. 100
- 122d st, No 214, s s, 190 w 7th av, 15x100.11, 3-sty and basement stone front dwelling. Frank Wanier to Katie M wife of Edw A Grenzbach. B & S. Dec 24. Dec 26, 1906. 7:1927-41½. A \$6,600—\$13,000. gift
- 122d st, No 423, n s, 271.3 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Richard Bondy to Minnie and Eliza Woodle. Q C. Dec 20. Dec 26, 1906. 6:1810-11½. A \$3,300—\$6,000. nom
- 123d st, No 321, n s, 218 e 2d av, 18x100.11, 3-sty stone front dwelling. John McKee to Helen L Sullivan, of Coytesville, N J. Mort \$2,500. Dec 26. Dec 27, 1906. 6:1800-10. A \$3,500—\$6,500. nom
- 123d st, No 22, s s, 134.3 e Lenox av, 16.3x100.11, 3-sty and basement stone front dwelling. Frank Wanier to Julia A wife of Fredk N Whitehorne. B & S. Dec 24. Dec 26, 1906. 6:1721-28. A \$8,000—\$13,500. gift
- 126th st, No 249, n s, 325 s e 8th av, 25x99.11, 4-sty stone front tenement. Louis and Alex U Zinke to Dennis McEvoy. Mort \$13,000. Dec 3. Dec 24, 1906. 7:1932-14. A \$11,000—\$17,500.
other consid and 100
- 126th st, No 118, s s, 212.6 w Lenox av, 18.9x99.11, 3-sty and basement stone front dwelling. Samuel S Sherwood to Cora H Hollingsworth widow 2-6 parts, Eliz S wife Alfred L Donaldson, of Saranac Lake, N Y, and Susan T, Lucy B and Cora H, Jr, Hollingsworth, all of N Y, each 1-6 part. C a G. Mort \$10,000. June 6, 1905. Dec 21, 1906. 7:1910-42. A \$11,200—\$15,500. nom
- 127th st, No 160, s s, 100 e 7th av, 25x99.11, 4-sty brk tenement. Julius Grossman to Adolph Grossman. Mort \$15,000. Dec 20. Dec 21, 1906. 7:1911-59. A \$11,000—\$16,000.
other consid and 100
- Same property. Adolph Grossman to Julius Grossman, of Yonkers, N Y. Mort \$15,000. Dec 20. Dec 21, 1906. 7:1911. other consid and 100
- 131st st, No 37, n s, 460 w 5th av, 25x99.11, 5-sty brk tenement. Helene Bouffartigue to John C Mayforth. Mort \$21,500. Dec 17. Dec 21, 1906. 6:1729-18. A \$10,000—\$23,000.
other consid and 100
- 133d st, Nos 537 to 543, n s, 400 w Amsterdam av, 100x99.11, two 6-sty brk tenements. Belwood Realty Co to Peter Korn. Mort \$118,500. Dec 27, 1906. 7:1987-13 and 15. A \$26,000—P \$43,000.
other consid and 100
- 135th st, Nos 124 and 126, s s, 350 e 7th av, 50x91.3x62.3x128.3, 6-sty brk tenement and store. FORECLOS (Dec 13). Robt E McDonnell ref to David Shaff and Samuel J Silberman. Dec 21. Dec 24, 1906. 7:1919-48. A \$24,700—P \$55,000. 16,750
- 135th st, No 184, s s, 125 e 7th av, 25x99.11, 4-sty brk tenement. Mort \$16,000.
- 135th st, No 183, n s, 125 e 7th av, 25x99.11, 4-sty brk dwelling. Mort \$12,000.
Max Marx to Frieda Lewin. Dec 24, 1906. 7:1919-58. A \$12,000—\$17,000; 1920-7. A \$12,000—\$18,000.
other consid and 100
- 135th st, n s,
136th st, s s,
Bloomingdale road, e s, closed,
Bloomingdale road, w s, closed,
The City of New York to Chelsea Realty Co. Q C. All title. Dec 18. Dec 24, 1906. 7:1988. nom
- 137th st, No 128, s s, 350 w Lenox av, 25x99.11, 5-sty stone front tenement. William Ose to John Schreyervogel, of Albany, N Y. Mort \$25,000. Nov 1. Dec 24, 1906. 7:1921-48. A \$10,000—\$23,000.
other consid and 100
- 138th st, No 227, n s, 312.6 w 7th av, 17x99.11, 3-sty brk dwelling. Oliver Hart to Lillian G wife of said Oliver Hart. Mort \$5,000. Dec 22. Dec 24, 1906. 7:2024-19. A \$5,000—\$10,000. nom
- 140th st, s s, 253.4 w 7th av, 76.8x99.11, two 6-sty brk tenements. Release mort. Equitable Life Assurance Soc of the U S to Harris and Abraham Cohen. Dec 26. Dec 27, 1906. 7:2025-44 and 46. A \$23,000—\$. 26,600
- 142d st, s s, 450 w 8th av, 50x99.11, together with s ½ of st now discontinued. Augustin Hyland et al to Frances Mendelson. All title. Q C. Nov 7. Dec 22, 1906. 7:2051. nom
- Same property. Joseph Hyland to same. C a G. Nov 8. Dec 22, 1906. 7:2051. nom
- 146th st, No 462, s s, 240 e Amsterdam av, 20x99.11, 4-sty brk tenement. Wilhelmina Goeltz to Eliz K Stederoth. B & S. All liens. Feb 13, 1902. Dec 26, 1906. 7:2060-54½. A \$4,800—\$11,000. nom
- 148th st, s s, 325 w 7th av, 25x99.11, 6-sty brk tenement and store. Henry Fulle to Tillie and Diedrich Fulle. Mort \$28,500. Dec 18. Dec 21, 1906. 7:2033-47. A \$7,000—P \$17,000. nom
- 160th st, n s, 100 e Broadway, 265x99.11, six 5-sty brk tenements. Release mort. Chas M Rosenthal to Isaac Kleinfeld. Dec 21. Dec 22, 1906. 8:2119-58 to 68. A \$106,000—\$. 7,500
- 179th st, Nos 507 and 509, n s, 100 w Amsterdam av, 83.4x100, two 5-sty brk tenements. Thomas Mulligan to Joseph E Marx. B & S. Mort \$51,000. Dec 3. Dec 26, 1906. 8:2152-56 and 58. A \$20,000—\$50,000.
other consid and 100
- 183d st, s s, 100 e St Nicholas av, 75x104.11, vacant. Albert Cavanaugh to the White Construction Co. C a G. Mort \$25,000. Dec 26. Dec 27, 1906. 8:2154-43. A \$22,500—\$22,500.
other consid and 100
- 186th st, n s, 200 w Audubon av, 50x114.10, 5-sty brk tenement. Stephen J Egan to John H Murphy and Wm R Bohmert. Mort \$40,000. Dec 20. Dec 21, 1906. 8:2157-96. A \$12,000—P \$25,000.
other consid and 100
- Amsterdam av, No 160 | n w cor 67th st, 25.5x75, 5-sty brk tenement and store. Thos C Jordan to Peter Doelger. Mort \$28,000. Dec 26. Dec 27, 1906. 4:1159-29. A \$22,000—\$36,000.
other consid and 100
- Amsterdam av, Nos 1521 to 1527, n e cor 135th st, 99.11x100, two 6-sty brk tenements and stores. Release of priority of two mort. Wilson M Powell to Elihu Root and Carlos M de Heredia as TRUSTEES, &c, Henry H Cook. Dec 21, 1906. 7:1972-1 and 4. A \$50,000—\$. nom
- Amsterdam av, No 2414 | s w cor 180th st, 25x100, vacant. Edmund A Hurry to Louis Bernstein. Dec 20. Dec 22, 1906. 8:2152-16. A \$17,000—\$35,000.
other consid and 100
- Amsterdam av, Nos 1430 and 1432, on map No 1432, w s, 24.11 s 131st st, 37.6x100, 6-sty brk tenement and store. Simon Shapiro to David Chernoff. ½ right, title and interest. Mort \$52,000. Dec 19. Dec 22, 1906. 7:1985-35. A \$15,000—P \$25,000.
other consid and 100
- Amsterdam av, Nos 1500 to 1518 | w s, extends from 134th st to 134th st, No 501 | 135th st, 199.10x100, five 6-sty 135th st, No 500 | brk tenements and stores. Release and cancellation of contract recorded Dec 13, 1905. Fleischmann Realty and Construction Co to Interborough Building Co. Dec 21. Dec 24, 1906. 7:1988-29. A \$105,000—\$. nom
- Av A, w s, 25.10 s 91st st, 0½x94. Release mort. Jacob Schlosser to Moses Selig. Dec 15. Dec 21, 1906. 5:1570. nom
- Av B, No 1602 | w s, 25.11 n 82d st, 25.5x98, 5-sty brk tenement and store. Wilhelmina Goeltz to Eliz K Stederoth. B & S. All liens. Feb 13, 1902. Dec 26, 1906. 5:1579-24. A \$7,000—\$17,500. nom
- Av B, No 103, e s, 60.8 s 7th st, 20.2x93, 4-sty brk tenement and store. Eli Levy et al to Simon Ellinger. Mort \$12,000. Dec 26. Dec 27, 1906. 2:389-6. A \$16,000—\$18,000.
other consid and 100
- Bowery, Nos 254 and 256, w s, 210.11 n Prince st, 41.7x91x41.11 x92.3, two 3-sty brk tenements and stores. Caroline Bookman et al EXRS Jacob Bookman to Harcourt Realty Co. Dec 26. Dec 27, 1906. 2:507-37. A \$34,000—\$43,000. 10,000
- Bloomingdale road, all right, title and interest to strip bounded s by n s 120th st, n by s s 126th st, e by w s Broadway and w by Claremont av, except strip described in deed made by party 1st part et al to Alois Gutwillig and recorded Feb 9, 1904, as follows: Bounded n by s s 125th st, e by w s land Alois Gutwillig, w by e l said old road, s by line 104.4 s 125th st, being east ½ said old road, abt 34x104.4; also except: Bloomingdale road, n e cor 125th st, runs w — to e l Bloomingdale road x n — to w s Broadway x s — to e s Bloomingdale road x s — to beginning. Margt A Robert DEVEISEE Margt C Lawrence to Jeanne E Birge, of Falls Church, Fairfax Co, Va. All title. B & S. Aug 15. Dec 21, 1906. 7:1992 and 1993.
other consid and 100
- Same property. Cathalena C Mercer HEIR Sophia Mercer to Harry C Birge, of Falls Church, Va. All title. B & S. Aug 15. Dec 21, 1906. other consid and 100
- Broadway's w cor 144th st, 99.11x150, vacant. PARTITION. Oct 144th st | 25, 1906. Chas T Terry referee to Louisa and Daisy E Booss, of Long Branch, N J. Nov 26. Dec 21, 1906. 7:2090-33 to 36. A \$54,000—\$54,000. 104,700
- Broadway, s w cor 137th st, 99.11x125, vacant. PARTITION. Oct 25, 1906. Chas T Terry referee to Louisa and Daisy E Booss, of Long Branch, N J. Nov 26. Dec 22, 1906. 7:2002-47 to 50. A \$67,000—\$67,000. 111,500
- Broadway n e cor 215th st, 207.1 to 216th st, 43.3 to 10th av, 10th av x199.10x97.9, vacant. Release claims, &c, as to Ele-215th st | vated R R, &c. Bridget Livingston et al INDIVID 216th st | and as EXRS Bernard Goodwin to the City of New York. Nov 30. Dec 24, 1906. 8:2232-18. A \$28,000—\$28,000. 2,000
- Broadway, No 486 | s e cor Broome st, 24x100x25x100, 6-sty brk Broome st, No 437 | loft, office and store building. Elihu Root and ano EXRS, &c, Henry H Cook to Wm W Astor. Nov 19. Dec 21, 1906. 2:473-14. A \$140,000—\$175,000. 190,000
- Convent av | n e cor 140th st, 199.10 to s s 141st st x95, vacant. 140th st | Surety Realty Co to Josephine C Gillies. 1-5 part. 141st st | Mort \$71,200. Dec 13. Dec 22, 1906. 7:2049-1. A \$85,000—\$85,000. 100
- Edgecombe av, s w cor 142d st, former line, runs w 110.10 to e c 1 Old Kingsbridge road x n 30 to e l 142d st x e 107.2 to av x s 30.5 to beginning, vacant. Mary Agramonte to Frances Mendelson. Dec 18. Dec 22, 1906. 7:2051-22 and 23. A \$5,000—\$5,000.
other consid and 100
- Same property. Release covenants, &c. Frances Mendelson to Mary Agramonte. Dec 19. Dec 22, 1906. 7:2051. nom
- Lexington av, No 655, s e cor 55th st, 20x63, 4-sty stone front dwelling. Mary J McDonald to S Morgan Barber. Mort \$23,500. Dec 21. Dec 22, 1906. 5:1309-50. A \$22,000—\$27,000.
other consid and 100
- Lexington av, No 319, e s, 42.8 n 38th st, 20x80, 3-sty stone front dwelling. Herbert W Wootton to Florence R wife of Herbert W Wootton. Mort \$. Dec 22. Dec 24, 1906. 3:894-24. A \$22,000—\$26,000. nom
- Madison av, Nos 1772 and 1774, w s, 60 n 116th st, 40.11x110, two 5-sty brk tenements. Julian Benedict to Joseph Mayer-son. Mort \$51,696.15. Oct 8. Dec 21, 1906. 6:1622-16 and 17. A \$28,000—\$44,000.
other consid and 100
- Madison av, No 229 | s e cor 37th st, 65.10x157 to 18-ft alley, 37th st, No 24 | 4-sty stone front dwelling and 2-sty stone front stable on st. John P Morgan to John P Morgan Jr. B & S. Jan 11, 1906. Dec 21, 1906. 3:866-58. A \$435,000—P \$560,000.
other consid and 100

- Park av, No 1801 | n e cor 124th st, 25x90, 3-sty frame
124th st, Nos 101 to 105 | tenement and store and 1-sty brk
extension. Release claims as to Park av viaduct. James Eve-
rard to N Y & Harlem R R Co and the N Y C & H R R Co.
Dec 14. Dec 21, 1906. 6:1773-1. A \$18,000-\$26,000.
other consid and 100
- Park av, No 1980 | n w cor 133d st, 24.10x86, 5-sty brk tene-
133d st, Nos 65 and 67 | ment and store. Release claims, &c, as
to Park av viaduct. Annie Hirsh to N Y & Harlem R R Co and
the N Y C & H R R R Co. Dec 17. Dec 21, 1906. 6:1758-
33. A \$9,000-\$10,000.
Same property. Release mort as to easement. Addison Brown
EXR and TRUSTEE Chas H Noyes to same. Dec 14. Dec 21,
1906. 6:1758. nom
- Park av, No 1726, w s, 75.6 n 120th st, 25.5x100, 4-sty brk tene-
ment and store. Moritz Cassirer to Mary Kelly. Mort \$13,000.
Dec 21. Dec 22, 1906. 6:1747-17. A \$7,000-\$13,500.
other consid and 100
- Park av, No 1712, w s, 24.11 s 120th st, runs w 30 x s 0.2 3/4 x w
59.11 x s 25.2 x e 89.11 to av, x n 25.5, 5-sty brk tenement
and store. Yetta Sloves to Jennie Goldstein. Mort \$22,000.
Dec 24. Dec 26, 1906. 6:1746-39. A \$7,000-\$20,000. nom
- St Nicholas av, No 161 | n w cor 118th st, 32.3x102.3x27.6x119.2,
118th st, Nos 261 to 265 | 5-sty brk tenement and store. Henry
Goldwater to Jacob Rieper. Mort \$40,000. Dec 19. Dec 22,
1906. 7:1924-13. A \$25,000-\$47,000. other consid and 100
- West End av, No 311, w s, 82.2 s 75th st, 20x100.
West End av, w s, adj above on north.
Party wall agreement. Wm E D Stokes with Caroline C Leay-
craft. Dec 24. Dec 27, 1906. 4:1184. nom
- West End av, No 700, n e cor 94th st, 42.2x100x40.4x100, 5-sty
brk tenement. David M Samuels to James H McHeffey. Mort
\$72,000. Dec 20. Dec 21, 1906. 4:1242-1. A \$35,000-\$75,
000. other consid and 100
- West End av, No 700, n e cor 94th st, 42.2x100x40.4x100, 5-sty
brk tenement. James H McHeffey to John Palmer. Mort \$72,-
000. Dec 20. Dec 21, 1906. 4:1242-1. A \$35,000-\$75,000.
other consid and 100
- West End av, No 279 | s w cor 73d st, 24.4x95, 4-sty and base-
73d st, No 300 | ment stone front dwelling. CONTRACT.
Henry A Vail by Henry S Brooks, Jr, atty, with Wm H Moffitt.
Mort \$60,000. Dec 21. Dec 24, 1906. 4:1184-19. A \$38,000-
-\$60,000. 86,000
- 1st av, Nos 2299 and 2301, w s, 50.10 n 118th st, 50x100, 6-sty
brk tenement and store. Harris Mandelbaum et al to Saul
Wallenstein. B & S and C a G and confirmation deed. Dec 20.
Dec 27, 1906. 6:1795-26. A \$15,500-P \$20,000.
other consid and 100
- 1st av, No 1367, w s, 77.2 n 73d st, 25x100, 4-sty brk tenement
and store. Henry A Lee to James S Driscoll, of Jersey City, N J.
Mort \$12,000. Nov 12. Dec 27, 1906. 5:1448-26. A \$12,500-
-\$18,500. exch
- 1st av, No 1367, w s, 77.2 n 73d st, 25x100, 4-sty brk tenement
and store. James S Driscoll to John Harrison, of Brooklyn.
Mort \$12,000. Nov 19. Dec 27, 1906. 5:1448-26. A \$12,500-
-\$18,500. exch
- 1st av, No 24, e s, 44 s 2d st, runs s 23 x e 100 x n 17 x again n
6.1 x w 99.1 to beginning, 3-sty brk tenement. Alex P Kaplan
to Kassel Kaplan. All liens. Dec 26, 1906. 2:429-8.
A \$15,000-\$17,000. other consid and 100
- 1st av, No 100 | n e cor 6th st, 16.6x70, 4-sty brk tene-
6th st, Nos 401 and 403 | ment and store. CONTRACT. Magdalena
Erzer with Solomon Reiner. Mort \$26,500. Nov 20. Dec 26,
1906. 2:434-1. A \$12,000-\$20,000. 31,500
- 1st av, Nos 1921 and 1923, n w cor 99th st, 40.11x100, 6-sty brk
tenement and store. Isaac Kleinfeld et al to Frank Steyskal and
Joseph Pokstefl. Mort \$40,000. Dec 26. Dec 27, 1906. 6:1671
-23. A \$17,000-P \$20,000. other consid and 100
- 1st av, No 1220 | s e cor 66th st, 25x100, 6-sty brk tene-
66th st, Nos 400 and 402 | ment and store. Delphine I Schwartz to
Alfred Lewis. Mort \$37,500. Nov 26. Dec 21, 1906. 5:1460
-47. A \$15,000-\$38,000. nom
- 2d av, No 980, e s, 25.5 s 52d st, 25x100, 4-sty brk tenement
and store. Marie Bock to Andrew Kopke. 1/2 part. B & S.
Nov 13. Dec 26, 1906. 5:1344-50. A \$14,000-\$18,000.
other consid and 100
- 3d av, No 338. Consent of mortgagee to release of easements, &c.
Haaren & Meinken to Manhattan Railway Co, the Interborough
Rapid Transit Co and the N Y Elevated R R Co. June 30. Dec
27, 1906. 3:880. nom
- Same property. Similar release by mortgagee Miriam Glass to
same. July 10. Dec 27, 1906. 3:880. nom
- Same property. Similar release by mortgagee. U S Savings Bank
to same. July 5. Dec 27, 1906. 3:880. nom
- Same property. Similar release by mortgagee of two mortgs.
Charles Dorn and ano to same. July 23. Dec 27, 1906. 3:880.
nom
- 3d av, No 336. Consent of mortgagee to release of easement, &c.
Title Guarantee and Trust Co to Manhattan Railway Co, the In-
terborough Rapid Transit Co and the N Y Elevated R R Co. July
6. Dec 27, 1906. 3:880. nom
- 3d av, Nos 327 to 331, e s, 73.11 n 24th st, 49.3x97.7x48.7x97.7,
three 3-sty brk tenements and stores and 2-sty brk rear bldg.
Chauncey B Maxwell and ano by Sarah J Maxwell to Morris E
Gossett. B & S. Dec 27, 1906. 3:905-59. A \$38,000-\$42,-
000. 51,000
- Same property. Morris E Gossett to Marks and Jacob Rosenberg
and Harry Sandler. B & S. Mort \$35,000. Dec 27, 1906. 3:-
905. other consid and 100
- 3d av, Nos 336 and 338 | s w cor 25th st, 42x61.10x42x62, 5-sty brk
25th st, No 162 | hotel. Release claims, &c, as to 3d track
on Elevated R R. Charles Braaf to Interborough Rapid Transit
Co, the N Y Elevated R R Co and the Manhattan Railway Co.
June 19. Dec 27, 1906. 3:880. 1,050
- Same property. Consent of mortgagee of two mortgs to above re-
lease. Beadleston & Woerz to same. June 29, 1906. Dec 27,
1906. 3:880. nom
- 3d av, No 1791, e s, 100.11 s 100th st, 25.2x105, 5-sty brk tene-
ment and store. Fannie Wolchok to Israel Wolchok. All liens.
April 20. Dec 24, 1906. 6:1649-4. A \$13,500-\$25,000. nom
- 5th av, No 801, e s, 29.9 n 61st st, 22.10x98, 5-sty stone front
dwelling. Helen C Bostwick to Albert C Bostwick, of Mama-
roneck, N Y. 1/2 part. All title. Dec 21. Dec 22, 1906. 5:1376
-2. A \$160,000-\$185,000. gift
- 5th av, No 324, w s, 65.10 n 32d st, 15.11x100, 5-sty brk building
and store. Samuel Kurzman to Michael Kurzman. Mort \$175,-
000. Dec 20. Dec 21, 1906. 3:834-43. A \$145,000-\$155,-
000. other consid and 1,000
- 6th av, Nos 826 to 830 | s e cor 47th st, 70x22, 4-sty brk tenement
47th st, No 80 | and store. PARTITION. Nov 19, 1906.
Morris J Hirsch referee to Thos J Goodwin. Dec 21, 1906. 5:1262
-75. A \$55,000-\$60,000. 91,000
- 6th av, No 399, w s, 74 n 24th st, 20.5x100, 4-sty brk building and
store. PARTITION. Nov 19, 1906. Morris J Hirsch referee
to Henry Hesse. Dec 21, 1906. 3:800-41. A \$54,000-\$60,000.
90,750
- 6th av, No 783, w s, 75.6 n 44th st, 25x100.
6th av, No 785, w s, 75.5 s 45th st, 25x100.
two 4-sty brk tenements and stores.
Morrison Rogers and ano INDIVID and EXRS Samuel F Burns
to Susie E Fitchett, Emily E Burns and Annie E de Camp. Dec
20. Dec 24, 1906. 4:997-32 and 33. A \$90,000-\$120,000.
nom
- 7th av, Nos 2509 and 2511, e s, 79.10 n 145th st, 40x100, 6-sty
brk tenement and store. Fleischmann Realty and Construction
Co to Isidor Isaac. Mort \$40,000. Dec 12. Dec 24, 1906. 7:-
2014-4. A \$9,000-\$-. other consid and 100
- 8th av, Nos 629 and 631, w s, 49.5 s 41st st, 49.4x100, two 4-sty
brk and stone buildings and stores. Jacob H Schiff et al HEIRS,
EXRS, &c, Solomon Loeb to Jacob H Schiff. 1/2 part. Oct 19,
1905. Dec 24, 1906. 4:1031-33 and 34. A \$81,000-\$100,-
000. 100
- Same property. Jacob H Schiff et al HEIRS, EXRS, &c, Solomon
Loeb to Morris Loeb, Isaac N Seligman and Felix M Warburg. 1/2
part. Oct 20, 1905. Dec 24, 1906. 4:1031. 100
- Same property. John W Fink et al to Jacob H Schiff, Morris
Loeb, Isaac N Seligman and Felix M Warburg, joint tenants. B
& S. Nov 24, 1906. Dec 24, 1906. 4:1031. nom
- Same property. Morris Loeb et al to Edward Hart Realty Co.
Nov 16, 1906. Dec 24, 1906. 4:1031. nom
- 8th av, No 905, owned by party 1st part.
8th av, No 907, owned by party 2d part.
54th st, Nos 300 and 302, owned by party 2d part.
Encroachment and boundary agreement. John H Ireland with
Joseph W Hennessy. Dec 13. Dec 27, 1906. 4:1044. —
- 9th av, n e cor 206th st, 24.11x100, vacant. Andrew J Larkin to
Jacob Rosborg, of Brooklyn. Q C and correction deed. Dec
19. Dec 22, 1906. 8:2187-1. A \$5,000-\$5,000. nom
- 12th av/w s, at n s 138th st, if extended, runs w 300 x n 199.10
138th st | to s s 139th st, if extended, x e 300 to 12th av x s
139th st | 199.10 to beginning, with all title to 12th av, bet above
and the w line of right of way of N Y C & H R R R and to land
under water, &c. Title Guarantee & Trust Co as TRUSTEE
Annie D Coffey to The Guaranty Trust Co of N Y. 1/4 part. B &
S and C a G. Dec 21. Dec 22, 1906. 7:2101-13. A \$8,000-
\$8,000. other consid and 1,000
- Same property. Mary E Sammis and ano to same. 1/2 part. B & S
and C a G. Dec 20. Dec 22, 1906. 7:2101. other consid and 1,000
- Same property. Title Guarantee & Trust Co as TRUSTEE Chas
S Develin to same. 1/4 part. B & S and C a G. Dec 21. Dec
22, 1906. 7:2101. other consid and 1,000
- 12th av, w s, extends from 47th to 48th st, 200.10x100 to bulkhead.
Permission to erect coal handling plant. The City of New York
(Dept of Docks) with D Grieme Coal Co and estate of Bradish
Johnson. Nov 3, 1902. Dec 22, 1906. 4:1108-8. A \$75,000-
-\$85,000. —
- Bulkhead, bet 36th and 37th sts, East River. Permission to con-
struct coal pocket. E Ellery Anderson et al with the City of
New York by the Board of Docks. Nov 1, 1901. Dec 22, 1906.
3:968. —
- Bulkhead, North River, between 48th and 49th sts. Permission to
erect a steel shed. The City of New York (Dept of Docks) with
N Y City Milling Co. Oct 18, 1902. Dec 22, 1906. 5:1360. —
- East River, between n s 39th st, and s s 40th st. Permission to
construct and maintain bulkhead. The City of New York (Dept
of Docks) with N Y Edison Co. May 5, 1905. Dec 22, 1906.
3:971. —
- East River, 225 w Jackson st, runs e 80 and extending out shore 60
ft. Permission to erect bulkhead platform. The John Simmons
Co with the City of New York by Board of Docks. June 5, 1901.
Dec 22, 1906. 1:242. —
- Old Crib bulkhead, North River, between 38th and 39th sts. Per-
mission to erect a shed. The City of New York (Dept of Docks)
with Swift & Co and Penn R R Co. Feb 25, 1903. Dec 22, 1906.
3:870. —
- Old Pier 32 or James slip Pier, East River.
Old Pier 33 or Oliver st Pier, East River.
with wharfage and bulkhead rights, &c.
Order appointing Thos C Dunham, Ferral C Diminey and Geo C
Clark as commissioners of estimate in matter of application of
the City of N Y by Commissioner of Docks relative to acquir-
ing right and title and possession for improvement of the wa-
ter front, &c. Dec 18. Dec 27, 1906. 1:240 and 73. —
- Parcel No 27 1/4 on damage map to open 182d st from Amsterdam av
to Kingsbridge road. Release curtesy, &c. Samuel Cragin to
Florence A. Jane H and Eliz S Cragin. Oct 14, 1898. Dec 21,
1906. 8:2155. nom
- Parcel No 2 on damage map to acquire title to lands on n s 41st
st and s s 42d st, bet 2d and 3d avs for school purposes. Re-
lease mort. Mary Dymock to the City of New York. July 5.
Dec 21, 1906. 5:1315. nom
- Parcel No 2 on damage map to acquire land for school on n s 41st
st and s s 42d st, bet 2d and 3d avs. Release mort. Leo Stirn
et al to the City of New York. July 12. Dec 21, 1906. 5:1315.
10,000
- Pier 46 near foot Van Brunt st, E R, Brooklyn. Permission to
erect shed. The City of New York (Dept of Docks) with N Y
Dock Co. Oct 4, 1902. Dec 22, 1906. 2:611 and 612, Brook-
lyn. —
- Pier 37, Atlantic Basin, Brooklyn. Permission to erect a steel
shed. The City of New York (Dept of Docks) with N Y Dock
Co. Feb 19, 1902. Dec 22, 1906. 2:515. —
- Pier 32 near foot of DeGraw st of Brooklyn. Permission to erect
shed. The City of New York (Dept of Docks) with N Y Dock
Co. Oct 4, 1902. Dec 22, 1906. 2:317, Brooklyn. —
- Pier 5, East River, Brooklyn. Permission to erect shed. The
City of New York (Dock Dept) with New York Dock Co. Oct
4, 1902. Dec 22, 1906. 1:199, Brooklyn. —

MISCELLANEOUS.

Appointment of trustee in estate Henry Elderd. Margaret El-
derd to Lewis M Isaacs as TRUSTEE of Pelham, N Y. Dec 24,
1906. nom

BOROUGH OF THE BRONX.

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

- *Birch st, w s, 25 n Chester av, 75x100.
Cedar st, e s, 633.6 n Boston road, 75x90, Seneca Park.
Aaron Reder to Joseph Leitner and Charles Kreymborg. Mort \$10,000. Dec 24, 1906. other consid and 100
- *Birch st, w s, 25 n Chester av, 75x100.
Cedar st, e s, 633.6 n Boston road, 75x90, Seneca Park.
Emma L Shirmer to Aaron Reder. Dec 20. Dec 21, 1906. nom
- *Catherine st, s e s, being s w 1/2 of lot 240, map Washingtonville, 25x100. Release Mort. North side Bank of Brooklyn to the City of New York. Aug 20. Dec 21, 1906. nom
- *Catharine st, s w cor 239th st, 150x100.
Catharine st, w s, 250 s 239th st, 150x100.
Marian st, w s, 172 s 239th st, 137x145.3.
Marian st, w s, abt 346 s 239th st, 81.7x—x—; also gores B and C map South Washingtonville.
CONTRACT. Magdalena Herrmann with Wm W Penfield, undivided interest. All liens. Oct 19. Dec 24, 1906. 2,666
- *Same property. CONTRACT. Henry Herrmann with same. Oct 19. Dec 24, 1906. 2,666
- *Cedar st, w s, 100 s Chester av, 125x100.
Birch st, w s, 25 n Chester av, 75x100.
Chester av, n e cor Cedar st, if extended, 75x90.
Release mort. George A Meyer TRUSTEE John J Palmer to Emma L Shirmer. Dec 20. Dec 21, 1906. nom
- *Dean st, s w cor Barkley av, 25x100. Emil N Sorgenfrei to Charles Ringelstein. Mort \$900. Dec 19. Dec 21, 1906. other consid and 100
- Elsmere pl, n s, 112.4 e Prospect av, 25x100, vacant. Marcus Nathan to Victoria D'Andrea. Mort \$1,000. Dec 24, 1906. 11:2956. other consid and 100
- Fox st, No 564, s s, 318.11 e Prospect av, 40x109, 5-sty brk tenement. Joseph Leitner et al to Aaron Reder. Mort \$28,000. Dec 24, 1906. 10:2683. nom
- *Garfield st, e s, 100 n Columbus av, 25x100. Charles Schaefer to First Van Nest Hebrew Congregation. Mort \$1,400. Dec 26, 1906. nom
- *Hancock st, w s, 105.9 s Morris Park av, 45x100.
Morris Park av, s w cor Hancock st, 25x—x25x105.6. Felix Ferago to Maria wife of Felix Ferago. Nov 24. Dec 24, 1906. other consid and 100
- *Halsey pl, s e cor Green av. 100x100. Ashbel G Vermilye to Thos E Vermilye. Dec 20. Dec 21, 1906. nom
- *Kinnear pl, e s, 210 s Halsey pl, — x —, and being lots 98 to 102. Map Cebrie Park. Samuel W Baldwin to Jennie McDermott. Mort \$180. Aug 24, 1903. (Re-recorded from Aug 25, 1903). Dec 21, 1906. nom
- *Madison st, w s, 125 s Columbus av, 25x100. Release mort. George Hauser to Victoria D'Andrea. Dec 22, 1906. Dec 24, 1906. 500
- *Matthews st, w s, 20 Os Morris st, 50x100. Adeo Park Realty Co to Eliz A Riedinger. Dec 18. Dec 21, 1906. other consid and 100
- Same property. Eliz A Riedinger to Joseph Richke. Mort \$900. Dec 19. Dec 24, 1906. nom
- *Madison st, w s, 125 s Columbus av, 25x100. Victoria D'Andrea to Marcus Nathan. Mort \$3,000. Dec 22. Dec 24, 1906. other consid and 100
- Parkside pl, w s, 154.11 n 207th st, 50x90, vacant. Fannie Cannon to Wm L Morgan. Dec 26, 1906. 12:3355.
- *Roselle st, w s, 31.8 s Poplar st, 50x122.3x55.10x97.5. Henry C Gantert to Norma Duryea. C a G. May 1, 1905. Dec 24, 1906. 100
- *Roland st, parcels Nos 116 and 116a on damage map to open Westchester av, from Bronx River to Main st. Mary MacNichol to the City of New York. Sept 12. Dec 21, 1906. nom
- *Roland st, late Westchester av, — n s, being parcel No 116 on damage map to open Westchester av, from Bronx River to Main st. Release mort. Mary MacNichol to the City of New York. Aug 18. Dec 21, 1906. nom
- *Roland st, parcel No 116 on damage map to open Westchester av, from Bronx River to Main st. Release dower. Margaret MacNichol widow to the City of New York. Aug 23. Dec 21, 1906. nom
- *Sheil st, s s, 250 w 6th av, 50x100, Laconia Park. Louis Meyn to Katharine Meyn. B & S. Dec 27, 1906. other consid and 100
- *Walnut st, w s, 200 n Syracuse av, 100x100, East and Westchester. Walter W Taylor to The City and County Contract Co. May 29. Dec 22, 1906. 3,200
- *7th st, s s, 105 w Av C, 100x108, Unionport. Marcus Nathan to Jacob Cohen. Mort \$2,500. Dec 24, 1906. other consid and 100
- *9th st, s s, 205 e Av D, 50x108, Unionport. Minnie K wife of Fred C Van Kirk to Philip Kaufman. Mort \$1,000. Dec 26. Dec 27, 1906. other consid and 100
- *13th st | s s, 305 w Av E, 200x216 to n s 12th st, Unionport.
12th st | Peter Handibode, Jr, to David C Goldenberg. Mort \$7,000. Dec 20. Dec 21, 1906. nom
- *13th st, s s, 205 w Av E, 100x108, Unionport. Peter Handibode Jr to David C Goldenberg. Mort \$2,300. Dec 20. Dec 21, 1906. nom
- *14th st, s s, 255 w Av D, 50x216 to 13th st, Unionport. Harry J Hunt et al children and HEIRS Nellie Hunt to Saml Monks. 1-8 part. All title. All liens. Dec 22. Dec 24, 1906. other consid and 100
- 135th st, No 537, n s, 225 e Lincoln av, 25x100, 4-sty brk tenement. Simon Schwartzberg to Sam Gordon. Mort \$10,375. Mar 2, 1905. (Re-recorded from Mar 2, 1905. Dec 21, 1906. 9:2311. other consid and 100
- 138th st | s s, 118.2 e Cypress av, runs s — x w — x s 100 to n s
137th st | 137th st x e 100 x n 200 to 138th st x w 99.10 to beginning, vacant.
- 138th st, s s, 218 e Cypress av, runs s 200 to n s 137th st x w 100 x n 100 x e 0.1 x n 100 to 138th st x e 99.10 to beginning, vacant.
David L Weil to Samuel and Harry Strasbourger. 1-3 part. Mort \$40,000. Dec 24. Dec 26, 1906. 10:2566. nom
- 139th st, Nos 556 to 562, s s, 75 w Alexander av, 75x100, four 4-sty brk tenements. John Demarest Jr to Chester A Luff, Newark, N J. 1/2 part. All title. Mort \$500. Dec 22. Dec 24, 1906. 9:2314. nom
- 149th st, No 515, n s, 170.8 e Morris av, 24.9x80, 3-sty brk building and store. Release dower. Filomena B Mannello to Madda lena Tacinelli. Dec 18. Dec 26, 1906. 9:2331. nom
- 152d st, No 483, n s, 100 w Morris av, 25x100, 2-sty frame dwell'g. Louis Donatell to Michael Martucci, 1/2 part, all title. Dec 19. Dec 21, 1906. 9:2442. nom
- 162d st, No 1020, s s, 211.7 e Prospect av, old line, runs s — x s e — x n 111.9 to st x w 5 to beginning.
- 162d st, s s, 216.7 e Prospect av, old line, runs s 111.9 x s e 20.10 x e — x n — to st x w 25 to beginning, 2-sty frame dwelling. Ellen H French to Grace M French. Mort \$4,500. Oct 29. Dec 24, 1906. 10:2690. nom
- 163d st, No 967, n s, 36.11 e Tinton av, 21x52.3x21x51.1, 3-sty frame dwelling. Nathan Goldstein to Mary Machson. All liens. Dec 26. Dec 27, 1906. 10:2669. nom
- 165th st, Nos 712 and 714 East, all strips owned by party 1st part in rear of above or adj. Charles Zimmermann Jr to Marie Zimmermann. All title. Q C. Dec 19. Dec 24, 1906. nom
- 169th st, No 315, n s, 58.4 w Findlay av, 16.8x80, 2-sty frame dwelling. Thornton Brothers Co to Emma A Streck. Mort \$3,300. Dec 24. Dec 27, 1906. 11:2783. other consid and 100
- 176th st, n s, 124.10 e Arthur av, 100.4x199x100x190.5, vacant. PARTITION (Oct 10, 1906). Wm P Hamilton, Jr, ref to Benjamin D Jenkins. Dec 20. Dec 24, 1906. 11:2946 and 2947. 13,400
- 182d st, No 686, on map No 718 (Fletcher st), s s, 125 w Washington av, 20x100, 3-sty frame tenement. Susan C Steers to Albert Marshall. Mort \$6,500. Dec 21, 1906. 16:3037. other consid and 100
- 182d st, No 686, s s, 125 w Washington av, owned by party second part
- 182d st, s s, adjoining above on west, owned by party first part. Encroachment agreement. James T Barrow et al with Susan C Steers. Dec 19. 11:3037. 300
- 183d st on map 184th st, n s, plot 22 map No 965 of lands Alfred J Taylor and Wm D Peck et al, runs n 150.2 x w 46 x s 80 x w 10 x s 50.7 to st, x e 59.5.
Andrews av | s e cor 183d st (on map 184th st), 200 to w s Aque-
183d st | duct av, x87.8, four 2-sty frame dwellings.
- Andrews av, w s, 100 s 183d st (on map 184th st), 50x100, 2-sty frame dwelling.
Aqueeduct av | n w cor 183d st (on map 184th st), runs w 89.11 x
Andrews av | n 50 x w 100 to e s Andrews av, and n 100.10 x e
100 x n 50 x e 99.11 to Aqueeduct av, x s 200.10 to beginning,
six 2-sty frame dwellings.
- Aqueeduct av, n e cor 183d st (on map 184th st), runs n 75.10 x e 100 to w s McCombs Dam road, x s 75.10 to n s 183d st, x w 100 to beginning, with all title to said road, two 2-sty frame dwellings.
Mary T Clapp et al to Wm D Peck. 2-3 parts. Mort \$77,180.21. Dec 17. Dec 24, 1906. 11:3225—3218, 3224, 3217 and 3212. nom
- 184th st, No 943 | n w cor Hoffman st, 23.9x108.8x20.3x121.2,
Hoffman st, No 2323 | 3-sty frame tenement and store and 2-sty
frame building. James J O'Meara et al to John S O'Meara. Un-
divided interest. Dec 20. Dec 21, 1906. 11:3054. other consid and 100
- 187th st, n s, 100 w Tiebout av, 25x101.11, 2-sty frame dwelling.
Henry S Germond et al to Marie J E Collins. Q C. Dec 22. Dec 27, 1906. 11:3147. nom
- 191st st (College st), n s, 450 e from w s College av, 25x157.3, being east 1/2 lot 205 map Union Hill, Powell farm, probable error. Joseph Sanford et al to Fred Goldmann. Q C and confirmation deed. Dec 15. Dec 27, 1906. 12:3273. nom
- 191st st, n s, 450 e from w s College av, runs n 157.4 x w 25 x s 157.4 to st x e 25 to beginning. Fred Goldmann to Angelo Botticelli and Giambattissto Muro. Mort \$3,000. Dec 26. Dec 27, 1906. 12:3273. other consid and 100
- 191st st, n s, 450 e College av, runs n 157.4 x w 25 x s 157.4 to st x e 25 to beginning, probable error. Minna Knoch to Fred Goldmann. Q C. Nov 14. Dec 27, 1906. 12:3273. nom
- 197th st, No 674, s s, 215 e Bainbridge av (2d av), 35x116, 2-sty brk dwelling. Michael J Gilleran to Thomas Gilleran. All liens. Dec 22. Dec 26, 1906. 12:3288. nom
- 197th st, No 674, s s, 215 e Bainbridge av (2d av), 35x116, 2-sty brk dwelling. Thomas Gilleran to Elizabeth Gilleran. All liens. Dec 24. Dec 26, 1906. 12:3288. nom
- *213th st, s s, 81.6 w 4th av, 25x145. Frank P Lore et al to A Shatzkin & Sons. C a G. Oct 4. Dec 26, 1906. nom
- *213th st, late 1st st, n e cor 2d av, late 1st av, 50x105, being s 1/2 lot 38 map No 1, of Olinville. Clemence S Penfield to Henry Lipps, Jr. Dec 26. Dec 27, 1906. other consid and 100
- *219th st, n s, 438 e 4th av, 66 2-3x114, Wakefield. Chas B Godfrey to Sarah A Rauch, of Bronxdale, N Y. Dec 22. Dec 24, 1906. 100
- *223d st, s s, 155 s e White Plains road, 25x100. Nicola Di Filippo et al to Domenico A Agneta, 18-73 parts, and Domenico Di Filippo. 12-73 parts, and Francesco Verra, 26-73 parts. Mort \$6,500. Dec 19. Dec 24, 1906. other consid and 100
- *224th st, n s, abt 80 w White Plains road, 100x114, Wakefield. Hale J Berlinsky to Isaac Arenson. 1/2 part. Q C. Mort \$3,500. May 25. Dec 27, 1906. other consid and 100
- *233d st (19th av), s s, 280 w White Plains road, 50.3x114.6, except part for st, Wakefield. Irving Realty Co to Wm A Boyd. Mort \$1,200. Dec 26. Dec 27, 1906. other consid and 100
- Aqueeduct av East, e s, 60.7 s 184th st, 20.4x53.1x20.1x49.10, 2-sty frame dwelling. Release 2 mort. Henry Sillcocks to Herbert Aldhus. Dec 24, 1906. 11:3209 and 3212. nom
- *Av E, n w cor 11th st, 108x205, Unionport. Michael J Phelan to George Costar. Dec 24, 1906. other consid and 100
- Brook av, Nos 898 to 902, s e cor 162d st, 124.11x83.1x104.1x141.5, two 2-sty frame dwellings and 1-sty frame store and vacant. Samuel Williams to Jacob Hirsch. 1-48 part. All liens. Dec 13. Dec 27, 1906. 9:2366. nom
- Brook av, Nos 1337 to 1343, w s, 175 s Anna pl, runs n 85 to w s Mill Brook x — 41.3 x w 76.1 x s 50 x e 90 to beginning, two 6-sty brk tenements and stores.
- Brook av, w s, 50 s Anna pl, runs w 2 to w s Mill Brook x s 4.11 to av x n 4.6 to beginning, gore.
Release mort. Jacob Wolf to Max Miller. Dec 21. Dec 24, 1906. 11:2893. 6,000
- Brook av, w s, 50 s Anna pl, and being plot begins at c l blk bet Webster and Brook avs and 125 s Anna pl, runs s e 76.1 to w s Mill Brook x n e 81.4 x n w 88 x s 75 to beginning, except part in Brook av, vacant. Release mort. Jacob Wolf and ano to Max Miller. Dec 21. Dec 24, 1906. 11:2893. 6,500
- *Becker av | s e cor Railroad pl, 100x100, to w s Marion st |
Marion st | Wakefield.
- Demkin H Sill et al HEIRS, &c, Lydia B Sill to Wm T Mapes. Q C. Mar 3. Dec 21, 1906. nom
- *Becker av, s e cor Railroad pl, 100x100, to w s Marion st, being

lots 322 and 323. Map Washingtonville. Chas J Johnson to Wm T Mapes. Mort \$2,800. June 12. Dec 21, 1906. 100
*Barker av, w s 400 s Elizabeth st, 25x125. Olinville. John Hauser to Catharina Hauser. July 23. Dec 21, 1906. nom
Boston road or Morse av | w s, 393.4 s w 166th st and being part |
Franklin av | lots 145 and 146, map Morrisania, |
begins at s e cor lot 145, runs n w 316.6 to e s Franklin av |
x n e 108.10 x s e 200 x s w 41 x s e — to road and s w 72 to |
beginning, 6-sty brk tenement and vacant, and Franklin av, |
FORECLOS. (Nov 9, 1906). Henry C Neuwith (ref) to Godolphin C Creagh. Mort \$30,000. Dec 18. Dec 21, 1906. 10:2607. 52,000
Brook av No 1531 | s w cor Wendover av, 25.11x75.1x25.11x75, |
Wendover av No 682 | 4-sty brick tenement and store. Sadie Bassel |
to Pauline Levy, 1/2 part, all title. Mort \$24,000. Dec 19. Dec |
21, 1906. 11:2896. other consid and 100
Boston av, s e s, 442 n e Perot st, 24.6x72.5x25.7x79.11, 2-sty |
frame dwelling. Katie M Hanigan to Joseph Polsenski. Q C |
and correction deed. Dec 15. Dec 21, 1906. 12:3254. nom
Bryant av, No 1462, e s, 100 n Jennings st, 25x100, 3-sty brk |
dwelling. Alonzo Jackson to Hawthorn Building Co. Dec 14. |
Dec 22, 1906. 11:3000. other consid and 100
Crotona av, e s, 67.4 n 181st st, 67.4x103.8x66x116.7, vacant. |
PARTITION. Nov 19. Morris J Hirsch referee to Chas F Dil- |
berger. Dec 21. Dec 22, 1906. 11:3098. 6,300
*Carpenter av (2d st), w s, lot 1136 map Wakefield, 109.6x105, the |
part released is bounded n by n s of mortgaged premises, s by |
line parallel thereto and 27.4 s therefrom 105, e by said av, 27.4 |
and w by line 105 w from av, 27.8. Release mort. John M |
Slaney to John McKee. Dec 18. Dec 24, 1906. nom
Clinton av, n w cor 180th st, 135.2x107.2, vacant. Seymour P |
Kurzman to Samuel Schwab. Dec 26. Dec 27, 1906. 11:3096. |
other consid and 100
Clinton av, n w cor Fairmount pl, 100x100, vacant. Samuel Will- |
iams to Jacob Hirsch. 1-30 part. All liens. Dec 13. Dec |
27, 1906. 11:2950. nom
Courtlandt av, No 627, w s, 125 n 151st st, 25x100, 3-sty frame |
brk front tenement and store. Fredk G Durr et al to Lillian E |
and Rose D Durr and Annie M Boygumil, all of N Y and Emma |
Teller, Borough of Queens. Dec 3. Dec 21, 1906. 9:2411. |
equity of partition and nom
Crotona av, No 1911, w s, 300.5 s Tremont av, 50x246.3, 2-sty |
frame dwelling and vacant. PARTION (Oct 10, 1906). Wm P |
Hamilton, Jr, ref to Julius Brunings. Dec 20. Dec 21, 1906. |
11:2946. 12,150
*Columbus av, s e cor Taylor st, 20x100. Marcus Nathan to Jacob |
Cohen. Dec 24, 1906. other consid and 100
Decatur or Norwood av, e s, 260.4 n 207th st, 50x100, vacant. |
Charles Logan Jr to Wm R Moore. Mort \$1,800. Dec 22. Dec |
24, 1906. 12:3355. other consid and 100
Decatur av, late Prospect av, w s, bet 194th st and 198th st, and |
being lots 57, 58, 59, 60, 62 and No A map Fordham, begins |
at s e cor lot 56, runs n e along av 183.5 x n w 118 x n e — x |
s e 116 to av x n e 50 to av x n w 114.3 and 29 x s w 166 x s w |
138.5 x s e 159.8 to beginning, with right of way, &c. |
184th st, No 941, n s, 23.9 w Hoffman st, 30.2x91.3x24.8x108.8, |
2-sty frame dwelling and store. |
John S O'Meara to James J, Mary C and Elltn M O'Meara. Un- |
divided interest. Dec 20. Dec 21, 1906. 12:3282-3283 and |
11:3054. other consid and 100
*Edison av, n e cor Tremont road, 100x125. |
Madison av | n s, 300 w Robin av, 25x152.5 to s s Pelham road |
Pelham rd | x33.11x175.4. |
Bankers Realty & Security Co to Emanuel Freund, of South |
Nyack, N Y. Dec 20. Dec 24, 1906. other consid and 100
Forest av, No 841 | s w cor 160th st, 54.2x175 to e s Jackson av, |
Jackson av | 2-sty frame dwelling and vacant. Release re- |
strictive covenants. Nathan Nearsulmer to Edward Greene- |
baum. Dec 14. Dec 27, 1906. 10:2647. nom
Fordham road, n s, parcel No 55 on damage map to open Fordham |
road, n w cor Aqueduct av, runs n e 637.10 x n e 350.9 to s s |
190th st, x n w 50.9 x s w 930.1 x s w 128 to road, x e 85.1 to |
beginning. |
190th st, parcel Nos 56 and 57, on damage map to open 190th st |
s w cor New road leading from the Old road to McCombs dam |
road to the Manor Church, 50.9x60.9x50.10x61.1. |
Release mort. Mary E Van Reed to the City of New York. June |
29. Dec 21, 1906. 11:3219. nom
Grant av, from 161st to 170th sts, all land lying in front as |
shown on damage map No —. Release mort. Anna R Nadansky |
extrx Ellen Allen to the City of New York. April 4. Dec 21, |
1906. 9:2444. nom
Grant av, e s, 114.6 s 162d st, runs s 16 x w — to c l of said av, x |
n 10 x e — to beginning. Release mort. Eliz W Gilbert to the |
City of New York. June 15. Dec 21, 1906. 9:2444. nom
German pl, No 636, e s, 150 s Rae st, 50x87, 2-sty frame dwelling |
and vacant. Lillian E Durr et al to Fredk G and Wm Durr, N Y, |
and Geo J Durr, of Brooklyn. Dec 5. Dec 21, 1906. 9:2358. |
equity of partition and nom
*Grace av | w s, 70 n St Raymond av, 25x44 and 44 to St Ray- |
St Raymond av | mond av x25x — and 32 to beginning. Frank |
Padula to John Cook and Emilio Palermo. Mort \$3,000. Dec |
21. Dec 22, 1906. nom
Hull av, n w cor 207th st, 110.7x50x102.7x50.8, vacant. Harris |
Mandelbaum et al to Louis Jaeck. Dec 26. Dec 27, 1906. 12:- |
3346. other consid and 100
*Hunt av, e s, abt 272 s Bronxdale av, 50x100. Basilius Busch |
to Charles Ringelstein. Dec 19. Dec 21, 1906. |
other consid and 100
Lafontaine av, No 2058, on map No 2054, e s, 130 s 180th st, 16x |
100, 2-sty frame dwelling. Alfred Pionier to Bertha Koennig. |
Dec 12. Dec 24, 1906. 11:3069. other consid and 100
Lafontaine av, e s, 189 n Tremont av, 100x100. Certificate of part |
satisfaction of mort. Maria L Morgan, of Randolph, Vt, and |
Norman S Morgan, of N Y, to George Fernschild. An interest. |
Dec 10. Dec 21, 1906. 11:3068. —
Lafayette av, s s, 310 e Whittier st, 50x92x50x93, vacant. Sarah |
E Le Compte to Glycera J Waldron. Oct 30. Dec 27, 1906. |
10:2765. other consid and 1,250
*Main av, e s, 125 n Central av, 50x100, Pelham Park. George |
Grab Jr to Augusta J Thoren, of Westchester, N Y. Dec 14. |
Dec 22, 1906. nom
*Middletown road, n s, 25 e Robin av, 43.5x107.3x48.4x107.7. |
Bankers Realty and Security Co to Elias Samson. Oct 27. Dec |
21, 1906. other consid and 100
Morris av, No 647, w s, 75 n 152d st, 25x100, 5-sty brk tenement |
and store. Louis Donatelli to Michael Martucci. All title. Mt |
\$20,000. Dec 19. Dec 21, 1906. 9:2442. other consid and 100
Mott av, No 416 | n e cor 144th st, 25x100, 5-sty brk tene- |
144th st, Nos 387 to 391 | ment and store. Louis Frankenthaler to |
Sarah Frankenthaler. Mort \$24,000. Dec 3. Dec 21, 1906. |
9:2343. nom
*Pine av, e s and being lots 44, 69 and 70 amended map Bronx- |
wood Park, except from lots 69 and 70 that part lying east of |
a line parallel to their easterly boundary line and 25 w there- |
from. Thomas Gilleran to Daisy Weil. Mort \$3,164. Dec 24. |
Dec 26, 1906. nom
Prospect av, No 1038, e s, 208.8 n 165th st, 56x99.4x58.4x115.10, |
vacant. Henry Acker et al to Henry C Granneman. Mort \$2,500. |
Dec 26. Dec 27, 1906. 10:2691. other consid and 100
Perry av, s s, 119.6 s w 205th st, 150x100, vacant. Emerence K |
Ager to Henry A Koelble. Mort \$8,000. Oct 15. Dec 21, 1906. |
12:3345. other consid and 100
*Richardson av, e s, 320 n 237th st, 50x105, Eastchester. Pat- |
rick H Lally to William Mensch. Mort \$1,200. Dec 10. Dec |
24, 1906. other consid and 100
Summit av, e s, 112.6 s 166th st, 43.9x190 to w s Ogen av, vac- |
tant. Emerence K Ager to Anthony F Koelble. Mort \$6,500. |
Dec 12. Dec 21, 1906. 9:2526. other consid and 100
Southern Boulevard, No 2303 | n w cor Freeman st, 25x104.5x25x |
Freeman st, Nos 1145 and 1147 | 104.8, 4-sty brk tenement and store |
Simon E Bernheimer et al to William Wetterer. Mort \$18,000. |
Dec 15. Dec 21, 1906. 11:2976. nom
*St Agnes av, w s, 250 s Central av, 25x100. John P Weninger |
to Max C Baum. Mort \$495. Nov 16. Dec 27, 1906. 825
Southern Boulevard | n w s, at e s Union av, runs n e 339.6 to w s |
Prospect av | Prospect av at point 123.5 s 149th st x n |
Union av | along w s Prospect av 23.5 x w 100 x n w |
7.1 x s w 160.10 to Union av x s 178.8 to beginning, vacant. |
Henry Kuntz to Ernest Sexauer, County of Queens. Mort \$24,- |
000. Dec 22. Dec 24, 1906. 10:2582. other consid and 100
Stebbins av, No 1149, w s, 115.4 n 167th st, runs n 30 x w 37.3 |
x w 37.3 to e s Prospect av x s 30 x e 33.3 x e again 33.3 x again |
e 33.3(?) to beginning, probable error, 2-sty frame dwelling |
and store. Lydia Taylor to Walter W Taylor, of Winterhaven, |
Fla. Dec 21. Dec 24, 1906. 11:2693. nom
Stebbins av | s e cor Dongan st, runs e 230 to w s Rogers pl x s |
Dongan st | 470.2 to n w s Dawson st x s w 376.8 to e s Steb- |
Rogers pl | bins av x n 768.5 to beginning, vacant. Release |
Dawson st | mort. Title Guarantee & Trust Co to Geo F John- |
son. Dec 11. Dec 24, 1906. 10:2688-2689-2695-2697-2702 and |
2710. nom
Southern Boulevard, w s, 131.7 s 186th st, 25.3x225.5x25x223.1, |
vacant. Geo H Storck to Emily L Storck. Dec 24. Dec 27, |
1906. 11:3114. nom
St Anns av, w s, 49.11 s 145th st, 49.11x75, 6-sty brk tenement. |
Release mort. The Corn Exchange Bank to John Brown and Elias |
Lapin. Dec 24. Dec 27, 1906. 9:2271. 27,000
Same property. Release mort. Rockland Realty Co to same. Dec |
18. Dec 27, 1906. 9:2271. 2,000
*St Agnes av, w s, 125 n Central av, 25x100. John P Weninger to |
Frank A Weber. Nov 12. Dec 26, 1906. 575
Stebbins av, No 1149 | w s, 115.3 n 167th st, runs n 30 x w 37.3 x |
Prospect av | again 37.3 to e s Prospect av x s 30 x e |
33.3 x again e 33.3 to beginning, 2-sty frame dwelling and store. |
Frida wife Herman Liesmann to Lydia Taylor and Daisy Weil. |
Mort \$4,000. Dec 18. Dec 22, 1906. 10:2693. |
other consid and 100
*Tremont av, s s, 322.5 w Watsons lane, 78.6x42x66.3. Rachel |
Marks to Max Oppenheim. Dec 19. Dec 22, 1906. |
other consid and 100
*Taylor av, e s, 250 s Columbus av, 25x95, Van Nest Park. Char- |
lotte Rehbock to Marietta Crisenza. Mort \$3,000. Dec 21. Dec |
27, 1906. nom
Tinton av, No 815, w s, 141.8 n 158th st, 16.8x110, 3-sty frame |
dwelling. Bernhard Petzold to William Stellwagen. Mort \$2,- |
250. Dec 22. Dec 24, 1906. 10:2656. other consid and 100
Same property. Wm Stellwagen to Bernhard Petzold and Mary |
his wife tenants by entirety. Mort \$2,250. Dec 22. Dec 24. |
1906. 10:2656. other consid and 100
*Tremont road, n e cor Edison av, 125x100. |
Madison av | n s, 300 w Robin av, 25x152.5 to s s Pelham road, |
Pelham road | x33.11x175.4. |
Release mort. A Morton Ferris to Bankers Realty and Security |
Co. Dec 20. Dec 26, 1906. 1,800
*Tier av, n e s, 31.6 w Main st, being parcel No 9 on damage |
map to open Tier av, from North st to Main st, City Island. Re- |
lease mort. Frank Levison to Johanna A McDonnell, of Ja- |
maica Plains, Mass. July 6, 1906. Dec 21, 1906. nom
Tremont av, No 1072, s s, 175 w Marmion av, 25.4x100, 2-sty |
frame dwelling. Daniel Brady to Francis Conlon and Mary E |
his wife, joint tenants. Mort \$5,000. Dec 19. Dec 21, 1906. |
11:2956. other consid and 100
*Unionport road, w s, abt 224 n Columbus av, 25x—. Charles Rin- |
gelstein to Basilius Busch. Mort \$4,000. Dec 19. Dec 21, 1906. |
other consid and 100
*Unionport road, w s, 198 n Morris Park av, 25.1x137.11x25x135.5. |
Colwell Lead Co to Lucy E Boyle. Mort \$2,800. Dec 20. Dec |
24, 1906. 1,700
Union av, Nos 1181 and 1183, w s, 83 s 168th st, 42x91.1, 5-sty |
brk tenement. Release 2 mort. N Y Trust Co to Samuel Mak- |
ransky and Bernard Applebaum. Dec 21. Dec 22, 1906. 10:2672. |
other consid and 100; also other consid and 100
Vyse av, n e cor Jennings st, 50x100, vacant. Carmine Cioffi to |
Frederick Regelmann. Mort \$4,000. Dec 20. Dec 21, 1906. |
11:2995. other consid and 100
Whitlock av, w s, 200 n Barretto st, 25x100. |
Whitlock av, w s, adj above on south, —x—. |
Encroachment agreement. Katharine Eckhardt with Michael |
Meehan. Dec 24. Dec 26, 1906. 10:2735. —
Whitlock av, w s, 200 n Barretto st, 50x100, two 3-sty brk dwell- |
ings. Release mort. Nellie Meehan to Michael Meehan. Dec |
24. Dec 26, 1906. 10:2735. nom
Same property. Release mort. Hamilton Bank to same. Dec |
18. Dec 26, 1906. 10:2735. 11,000
Whitlock av, w s, 200 n Barretto st, 25x100, 3-sty brk dwelling. |
Michael Meehan to Katherine Eckhardt. Mort \$7,500. Dec 18. |
Dec 26, 1906. 10:2735. nom
Woodlawn road, n e cor 205th st, runs n e 128.10 x n w 83.10 x s |
w 72.8 to road x s 84.3 to beginning, vacant. Geo F Lyon to |
Emil Nyitray. Dec 11. Dec 22, 1906. 12:3341. |
other consid and 100
Washington av, Nos 1528 and 1530, e s, 200 n 171st st, 50x150, |
6-sty brk tenement. Isaac Haft to Samuel Grodinsky and Sam- |
uel Williams. 2-3 parts. Mort \$——. Aug 27. Dec 22, 1906. |
11:2912. nom

Whitlock av, w s, 225 n Barretto st, 25x100, 2-sty brk dwelling. Michael Meehan to Theresa Eckhardt and Madeline Zink. Mort \$7,500. Dec 18. Dec 26, 1906. 10:2735. nom

*White Plains road, e s, 425 n Morris Park av, 50x100. Emanuel Freund to Emil Doelzer. Mort \$1,500. Dec 11. Dec 22, 1906. other consid and 100

Webster av e s, 175 s Anna pl, runs e 180 to w s Brook av, Nos 1337 to 1343. Brook av, x n 85 to w s Mill Brook, x - 41.3 x w 166.1 to w s Webster av, x s 50 to beginning, two 6-sty brk tenements and stores.

Brook av, w s, 50 s Anna pl, runs w 2 x s 4.11 to w s Brook av, x n 4.6 to beginning.

Webster av, e s, 125 s Anna pl, runs s e 166.1 to w s Mill Brook, x n e and n 81.4 x n w 178 to av, x s 75 to beginning. Isaac Maisel to Max Miller. All liens. Oct 2. Dec 24, 1906. 11:2893. other consid and 100

Walton av, No 2108, s e cor 181st st, 25x94.7x26.8x85.4, 3-sty frame tenement. Hyman Axelroad et al to Ernst Schiefer. Mort \$8,000. Dec 13. Dec 24, 1906. 11:3179-3180 and 3185. nom

Willis av, No 217, w s, 25 s 137th st, 25x81.6, 5-sty brk tenement and store. John F Nubel to Christopher Munnich and Elizabeth his wife tenants by entirety. 1/2 part. Mort \$19,000. Dec 21. Dec 24, 1906. 9:2299. other consid and 100

Walton av, s w cor 181st st, 25x85.

Walton av, w s, 25 s 181st st, 25x85. Encroachment agreement. Bernard Goldman with Hyman Axelroad and Nathan Cohn. Dec 17. Dec 24, 1906. 11:3179-3180 and 3185. nom

Washington av, No 2134, e s, old line, 369 n 180th st, 16.8x79.5x16.1x76.3, 2-sty frame dwelling. Alfred Pionier to Bertha Koennig. Mort \$3,130. Dec 15. Dec 24, 1906. 11:3049. nom

Wales av in w cor St Marys st, 262.5 to s St Josephs st, x St Mary's st 100, vacant. FORECLOS (Nov 30). Nathan Green-St Joseph st baum ref to the Realty Operating Co. Dec 27, 1906. 10:2574. 16,750

West Farms road w s, 501.3 n 174th st, runs w 107.10 to e s Boone st, x n 69.11 x e 89.5 to road, x s 70.3 to beginning, 3-sty frame tenement and store.

West Farms road, e s, 189.9 n 174th st, runs n 96.10 x e 2.1 to bulkhead Bronx River, x s - x w 25.1 to beginning, with all title to River or West Farms Creek, vacant.

West Farms road, e s, 438.5 n 174th st, 135.6x29.10 to bulkhead on w s of Bronx River, x-x15 to beginning, with all title to Bronx River, 2-sty frame building and vacant.

167th st, s w s, at e s Sedgwick av, runs s e 25 x s e - to e s Sedgwick av, x n 80 to beginning, gore, vacant.

Sedgwick av, s w cor 167th st, runs w 244.2 to lands N Y C & H R R Co, x s 332.6 x s e 160.10 to av, x n e 375.8 to beginning, vacant.

Cornelia C Fogel et al to Edwin, Chas S, Smith A, Fredk R and Andrew Devoe and Mary Burton, Emma A McLeod. Dec 21, 1906. 9:2539, 2527; 11:3015, 3020. 12,000

Washington av, Nos 1525 and 1527, w s, 150 n 171st st, 50x150, 5-sty brk tenement; also all right, title and interest to lot 70 map Central Morrisania, being part Bathgate farm; also so much of lot 39 as lies e of a line parallel with Washington av widened and distant 150 w therefrom. Prescott Realty Co to Harris Goldblum and Osher Gordon. Q C. Nov 8. Dec 21, 1906. 11:2903. nom

Same property. Helen Jones et al to same. Q C. Nov 19. Dec 21, 1906. 11:2903. nom

3d av, No 4216, e s, 46 n Tremont av, 20x91.10x20.1x90.7, 4-sty brk tenement and store. FORECLOS (Dec 6, 1906). Walter T Stern ref to John P Friedhoff. All liens. Dec 24. Dec 27, 1906. 11:3060. 25,500

*Lots 147b and 148a map sub-division Penfield property lying east of White Plains av. Julius Lewine to Clara F Liebman. Mort \$1,080. Dec 26, 1906. other consid and 100

*Lot 506 on Pugsley map N Y Catholic Protector to the City of New York. All title. Q C. Oct 11. Dec 21, 1906. nom

*Lot 292 on map Fleetwood also gore lying n of lot 694 map Mt Vernon, also gore lying s of lot 493 map Mt Vernon.

Lot 432 map Unionport; also 8-100 to be laid out in square near n w cor lot 256 map Washingtonville.

Lots 323, 264, 267, 322, 331, 332 map Washingtonville. Anna E Hoff et al to Wm T Mapes. Q C. Dec 7. Dec 21, 1906. other consid and 100

*Lots 2, 4, 8, 9 and 42 blk 25, and lots 2, 3 and 4, and 29 to 42 blk 29 map Pelham Park. Mabel A Nice to Walter W Taylor, of Winterhaven, Fla. Q C. Mort \$1,875. Dec 17. Dec 26, 1906. 100

Lots 433 and 434 map S Cambreleng et al at Fordham. Edward Haight Jr INDIVID and EXR Edward Haight to Pasquale J Lamberti. Q C. Dec 10. Dec 21, 1906. 11:3078. nom

*Same property. Richard Van R Sill to Wm T Mapes. Q C. Dec 12. Dec 21, 1906. other consid and 20

*Plot begins 740 e White Plains road at point 1920 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Thomas Scott to Louis Heller. Mort \$4,000. Dec 18. Dec 21, 1906. other consid and 100

Parcel No 6 on damage map to open College av, from 164th to 172d st. Release mort. Theodore Roehrs to the City of New York. May 29. Dec 21, 1906. 9:2437. nom

Parcel No 9 and 9a on damage map to open Mapes av, from 177th to 182d sts. Release mort. John Merz to the City of New York. June 21. Dec 21, 1906. 11:3106. nom

Parcel No 10 on damage map to open Jessup pl, from Boscobel av to Marcher av. Release mort. Mary H Goffe to the City of New York. July 10. Dec 21, 1906. 11:2872. nom

Parcel No 51 on damage map to open Summit av, from 161st st, to 166th st. Release mort. Lee Mergentime to the City of New York. May 16. Dec 21, 1906. 9:2525. nom

Parcel No 3 on damage map to open East 206th st, from Mosholu Parkway to - - - - - . Release mort. Empire City Savings Bank to the City of New York. Aug 22. Dec 21, 1906. 12:3313. nom

Parcel No 8 on damage map to open East 166th st from Morris to Webster av. Release mort. Louis C Kinney to the City of New York. June 12. Dec 21, 1906. 9:2434. nom

Parcel No 9 on damage map to open College av, from 164th st to 172d st. Release mort. Louise C Kinney to The City of New York. June 12. Dec 21, 1906. 9:2434. nom

*Parcel Nos 151 and 152 on damage map to open Westchester av, from Bronx River to Main st. Release mort. James S Bolton, Jr, and ano to the City of New York. Sept 26. Dec 21, 1906. nom

Parcel No 9 on damage map to open 166th st, from Morris to Web-

ster av. Release mort. Theodore Roehrs to the City of New York. May 29. Dec 21, 1906. 9:2437. nom

Parcel No 57 on damage map to open Mapes av, from 177th to 182d sts. Release mort. Augusta Larned to the City of New York. July 6. Dec 21, 1906. 11:3111. nom

*Parcel No 8 on damage map to open Tier av, from North st to Main st, City Island. Release mort. Daniel Mapes, Jr., EXR, &c, Matson S Arnow to Gertrude H Abbott and Dudley R Horton et al EXRS Caroline L Horton. June 28. Dec 21, 1906. 1,000

*Parcel No 76 on damage map to open Westchester av, from Bronx River to Main st. Release mort. Ophelia Baker to the City of New York. April 25. Dec 21, 1906. nom

*Parcel No 76 on damage map to open Westchester av from Bronx River to Main st. Release mort. Same to same. April 25. Dec 21, 1906. nom

Parcel No 29 on damage map to open Mapes av, from 177th to 182d sts. Release mort. Lucy Kirtland to the City of New York. July 13. Dec 21, 1906. 11:3109. nom

Parcel No 129 on damage map to open Valentine av, from Burnside av to Kingsbridge road. Release mort. Mutual Life Ins-Co of N Y to the City of New York. June 19. Dec 21, 1906. 11:3153. 500

Parcel No 30 on damage map to open Mapes av, from 177th to 182d sts. Release mort. Henry Metzner to the City of New York. Feb 7. Dec 21, 1906. 11:3109. nom

Parcel No 18a on damage map to open Lorillard pl, from 3d av to Pelham av. Release mort. Katharine T Martin and ano EXRS Mary J Martin to the City of New York. Aug 21. Dec 21, 1906. 11:3056. nom

Parcel No 13 on damage map to open 174th st, from Jerome av to Park av. Release mort. Emma D Rodman to the City of New York. June 6. Dec 21, 1906. 11:2823. omitted

Parcel No 26 on damage map to open 183d st, from Jerome to Webster avs. Release mort. U S Savings Bank to the City of New York. Nov 18. Dec 21, 1906. 11:3164. nom

Parcel No 9-0 on damage map to open Cambreleng av, from Grote st to St Johns College. Release mort. Dollar Savings Bank to the City of New York. Mar 22. Dec 21, 1906. 11:3091. nom

Parcel No 41 on damage map to open Prospect av, from Crotona Park North to East 189th st. Release mort. Rebecca A Hunnecke to the City of New York. April 16. Dec 21, 1906. 11:3100. nom

Parcel No 18a on damage map to open Lorillard pl, from 3d av to Pelham av. Release mort. Alvie R Man to the City of New York. Aug 21. Dec 21, 1906. 11:3056. nom

Parcel No 4 on damage map to open East 166th st, from Morris av to Webster av. Release mort. Dollar Savings Bank to the City of New York. May 29. Dec 21, 1906. 9:2428. nom

*Parcel No 77 on damage map to open Westchester av, from Bronx River to Main st. Release mort. Dollar Savings Bank to the City of New York. Aug 18. Dec 21, 1906. nom

*Parcel Nos 106 to 113 on damage map to open Westchester av, from Bronx River to Main st. Release mort. Elise Parker to Frank Fald and the City of New York. Sept 18. Dec 21, 1906. nom

*Parcel No 65 on damage map to open Westchester av, from Bronx River to Main st. Release mort. Fredk W C Horn to the City of New York. June 13. Dec 21, 1906. nom

*Parcel Nos 151 and 152 on damage map to open Westchester av, from Bronx River to Main st, Westchester. Release mort. James S Bolton, Jr, and ano to Rose wife of and John Godfrey. Apr 14, 1905. Dec 21, 1906. nom

*Parcel No 20 also lot 26 on damage map to open Tremont av, from Bronx River to Eastern Boulevard. Release mort. Richard W Buckley and ano TRUSTEES Charles Guidet to Wm J Hyland. Dec 5. Dec 21, 1906. 6,000

Parcel No 5b on damage map to open Oakland pl, from Belmont to Prospect av. Release mort. Patrick Keirns to Chas F Griffin. July 10. Dec 21, 1906. 11:3094. nom

*Parcel No 23-3 on damage map to open Westchester av, from Bronx River to Main st. Release mort. Mutual Life Insurance Co of N Y to Helen A Pultz. Aug 25. Dec 21, 1906. nom

LEASES.

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

December 21, 22, 24, 26 and 27.

BOROUGH OF MANHATTAN.

Allen st, No 6, all. Joseph Green to Gusta Levy; 3 years, from Aug 1, 1906. Dec 27, 1906. 1:294... 3,850

Allen st, Nos 182 and 184, all. Joseph Green to Jacob Levy; 3 years, from Aug 1, 1906. Dec 27, 1906. 2:417... 6,100

Broome st, No 499. Assign lease. Louis Borstelmann to Otto L Arps. Dec 7. Dec 26, 1906. 2:475... nom

Same property. Assign lease. Otto L Arps to the Excelsior Brewing Co. Dec 7. Dec 26, 1906. 2:475... 3,000

Broome st, No 203. Assign lease. Cohen & Ainisman to Abraham Romm. All title. Dec 15. Dec 24, 1906. 2:351. nom

Centre st, No 116, part of store for restaurant, &c. James A Perrella to Romeo Degliantoni; 1 4-12 years, from Jan 1, 1907. Dec 26, 1906. 1:167... 900

Cherry st, No 132, store, &c. Genuario Iannella to Louis Braico; 5 years, from Nov 1, 1906. Dec 27, 1906. 1:253... 540 and 660

Cherry st, No 132. Assign lease. Louis Wraico to N Y and Brooklyn Brewing Co. Nov 3. Dec 27, 1906. 1:253... nom

Columbia st, No 65. Surrender lease. Ignatz and Moritz Schneider to Jacob Hammer. Dec 15. Dec 24, 1906. 2:333. nom

Delancey st, No 326, all. Christopher H Koster and ano to Domenico Lacolla and ano; 4 9-12 years, from Aug 1, 1906. Dec 21, 1906. 2:323. 1,860

Delancey st, No 152, store. Harris Cannold to Soil Markowitz; 1 11-12 years, from June 1, 1906. Dec 24, 1906. 2:348... 540

Delancey st, No 330, all. Christopher H Koster to Domenico Lacolla and ano; 4 9-12 years, from Aug 1, 1906. Dec 21, 1906. 2:323... 1,860

Division st, No 121 1/2, store, basement and 2 upper floors. Morris Kosven to Abraham Flashberg and ano; 3 years, from Feb 1, 1907. Dec 24, 1906. 1:283... 1,560

Division st, No 243, all. Chas M Siegel to Morris Goldstein, 4 years, from Jan 1, 1907. Dec 21, 1906. 1:286. 2,550

Front st, No 5, store. Phineas Rudisch to Samual Lewis; 4 4-12 years, from Jan 1, 1907. Dec 21, 1906. 1:4.....580

Goerck st, No 102, all. Fichel Plancer to Sam Rudes and ano; 3 years, from Jan 1, 1907. Dec 27, 1906. 2:324.....3,000

Monroe st, No 172, store, &c. Solomon Stein to Isaac Kreitzberg and ano; 3 4-12 years, from Jan 1, 1907. Dec 27, 1906. 1:259.....900

Mott st, Nos 187 and 189. Leasehold. Assignment of all title as collateral for notes of \$6,547.18. Theo P Huffman to William Adams. Nov 9. Dec 26, 1906. 2:480.....nom

Oliver st, No 42, store, &c. Raffaele Laporta to Luigi Braico; 3 years, from Sept 1, 1906. Dec 27, 1906. 1:278.....480

Oliver st, No 42. Assign lease. Luigi Braico to N Y and Brooklyn Brewing Co. Sept 14. Dec 27, 1906. 1:278.....nom

Pearl st, No 208, store, &c. Wm F Dornbusch to Frederick Vogel and ano; 4 4-12 years, from Jan 1, 1905. Dec 27, 1906. 1:70.....800

Peck slip, No 38, all. Angele I Callan to Edw M Dixon, of Jersey City, N J; 3 years, from May 1, 1907. Dec 21, 1906. 1:97.....1,200

Prince st, No 159, basement. Sigmund Sturm to G B Cellar; 3 years, from Jan 1, 1907. Dec 21, 1906. 2:516.....420

Ridge st, Nos 141 and 143, store, &c. Moris Singer to Max Schwartz; 5 4-12 years, from Jan 1, 1907. Dec 26, 1906. 2:345.....1,860

Rivington st, No 307 | s e cor, all. Cora Kirschberg and ano to Lewis st, No 68 | Beni Fleisher; 2 years, from July 1, 1906. Dec 24, 1906. 2:328.....4,800

Sheriff st, No 118, all. Sam Jacobs to Joseph Perl binder; 5 yrs, from Jan 1, 1907. Dec 26, 1906. 2:335.....4,400

Spring st, No 56, all. Geo J Kenny and ano to Giuseppe Consalvo; 4 8-12 years, from Sept 1, 1906. Dec 21, 1906. 2:481.....1,800

Spring st, No 266, all. Isidore Cohen to Frank Mollinari; 5 years, from Jan 1, 1907. Dec 21, 1906. 2:579.....3,100

Varick st, No 26. Assign lease. Jerry Sanders to N Y and Brooklyn Brewing Co. Aug 22. Dec 27, 1906. 1:212.....nom

Washington st | east 1/2 of 9th loft in Varick bldg. American Col-Hubert st | ortype Co to Wille & Saam; 8 9-12 years, from West st | May 1, 1906. Dec 27, 1906. 1:217.....4,000

Washington st, No 317, all. Harry C Nash EXR, &c, Wm R Peters to Wm H Henneberger and ano; 5 years, from May 1, 1907. Dec 27, 1906. 1:142.....1,750

3d st, Nos 317 and 319 East. Surrender lease. Samuel Horowitz to Reuben Masur. Dec 24, 1906. 2:373.....nom

6th st, No 528, basement. Benjamin Feingold to Joe Seldin; 4 3-12 years, from Feb 1, 1905. Dec 26, 1906. 3:833.....420

11th st, No 625 East. Assign lease. Alfonso Costantino to Ralph Bellino and ano. Dec 18. Dec 21, 1906. 2:394.....250

14th st, No 144 East, all. John Stich to Thos J Sharkey; 15 5-12 years, from Dec 1, 1906. Dec 27, 1906. 2:559.....5,000 to 7,000

16th st, No 512 East. Surrender lease. Joseph Davi to Theodore Palumbo and ano. Dec 21. Dec 26, 1906. 3:973.....449

17th st, No 411 East. Surrender lease. Vittorio Marcigliano to Irving Bachrach and ano. All title. Apr 6. Dec 21, 1906. 3:949.....400

18th st, No 38 W | store and basement. Saml P Tull to Frank Ad-17th st, No 41 W | dieg et al; 21 yrs, from Feb 1, 1907. Dec 24, 1906. 3:819.....4,500 to 6,000

19th st, No 447, n e s, 250 e 10th av, 25x91.11. Assign lease. Annie Goldflam with consent of Francis L Ogden to Julia Ferguson, of Rosendale, N Y. Dec 19. Dec 22, 1906. 3:717.....nom

24th st, No 352 West, all. Annie D Maddox to Mrs Antonie Perry; 5 years, from Apr 1, 1906. Dec 24, 1906. 3:747.....804 or 840

27th st, Nos 110 and 112 West. Leasehold. Agreement as to alterations, &c. Felt Construction Co with Jacob and Josef Kohn. Dec 21, 1906. 3:802.....

34th st, No 40, s s, 250 e 6th av, 25x98.9. Mary W Scheper to Samuel Frank et al; 21 years, from Nov 1, 1906. Dec 21, 1906. 3:835.....taxes, &c, and 14,000

35th st, No 52, s s, 265 e 6th av, 20x98.9. Assign lease. Robt S Smith to Samuel Frank et al. All title. Dec 20. Dec 21, 1906. 3:835.....23,500

42d st, No 127 West, 1st loft. Peter Delacy to McDermott Dairy Co; 3 years, from Jan 1, 1907. Dec 24, 1906. 4:995.....1,800 and 2,000

43d st, No 35 West, all. Bernard W Webel to Artemas Ward; 18 years, from May 1, 1906. Dec 27, 1906. 5:1259.....taxes, &c, and \$2,700 to 4,000

47th st, No 41 West. Certificate of merger of lease in fee. Kathleen T Harper to whom it may concern. Dec 26. Dec 27, 1906. 5:1263.....

62d st, Nos 47 and 49 E, stable, all. Helen Tracy to Halls Stable Co; 5 years, from Mar 1, 1909. Dec 21, 1906. 5:1377.....7,200

79th st, No 121 West, 4-sty bldg. Hugo Jaeckel to James W Putnam; 5 years, from Oct 1, 1906. (5 years' renewal at \$3,500). Dec 21, 1906. 4:1210.....3,000

102d st, No 234 East. Assign lease. Ike Beroth to Oscar Hamburger. Dec 24, 1906. 6:1651.....nom

124th st, No 21 West, 3-sty dwelling. Harriette P Thompson to United States Grand Lodge, of Independent order Free Sons of Israel; 5 4-12 years, from Jan 1, 1907. Dec 21, 1906. 6:1722.....1,900 to 2,500

125th st, No 72 West, all. Annie Piser to Harry Levey; 11 3-12 years, from Feb 1, 1907. Dec 21, 1906. 6:1722.....5,250 to 7,250

126th st, No 212 East. Surrender lease. Cath Keating to David Jacobson. Oct 20. Dec 24, 1906. 6:1795.....nom

141st st, No 269 West, west store. Clementine Rothmiller to Morriss Steinman; 3 years, from Jan 1, 1907. Dec 21, 1906. 7:2027.....540

Amsterdam av, s e cor 115th st, cor store, &c. The Polstein Realty & Construction Co to August Dubber; 5 years, from May 1, 1907. Dec 24, 1906. 7:1867.....1,800

Amsterdam av, No 160, n w cor 67th st, store, &c. Peter Doelger to Patrick O'Malley; 5 4-12 years, and 4 days, from Dec 27, 1906. Dec 27, 1906. 4:1159.....2,700

Amsterdam av, No 6, store. Meyer H Ullmann and ano to Emil Lefkowitz; 5 years, from May 1, 1907. Dec 27, 1906. 4:1151.....1,320

Amsterdam av, No 1040, n w cor 111th st, No 501, cor store. Assign lease. Timothy J Rafferty to M Grohs Sons. Dec 21. Dec 27, 1906. 7:1883.....1,000

Av C, Nos 70 and 72. Assign lease. Mary Jacoby to George Kienzle. Dec 21. Dec 26, 1906. 2:375.....nom

Same property. Re-assign lease. George Kienzle to Mary Jacoby. Dec 21. Dec 26, 1906. 2:375.....nom

Av D, No 57, s w cor 5th st, No 752, corner store, &c. Louis Kovner et al to Abraham Cohen; 3 years, from Dec 1, 1906. Dec 27, 1906. 2:374.....840

Broadway, No 243 | sub-basements and floors above store floor. Murray st, No 2 1/2 | Herman and Martin King to Underwood Type-writer Co; 6 years, from May 1, 1907. Dec 27, 1906. 1:124.....7,500

Broadway, No 2277 | s w cor, store. Morris K Jesup to Herman 82d st, No 250 West | and Julius Levy; 5 years, from Sept 1, 1906. Dec 24, 1906. 4:1229.....800 and 900

Broadway, No 449 | all. Chas E Hess to Abraham Frank and ano; Mercer st, No 26 | 5 years, from Feb 1, 1907. Dec 24, 1906. 1:231.....13,000

Fort George av, n s, at line between lots 25 and 24 map 128 acres part estate Isaac Dyckman, runs e 300 x w 300 x s w 300 to av, x e and s e 300 to beginning, being parts lots 25, 26 and 27 on said map. Fort George Realty Co to Genero Carfolite; 3 years, from Dec 19, 1906. Dec 27, 1906. 8:2149.....3,000

Lexington av, No 98. Assign lease. Julius Simon to Ferdinand Munch Brewery. Dec 19. Dec 26, 1906. 3:882.....nom

Park av, No 1505, e s, 75 s 110th st, 25x155, stable, &c. Wm T Keogh Amusement Co to Abraham Berlowitz and ano; 5 years, from May 1, 1905. Dec 26, 1906. 6:1637.....1,200

West Broadway, No 147. Fredk W Saltsieder to Charles Engels; 5 years, from Feb 1, 1907. Dec 24, 1906. 1:147.....3,900

1st av, No 2283, store, &c. Carmine Pauloantonio to Vincenzo Greco; 3 years, from May 1, 1909. Dec 26, 1906. 6:1689.....600

Same property. Assign lease. Giuseppe Cangro to Vincenzo Greco et al. Oct 20, 1906. Dec 26, 1906. 6:1689.....nom

1st av, No 2283. Assign lease. Vincenzo Greco et al to John D Haase. Dec 22. Dec 26, 1906. 6:1689.....nom

Same property. Assign lease. John D Haase et al to Vincenzo Greco. Dec 22. Dec 26, 1906. 6:1689.....nom

1st av, No 1577, n w cor 82d st, No 355, corner store and four basements. Joseph Loeb to Alex Trier and ano; 3 years, from April 1, 1906. Dec 26, 1906. 5:1545.....2,100

1st av, No 1593, store, &c. Isidor A Wollheim to Joseph Ryan; 5 years, from May 1, 1907, with 5 years renewal at \$2,400. Dec 22, 1906. 5:1545.....2,100

1st av, No 164 | n e cor. Assign lease. Sam Leibowitz to 10th st, No 245 East | Meyer Schneitzer. Dec 26. Dec 27, 1906. 2:438.....nom

1st av, No 181, basement. Isaac Rottfeld and ano to Antonio Colarusso; 2 years, from May 1, 1906. Dec 22, 1906. 2:453.....480

2d av, No 338, store, extension and bowling alleys in cellar. James Moore to Alfred Reiss & Co; 5 years, from Jan 1, 1907. Dec 27, 1906. 3:925.....1,200

2d av, No 338. Assignment of interest in lease. Wm Schack to Alfred Reiss. All title. Dec 22. Dec 27, 1906. 3:925.....nom

Same property. Assign lease. Alfred Reiss to John D Haase. Dec 24. Dec 27, 1906. 3:925.....nom

Same property. Re-assign lease. John D Haase to Alfred Reiss. Dec 24. Dec 27, 1906. 3:925.....nom

2d av, No 777. Assign lease. Harris Richman to Nathan Levin. Dec 27, 1906. 5:1315.....nom

3d av, No 125, n e cor 14th st, No 201, 25x100. Release claims, &c, for 3d track of Elevated R R. Leasehold. Mary J Durivan INDIVID, EXTRX and TRUSTEE Patrick Sullivan et al to Interborough Rapid Transit Co, the N Y Elevated R R Co and the Manhattan Railway Co. July 13. Dec 27, 1906. 3:896.....625

5th av, No 1149. Saloon lease, &c. Agreement as to covenants, &c. A Hupfels Sons with Frederick Dornberger. Dec 5. (Re-recorded from Mort's Dec 8, 1906). Dec 26, 1906. 6:1602.....nom

6th av, No 750, e s, 40.5 s 43d st, 20x75, 4-sty stone front tenement and store. Leasehold. PARTITION. Nov 19, 1906. Morris J Hirsch referee to Louisa M Gerry, Newport, R I. Dec 21. Dec 22, 1906. 5:1258.....8,650

8th av, No 2721 | n w cor, all. Ferdinand Brakmann to 145th st, No 301 West | Fred Knack; 10 years, from Jan 2, 1907. Dec 24, 1906. 7:2045.....6,000 and 6,500

8th av, No 2849, on map No 2865, s w cor 152d st, No 300, store. Isaac Wohlgermuth to Walter Bloom; from Jan 1, 1907, to May 1, 1914 (7 4-12 years). Dec 27, 1906. 7:2046.....1,500 to 1,800

8th av, No 2379, north store. Max Bernstein to Samuel Gambetsky; 3 4-12 years, from Jan 15, 1907. Dec 27, 1906. 7:1954.....900

8th av, No 2329. Assigns two leases. The James Everards Breweries to Michael W Murphy. All title. Dec 26. Dec 27, 1906. 7:1952.....nom

Same property. Assign lease. Michael W Murphy to John McMahon. Dec 5. Dec 27, 1906.nom

8th av, No 2849.....

152d st, No 300 West.....

Assign lease. Walter Bloom to Davies J Marshall. Dec 24. Dec 27, 1906. 7:2046.....nom

Same property. Re-assign lease. Davies J Marshall to Walter Bloom. Dec 24. Dec 27, 1906. 7:2046.....nom

8th av, No 2501. Assign lease. Martin Heilbut to Jacob Dierks. Dec 27, 1906. 7:1959.....nom

10th av, No 753, n w cor 51st st, No 501, 3-sty building. John Early EXR to John Donohue; 5 years, from Jan 1, 1907. Dec 27, 1906. 4:1080.....1,700

BOROUGH OF THE BRONX.

166th st, No 974 East, store, &c. Arthur Labusohr to Henry J Laurie; 2 years, from May 1, 1906. Dec 27, 1906. 10:2670.....300

*Clason Point road, plot contains 3 1/2 acres, bounded n by Clason Point, s by L I Sound, e by land of F Coudert and w by lands Clinton Stephens. Walter W Taylor to Clinton Stephens; 5 years, from Jan 1, 1905. Dec 24, 1906. 10:2760.....175

St Anns av, No 172, store. Otto Giesler to George Venney; 5 years, from May 1, 1911. Dec 27, 1906. 10:2548.....840

Webster av, n w cor 198th st, 48x89, all. Dennis Harrington, Jr, and ano to Michael Le Strange; 5 years, from completion of bldg. Dec 15, 1906. Dec 26, 1906. 12:3278.....5,500

Lot 25 map Powell farm, 1st lot Nos in Town of West Farms. Gilbert S Lyon, County Treasurer of Westchester Co, to Edward Haight Jr. Oct 29, 1866, tax lease, 50 years. Dec 21, 1906. 11:3078.....4.04

Same property. Assign lease. Edward Haight Jr to Pasquale J Lambertli. Dec 10. Dec 21, 1906. 11:3078.....nom

KING'S WINDSOR CEMENT

FOR Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12 1/2 per cent. more covering capacity than any other similar material

J. B. KING & CO., No. 1 Broadway, New York

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as head lines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

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

December 21, 22, 24, 26 and 27.

BOROUGH OF MANHATTAN.

- Abraham, Hannah to BOWERY SAVINGS BANK. 10th av, No 819, w s, 50.5 n 54th st, 25x100. Dec 21, 5 years, 4 1/2%. Dec 22, 1906. 4:1083. 12,000
- Ahern, Francis X to Chas Y Van Buskirk and ano. 18th st, No 340, s s, 375 e 9th av, 20x92. P. M. Prior mort \$20,000. Dec 20, due &c, as per bond. Dec 26, 1906. 3:741. 1,500
- Amend, Therese M to GERMAN SAVINGS BANK in City N Y. 49th st, No 445, n s, 550 w 9th av, 25x100.5. Dec 24, 1906, 1 year, 4 1/2%. 4:1059. 5,000
- Alexander, John to Wm Haffner. 103d st, No 91, n e s, 100 e Columbus av, 27x100.11. P. M. Prior mort \$27,000. Dec 20, 3 years, 6%. Dec 21, 1906. 7:1839. 5,000
- Anderson, Estelle P wife of E C Anderson to Francis J Gasquet and ano trustees Evelyn G Marshall. 58th st, No 112, s s, 140.6 w 6th av, 19.8x100.5. Dec 21, 1906. 3 years, 4 1/2%. 4:1010. 7,500
- Aleinikoff, Nicholas to Walter S Gurnee et al trustees for Evelyn S Chapman will Walter S Gurnee. 113th st, Nos 121 to 125, n s, 164 e Park av, 49.4x100.11. Dec 24, due Feb 8, 1911, 4 1/2%. Dec 27, 1906. 6:1641. 50,000
- Same to David Ravitch et al, firm Ravitch Bros. Same property. Prior mort \$50,000. Dec 24, due Jan 1, 1914, 6%. Dec 27, 1906. 6:1641. 15,000
- Alexander, Isidor H to Annie V Fox and ano. 127th st, No 254, s s, 333.4 e 8th av, 16.8x99.11. P. M. Dec 27, 1906, due, &c, as per bond. 7:1932. 10,000
- Alliance Realty Co and Century Investing Co to Margt O Sage. Chambers st, Nos 43 to 47, and Reade st, Nos 21 to 25. Certificate as to mort for \$550,000. Dec 19. Dec 27, 1906. 1:153. 15,000
- Alger, Stewart C to TITLE GUARANTEE & TRUST CO. Washington st, No 366, n w cor North Moore st, No 95, 24.11x75. Dec 27, 1906, due &c, as per bond. 1:186. 3,500
- Burnham, Ella F to Daniel A Davis and ano trustees for Orris S Eldredge and ano will Orris K Eldredge. 27th st, Nos 158 to 164, s s, 100 e 7th av, runs e 88 x s 90 x w 44 x s 8.9 x w 44 x n 30.8 x w 15 x n 20 x e 15 x n 48.1. Dec 24, 1906, 5 years, 4 1/2%. 3:802. 60,000
- Bruestle, George with Ada S Elsworth. 31st st, Nos 310 and 312, s s, 167.6 e 2d av, 45x98.9. Subordination agreement. Dec 24. Dec 27, 1906. 3:936. nom
- Bensel, Mary M to Archibald M Maclay guardian Percy Peyser and ano. Lexington av, No 54, w s, 32.10 s 25th st, 16.5x38. Dec 19, due &c, as per bond. Dec 27, 1906. 3:880. 8,500
- Bensel, Mary M to Archibald M Maclay trustee Moses B Maclay for benefit Susa S Snider. 25th st, No 132, s s, 38 w Lexington av, 15.8x49.4. Dec 19, due &c, as per bond. Dec 27, 1906. 3:880. 9,000
- Blumenthal, Bertha and Sidney and Berthold Hochschild exrs August Blumenthal to N Y LIFE INS AND TRUST CO. 81st st, Nos 167 to 173, n s, 46 e Amsterdam av, 4 lots, each 38.6x102.2. 4 morts, each \$37,500. Dec 26, 3 years, 4 1/2%. Dec 27, 1906. 4:1212. 150,000
- Blumenthal, Bertha and Sidney and Berthold Hochschild exrs August Blumenthal to N Y LIFE INS AND TRUST CO. 88th st, No 209, n s, 100 w Amsterdam av, runs w 25 x n 100.8 x w 138.2 to c l Bloomingdale road (closed), x n e 102.4 to 89th st, Nos 202 to 212, x e 144.6 x s 201.5 to beginning. Dec 26, 3 years, 4 1/2%. Dec 27, 1906. 4:1236. 135,000
- Barth, Emilie W to Eliz M Bunting and ano. 19th st, No 135, n s, 206 w 3d av, 22x75. Dec 26, 3 years, 5%. Dec 27, 1906. 3:875. 14,500
- Brogan, Charles to State Realty and Mortgage Co. 20th st, No 33, n s, 570 w 5th av, 25x92. P. M. Dec 27, 1906, 1 year, 6%. 3:822. 38,500
- Baker, John O with BOWERY SAVINGS BANK. Broadway, Nos 1506 to 1510. Extension mort. Dec 19. Dec 27, 1906. 4:996. nom
- Boynton, Clementine E to Ida A Gardiner. 34th st, No 136, s s, 325 e 7th av, 25x98.9. Prior mort \$50,000. Dec 21, 1906, due, &c, as per bond. 3:809. gold, 2,500
- Barrow, Mabel R to TITLE GUARANTEE AND TRUST CO. 81st st, No 60, s s, 165 e Madison av, 16x102.2. Dec 19, due, &c, as per bond. Dec 21, 1906. 5:1492. 25,000
- Barandon, Jennie B wife of Geo to Cornelia D Earle. 98th st, No 132, s s, 285 w Columbus av, 16x100.11. P. M. Dec 15, due Jan 1, 1912, 5%. Dec 21, 1906. 7:1852. 8,500
- Burke, James E to Saml B Goodale and ano exrs Nathan A Chedsey. Madison st, No 414, s s, 400 e Jackson st, 25x99.6x25x100. Dec 18, 3 years, 5%. Dec 21, 1906. 1:265. 8,000
- Beall, Lillie S to FRANKLIN TRUST CO trustee Jeremiah P Robinson for benefit Harriet W R Leech, &c. West Broadway, No 533, s s s, abt 100 n Bleecker st, 25x100. Dec 11, due July 1, 1911, 5%. Dec 21, 1906. 2:536. 47,000
- Blessington Co to Arrow Realty Co. Central Park West, No 101, n w cor 70th st, Nos 1 to 7, 100.5x150. Prior mort \$800,000. Dec 20, due June 30, 1909, 6%. Dec 21, 1906. 4:1123. 125,000
- Same to same. Same property. Certificate as to above. Nov 13, Dec 21, 1906. 4:1123.
- Bernstein, Harris and Isaac Goldberg to METROPOLITAN TRUST CO of City of N Y, exr, &c, Phebe A Murphy. 125th st, n s, 100 e Columbus av, or Morningside av E, 100x99.10. Dec 20, due Mar 23, 1909, 5%. Dec 21, 1906. 7:1952. 75,000
- Buscemi Bldg and Construction Co to American Mortgage Co. 111th st, Nos 311 and 313, n s, 183.4 e 2d av, 41.8x100.11. Dec 21, 1906, 5 years, 5%. 6:1683. 30,000
- Same to same. Same property. Certificate as to above mort. Dec 5. Dec 21, 1906. 6:1683.
- Buscemi Building & Construction Co to Wm C Niglutsch. 111th st, Nos 311 and 313 East. Certificate as to mort for \$10,000. Dec 21. Dec 24, 1906. 6:1683.
- Buscemi Building & Construction Co to Wm C Niglutsch. 111th st, Nos 311 and 313, n s, 183.4 e 2d av, 41.8x100.10. Prior mort \$30,000. Dec 21, due, &c, as per bond. Dec 24, 1906. 6:1683. 10,000
- Brand, Julia H to Edmund Hendricks and ano trustee Fanny Hendricks for benefit Madeline Hendricks. 37th st, No 344, s s, 200 e 9th av, 25x98.9. Dec 24, 5 years, 5%. Dec 26, 1906. 3:760. 16,000
- Same to Julius J Lyons. Same property. Prior mort \$16,000. Dec 24, 5 years, 5%. Dec 26, 1906. 3:760. 1,000
- Blauner, Jacob with Helen Heydt. 137th st, Nos 110 and 112, s s, 150 w Lenox av, 41.8x99.11. Extension mort. Dec 24, 1906. 7:1921. nom
- Bach, Myer to J Frederic Kernochan. Lexington av, No 1745, e s, 84.3 n 108th st, 16.8x65. Dec 26, 1906, 3 years, 5%. 6:1636. 10,000
- Same to Marcie Dunn. Same property. Prior mort \$10,000. Dec 26, 1906, due June 26, 1908, 6%. 6:1636. 1,000
- Breakwater Construction & Engineering Co to COLONIAL TRUST CO. Consent and certificate as to mortgage or deed of trust for \$600,000. Dec 8. Dec 26, 1906.
- Breakwater Construction & Engineering Co to COLONIAL TRUST CO. Consent to mort its property and franchises for \$600,000. Jan 1, 1906. Dec 26, 1906.
- Bittner, John to Eliz H Jaques. Front st, No 1, s s, about 35 e Whitehall st, 33.5x110x39.5x110.2, e s. Dec 7, 3 years, 5%. Dec 26, 1906. 1:4. 40,000
- Same and Rubsam Horrmann Brewing Co et al with same. Same property. Subordination agreement. Dec 26, 1906. 1:4. nom
- Bernheim, Emily S wife of and Julius C Bernheim to Walter S Gurnee et al trustee for E Norman Scott, will Walter S Gurnee. 79th st, No 143, n s, 275 w Columbus av, 25x102.2. Dec 24, due April 14, 1909, 4%. Dec 26, 1906. 4:1210. 30,000
- Bucklin, Blanche to John A Stewart et al trustee LIVERPOOL, LONDON & GLOBE INS CO. in N Y. West End av, No 506, e s, 85.2 n 84th st, 22x100. Nov 23, 3 years, 4 1/2%. Dec 26, 1906. 4:1232. 14,000
- Brod, Albert to Ruth A Watrous. 89th st, Nos 17 and 19, n s, 113.4 w Madison av, 51.1x100.8. Dec 15, due &c, as per bond. Dec 26, 1906. 5:1501. 60,000
- Benzer, Frederick to Minnie Mork. 46th st, No 329, n s, 300 w 1st av, 25x70.5. P. M. Dec 19, due Feb 20, 1909, 5%. Dec 22, 1906. 5:1339. 13,000
- Bullowa, Alfred L M to Hannah Colgate. 103d st, Nos 311 and 313, n s, 200 e 2d av, 2 lots, each 25x100.11. 2 P M morts, each \$8,500. Dec 21, 3 years, 5%. Dec 22, 1906. 6:1675. 17,000
- Bullowa, Alfred L M to Caterina A Verderosa. 103d st, Nos 311 and 313, n s, 200 e 2d av, 2 lots, each 25x100.11. 2 P M morts, each \$2,000; 2 prior morts, \$10,500 each. Dec 21, 3 yrs, 6%. Dec 22, 1906. 6:1675. 4,000
- Bernaer, Bertha to Park Mortgage Co. 202d st, s s, 175 w 9th av, 126.6x—x125x99.11. Dec 21, 3 years, 5%. Dec 22, 1906. 8:2198. 9,000
- Bernaer, Bertha to Park Mortgage Co. 202d st, s s, 100 w 9th av, 75x99.11. Dec 21, 3 years, 5%. Dec 22, 1906. 8:2198. 5,000
- Bernstein, Louis to American Mortgage Co. Amsterdam av, No 2414, s w cor 180th st, No 500, 25x100. Dec 21, due June 1, 1908, 6%. Dec 22, 1906. 8:2152. 12,000
- Barber, S Morgan to Mary J McDonald. Lexington av, No 655, s e cor 55th st, 20x63. P. M. Prior mort \$—. Dec 21, 3 years, 5%. Dec 22, 1906. 5:1309. 4,100
- Cammarota, Raffaele to Pedro R De Florez guardian Maria L De Florez. Mott st, No 57, w s, abt 50 n Bayard st, 25x100. Dec 27, 1906, due Jan 1, 1912, 5%. 1:200. 26,000
- Century Investing Co and Alliance Realty Co to Margt O Sage. Chambers st, Nos 43 to 47, n s, 276.5 e Broadway, 75x151.4 to s s Reade st, Nos 21 to 25, x74.10x151.5. Dec 19, due Feb 1, 1910, 4 1/2%. Dec 27, 1906. 1:153. 550,000
- Century Investing Co and Alliance Realty Co to Margt O Sage. Chambers st, Nos 43 to 47, and Reade st, Nos 21 to 25. Certificate as to mort for \$550,000. Dec 19. Dec 27, 1906. 1:153.
- Carfolite, Genaro to Geo Ehret. Fort George av, n s, at line bet lots 25 and 24 map 128 acres of land being part of estate of Isaac Dyckman, runs e 300 x w 300 x s w 300 x e and s e 300 to beginning, being part of lots 25, 26 and 27 same map. Saloon lease, &c. Dec 27, 1906, demand, 6%. 8:2149. 2,000
- Consalvo, Giuseppe to Lion Brewery. Spring st, No 56. Saloon lease. Dec 19, demand, 6%. Dec 21, 1906. 2:481. 500
- Cushman, Joseph W and James S exrs, &c, E Holbrook Cushman to BOWERY SAVINGS BANK. 23d st, No 348, s s, 250 e 9th av, 25x98.8. Dec 20, 3 years, 4 1/2%. Dec 21, 1906. 3:746. 20,000
- Cummings, Eliz wife of and Richd to Lina Rossman exr Nathan Rossman. 123d st, No 404, s s, 101 e 1st av, 18x100.11. Dec 19, due Jan 1, 1910, 5%. Dec 21, 1906. 6:1810. 5,000
- Casazza, Victor and Louis to Louisa Alsfeld et al extrx Antony Reisert. Sullivan st, No 122, w s, 100 s Prince st, runs n e 23 x n w 100 x s w 23 x s e 100 to beginning. Dec 20, due, &c, as per bond. Dec 21, 1906. 2:504. 14,000
- Clark, W Irving and ano exrs Mary C Clark to W Irving Clark and ano exrs Richd S Clark. 40th st, No 32, s s, 200 e Madison av, 25x98.9. Dec 16, due May 1, 1907, 5%. Dec 24, 1906. 3:869. 11,000

MAPLEDORAM & CO.
REAL ESTATE BROKERS**Bay Ridge Property**
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Fifth Ave. and 79th St., Brooklyn, N. Y.

Telephone, 724 Bay Ridge

Branch Office: Bay Ridge Ave., cor. Fort Hamilton Ave.

- Capstick, Eleanora A to County Holding Co. Fulton st, No 144, s s, 161.2 e Broadway, 27.2x107.1x27.4x106.9. Dec 22, 2 years, 5½%. Dec 24, 1906. 1:79. 142,000
- Carroll, Royal P to TITLE INSURANCE CO. 49th st, No 41, n s, 145 e Madison av, 22x100.5. Dec 21, 2 years, 4½%. Dec 24, 1906. 5:1285. 50,000
- Connolly, Mary to Harry W Bell. Rivington st, Nos 349 to 353, s s, 22 w Tompkins st, 66x75. Dec 24, 1906, 1 year, 5½%. 2:323. 18,000
- Crall, Leander H and Howard E to EMIGRANT INDUSTRIAL SAVINGS BANK. Lenox av, Nos 115 to 119, s w cor 116th st, No 100, 60.11x85; 116th st, No 102, s s, 85 w Lenox av, 20x100.11. Dec 24, 1906, 5 years, 4½%. 7:1825. 40,000
- Collins, Ann and Patk H to David Sears. St Nicholas av, No 486, n e cor 134th st, 101.3x37.11x99.11x21.1. Dec 20, due, &c, as per bond. Dec 24, 1906. 7:1959. 38,000
- Conlon, Michael F to Theodore Greentree. 27th st, No 507, n s, 125 w 10th av, 25x98.9. Prior mort \$26,000. Dec 26, 1906, demand, 6%. 3:699. 5,000
- Cohen, Lucia M S to Thomas Burke. 49th st, No 150, s s, 150 w 3d av, 25x100.5. P M. Prior mort \$20,000. Dec 24, 3 years, —. Dec 26, 1906. 5:1503. 5,000
- Cohen, Harris and Abraham to EMPIRE CITY FIRE INS CO of N Y. 140th st, Nos 210 and 212, s s, 253.4 w 7th av, 2 lots, each 38.4x99.11. 2 morts, each \$38,000. Dec 17, 5 years, 5%. Dec 26, 1906. 7:2025. 76,000
- Cochrane, Harry A to Tillie Lange. 103d st, No 153, n s, 327.7 e Amsterdam av, 31x100.11x31.1x101. Prior mort \$35,000. Dec 18, due Mar 15, 1907, 6%. Dec 26, 1906. 7:1858. 3,000
- Corse, Blanche M to Norman H Niver. Vermilyea av, n s, 175 w Hawthorne st, 50x150. Dec 22, 1906, 3 years, 5%. 8:2234. 5,000
- Dowling, Frank N to Gertrude L wife W Brenton Welling. 40th st, No 107, n s, 150 e 4th av, old line, 21x98.8. Prior mort \$18,000. Dec 17, 1 year, 5%. Dec 22, 1906. 5:1295. 17,000
- Divers, Patrick W, of North Branch, Sullivan Co, N Y, to GERMAN SAVINGS BANK in City N Y. 108th st, No 70, s s, 125 e Columbus av, 25x100.11. Dec 22, 1906, 3 years, 4½%. 7:1843. 18,000
- Dooley, John J to TITLE GUARANTEE & TRUST CO. 114th st, No 107, n s, 50 e Park av, 16x100.11. Dec 22, due, &c, as per bond. Dec 24, 1906. 6:1642. 6,000
- Divers, Patrick W to Christian L Fausel. 108th st, No 70, s s, 125 e Columbus av, 25x100.11. Prior mort \$18,000. Dec 22, 3 years, 5%. Dec 24, 1906. 7:1845. 7,500
- Dowling, Victor J to James G Cannon et al exrs, &c, Lottie H Packard. 82d st, No 17, n s, 267 w Central Park West, 23x102.2. Nov 8, due, &c, as per bond. Dec 24, 1906. 4:1196. 25,000
- Donellan, Albert V to TITLE INS CO of N Y. 113th st, n s, 95 e Manhattan av, 75x100.11. Dec 19, 3 years, 5%. Dec 21, 1906. 7:1847. 100,000
- Dlugasch, Morris to Chas P Buckley. Leroy st, Nos 101 and 105, n w cor Hudson st, Nos 423 to 429, 80x75.6. P M. Dec 21, 1906, due June 1, 1911, 5%. 2:602. 67,500
- Dugan, Margt M to DeWitt C Flanagan and ano trustees, &c. 9th av, No 313 E, and 28th st No 401 W. Saloon lease. Dec 7, demand, 6%. Dec 21, 1906. 3:726. 1,500
- Di Benedetto, Joseph or Giuseppe, Astoria, L I, Louis Farliano, N Y, to the TRUST CO OF AMERICA trustee under deed of trust. 115th st, No 429, n s, 284 w Pleasant av, runs n 100.11 x w 85 x s 14.3 x s e — x s 31 to st, x e 34 to beginning. Dec 20, 3 years, 5%. Dec 21, 1906. 6:1709. 35,000
- Dingler, Adolph to Richd Friedlander. 84th st, No 126, s s, 341.8 e Amsterdam av, 33.4x102.2. Dec 14, due, &c, as per bond. Dec 27, 1906. 4:1214. 187.50
- Decker, Philip A Jr to TITLE GUARANTEE & TRUST CO. 5th st, No 432, s s, 150 w Av A, 25x96.2. Dec 13, due, &c, as per bond. Dec 27, 1906. 2:432. 15,000
- de Forest, Robert W and Henry W to John L Cadwalader and ano trustees for William Cutting. Pearl st, No 272, on map Nos 270 and 272, s s, 49.4 n e Fulton st, runs s 88.11 x n e 6.1 x e 25 x n 92.7 to Pearl st x w 32.9 to beginning, except part conveyed by deed dated Nov 5, 1902. Dec 19, 1 year, 4%. Dec 27, 1906. 1:95. 20,000
- Dowling, Frank N to Elihu Root and ano trustees Henry H Cook. 39th st, No 138, s s, 123.4 e Lexington av, 21.8x98.9. P M. Dec 27, 1906, 3 years, 5%. 3:894. 20,000
- Deckinger, Max with American Mortgage Co. 108th st, No 166 East. Subordination agreement. Dec 18. Dec 27, 1906. 6:1635. nom
- Decker, Philip A Sr with TITLE GUARANTEE & TRUST CO. 5th st, No 432 East. Subordination agreement. Dec 26. Dec 27, 1906. 2:432. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Catherine Breenen. 22d st, No 253 West. Extension mort. Sept 1. Dec 27, 1906. 3:772. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Fredk J Seitz and ano. 135th st, No 247 West. Extension mort. Dec 6. Dec 27, 1906. 7:1941. nom
- Epstein, Mathilde W wife of C Joshua Epstein to Maria G Messenger and ano. 58th st, No 433, n s, 249.7 w Av A, 18.1x100.4. Dec 15, 3 years, 5%. Dec 21, 1906. 5:1370. 7,000
- EQUITABLE LIFE ASSUR SOC of the U S with David Israel and Mendel Epstein. 67th st, No 240 West. Extension mort. Dec 17. Dec 21, 1906. 4:1158. nom
- EQUITABLE LIFE ASSUR SOC of the U S with David Israel and Mendel Epstein. 67th st, No 238 West. Extension mort. Dec 17. Dec 21, 1906. 4:1158. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Margt L Lewis and Mary A De Lamater. 71st st, No 63 West. Extension mort. Nov 1. Dec 21, 1906. 4:1124. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Michael Pisapia and ano. 135th st, No 237 West. Extension mort. Dec 21, 1906. 7:1941. Dec 6. Dec 21, 1906. nom
- Einhorn, Leopold to Adam Schulz. 81st st, No 514, s s, 223 e Av A, 25x102.2. Dec 24, 1906, 5 years, 5%. 5:1577. 17,000
- Engel, Amalia to Josephine Eisenhauer extr Wm Eisenhauer. 2d av, No 1608, e s, 102 s 84th st, 17.4x100. Dec 24, 1906, due Jan 1, 1912, 4½%. 5:1546. 6,000
- EQUITABLE LIFE ASSUR SOC of the U S with Abraham Remnek. 14th st, No 638, s s, 142.9 w Av C, 26.11x103.3. Extension mort. Dec 18. Dec 21, 1906. 2:396. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Samuel Gross. David Eisler and Ike Isler. 14th st, No 640, s s, 115.4 w Av C, 27.5x103.3. Extension mort. Dec 18. Dec 21, 1906. 2:396. nom
- Edelman, Israel to Trustees of the Congregation Shearith Israel. 39th st, No 210, s s, 137.10 e 3d av, 12.2x98.9. P M. Dec 24, due &c, as per bond. Dec 26, 1906. 3:919. 5,500
- Same to L Napoleon Levy. Same property. P M. Prior mort \$5,500. Dec 24, 2 years, 5%. Dec 26, 1906. 3:919. 1,500
- EQUITABLE LIFE ASSUR SOC of the U S and Agnes McElhinney with James W McElhinney. 91st, No 165 West. Extension mort. Sept 1. Dec 26, 1906. 4:1222. nom
- Elias, Joe to Chas E Fleming. 141st st, No 267, n s, 175 e 8th av. 25.4x99.11. Dec 20, 3 years, 5%. Dec 22, 1906. 7:2027. 17,000
- Same and Morris Freundlich with same. Same property. Subordination agreement. Dec 17. Dec 22, 1906. 7:2027. nom
- Fogarty, Martin J to De Witt C Flanagan. 2d av, No 1234, Saloon lease. Dec 21, demand, 6%. Dec 22, 1906. 5:1439. 1,800
- Fait, Moses to Wm Laue. 117th st, Nos 434 and 436, s s, 238.8 w Pleasant av, runs s 100.11 x w 36.10 x n — x w 0.5 x n — to st x e 37.3 to beginning. P M. Dec 15, 10 years, 6%. Dec 24, 1906. 6:1710. 19,000
- Friedman, Meyer L and Philip, Isaac and Maer Breakstone to Joseph Gelber and ano. Suffolk st, No 95, w s, 250.10, s w, Rivington st, 25.1x100. P M. Dec 21, 1906, due Jan 1, 1912, 6%. 2:353. 12,000
- Feinberg, Moses and Ephraim Gottlieb to James H Aldrich et al trustees Eliz W Aldrich. 39th st, No 322, s s, 275 e 2d av, 25x98.9. Nov 8, due Oct 13, 1911, 5%. Dec 26, 1906, 3:944. 18,000
- First Hungarian Congregation Brith Solain to Jonathan B Curry. Av D, No 6, e s, 93.3, s 3d st, 19.10x90. Dec 26, 1906, 5 years, 5½%. 2:357. 14,000
- Flammer, John to FARMERS LOAN & TRUST CO. 27th st, No 251, n s, 209.4 e 8th av, 15.8x98.8x17.6x98.8, 28th st, No 248, s s, 221.11 e 8th av, 28x98.9, 28th st, No 250, s s, 221.11 e 8th av, runs s w 98.8 x n w 14.6 x n e 98.8 to st x e 16.3 to beginning. Dec 26, 1906, 3 years, —. 3:777. 35,000
- Fuldner, Henry to METROPOLITAN TRUST CO of City N Y. 14th st, No 404, s s, 66 e 1st av, 28x180. Dec 21, due, &c, as per bond. Dec 24, 1906. 2:441. 33,000
- Finman, Annie F to MUTUAL LIFE INS CO of N Y. 113th st, No 120, s s, 235 e Park av, 19.7x100.11. Prior mort \$—. Dec 24, 1906, due, &c, as per bond. 6:1640. 1,000
- Furmman, Jacob, Josef Gertner and Abraham S Weltfish to Louis Lese. 119th st, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10; 119th st, No 330, s s, 300 w 1st av, 18.9x100.10. Prior mort \$19,000. Dec 24, 1906, due June 1, 1907, 6%. 6:1795. 3,500
- Fitchett, Susie E, Emily E Burns and Annie E de Camp to W Irving Clark and ano exrs Richard S Clark. 6th av, No 783, w s, 75.6 n 44th st, 25x100; 6th av, No 785, w s, 75.5 s 45th st, 25x100, together known as Nos 783 and 785 6th av. Dec 21, 5 yrs, 4½%. Dec 24, 1906. 4:997. 80,000
- Furmman, Jacob, Josef Gertner and Abraham S Weltfish to American Mortgage Co. 119th st, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10. Dec 17, 1 year, 5½%. Dec 24, 1906. 6:1795. 12,000
- Furmman, Jacob, Josef Gertner and Abraham S Weltfish to American Mortgage Co. 119th st, No 330, s s, 300 w 1st av, 18.9x100.10. Dec 17, 1 year, 5½%. Dec 24, 1906. 6:1795. 5,000
- Furmman, Jacob, and Josef Gertner and Abraham S Weltfish to American Mortgage Co. 119th st, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10; 119th st, No 330, s s, 300 w 1st av, 18.9x100.10. Dec 17, 1 year, 6%. Dec 24, 1906. 6:1795. 2,000
- Fasano, Antonio to Jetter Brewing Co. Laight st, No 34. Saloon lease. Dec 7, demand, 6%. Dec 21, 1906. 1:220. 1,262.45
- Fischel Realty Co to Rebecca S Jacobus et al trustes Saml M Jacobus. 117th st, Nos 244 and 246, s s, 110 w 2d av, 50x100.11. Dec 21, 1906, 5 years, 5%. 6:1666. 44,000
- Same to same. Same property. Consent to above mort. Dec 20. Dec 21, 1906. 6:1666. —
- Same to same. Same property. Certificate as to above mort. Dec 21, 1906. 6:1666. —
- Fleischmann Realty and Construction Co to TITLE GUARANTEE AND TRUST CO. Audubon av, e s, 229.10 n 175th st, 70x100; Audubon av, e s, 339.10 n 175th st, 39.10x100. Certificate as to two morts aggregating \$23,750. Dec 20. Dec 21, 1906. 8:2132. —
- Fleischmann Realty and Construction Co to TITLE GUARANTEE AND TRUST CO. Audubon av, e s, 339.10 n 175th st, 39.10x100. Dec 20, due, &c, as per bond. Dec 21, 1906. 8:2132. 7,750
- Fleischmann Realty and Construction Co to TITLE GUARANTEE AND TRUST CO. Audubon av, e s, 229.10 n 175th st, 70x100. Dec 20, due, &c, as per bond. Dec 21, 1906. 8:2132. 16,000
- Friend, Clarence G and Wm H Fleisch to John E Roosevelt et al. 131st st, No 574, s s, 125 e Broadway, 25x99.11. Dec 15, 5 years, 5%. Dec 27, 1906. 7:1985. 20,000
- Feinberg, Morris to Joseph Schwartz. 39th st, No 322, s s, 275 e 2d av, 25x98.9. Prior mort \$—. Sept 18, demand, 6%. Dec 27, 1906. 3:944. 400
- Fuller, Susan E to Frank J Walgering. 52d st, No 251, n s, 212 e 8th av, 14x100.5. P M. Prior mort \$13,500. Dec 27, 1906, 2 years, 6%. 4:1024. 3,000
- Falk, Henry to August Ruff. 4th st, No 80, s w s, 80 n w 2d av, 20x72.1. P M. Dec 26, due Jan 1, 1909, 6%. Dec 27, 1906. 2:459. 11,000
- Fowler, Mary L with TITLE GUARANTEE & TRUST CO. 22d st, No 232 East. Subordination agreement. Dec 24. Dec 27, 1906. 3:902. nom
- Fleischmann Realty & Construction Co and Cooper Realty Co with Thomas Mulligan. 179th st, n s, 100 w Amsterdam av, 125x100. Extension mort. Dec 3. Dec 26, 1906. 8:2152. nom
- Faden Beni to Harris Faden. Clinton st, No 14, e s, 155 s Houston st, 20x100.2. Prior mort \$25,000. Dec 27, 1906, 3 years, 6%. 2:350. 5,000
- Gottlieb, William to Geo W Moore. Clarke st, No 20, e s, 175 s Spring st, 25.3 or 25x90. P M. Dec 27, 1906, 5 years, 5%. 2:490. 22,500
- Same to Antoinette A McCollum. Same property. P M. Prior mort \$22,500. Dec 27, 1906, 1 year, 6%. 2:490. 2,500

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.

Goldman, Moses to Wm A Spencer and ano trustees Lorillard Spencer for benefit Eleanora L S Ceuci. Henry st, No 52, s s, abt 215 w Market st, 25x100. Dec 21, due Jan 1, 1912, 5%. Dec 22, 1906. 1:277. 32,000

Goldman, Moses to Pincus Lowenfeld and ano. Henry st, No 52, s s, about 215 w Market st, 25x100. Prior mort \$32,000. Dec 21, 1906, due Jan 14, 1913, 6%. 1:277. 13,000

Gardiner, Alfred P to Edmund Hendricks and ano trustees for Isabel E Brush will Fanny Hendricks. Lafayette st, No 52, late Elm st, n w cor Leonard st, No 121, 25x45. Dec 24, 5 years, 5%. Dec 26, 1906. 1:171. 20,000

Same and Adolph M Bendheim with same. Same property. Subordination agreement. Dec 24. Dec 26, 1906. 1:171. nom

Guggenheimer, Randolph to EQUITABLE LIFE ASSUR SOC of the U S. Broad st, Nos 82 and 84, w s, 43.3 n Stone st, runs n 52.1 x w 70 x s 0.8 x w 9.8 x s 22.1 x w 23 x s 25 x e 98.10 to beginning. P M. Dec 20, 5 years, 5%. Dec 21, 1906. 1:11. 180,000

Gibson, Richardson T to HAMILTON NATIONAL BANK of Chicago, Ill. 26th st, s s, bet 5th av and Broadway Cafe Martin; also property near Highbridge described on tax map blk 2884 lot 72, blk 2882 lot 83, blk 2880 lot 93, blk 2887 lot 187, blk 2878 lots 25 and 82; also all right, title and interest belonging to grantors in estates of Romanzo M Montgomery and Randall Lee Gibson. Extension mort. Dec 18. Dec 24, 1906. 3:827, 11:2877-2878-2880-2882-2885-2884, also Gen Mort. nom

Gutman, Wolf to Anne C Rogers. Orchard st, No 18, e s, 100 n Canal st, 25x87. Dec 24, 1906, 3 years, 5%. 1:298. 18,500

Goldstein, Jennie to Caroline L Harned. 2d av, No 1854, s e cor 96th st, No 300, 25.8x100. Extension mort. Dec 17. Dec 22, 1906. 5:1558. nom

Gordon, David to Joseph Wolkenberg. 6th st, Nos 705 and 707. Certificate as to payment of \$9,000 on account of mort. Dec 21, 1906. 2:376.

Goodman, Joseph and Geo Schupper to LAWYERS TITLE INS AND TRUST CO. 58th st, Nos 307 and 309, n s, 60 e 2d av, runs n 57.3 x e 5 x n 18 x e 5 x n 18 x e 35 x s 75.3 to st, x w 40 to beginning. Dec 20, 5 years, 5%. Dec 21, 1906. 5:1351. 35,000

Gage, Mary P to TITLE GUARANTEE AND TRUST CO. 85th st, No 254, s s, 100 e West End av, 40x102.2. Dec 21, 1906, due, &c, as per bond. 4:1232. 10,000

Grossman, Adolph to Louisa C Reynolds. 127th st, No 160, s s, 100 e 7th av, 25x99.11. Dec 20, 3 years, 5%. Dec 21, 1906. 7:1911. 15,000

Goodwin, Thomas J to Frances H Hanford. 6th av, Nos 826 to 830, s e cor 47th st, No 80, 70x22. P M. Dec 26, 1905, 3 yrs, 5%. Dec 21, 1906. 5:1262. 60,000

Greenbaum, Leo S and Morris S Kreisler to Frank E Wise. 7th av, Nos 2169 to 2177, s e cor 129th st, No 166, 99.11x75. Prior mort \$185,000. Dec 14, due June 1, 1908, —%. Dec 21, 1906. 7:1913. 33,000

Greenwald, Mendel to Harris D Colt and ano trustees Marie L Cameron. Goerck st, No 98, e s, 171.7 n Rivington st, 25x98.10. P M. Dec 27, 1906, 4 years, 5%. 2:324. 25,000

Same to Philipp Weber. Same property. P M. Prior mort \$25,000. Dec 27, 1906, 5 years, 6%. 2:324. 3,000

Grosner, Joseph with Ellen H Cotheal. 118th st, No 123, n s, 305 w Lenox av, 20x½ blk. Subordination agreement. Nov 21. Dec 27, 1906. 7:1903. nom

Goldberg, Max to Isaac Bell. Norfolk st, Nos 162 and 164, n e cor Stanton st, Nos 140 and 142, 48.4x70. Dec 27, 1906, 5 yrs, 5%. 2:355. 74,000

Greenwald, Mendel to Jacob Schlamp. Goerck st, No 92, e s, 96.7 n Rivington st, 25x99.11. Prior mort \$21,000. Dec 27, 1906, 4 years, 6%. 2:324. 4,000

Gossett, Morris E to Sarah J Maxwell guardian Chauncey B Maxwell and ano. 3d av, Nos 327 to 331, e s, 73.11 n 24th st, 49.3x 97.7x48.7x97.7. Dec 27, 1906, 3 years, 5%. 3:905. 35,000

Greenberg, Mary individ and as committee David Greenberg, Abraham and Louis Greenberg with Chas F Ballard. 5th av, No 1474. Extension mort. Dec 21. Dec 27, 1906. 6:1717. nom

Gross, Adolph to American Mortgage Co. 108th st, No 166, s s, 184 e Lexington av, 17x100.11. Dec 26, 3 years, 5%. Dec 27, 1906. 6:1635. 7,250

Gage, Peter A to LAWYERS TITLE INS & TRUST CO. 61st st, No 238, s s, 185 w 2d av, 20x100.5. Dec 26, 5 years, 4½%. Dec 27, 1906. 5:1415. 9,000

Henderson, Edw to Francis J Gasquet and ano trustees Eveline G Marshall. Amsterdam av, No 726, w s, 75.8 n 95th st, 25x86. Dec 26, due Jan 2, 1910, 5%. Dec 27, 1906. 4:1243. 22,000

Henderson, Edward C to TITLE GUARANTEE & TRUST CO. 54th st, No 60, s s, 191 e Madison av, 17x100.5. P M. Dec 27, 1906, due, &c, as per bond. 5:1289. 28,000

Harper, Kathleen T to Trustees of Columbia College in City N Y. 47th st, No 41, n s, 595 w 5th av, 25x100.5. P M. Dec 26, due, &c, as per bond. Dec 27, 1906. 5:1263. 60,500

Same to H Van Rensselear Kennedy. Same property. Prior mort \$60,500. Dec 26, due, &c, as per bond. Dec 27, 1906. 5:1263. 4,745

Howard, Eliz S to SEAMENS BANK FOR SAVINGS in City N Y. 14th st, No 313, n s, 141.2 e 2d av, 23.3x103.3. Dec 22, 1 year, 4½%. Dec 27, 1906. 3:921. 12,500

Harcourt Realty Co to N Y LIFE INS & TRUST CO. Bowery, Nos 254 and 256, w s, 210.11 n Prince st, 41.7x91x41.11x92.3. P M. Dec 27, 1906, 2 years, 4%. 2:507. 30,000

Hyde, Albert F, Morristown, N J, to Donald McCredie. 17th st, Nos 257 to 265, n s, 100 e 8th av, 127x92. P M. Dec 21, 1906, due June 21, 1908, 4½%. 3:767. 75,000

Hirsch, Jacob to GERMAN SAVINGS BANK in City N Y. 45th st, No 426, s s, 350 w 9th av, 25x100.4. Dec 19, 3 years, 5%. Dec 21, 1906. 4:1054. 16,000

Hoffnung, Herman to Marie Schumann. 118th st, No 16, s s, 235 e 5th av, 25x100.11. P M. Prior mort \$18,500. Dec 20, due July 17, 1909, 6%. Dec 21, 1906. 6:1623. 6,000

Hoffnung, Herman to Marie Schumann. 118th st, No 14, s s, 210 e 5th av, 25x100.11. P M. Prior mort \$18,500. Dec 20, due July 17, 1909, 6%. Dec 21, 1906. 6:1623. 6,000

Highland Construction Co to Elihu Root and ano trustees Henry H Cook. Amsterdam av, Nos 1521 and 1523, n e cor 135th st, 56x100. Dec 20, due Jan 15, 1912, 5%. Dec 21, 1906. 7:1972. 88,000

Same to same. Same property. Certificate as to above mort. Dec 20. Dec 21, 1906. 7:1972.

Hart (Edw) Realty Co to Max M Warburg. 8th av, Nos 629 and 631, w s, 49.5 s 41st st, 49.4x100. P M. Nov 16, 5 years, 5%. Dec 24, 1906. 4:1031. 125,000

Haims, Rebecca wife of and Louis to LAWYERS TITLE INS & TRUST CO. 6th st, No 423, n s, 265.6 e 1st av, 21.10x90.10. Dec 22, 5 years, 5%. Dec 24, 1906. 2:434. 15,000

Holbert, Harry H to Francis W Pollock. Marble Hill av, late Kingsbridge av, s s, 452.1 n e 225th st, late Terrace View av, 112.6x100. ½ part. Dec 14, due June 14, 1907, 6%. Dec 24, 1906. 13:3402. 500

Same to John Campbell. Same property. ½ part. Dec 15, due Mar 1, 1907, 6%. Dec 24, 1906. 13:3402. 700

Hollander, Isidore to Katherine T Willetts Gardner. Sheriff st, No 122, e s, 100.2, s Houston st, 25x100. Dec 26, 1906, 5 years, 5%. 2:335. 29,000

Hall, Catherine C widow to Emily H Moir trustee for Johannah S Seymour under deed of trust date Oct 3, 1888. 86th st, No 331, n s, 320 e Riverside Drive, 18x100.8. Dec 26, 1906, 3 years, 4½%. 4:1248. 24,000

Hvass, Charles to Isabella Heimath. 106th st, No 7, n s, 100 w Central Park West, 25x100.11. Dec 20, 1906, 5 years, 5%. 7:1842. Corrects error in last issue, when mortgagors name was Hoass. 24,000

Hall, Catherine C to Emily H Moir trustee Johannah S Seymour under deed of trust dated Oct 3, 1888. 86th st, No 325, n s, 376 e Riverside Drive, 19.6x100.8. Dec 26, 1906, 3 years, 4½%. 4:1248. 23,000

Harris, Herman to Frederic de P Foster. 5th av, No 1462, w s, 25.11 n 118th st, 25x100. Dec 26, 1906, 5 years, 5%. 6:1717. 25,000

Hendeson, Simon to LAWYERS TITLE INS & TRUST CO. 114th st, Nos 110 and 114, s s, 155 e Park av, 37.6x100.11. Dec 21, 5 years, 5%. Dec 26, 1906. 6:1641. 35,000

Same to Business Mens Realty Co. Same property. Prior mort \$35,000. Dec 21, 1 year, 6%. Dec 26, 1906. 6:1641. 18,500

Helfer, Isaac to New Amsterdam Mortgage Co. 74th st, No 323, n s, 300 e 2d av, 25x102.2. P M. Dec 21, 4 years, 5%. Dec 22, 1906. 5:1449. 18,000

Hertz, Josephine to TITLE GUARANTEE & TRUST CO. 90th st, Nos 106 and 108, s s, 100 w Columbus av, 2 lots, each 25x100.8. 2 mortg, each \$24,000. Dec 21, due, &c, as per bond. Dec 22, 1906. 4:1220. 48,000

Ireland, John B to Frank H Keeler. West Broadway, No 555, e s, 97 s 3d st, 22x128. Nov 28, 1 year, 6%. Dec 22, 1906. 2:536. 4,000

Same to same. Same property. Nov 28, 1 year, 6%. Dec 22, 1906. 2:536. 1,000

Isaac, Isidore to Fleischmann Realty & Construction Co. 7th av, Nos 2509 and 2511, e s, 79.10 n 145th st, 40x100. P M. Prior mort \$40,000. Dec 12, 3 years, 6%. Dec 24, 1906. 7:2014. 11,000

Ireland, John B to Bertha M Johnson. West Broadway, No 555, e s, 97 s 3d st, 22x128. Oct 19, due Nov 1, 1911, 5½%. Dec 21, 1906. 2:536. 25,000

Irving, Cath to John A Stewart et al trustees of LIVERPOOL, LONDON & GLOBE INS CO in N Y. 3d av, Nos 1261 to 1265, s e cor 73d st, No 200, 76.7x85. July 1, 3 years, 4½%. Dec 21, 1906. 5:1427. 62,000

Jackson, Isidore and Abraham Stern to Thomas S Ollive as committee Edwin O Brinckerhoff. 130th st, Nos 73 and 75, n s, 90 w Park av, 50x99.11. Dec 21, 3 years, —%. Dec 26, 1906. 6:1755. 12,000

Jaburg, John to James Durand. 119th st, No 113, n s, 188 w Lenox av, 19x100.11. Dec 22, due Apr 12, 1915, 4½%. Dec 24, 1906. 7:1904. 15,000

Jacobson, David to Jessie A Luke trustee Walter Luke. 126th st, No 212, s s, 195 e 3d av, 30x99.11. Dec 19, 5 years, 5%. Dec 24, 1906. 6:1795. 28,000

Jacobowitz, David to Simon M Roeder. Delancey st, No 242, n s, 50 w Sheriff st, 25x75. Given in place of mort dated April 16, 1905, 6%. Dec 21, 1906. 2:338. 7,500

Same and Isaac Huppert with same. Same property. Subordination agreement. Dec 18. Dec 21, 1906. 2:338. nom

Jacobs, Sam to Catharine E Wills et al trustees Wm J Syms. Rivington st, No 40, n s, abt 50 e Forsyth st, 24.9x100. Dec 31, 5 years, 5%. Dec 21, 1906. 2:421. 30,000

Same and Richd A Beyer and Augustus L Apelles with same. Same property. Subordination agreement. Dec 8. Dec 21, 1906. 2:421. nom

Jones, Oliver L to Moses T Pyne and ano trustees will Moses Taylor for Kate W Winthrop, &c. 6th av, No 490, e s, 68.2 s 30th st, runs s 27.9 x e 100 x s 2.9 x e 25 x n 53.4 x w 27 to beginning; 6th av, No 488, e s, 95.11 s 30th st, 27.6x100. Dec 24, 5 years, 4½%. Dec 27, 1906. 3:831. 225,000

Kleinfeld, Isaac and Isaac Rothfeld to Frank Hillman and ano. 1st av, Nos 1925 to 1939, w s, 40.11 n 99th st, 160.11 to 100th st, No 338, x100. Prior mort \$162,000. Dec 26, demand, 6%. Dec 27, 1906. 6:1671. 7,000

Kleinfeld, Isaac and Isaac Rothfeld to TITLE INS CO of N Y. 1st av, Nos 1921 and 1923, n w cor 99th st, 40.11x100. Dec 26, 5 years, 5%. Dec 27, 1906. 6:1671. 40,000

Krellman, Sarah to Saml Rauch. Grand st, No 379, s s, abt 50 e Norfolk st, 25x100. Prior mort \$47,000. Dec 26, 2 years, 6%. Dec 27, 1906. 1:312. 3,000

Kantor, Leopold, Joseph B Cooper and Louis Wittcoff to Augustus F Holly. Convent av, w s, 27 s 130th st, 81.4x132.8x85.10x 142.11. Prior mort \$80,000. Dec 26, due, &c, as per bond. Dec 27, 1906. 7:1969. 20,000

Kirsh, Nathan to Ellen H Cotheal. 118th st, No 123, n s, 305 w Lenox av, 20x100.11. Dec 27, 1906, 5 years, 4½%. 7:1903. 18,000

THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

IRONWORK FOR BUILDINGS

Kalmus, Minnie or Mina widow to John H Pugh and ano trustees for Ellen E Pugh will John A Haven. 3d av, No 178, w s, 54.10 s 17th st, 18.4x59x18.8x59.3. Dec 27, 1906, due Jan 1, 1907, 4½%. 3:872. 11,000

Kurzman, Michael to Louise L Williams et al trustees Rebecca Ladew. 5th av, No 326 w s, 81.9 n 32d st, 17x100. Dec 20, due May 1, 1911, 4½%. Dec 21, 1906. 3:834. 175,000

Klingenstein, Bernhard witht Morris Goldberg and ano. Suffolk st, No 137. Agreement as to payment of mortgage, &c. Dec 10, Dec 21, 1906. 2:354. nom

Klein, Joseph to MUTUAL LIFE INS CO of N Y. Lewis st, No 150, s e cor 3d st, No 380, 45.6x20x45.4x20.2. Nov 23, due, &c. as per bond. Dec 21, 1906. 2:356. 5,500

Same to Annie Aaron. Same property. Dec 21, 1906, due Jan 1, 1908, 6%. 2:356. 1,100

Kwint, Michl and Nathan to Athenia L Peabody and ano exr James Bowen. Madison st, No 404, s s, abt 275 e Jackson st, 25x100. Dec 20, due June 30, 1911, 5%. Dec 21, 1906. 1:265. 28,000

Kastens, Fredk H to Ethel J H Crosby and ano admrs Edmund M Young. 11th av, No 566, e s, 50 s 43d st, 25x100. Dec 21, 1906, 3 years, 4½%. 4:1071. 15,000

Kleinfeld, Isaac to American Mortgage Co. 160th st, n s, 100 e Broadway, 265x99.11. Dec 21, 1906, 1 year, 6%. S:2119. 140,000

Same and Pincus Lowenfeld and ano with same. Same property. Subordination agreement. Dec 21, 1906. S:2119. nom

Same with same. Same property. Subordination agreement. Dec 21, 1906. S:2119. nom

Kauder, Regina to John T Willets guardian Josiah M Willets. 113th st, No 24, s s, 345 w 5th av, 33.4x100.11. Dec 22, 1906, due Jan 2, 1912, 4½%. 6:1596. 28,000

Kauder, Regina to Thomas S Willets. 113th st, No 28, s s, 411.8 w 5th av, 33.4x100.11. Dec 22, 1906, due Jan 2, 1912, 4½%. 6:1596. 28,000

Kauder, Regina to Chas Griffen et al trustees Samuel Willets (Caroline W Frame trust). 113th st, No 26, s s, 378.4 w 5th av, 33.4x100.11. Dec 22, 1906, due Jan 2, 1912, 4½%. 6:1596. 28,000

Kellogg, Ethel T to Ellen P Kellogg and ano exrs Chas Kellogg. 56th st, No 81, n s, 50.6 w Park av, 15.6x67.1. Oct 1, 3 years, 4¾%. Dec 22, 1906. 5:1292. 20,000

Koenigsberg, Israel exr Elias Koenigsberg and Neche Konigsberg widow to Rivka Jacobowitz. 3d st, Nos 311 and 313, n s, 208.6 w Av D, 48.6x96, ½ part. Dec 26, 1906, due June 6, 1907, 6%. 2:373. 400

Kapta, Tony to TITLE GUARANTEE & TRUST CO. 15th st, No 429, n s, 194 w Av A, 25x103.3. Dec 24, due, &c. as per bond. Dec 26, 1906. 3:947. 18,000

Kehr, Ernest with American Mortgage Co. West End av, No 169. Subordination agreement. Dec 19. Dec 26, 1906. 4:1179. nom

Kahn, Yetta widow to Sara F H Austin. 79th st, No 335, n s, 154.10 w 1st av, 26.11x102.2. Dec 24, 1906, due Dec 10, 1911, 5%. 5:1542. gold, 16,000

Kennedy, Clement D to Eliz H Jaques. 60th st, No 119, n s, 180 e Park av, 20x100.5. Dec 24, 1906, 3 years, 5%. 5:1395. 27,500

Khayat, Azeez to Geo Ashforth. Rector st, No 19, s s, abt 60 e Washington st, 25.2x45.8x24.8x44.6. Prior mort \$25,000. Dec 21, 1 year, 6%. Dec 24, 1906. 1:18. 7,500

Same to TITLE GUARANTEE & TRUST CO. Same property. Dec 21, due, &c. as per bond. Dec 24, 1906. 1:18. 25,000

Khayat, Azeez to George Ashforth. Rector st, No 21, s e cor Washington st, No 97, 57.11x22.3x55.10x21.6. Dec 21, 1 year, 6%. Dec 24, 1906. 1:18. 7,500

Kehr, Ernest to American Mortgage Co. West End av, No 169, w s, 75.5 s 68th st, 25x100. Dec 24, 1906, 5 years, 5%. 4:1179. 16,000

Kips Bay Realty Co to Harrolds Motor Car Co. 54th st, Nos 233 to 237, n s, 290 e 8th av, 60x100.5. Given to secure payment of rent under lease. Prior mort \$65,000. Dec 21, due July 1, 1907, 4½%. Dec 24, 1906. 4:1026. 10,000

Krulewitch Realty Co to Lewis Krulewitch. 122d st, Nos 515 to 521, n s, 250 w Amsterdam av, 2 lots, each 62.6x90.11. 2 morts, each \$25,000. 2 prior morts, \$75,000 each. Dec 24, 1906, 3 years, 6%. 7:1977. 50,000

Krakaur Amelia to John L Cadwalader and ano trustees for Wm Cutting. 92d st, No 127, n s, 90 w Lexington av, 15x100.8. Dec 24, 1906, 3 years, 4½%. 5:1521. 12,000

Kleinfeld, Isaac and E H Ogden Lumber Co with American Mortgage Co. 160th st, n s, 100 e Broadway, 265x99.11. Subordination agreement. Dec 21. Dec 24, 1906. S:2119. nom

Luke, David L to Thomas Prehn. 87th st, No 353, n s, 118 e Riverside Drive, 19x100.8. P M. Prior mort \$17,000. Dec 21, due, &c. as per bond. Dec 22, 1906. 4:1249. 15,000

Livingston, William to John Sasse. 90th st, No 116, s s, 226.6 w Columbus av, 26.6x100.8. P M. Dec 20, due Jan 1, 1910, 6%. Dec 22, 1906. 4:1220. 5,000

Lux, Adolph E to Charlotte E Allis. 132d st, No 548, s s, 250 w Amsterdam av, 25x99.11. Nov 26, 3 years, 5%. Dec 22, 1906. 1:302. 10,000

Lunitz, Lippe & Maurice Weingarten to Nancy Sherwood and ano. Pitt st, No 102, e s, 100 s Stanton st, 25x100. Dec 26, 1906, 5 years, 5%. 2:339. 26,000

Lassall, Charles to Henry S Bowron. Cherry st, No 77 and 82, on map No 75, s w cor James Slip, No 1, 36.2x24. P M. 3 years, 5%. Dec 21, 1906. 1:110. 8,000

Lincoln Safe Deposit Co to N Y LIFE INS & TRUST CO. 41st st, Nos 45 to 55, n s, 105 w 4th av, runs n 113.8 x w 50 x s 23.6 x w 50 x s 9.10 x w 50.3 x s 90.1 to st x e 150 to beginning. Dec 26, 1906, 3 years, 4%. 5:1276. 400,000

Same to same. Same property. Certificate as to above. Dec 20. Dec 26, 1906. 5:1276.

Lowenfeld, Pincus and Wm Prager to American Mortgage Co. 78th st, No 177, n s, 125 w 3d av, 18.6x102.3. Dec 24, 1 year, 5%. Dec 26, 1906. 5:1413. 8,000

Levey, Wm to John T Willets guardian Josiah M Willets. 117th st, No 7, n s, 150 w 5th av, 23.1x100.11. Dec 26, 1906, 3 years, 4½%. 6:1601. 23,000

Levine, Isaac and Israel Bregman to Edward H Bailey. Madison st, No 112, s s, about 140 w Market st, 25x100, all title to Madison st, No 112, s s, 137.2 w Market st, 25.2x100.4x25x100.2. Dec 26, 1906, due Jan 1, 1911, 5½%. 1:276. 22,000

Lewin, Frieda to Max Marx. 135th st, No 183, n s, 125 e 7th av, 25x99.11. P M. Prior mort \$12,000. Dec 24, 1906, 2 years, 6%. 7:1920. 4,500

Lane, Chas, Brooklyn, N Y, to AMERICAN MORTGAGE CO. Cherry st, Nos 183½ and 185, s s, 176.6 e Market Slip, runs s — x — 59.10 x e 50.5 x n 59.11 to st x w 50.2 to beginning. Dec 26, 2 years, 5%. Dec 27, 1906. 1:249. 12,000

Levine, Sarah E and Wulf Gutman with Anne C Rogers. Orchard st, No 18, 25x87. Subordination agreement. Dec 20. Dec 26, 1906. 1:198. nom

Levey, Wm to Hannah Fleisch. 117th st, No 7, n s, 150 w 5th av, 23.1x100.11. Prior mort \$23,000. Dec 26, due April 1, 1910, 6%. Dec 27, 1906. 6:1601. 5,000

Same to Jos B Adler. Same property. Prior mort \$28,000. Dec 26, due Apr 1, 1910, 6%. Dec 27, 1906. 6:1601. 3,250

Lieberman, Isaac to Washington Elkann. 2d av, No 977, w s 40.5 s 52d st, 20x70. Prior mort \$10,000. Dec 26, due April 20, 1911, 6%. Dec 27, 1906. 5:1325. 3,000

Lubman, Max to August Ruff. 4th st, No 78, s s, about 95 w 2d av, 25x112.5. P M. Prior mort \$11,300. Dec 26, due Jan 1, 1909, 6%. Dec 27, 1906. 2:459. 14,700

Livingston, Louis and Myer S Perlstein to Charles Friedman. 100th st, Nos 318 to 324, s s, 303.4 e 2d av, 2 lots, 49.4x100.11. 2 P M morts, each \$17,000; 2 prior morts \$43,000 each. Dec 26, 6 years, 6%. Dec 27, 1906. 6:1671. 34,000

Larchan, Jacob to Henry F Schwarz. 73d st, No 334, s s, 150 w 1st av, 25x102.2. Dec 27, 1906, 5 years, 4½%. 5:1447. 14,000

Loster, Wilhelmina to David J King et al exrs, &c. Edw J King 89th st, No 230, s s, 250 w 2d av, 25x100.8. Dec 27, 1906, due, &c. as per bond. 5:1534. 14,000

Liebovitz, Saml and Ida Markus to Chas K Billings trustee J M Billings for Jeannie F Seymour. 61st st, No 207, n s, 146 w 10th av, 27x100.5. Nov 1, 3 years, 5%. Dec 27, 1906. 4:1153. 13,000

Same and James N Webb with same. Same property. Subordination agreement. Dec 27, 1906. 4:1153. nom

Lang, Fredk to Magdalena Briner. 78th st, No 266, s s, 55.10 w 2d av, 16.4x76.8. P M. Prior mort \$—. Dec 20, 3 years, 6%. Dec 21, 1906. 5:1432. 3,000

Leshure, John to METROPOLITAN TRUST CO. Convent av, No 153, e s, 18 n 148th st, 17x85. Dec 24, 1906, due Apr 1, 1908, 4½%. 7:2063. 12,500

Levenson, Ede and George Pfister to Minnie Mork. 46th st, No 329, n s, 300 w 1st av, 25x70.5. Subordination agreement. Dec 19. Dec 22, 1906. 5:1339. nom

Mayer, Gustave, Jersey City, N J, to CENTRAL TRUST CO of N Y. 96th st, Nos 57 and 59, n s, 150 e Madison av, 50x½ blk. Subordination agreement. Dec 21. Dec 22, 1906. 6:1602. nom

Morgenstern, Sigmund to LAWYERS TITLE INS & TRUST CO. 134th st, No 60, s s, 177.6 w Park av, 37.6x99.11. Dec 13, due Oct 12, 1910, 5%. Dec 22, 1906. 6:1758. 28,500

Same and MUTUAL ALLIANCE TRUST CO of N Y with same. Same property. Subordination agreement. Dec 12. Dec 22, 1906. 6:1758. nom

Morgenstern, Sigmund and Saml Kadin with same. Same property. Subordination agreement. Dec 12. Dec 22, 1906. 6:1758. nom

Marx, Joseph E to Ella R Andrews. 142d st, No 472, s s, 271 w Convent av, 16x99.11. Dec 21, 3 years, —%. Dec 22, 1906. 7:2758. 15,000

MERCANTILE TRUST CO with Julius Meyer. 123d st, No 264 West. Extension mort. Dec 18. Dec 26, 1906. 7:1928. nom

McBride, Thomas J to EMIGRANT INDUSTRIAL SAVINGS BANK. 92d st, No 125, n s, 275 e Park av, 25x100.8. Dec 26, 1906, 3 years, 4½%. 5:1521. 10,000

Morris, Robert S, Mary D Franklin, Clara Cook, Helen D Moles and Marie L Clark to John A Stewart et al trustees LIVERPOOL, LONDON & GLOBE INS CO in N Y. Cortlandt st, No 47, s s, about 45 e Greenwich st, 21x71.6x20.8x71.8, w s. Dec 5, due Dec 24, 1911, 4½%. Dec 26, 1906. 1:60. gold, 48,000

Mitchell, John A to Mary H Mitchell, 46th st, No 20, s s, 308 w 5th av, 22x100.5. Dec 24, 3 years, 5%. Dec 26, 1906. 5:1261. 25,000

McCormick, Catherine J to EMIGRANT INDUSTRIAL SAVINGS BANK. 56th st, No 408, s s, 150 w 9th av, 25x94.4x25.2x97.6. Dec 26, 1906, 5 years, 5%. 4:1065. 14,000

Miller, Sophie to Thomas S Olive as committee Edwin O Brinckerhoff. 55th st, No 503, n s, 80 e Av A, 25x100.5. Dec 26, 1906, 3 years, 5%. 5:1371. 12,000

Madden, Caroline and Theresa Elbogen with Ellen H Cotheal. 52d st, No 435, n s, 154 w Av A, 20x—. Subordination mort. Dec 19. Dec 24, 1906. 5:1364. nom

Milano, Angela M to Alfred L M Bullova. 106th st, No 311, n s, 200 e 2d av, 25x100.11. Dec 21, 3 years, without interest. Given to secure mort on Nos 311 and 313 E 103d st. Dec 24, 1906. 6:1678. 500

Miles, Henry D to BOWERY SAVINGS BANK. Chrystie st, No 58, e s, abt 175 n Canal st, 25x100. Dec 24, 1906, 3 years, 4½%. 1:302. 10,000

Madden, Caroline wife of John to Ellen H Cotheal. 52d st, No 433, n s, 174 w Av A, 20x46.6x—x49.8. Dec 22, 3 years, 5%. Dec 24, 1906. 5:1364. 4,000

MERCANTILE TRUST CO as trustee Oliver S Carter with American Mortgage Co. 127th st, No 132, s s, 65 w Lexington av, 35.7 x99.11. Extension mort. Dec 22, 1906. 6:1775. nom

Marks, Abraham with Pearl wife of Isaac Kornblum and ano. Ludlow st, No 22. Extension mort. Dec 17. Dec 21, 1906. 1:297. nom

Mannheimer, Jacob to METROPOLITAN TRUST CO. 30th st, No 244, s s, 225 e 8th av, 25x98.9. Dec 20, 5 years, 4½%. Dec 21, 1906. 3:779. 9,000

Mannheimer, Jacob, Seligman and Abraham exrs Meier Mannheimer to Frances H Hanford. 37th st, Nos 256 and 258, s s, 150 e 8th av, 2 lots, each 25x98.9. 2 P M morts, each \$20,000. Dec 21, 1906, due Jan 1, 1910, 5%. 3:786. 40,000

McCord, Wm M et al and Lawyers Realty Co with N Y TRUST CO. 73d st, No 118 West. Subordination agreement. Dec 12. Dec 21, 1906. 4:1144. nom

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD"

FRONT ENAMELED AND GENUINE "HARVARD" BRICKS

Nazareth and Saylor's PORTLAND CEMENT

ROSENDALE CEMENT

FREDENBURG & LOUNSBURY

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

Meyers, Louis to Joseph Goodman and ano. 58th st, Nos 307 and 309, n s, 60 e 2d av, runs e 40 x n 75.3 x w 35 x s 18 x w 5 x s 57.3 to beginning. P M. Prior mort \$35,000. Dec 20, due June 20, 1911, 6%. Dec 21, 1906. 5:1351. 11,000

Mayer, Louis to Rachel Ginger. 179th st, Nos 502 and 504, s s, 100 w Amsterdam av, 50x100. Prior mort \$49,000. Oct 1, 1 year, 6%. Dec 27, 1906. 8:2152. 6,000

Mandelman, Philip to Alhambra Realty Co. Eldridge st, Nos 210 and 212, e s, 105.2 s Stanton st, 45x87.6. P M. Equal lien with mort for \$6,650. Prior mort \$62,000. Dec 24, due May 26, 1910, 6%. Dec 27, 1906. 2:416. 4,450

Same to same. Same property. P M. Equal lien with mort for \$4,450. Prior mort \$62,000. Dec 24, due May 26, 1910, 6%. Dec 27, 1906. 2:416. 6,650

Mullane, Mary F to TITLE GUARANTEE & TRUST CO. 22d st, No 232, s w s, 175 n w 2d av, 25x98.9. Sept 1, due, &c, as per bond. Dec 27, 1906. 3:902. 10,000

Miles, Henry D with BOWERY SAVINGS BANK. Chrystie st, No 58. Extension mort. Dec 24, 1906. 1:302. nom

Merola, Vincenzina and Teresina Satriale to Annie Geary. 120th st, No 344, s s, 150 w 1st av, 20x100.11. P M. Prior mort \$5,000. Dec 27, 1906, 3 years, 6%. 6:1796. 3,000

McElroy, Daniel S to Herman Aaron. 9th av, Nos 440 to 448, s e cor 35th st, No 378 West. Certificate as to consent to subordination of mort, &c. Nov 5. Dec 27, 1906. 3:758. —

McGowan, Wm to Henry H Jackson et al exrs Peter A H Jackson. 60th st, No 246, s s, 200 e West End av, 25x100.5. Dec 27, 1906, 3 years, 6%. 4:1151. 4,250

Mendelsohn, Louis to Leopold Herzig et al exrs Max Schwartz. 110th st, No 137, n s, 330 e Park av, 25x100.11. Dec 21, 1906, 3 years, 5%. 6:1638. 16,000

Merzbach, Clementine wife of and Louis to John T Willets exr Wm H Willets. 137th st, No 131, n s, 300 e 7th av, 25x99.11. Dec 21, 3 years, 5%. 7:2006. 17,000

Murphy, John H and Wm R Bohnert to Stephen J Eagan. 186th st, n s, 200 w Audubon av, 50x114.10. P M. Prior mort \$40,000. Dec 20, 5 years, 6%. Dec 21, 1906. 8:2157. 17,000

Maguire, Annie and Frances Mayer with Frances W Parsons. Park av, No 1340. Subordination agreement. Dec 19. Dec 21, 1906. 6:1607. nom

McHefey, James H to David M Samuels. West End av, No 700, n e cor 94th st, 42.2x100.40.4x100. P M. Prior mort \$72,000. Dec 20, due Jan 15, 1909, 6%. Dec 21, 1906. 4:1242. 8,000

McCauley, John to EMIGRANT INDUST SAVINGS BANK. 10th av, No 313, n w s, at n e s 28th st, Nos 501 to 505, 24.8x100. Dec 21, 1906, 3 years, 4½%. 3:700. 30,000

Margraf, Geo to David J King et al exrs Edw J King. 122d st, No 310, s s, 95 e Manhattan av, 25x100.11. Dec 20, 5 years, 4½%. Dec 21, 1906. 7:1948. 16,000

Mayer, Frances to Frances W Parsons. Park av, n w cor 101st st, No 77, 75.11x25. Dec 21, 1906, due June 28, 1910, 5%. Dec 21, 1906. 6:1607. 22,000

Malatzky, Jacob with August Gahren. Lenox av, No 533, w s, 25.4 s 137th st, 27x75. Extension mort. Dec 27, 1906. 7:1921. nom

N Y Steam Co to FRANKLIN TRUST CO trustee Jeremiah P Robinson for Harriet W R Leech, &c. Washington st, Nos 174 and 176, w s, 65.5 n Courtlandt st, runs n 46.8 x w 115.10 x s 27.1 x e 75 x s 17.5 x e 51.8 to beginning. Dec 26, 3 years, 5%. Dec 27, 1906. 1:59. 45,000

Same to same. Same property. Certificate as to above mort. Dec 26. Dec 27, 1906. 1:59. —

Newman, Rose C or Rose O R to Margt S Tabor. St Nicholas av, w s, 50 n 179th st, 100x100. Dec 24, 1906, 3 years, 6%. 8:2162. 7,000

O'Malley, Patrick to Peter Doelger. Amsterdam av, No 160, n w cor 67th st, No 201, —. Saloon lease. Demand, 6%. Dec 27, 1906. 4:1159. 9,000

Oussani, Joseph to Harry S Rossell. 110th st, No 137, n s, 275 e 7th av, 100x70.11. Prior mort \$145,000. Dec 13. Secures notes. —. Dec 26, 1906. 7:1820. 10,000

Palladium Realty Co to Wm A Spencer and trustees Lorillard Spencer for benefit Eleanor L S Ceuci, &c. Hudson st, No 529, w s, 48.7 s Charles st, 21x78x16x78.6. Dec 4, 3 yrs, 4½%. Dec 27, 1906. 2:631. 12,500

Same to same. Same property. Certificate as to above. Sept 26. Dec 27, 1906. 2:631. —

Powel, Marion C H wife Harford W Hare Powel to SEAMENS BANK FOR SAVINGS in City N Y. 14th st, No 311, n s, 118 e 2d av, 23.2x103.3. Dec 22, 1 year, 4½%. Dec 27, 1906. 3:921. 12,500

Palmieri, John to Isaac Bell. Mott st, No 215, w s, 122.7 n Spring st, 25x99.2. Dec 27, 1906, 5 years, 5%. 2:494. 20,000

Poggioreale, Ciro to Giovanni Maccarone. 11th st, No 332, s s, 175 w 1st av, 25x94.10. Sept 1, due Mar 1, 1907, 6%. Dec 24, 1906. 2:452. 3,850

Pati, Pasquale and Salvatore to Eliza Palumbo. 16th st, No 512, s s, 195.6, e Av A, 25x103.3. P M. Prior mort \$12,000. Nov 22, due Nov 22, 1910, 6%. Dec 26, 1906. 3:973. 7,000

Price, Adelia S to John A Stewart et al trustees of LIVERPOOL & LONDON & GLOBE INS CO in N Y. 90th st, No 53, n s, 231.3 e 9th av, 18.9x100.8. Dec 20, due Oct 1, 1909, 4½%. Dec 22, 1906. 4:1204. 10,000

Pape, John G to Selmar Hess. 90th st, No 126, s s, 347 w Columbus av, 26.6x100.8. Dec 21, 3 years, 4½%. Dec 22, 1906. 4:1220. 18,000

Pacheteau, Jacques, of Calistoga, Napa Co, Cal, to Danl A Davis and ano trustees for Florence V Eldredge will Orris K Eldredge. 128th st, Nos 208 and 210, s s, 123.9 e 3d av, 37.6x99.11. Dec 6, 5 years, 5%. Dec 22, 1906. 6:1792. 20,000

Prescott Realty Co to Harriet L Heimerdinger. 117th st, No 147, n s, 200 e 7th av, 25x100.11. Dec 20, due Jan 1, 1911, 5%. Dec 21, 1906. 7:1902. 23,000

Same to same. Same property. Certificate as to above mort. Dec 19. Dec 21, 1906. 7:1902. —

Pigueron, Wm G to Edw Bradley. Pearl st, No 59, n s, abt 45 e Broad st, 23.5x112.1 to Stone st, No 24, x—x112.2 w s as now in possession; also Pearl st, No 61, n s, abt 168 e Broad st, 22.7 x— to Stone st, No 26 x19.6x—. Given to note. Dec 5, due Feb 5, 1907, —. Dec 21, 1906. 1:29. Note 2,000

Pecoraro, Ernesto to Cath E Wills et al trustee Wm J Syms. Macdougall st, No 50, e s, abt 200 n Prince st, 25x100. Dec 21, 1906, 5 years, 5%. 2:518. 27,000

Same and Charlotte Hastorf and Chas I Weinstein with same. Same property. Subordination agreement. Dec 17. Dec 21, 1906. 2:518. nom

Pinas, Judah and Jacob Koss to Benj Gruenstein and ano. Norfolk st, No 61, w s, 75 s Broome st, 25x50. Dec 3, 8 years, 6%. Dec 21, 1906. 2:351. 18,000

Peirce, John to METROPOLITAN LIFE INS CO. 51st st, No 11, n s, 252.6 e 5th av, 27.6x100.5. Dec 21, 1906, due Nov 1, 1907, 5½%. 5:1287. 200,000

Rosenblum, Hyman to Josephine Chedsey. Christopher st, No 98, s s, 97.11 w Bleeker st, 24.11x70x26.2x65.3. P M. Dec 19, 2 years, 6%. Dec 21, 1906. 2:588. 4,000

Rubin, Annie and Julius Drosin to Frances W Parsons. 2d av, No 2037, w s, 22 s 105th st, runs w 50 x s 3.9 x w 50 x s 23.2 x e 100 to av, x n 26.11 to beginning. Dec 21, due Jan 28, 1910, 5%. 6:1654. 20,000

Rauth, Bertha to John A Stewart et al trustees of LIVERPOOL, LONDON & GLOBE INS CO in N Y. Bowery, No 168, w s, abt 210 n Broome st, 25x100. Nov 1, 3 years, 4½%. Dec 21, 1906. 2:478. 19,000

Reville, Nicholas J to Chas L Eidlitz. 144th st, No 535, n s, 350 w Amsterdam av, 16.8x99.11. Prior mort \$10,000. Dec 20, 5 years, 6%. Dec 21, 1906. 7:2076. 3,500

Ruger, Pauline to Christian N Bovee trustee Amy M Frost. 22d st, No 116, s s, 200 w 6th av, 25x98.9. Dec 27, 1906, 5 years, 4%. 3:797. 4,000

Same to Christian N Bovee. Same property. Dec 27, 1906, 5 years, 5%. 3:797. 1,000

Reis, Sarah to Eliz Betz. 47th st, No 418, s s, 200 w 9th av, 25x100.5. Dec 1, 5 years, 5%. Dec 27, 1906. 4:1056. 20,000

Rieser, Max G to N Y TRUST CO. 10th st, No 211, n s, 49.7 e Bleeker st, 50.5x86x50.5x86.2. Dec 24, 1906, 3 years, 5%. 2:620. 50,000

Same and Harris Mandelbaum and ano with same. 10th st, No 211 West. Subordination agreement. Dec 19. Dec 24, 1906. 2:620. nom

Rubenstein, Louis and Jacob Friedman to Thos S Ollive committee Edwin O Brinckerhoff. Division st, No 44, n w cor Chrystie st, No 1, 26.4x49.4x24.8x36.5. Dec 18, due Jan 1, 1910, 4½%. Dec 24, 1906. 1:289. 15,000

Ruth, Abraham with Elihu Root and ano trustees Henry H Cook. Amsterdam av, Nos 1525 and 1527, and 135th st, Nos 493 to 499. Agreement as to priority of mort. Dec 1. Dec 21, 1906. 7:1972. nom

Rosenbaum, Sarah and Harry S Levett with Rosehill Realty Corpn. 32d st, Nos 340 and 342, s s, 170 w 1st av, 36x½ block. Agreement as to building loan, &c. Sept 27. Dec 26, 1906. 3:937. nom

Rubinsky, Lena, Joseph Levine and Abraham B Jaffe to Fred La Mura and ano. 67th st, s s, 100 w West End av, 200x100.5. Prior mort \$57,000. Dec 5, 1 year, 6%. Dec 26, 1906. 4:1178. 3,439

Rosman, Max to Barnett Cohn. 8th st, Nos 311 and 313, n s, 239.1 e Av B, 41.3x69.10. Prior mort \$24,000. Nov 1, due May 1, 1907, 6%. Dec 22, 1906. 2:391. 3,500

Rosberg, Jacob, Brooklyn, N Y, to LAWYERS TITLE INS & TRUST CO. 9th av, n e cor 206th st, 24.11x100. Dec 21, due May 17, 1908, 4½%. Dec 22, 1906. 8:2187. 4,340

Rawitser, Simon and Herrmann to Townsend Wandell and ano trustees for Caroline H Johnston will Richd Arnold. West Broadway, No 285 to 297, s e cor Canal st, Nos 380 to 384, runs s 123.7 x e 100.10 x n 50 x w 50 x n 28.5 x n e 33.10 x n w — to beginning. Oct 12, 3 years, 5%. Dec 22, 1906. 1:211. 150,000

Schnakenberg, John to TITLE GUARANTEE & TRUST CO. Roosevelt st, Nos 77 and 79, on map No 77, w s, abt 75 s Oak st, 33.3 x67x33.6x67.4 n s. Dec 27, 1906, due, &c, as per bond. 1:112. 10,000

Shweitzer, Julius to Daniel Rosenthal. 99th st, n s, 100 w 1st av, 296x100.11. Prior mort \$80,000. Dec 27, 1906, 2 years, 6%. 6:1671. 24,000

Silverman, Arthur E to Morris L Woolf. 96th st, Nos 53 and 55, n s, 100 e Madison av, 50x100.11. Dec 21, 3 years, 5%. Dec 22, 1906. 6:1602. 72,500

Streppone, Joseph to De Witt C Flanagan and ano trustees, &c, 2d av, No 2201. Saloon lease. Dec 21, demand, 6%. Dec 22, 1906. 6:1663. 1,000

Schaefer Co to TRUST CO OF AMERICA. 59th st, Nos 142 and 144, s s, 275 w 3d av, 49.10x100.5x49.11x100.5. Dec 10, 3 yrs, 5%. Dec 22, 1906. 5:1313. 60,000

Same to same. Same property. Certificate as to above mort. Dec 12. Dec 22, 1906. 5:1313. —

Strasbourg, Saml to Anna M Schmitt-Baier. 7th av, n w cor 120th st, No 201, 50.11x99.10. Prior mort \$110,000. Dec 21, 2 years, 6%. Dec 22, 1906. 7:1926. 25,000

Simpson, Maria S to American Mortgage Co. 31st st, No 418, s s, 533.4, s e 10th av, runs s w about 78.1 x w about 16.8 x — 79.3 to st x e 16.8 to beginning. Dec 26, 1906, 3 years, 5%. 3:728. 6,000

ATLAS

PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Scheidecker, Charles to TITLE GUARANTEE & TRUST CO. Audubon av, n w cor 170th st, 100x100. Dec 21, due, &c, as per bond. Dec 22, 1906. 8:2127. 25,000

Silverman, Arthur E to CENTRAL TRUST CO of N Y. 96th st, Nos 57 and 59, n s, 150 e Madison av, 50x100.11. Dec 21, 3 years, 5%. Dec 22, 1906. 6:1602. 70,000

Simpson, Maria S to Caroline C Lindsley and ano trustees Rosena Pease. 41st st, No 323, n s, 300 w 8th av, 25x98.9. P M. Dec 26, 1906, due Nov 1, 1909, 5%. 4:1032. 25,000

Siegel, Charles to Rachel Cohn. Park av, No 1986, w s, 75.2 n 133d st, 24.7x86. Prior mort \$17,916.67. Dec 24, due July 10, 1908, 6%. Dec 26, 1906. 6:1758. 1,750

Sanders, Arthur H to Jacob Marx. 101 st, No 75, n s, 125 e Columbus av, 25x100.11. Dec 20, due Feb 1, 1909, 6%. Dec 26, 1906. 7:1837. 6,500

Schmidt, Chas V to Ellen H Cotheal. 118th st, No 121, n s, 285 w Lenox av, 20x100.11. Dec 26, 1906, due Jan 1, 1910, 4½%. 7:1903. 18,000

Sedgwick, Mary A to TITLE GUARANTEE & TRUST CO. 53d st, No 34, s s, 304.4 w Park av, 13.8x100.5. Dec 26, 1906, due &c, as per bond. 5:1288. 15,000

Schneider, Sophia to American Mortgage Co. Lenox av, No 486, e s, 99.11, s 135th st, 25x85. Dec 24, 5 years, 5%. Dec 26, 1906. 6:1732. 20,000

Schneider, Ignatz and Moritz to Jacob Hammer. Columbia st, No 65, n w s, 125 s w Rivington st, 25x100. P M. Prior mort \$5,000. Dec 1, 3 years, 6%. Dec 24, 1906. 2:333. 12,000

Sterling Realty Co with Eliz H Jaques. 60th st, No 119 East. Subordination agreement. Dec 24, 1906. 5:1395. nom

Schmeidler, Leopold and Irving Bachrach and Isaac Schmeidler with Edith L Burke. 107th st, No 52 East. Extension mort. Dec 29, 1904. Dec 24, 1906. 6:1612. nom

Schnepel, Chas A, Herman H, John H, Geo A, and Mary A M to UNION TRUST CO of N Y. 9th av, No 744, e s, 25.5 n 50th st, runs e 100 x n 25 x w 10.10 x w 89.2 to av x s 25 to beginning. Dec 27, 3 years, 4½%. Dec 24, 1906. 4:1041. 18,000

Schillizzi, Salvatore to Giovanni Maccarone. 13th st, Nos 506 and 510, s s, 96 e Av A, 2 lots, each 37.6x103.3. 2 P M mort, each \$6,330. 2 prior mort \$49,000 each. Oct 1, due Feb 1, 1912. 6%. Dec 24, 1906. 2:406. 12,660

Schutte, Henry D to DRY DOCK SAVINGS INSTN. 3d av, No 318, s w cor 24th st, No 166, 24.8x84. Dec 22, 1 year, 5%. Dec 24, 1906. 3:879. 29,000

Strauss, George to Athena L Peabody and ano exrs, &c, James Bowen. 105th st, No 56, s s, 70 e Madison av, 25x100.11. Dec 14, 5 years, 5%. Dec 24, 1906. 6:1610. 17,000

STATE BANK with Anna M Goebel. 8th st, Nos 318 and 320 E. Subordination agreement. Dec 5. Dec 15, 1906. 2:390. Corrects error in last issue when location did not state East. nom

Shore Acres Realty Co to Herman Rauch et al. Consent to five mort dated Dec 14, 1906. Dec 14. Dec 27, 1906. General mort. Same to same. Certificate as to above consent. Dec 14. Dec 27, 1906. General mort.

Sherman, Richard B to Louisa S Loud. Bowery, No 173, e s, 99.6 s Delancey st, runs e 125.4 x s 20.6 x n (?) 125.4 to Bowery x n 20.6 to beginning, probable error ½ part, all title. Dec 20, 3 years, —%. Dec 27, 1906. 2:424. 1,000

Steyskal, Frank and Joseph Pokstefl to Isaac Kleinfeld and ano. 1st av, Nos 1921 and 1923, n w cor 99th st, 40.11x100. P M. Prior mort \$40,000. Dec 26, 7 years, 6%. Dec 27, 1906. 6:1671. 33,000

Schacher, Pinkus to Julius Berkowitz. 9th st, No 434, s s, 138 w Av A, 25x94. P M. Prior mort \$22,000. Dec 26, due June 15, 1910, 6%. Dec 27, 1906. 2:436. 4,500

Schwab, Saml to Townsend Wandell and ano trustees Edw W C Arnold will Richard Arnold. 66th st, No 42, s s, 375 w Central Park West, 25x100.5. P M. Dec 21, 1906, 3 years, 5%. 4:1118. 26,000

Silverman, Nathan to Morris A Hulett. Lafontaine av, s w cor 179th st, 172.6x100x187.9x101.1; 146th st, s s, 100 e 8th av, 187.6x99.11. Prior mort \$100,000. Dec 21, 1 year, —%. Dec 22, 1906. 11:3061 and 7:2031. 38,000

Strack, Otto to METROPOLITAN LIFE INS CO. 23d st, No 220, s s, 210 e 3d av, 75x122.6. Dec 21, 1906, due Nov 1, 1909, 6%. 3:703. 175,000

Steel, Reginald to GREENWICH SAVINGS BANK. 66th st, s s, 198.1 w Broadway, 25x100.4. Dec 19, 3 years, 5%. Dec 21, 1906. 4:1137. 21,000

Stich, Julius to Nathan Necarsulmer. Madison av, No 1455, e s, 50.11 n 100th st, 25x80. Dec 20, 5 years, 5%. Dec 21, 1906. 6:1606. 20,000

Seiferd, Joseph to John A Stewart et al trustees of LIVERPOOL & GLOBE INS CO in N Y. 85th st, No 237, n s, 100 w 2d av, 27x102.2. July 19, 5 years, 4½%. Dec 21, 1906. 5:1531. 14,000

Shweitzer, Julius to American Mortgage Co. 99th st, n s, 100 w 1st av, 8 lots, each 37x100.11. 8 mort, each \$10,000. Dec 27, 1906, 1 year, 5½%. 6:1671. 80,000

Schmitt, Peter J to Jakob Schmitt. 81st st, No 354, s s, 75 w 1st av, 25x76.8. P M. Dec 27, 1906, 4 years, 5%. 5:1543. 9,000

Stier, Laura Vom C wife Julius J to Wm McN Purdy and ano trustees John Purdy for Rose McN Jones for life. 48th st, No 221, n s, 360 e 8th av, 20x100.5. Dec 27, 1906, 5 years, 4½%. 4:1020. 10,000

Schlesinger, Adolph to Ada S Elsworth. 31st st, Nos 310 and 312, s s, 167.6 e 2d av, 45x98.9. Dec 1, 5 years, 4½%. Dec 27, 1906. 3:936. 17,000

Seligman, Nettchen wife of and Solomon to Edw Oppenheimer and ano. 8th av, No 2103, w s, 75.11 s 114th st, 25x95. Dec 27, 1906, due Jan 1, 1910, 5%. 7:1847. 20,000

Smith, Geo R to Wm MacN Purdy. University pl, Nos 102 to 114, w s, 29.9 n 12th st, 36.9x158.4x42.6x146.6. P M. Nov 24, 5 years, 4½%. Dec 27, 1906. 2:570. 90,000

Schupper, Josef and Amalia Stern to Janet L McVickar et al trustees Janet S Lansing. Lewis st, No 123, w s, 50 s Houston st, 25x100. Dec 26, 3 years, 5%. Dec 27, 1906. 2:330. 20,000

Same and STATE BANK with same. Same property. Subordination agreement. Dec 26. Dec 27, 1906. 2:330. nom

Schwaikert, John with David J King et al exrs, &c, Edw J King. 89th st, No 230 East. Subordination agreement. Dec 20. Dec 27, 1906. 5:1534. nom

Tunik, Morris and John Katzman with Abel King and ano. 8th av, Nos 2851 to 2855, n w cor 152d st, No 301, 79x100. Subordination agreement. Dec 24, 1906. 7:2046. nom

Taylor, Henry R to SEAMENS BANK FOR SAVINGS in City N Y. Front st, No 64, n w s, 114.4 s w Old slip, 22.4x85.10x23.2x85.9; Front st, No 62, n w s, 136.6 s w Old slip, 23.3x83.9. P M. Dec 24, 1 year, 4½%. Dec 27, 1906. 1:32. 40,000

Tobin, Victoria R to American Mortgage Co. East Broadway, No 151, s s, abt 150 w Rutgers st, 25x75. P M. Dec 27, 1906, 3 years, 5%. 1:283. 18,000

Same to same. Same property. Prior mort \$18,000. Dec 27, 1906, 1 year, 6%. 1:283. 2,000

Thorne, Eliza A to TITLE GUARANTEE & TRUST CO. 74th st, No 133, n s, 400.2 w Columbus av, 22.9x102.2. Dec 27, 1906, due, &c, as per bond. 4:1146. 24,000

Tannenbaum, Simon to Keba Chodorov. 120th st, Nos 118 and 120, s s, 215 e Park av, 2 lots, each 25x100.10. 2 P M mort, each \$7,500; 2 prior mort \$18,000 each. Dec 20, 5 years, 6%. Dec 21, 1906. 6:1768. 15,000

Tabel, Fannie wife of and Harris to John T Willets as treasurer of the Endowment Fund of the Schofield Norman Industrial School of Aiken, S C. Lewis st, No 67, w s, 60 s Rivington st, runs w 50 x s 20 x e 2.9 x n 0.8 x e 47.2 to w s Lewis st x n 19.4 to beginning. Dec 24, 1906, 5 years, 5%. 2:328. 10,000

Tabel, Fannie to Markus Siegelman. Lewis st, No 67, w s, 60 s Rivington st, runs w 50 x s 20 x e 2.9 x e 47.2 to Lewis st x n 19.4 to beginning. Prior mort \$10,000. Dec 24, 1906, due June 15, 1907, 6%. 2:328. 4,000

Toch, Joseph to Harris and Ely Maran. 111th st, s s, 150 w 7th av, 2 lots, each 50x71.10. 2 P M mort, each \$12,875. 2 prior mort, each \$45,000. Dec 24, 1906, 3 years, 6%. 7:1826. 25,750

Twenty-First Street Building & Construction Co to Myron H Oppenheim. 21st st, Nos 18 and 20, s s, 320 w 5th av, 50x92. Prior mort \$210,000. Dec 24, due Mar 25, 1907, 6%. Dec 26, 1906. 3:822. 30,000

Same to same. Certificate of consent of stockholders to above mort. Dec 24. Dec 26, 1906. 3:822.

Toal, Eliz A with Margaret Husson. 1st av, No 1499, w s, 25.6 n 78th st, 20.6x100x38.6x100. Extension mort. Nov 8, 1905. Dec 27, 1906. 5:1453. nom

Thomas, Ronald to LAWYERS TITLE INS & TRUST CO. West Broadway, No 499, e s, abt 148 n Houston st, 25x100. Dec 13, due Nov 10, 1911, 5%. Dec 24, 1906. 2:524. 8,000

Verdi, Caroline M de S to David J King et al exrs, &c, Edw J King. 92d st, No 40, s s, 434.5 e Columbus av, 17x100.8. Dec 27, 1906, 5 years, 4½%. 4:1205. 15,000

Volk, William to William Volk guardian Nicholas Volk and ano. 84th st, No 429, n s, 281.8 w Av A, 15.8x102.2. Dec 1, 1 year, 4%. Dec 22, 1906. 5:1564. 4,500

Wolf, Samuel, Long Branch, N J, to Max Kobre. 159th st, Nos 517 and 519, n s, 200 w Amsterdam av, 50x99.11. Dec 20, due Feb 7, 1907, 6%. Dec 22, 1906. 8:2118. 2,500

Weinstein, Julius to Wm L Raymond and ano trustees Thomas McMullen. 103d st, No 209, n s, 147.6 e 3d av, 37.6x100.11. Dec 21, 5 years, 5%. Dec 22, 1906. 6:1653. 36,000

Wells, Geo L and Wm C Grogan to Carstairs, McCall & Co. Liberty st, No 136, s w cor Washington st, Nos 152 and 154. Saaloon lease. Dec 14, demand, 5%. Dec 22, 1906. 1:56. 3,000

Weinstein, Julius to Stuart C Squier et al exrs Wm C Squier. 103d st, No 215, n s, 222.6 e 3d av, 37.6x100.11. Dec 21, due &c, as per bond. Dec 22, 1906. 6:1653. 35,000

Wolkenberg, Joseph to J Frederic Kernochan. 6th st, Nos 712 and 714, s s, 145.8 e Av C, 39.5x97. Dec 6, 5 years, 5%. Dec 27, 1906. 2:375. 40,000

Same and JEFFERSON BANK with same. Same property. Subordination agreement. Dec 26. Dec 27, 1906. 2:375. nom

White Construction Co to State Realty & Mortgage Co. 183d st, s s, 100 e St Nicholas av, 75x104.11. Dec 26, 1 year, 6%. Dec 27, 1906. 8:2154. 81,000

Same to same. Same property. P M. Prior mort \$81,000. Dec 26, 1 year, 6%. Dec 27, 1906. 8:2154. 13,600

Same to same. Same property. Consent to mort for \$81,000. Dec 26. Dec 27, 1906. 8:2154.

Same to same. Certificate as to mort for \$81,000. Dec 26. Dec 27, 1906. 8:2154.

Wallenstein, Saul to Allan Marquand et al exrs, &c, Henry G Marquand. 1st av, Nos 2299 and 2301, w s, 50.10 n 118th st, 50x100. Dec 27, 1906, 6 years, 5%. 6:1795. 50,000

Wiener, Rosalie and Otto Horwitz with Educated Professional Peoples Alliance. 99th st, No 24 West. Subordination agreement. Dec 22. Dec 27, 1906. 7:1834. nom

Weidler, Henry with TITLE GUARANTEE & TRUST CO. 5th st, No 432 East. Subordination agreement. Dec 12. Dec 27, 1906. 2:432. nom

Weisberger, Ignatz with Janet L McVickar et al trustees Janet L Lansing. Lewis st, No 123, w s, 50 s Houston st, 25x100. Subordination agreement. Dec 20. Dec 27, 1906. 2:330. nom

Wallace, James G to Chelsea Realty Co. 51st st, No 37, n s, 341.5 e 6th av, 21.5x100. Prior mort \$50,000. May 23, demand, 6%. Dec 24, 1906. 5:1267. 25,000

Wiener, Rosalie to Educated Professional Peoples Alliance. 99th st, No 24, s s, 400 e Columbus av, 25x100.11. Dec 22, 3 years, 5%. Dec 24, 1906. 7:1834. 21,500

White, Alfred L to Walter S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. John st, No 81, n s, abt 70 w Gold st, 27x107x26.8x104.2 e s. Dec 19, due Apr 10, 1911, 4%. Dec 24, 1906. 1:77. 53,000

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Volkenberg, Joseph to Virginia V Bell. 6th st, Nos 705 and 707, n s, 105.5 e Av C, 44.11x90.10. Dec 21, 6 years, 5%. Dec 22, 1906. 2:376. 44,000

Same and David Gordon with same Subordination agreement. Dec 21, Dec 22, 1906. 2:376. nom

Warschauer, Harry to Julia Coddington. 98th st, No 48, s s, 205 w Park av, 25x100.11. Dec 24, 1906, 5 years, 5%. 6:1603. 20,000

Wallach, Teresa to Solomon Tim. Cherry st, No 335, s s, abt 155 w Montgomery st, 30.8x120 to Water st, No 582. Dec 21, 3 years, 5%. Dec 24, 1906. 1:245. 15,000

Weiss, Morris L to Max Lipman and ano. 3d st, No 408, s s, 136.1 e Goerck st, 45.4x77x45x81. Prior mort \$21,815.25. Dec 24, 1906, due June 24, 1907, 6%. 2:356. 8,000

Wallenstein, Saul to Lily W Beresford trustee Louis C Hamersley. 78th st, Nos 265 to 269, n s, 42.2 w 2d av, 41.6x82. Dec 24, 1906, 5 years, 5%. 5:1433. 36,000

Warschauer, Harry to LAWYERS TITLE INS & TRUST CO. 98th st, No 50, s s, 180 w Park av, 25x100.11. Dec 24, 1906, 5 years, 5%. 6:1603. 20,000

Wallenstein, Saul to Pincus Lowenfeld and ano. 78th st, Nos 265 to 269, n s, 42.2 w 2d av, 41.6x82.2. Prior mort \$36,000. Dec 24, 1906, due July 10, 1912, 6%. 5:1433. 13,000

Weingarten, Abraham C and Lena Weinstein, N Y, and Max Goldwasser, Brooklyn, N Y, to Max Baron. Broome st, No 217, s s, 100 e Essex st, 25x100. P M. Prior mort \$20,000. Dec 20, due June 12, 1912, 6%. Dec 21, 1906. 2:351. 23,000

Walter, James K to Edward J Moloughney and ano exrs Michael Moloughney. Hudson st, No 641, w s, 59 n Horatio st, 29.2x 112.4x29x109.2. P M. Dec 17, 1 year, 6%. Dec 21, 1906. 2:627. 14,000

Wilner, Blooma wife Samuel to Wm R Wilder et al trustees John Baird. Prince st, No 177, n s, 100 e Sullivan st, 25x95.6. Dec 21, 1906, due Dec 1, 1909, 5%. 2:517. 24,000

Whitehall Realty Co to Francis C Huntington trustee for Alexa C Bowden. West st, No 18, e s, 126.9 s Morris st, 26.9x106.10 x26.4x106. Dec 21, 1906, 3 years, 5%. 1:15. 20,000

Same to same. Same property. Certificate as to above mort. Dec 21, 1906. 1:15.

Weil, Gertie to John T Willets. 20th st, No 422, s s, 308.4 w 9th av, 33.4x109. Dec 21, 1906, 2 years, 4½%. 3:717. 33,000

Weinstein, Julius to Isidore Jackson and ano. 103d st, Nos 205 to 215, n s, 110 e 3d av, 150x100.11. Prior mort \$176,200. Dec 21, 1906, demand, 6%. 6:1653. 10,500

Wood, May E to S Lenita Fairchild. 87th st, No 327, n s, 325 w West End av, 16x100.8. Dec 21, 1906, 3 years, 5%. 4:1249. 25,000

Washburne, Adelaide S with James W Vannett. 103d st, No 145 West. Extension mort. Dec 18, Dec 21, 1906. 7:1858. nom

Walter, Mary A and Wm H to Louis Lowenstein et al trustees Isaias Meyer. 120th st, No 136, s s, 368 w Lenox av, 18x100.11. Dec 18, 3 years, 5%. Dec 21, 1906. 7:1904. 14,000

Wilson, Nathan to Hyman Horwitz. Amsterdam av, No 573, e s, 25.8 s 88th st, 25x100. Prior mort \$34,000. Dec 20, demand, 6%. Dec 21, 1906. 4:1218. 13,500

Weigert, Abram A to American Mortgage Co. 14th st, No 434, s w s, 444 s e 1st av, 25x38.8x29.10x55.1; also strip begins at s w cor above, runs s 39.6 to former c 1 Stuyvesant st x e 29.10 x n 39.7 x w 29.10 to beginning. Dec 21, 1906, 5 years, 5%. 2:441. 11,000

Same and John and Adam Reinhardt with same. Same property. Subordination agreement. Dec 20, Dec 21, 1906. 2:441. nom

Wilson, Nathan to LAWYERS TITLE INS & TRUST CO. Amsterdam av, No 573, e s, 25.8 s 88th st, 25x100. Dec 20, 5 yrs, 5%. Dec 21, 1906. 4:1218. 34,000

Waddell, Mary A to John H Ives and ano trustees Emilio Del Pino. 88th st, No 161, n s, 283.4 e Amsterdam av, 16.2x100.8. Oct 1, 3 years, 5%. Dec 21, 1906. 4:1219. 12,000

Weinstein, Julius to Isidore Jackson and ano. 103d st, No 215, n s, 222.6 e 3d av, 37.6x100.11. Prior mort \$35,000. Dec 21, 1906, demand, 6%. 6:1653. 10,000

Weinstein, Julius to Isidore Jackson and ano. 103d st, No 209, n s, 147.6 e 3d av, 37.6x100.11. Prior mort \$36,000. Dec 21, 1906, demand, 6%. 6:1653. 10,000

Wallenstein, Saul to Harris Mandelbaum and ano. 76th st, No 213 and 215, n s, 171.8 e 3d av, 33.4x102.2. Prior mort \$35,000. Dec 11, demand, 6%. Dec 21, 1906. 5:1431. 7,500

Yard, Frances A to James A Trowbridge. 105th st, No 28, s s, 173.4 e Manhattan av, 16.8x100.11. Dec 17, due Mar 17, 1907, 6%. Dec 27, 1906. 7:1840. 4,500

Young, Wm T to BOND & MORTGAGE GUARANTEE CO. 38th st, n 451, n s, 132 e 10th av, 25x98.9. Dec 26, due, &c, as per bond. Dec 27, 1906. 3:736. 6,000

Yung, Charles to DRY DOCK SAVINGS INSTN. 3d av, No 2101, e s, 26 s 115th st, 25x100. Dec 26, 1906, 1 year, 5%. 6:1664. 23,000

Zipser, Edward and Samuel to Morris Walfish. 12th st, No 716, s s, 233 e Av C, 25x103.3. Prior mort \$7,000. Dec 12, 3 years, 6%. Dec 21, 1906. 2:381. 2,000

Zuccaro, Giuseppe to Giovanni Maccarone. 11th st, No 334, s s, 150 w 1st av, 25x94.10. P M. Prior mort \$16,000. Oct 1, due Apr 1, 1911, 6%. Dec 24, 1906. 2:452. 12,400

Zuccaro, Salvatore to Domenico Caudela. Spring st, No 19, n s, 71.3 n w Elizabeth st, runs n 110.10 x w 23.5 x s 81.7 x s 24 to Spring st x s e 25.9 to beginning. P M. Prior mort \$25,000. Oct 1, 1906, due Apr 1, 1910, 6%. Dec 24, 1906. 2:493. 5,350

BOROUGH OF THE BRONX.

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

Aldhous, Herbert to Henry Sillcocks trustee Eliza A Sanford. Aqueduct av, e s, 60.7 s 184th st, 20.4x53.1x20.1x49.10. Dec 24, 1906, 3 years, 5%. 11:3209 and 3212. 3,500

Same to Henry Fletcher. Same property. Prior mort \$3,500. Dec 24, 1906, due Nov 5, 1907, 6%. 11:3209 and 3212. 1,000

Arnold, Rasha to Saml A Potter. Topping av, e s, 215 s 175th st, 40x95. Dec 27, 1906, due June 27, 1907, 6%. 11:2799. 3,500

Brady, Daniel to Gustavus Robitzek and ano. Tremont av, s w cor Marmion av, 25x100. Dec 24, 1906, 3 years, 5%. 11:2956. 6,500

Biondi, Nicola to BRONX TITLE & MORTGAGE GUARANTEE CO. 150th st, s s, 250.3 e Morris av, 25x100. Dec 24, due Jan 1, 1910, 5%. Dec 26, 1906. 9:2331. 12,000

Brettler, Max and Oswin Stuhmer and Samuel H Sternberg and ano with Jonas Weil and ano. 152d st, s s, 70.3 e Morris av, 50x117.4x50x117.5. Subordination agreement. Dec 20, Dec 24, 1906. 9:2411. nom

*Baum, Max C to Wm G Mulligan. St Agnes av, w s, 250 s Central av, 25x100. P M. Nov 16, 3 years, 5%. Dec 27, 1906. 495

Brown, John and Elias Lapin to Thomas B Hidden trustee Wm H Webb. St Anns av, w s, 49.11 s 145th st, 49.11x75. Dec 26, 5 years, 5%. Dec 27, 1906. 9:2271. 30,000

Brettler, Max and Oswin Stuhmer to Jonas Weil and ano. 152d st, s s, 70.3 e Morris av, 50x117.4x50x117.5. Dec 20, 3 years, 5½%. Dec 21, 1906. 9:2411. 45,000

Brunings, Julius to BRONX TITLE & MORTGAGE GUARANTEE CO. Crotona av, w s, 300.5 s Tremont av, 50x246.3. Dec 12, due Jan 1, 1910, 5%. Dec 21, 1906. 11:2946. 7,000

Brown & Lapin Realty Co to Rockland Realty Co. Washington av, s w cor 169th st, 75x90.8x75x90.7. Dec 17, due July 1, 1907, 6%. Dec 24, 1906. 9:2390. 6,000

Same to same. Same property. Certificate as to above mort. Dec 17, Dec 24, 1906. 9:2390.

*Boyle, Lucy E to Geo Herold. Jackson av, n s, 198 w Unionport road, 25x100; Jackson av, s e cor Garfield st, 25x62x—x—; Unionport road, w s, 198 n Morris Park av, 25x135.5x25.1x 137.11 n s. Dec 22, due April 22, 1907, 6%. Dec 24, 1906. 2,000

Costello, Mary A to Lawrence E Brown committee estate August Hyatt. Ernescliff pl, n e cor Lisbon pl, 66.2x34.11x52.4x93.6. Dec 22, 1 year, 6%. Dec 24, 1906. 12:3312. 2,500

*Costar, Geo to Michl J Phelan. Av E, n w cor 11th st, 108x205. Unionport. P M. Dec 24, 1906. 3 years, 5½%. 4,250

*Coscia, Antonio to Wm Peters. 5th st, s s, 120 w Washington av, 25x100. Prior mort \$3,600. Dec 20, 2 years, 6%. Dec 21, 1906. 900

*Crizenza, Marietta to Charlotte Rehbock. Taylor av, e s, 250 s Columbus av, 25x95, Van Nest Park. Dec 21, 5 years, 6%. Dec 27, 1906. 2,300

Dominick, Emma to Chas L and Emma Dominick exrs Geo J Dominick. Valentine av, e s, 98 n 182d st, 25x68x25.1x66.1. Dec 18, due &c, as per bond. Dec 26, 1906. 11:3145. 6,500

Dunn, Eliz M, Brooklyn, N Y, to Henry M Luyster. 135th st, s s, 625 e St Anns av, 25x100. Dec 18, 5 years, 5%. Dec 22, 1906. 10:2547. 10,500

Diamond, Mary wife Charles to Paul C Georgi. 180th st, s s, 150 e Crotona av, 25x138.9x25x139.6. Dec 21, due, &c, as per bond. Dec 22, 1906. 11:3095. 5,000

Dilberger, Chas F to Solomon C Powell. Crotona av, e s, 67.4 n 181st st, 67.4x103.8x66x116.7. P M. Dec 21, 1 year, 6%. Dec 22, 1906. 11:3098. 5,000

Drusin, Harris and Chas Maisel to J Brewster Roe trustee Antoine Ruppauer for Barbara Ellensohn and ano. 171st st, s s, 100 w 3d av, 24x100. Dec 27, 1906, 6 years, 4½%. 11:2911. 6,000

De Voe, Edwin, Chas S, Smith A, Andrew, Fredk R, Caroline M widow, Edwin and Chas S, and Mary Murton and Emma A McLeod exrs Smith W De Voe to J Frederic Kernochan. Sedgwick av, w s, 375.8 s 167th st, runs w 160.1 x n 332.6 x e 244.3 to av x s 375.8 to beginning. Dec 19, 2 years, 4½%. Dec 21, 1906. 9:2539. 15,000

*Deere, Mary E to Abbie H Wightman. Highway leading from Causeway over Westchester Creek to West Farms adj land Martin Delany, runs s w 96 to e s road leading from Westchester Village to the City N Y, x s 25.6 x n e 117.5 x 26 to beginning. Dec 20, due, &c, as per bond. Dec 24, 1906. 1,500

*Dina, Biaggio, Rosario Dina and Gaetana Rizzo to Sadie B Clocke. Bronxdale av, w s, 164 n 187th st, 25x96x—x85. Dec 20, due Jan 1, 1910, 6%. Dec 21, 1906. 4,000

De Mylder, Maria to Duane S Everson. Webster av, w s, bet 169th st and Clay av, and being 171.1 n land Wm H Morris, 20x 90, being n 20 ft of lot 61 on map Wm E Zborowski. Oct 26, 3 years, 5%. Dec 27, 1906. 11:2887. 4,500

Fetzer, Wm with Mary A D Lange. 156th st, No 1014 East. Subordination agreement. Dec 21. Dec 26, 1906. 10:2625. nom

Fowl, Julius with Jacob Woolf. Tinton av, No 1229, w s, 290.9 n 168th st, 20.5x110. Agreement as to priority of mort. Dec 27, 1906. 10:2663. nom

*First Van Nest Hebrew Congregation to Charles Schaefer. Garfield st, e s, 100 n Columbus av, 25x100. P M. Dec 26, 1906, 1 year, 5½%. 1,400

Friedhoff, John B to TITLE GUARANTEE & TRUST CO. 3d av, No 4216, e s, 46 n Tremont av, 20x91.10x20.1x90.7. P M. Dec 27, 1906, due, &c, as per bond. 11:3060. 15,000

Frank, Ida to Francis B Chedsey trustee Nathan S King. 135th st, No 533, n s, 175 e Lincoln av, 25x100. Dec 20, 3 years, 5%. Dec 21, 1906. 9:2311. 8,000

Federman, Morris to Emil Robitzek. Brook av, No 1210, e s, 236 s 168th st, 25x102.1x25x100.6. Prior mort \$10,000. Dec 24, 1906. 1 year, 6%. 9:2393. 2,700

*Freund, Emanuel, South Nyack, N Y, to WASHINGTON SAVINGS BANK. Tremont road, n e cor Edison av, 125x100; Madison av, n s, 300 w Robin av, 25x152.5 to Pelham road x33.11x 175.4, Tremont Terrace. P M. Dec 20, 3 years, 5%. Dec 24, 1906. 3,500

Gross, August and Bernard Meyer with Josephine Eisenhauer individ and extrx Wm Eisenhauer. 158th st, No 707 East. Subordination agreement. Dec 19, Dec 27, 1906. 9:2380. nom

*Geller, Samuel to Duane S Everson. 177th st, s w cor road to West Farms Station, 46x100x—x—. Dec 27, 1906, 3 yrs, 5½%. 5,500

Gordon, Sam to Francis B Chedsey trustee Nathan S King. 135th st, No 537, n s, 225 e Lincoln av, 25x100. Dec 20, 3 years, 5%. Dec 21, 1906. 9:2311. 8,000

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- German Real Estate Co to TITLE GUARANTEE & TRUST CO. Martha av, w s, 25 n 238th st, 80x100. Certificate as to mort for \$11,000. Dec 17, Dec 22, 1906. 12:3387.
- *Goldenberg, David C to Peter Handbode Jr. 13th st, s s, 305 w Av E, 200x216 to 12th st, Unionport. P M. Dec 20, 3 years, 5%. Dec 21, 1906. 7,000
- Gross, August to Josephine Eisenhauer extrx Wm Eisenhauer. 158th st, No 707, n s, 100 w 3d av, 25x100x32x100.2. Dec 19, due Jan 1, 1910, 5%. Dec 21, 1906. 9:2380. 12,000
- Hagmayer, Cath to Mary A Sevestri. Fulton av, e s, 256 n 169th st, 50x206. Dec 22, 5 years, 5%. Dec 24, 1906. 11:2931. 10,000
- Same to Margaret L Tiesler. Fulton av, e s, 206 n 169th st, 50x206. Dec 22, 5 years, 5%. Dec 24, 1906. 11:2931. 10,000
- *Horan, Fanny T, of Port Jervis, N Y, to Wm W Penfield. Lots 154a and 154b map sub division portion Penfield property lying east of White Plains av, Wakefield. P M. July 23, 3 years, 5%. Dec 24, 1906. 99C
- *Herold, Katie with Marcus Nathan. Av C, s w cor 7th st, 108x 205, Unionport. Agreement as to apportionment of mort. Dec 7. Dec 24, 1906. nom
- Hoyler, August W and Henry L to Leonard H Best and ano exrs. &c, Albert Best. Bassford av, e s, 115.10 n 182d st, 17.6x74.11 x17.6x74.4. Dec 27, 1906, 5 years, 5%. 11:3050. 2,500
- Hirsch, Jacob and Abraham Lipke to Henry Heide. 158th st, No 664, s s, 300 w Elton av, 50x98. Dec 27, 1906, 3 years, 5%. 9:2379. 37,000
- Hartman, Herman and Cornelius J Horgan to TITLE GUARANTEE & TRUST CO. Oden av, s e cor 162d st, 75x95. Building loan. Dec 27, 1906, 1 year, 6%. 9:2511. 50,000
- Hamill, Rose F to TITLE GUARANTEE & TRUST CO. Reservoir Oval West, n w cor Tyrone av, 60.7x30x78.3x68.2. Nov 30, due &c, as per bond. Dec 22, 1906. 12:3343. 1,000
- Hawthorn Building Co to Benj F Jackson. Bryant av, No 1462, e s, 100 n Jennings st, 25x100. Prior mort \$8,500. Dec 20, 2 years, 6%. Dec 22, 1906. 11:3000. 4,500
- Hawthorn Building Co to E Ormonde Power trustee Douglas Gordon. Bryant av, No 1462, e s, 100 n Jennings st, 25x100. Dec 20, 3 years, 5%. Dec 22, 1906. 11:3000. 8,500
- Same to same. Same property. Certificate as to above mort. Dec 20. Dec 22, 1906. 11:3000.
- Johnson, Geo F with TITLE GUARANTEE & TRUST CO. 156th st, n s, 150 e Kelly st, 25x100. Subordination agreement. Dec 19. Dec 22, 1906. 10:2708. nom
- Jacobs, Joseph and Louis to Geo S Hamlin. 139th st, n s, 125 e St Anns av, 25x100. Dec 19, 5 years, 5%. Dec 21, 1906. 10:2551. 17,000
- *Jones, Laura E and Eva M Bossert to Martin Lipps. Poplar st, s s, 151.4 e Forest st, 25.2x106.7x25x105.3, Westchester. Dec 22, 2 years, 5%. Dec 24, 1906. 2,500
- Kollsch-Huebner Co, a corporation to Gustavus and Edward Robitzek. 180th st, n s, 125 w Park av West, runs n 94.6 x w 99 to e s Webster av, x s 103.3 to st, x e 103.7 to beginning. Prior mort \$11,500. Dec 24, 1906, 2 years, 5%. 11:3029 and 3030. 5,000
- *Kelly, John F to James Gregory. Carpenter av, w s, 27.4 n from s s lot 1136, 27.4x105, being part lot 1136 map Wakefield. Dec 18, 1 year, 6%. Dec 24, 1906. 600
- *Same to J Philip Van Kirk. Carpenter av, w s, being s 27.4 ft of lot 1136 same map. Dec 18, 1 year, 6%. Dec 24, 1906. 1,135
- Keegan, Anne widow to Tremont Building & Loan Assoc. Bathgate av, No 2034, s e s, 108 n e 179th st, 25x85, except part for av. Dec 20, installs, 6%. Dec 22, 1906. 11:3045. 2,800
- Krakower, Gerson M with Francis B Chedsey trustee Nathan S King. 135th st, No 535 East. Subordination agreement. Dec 20. Dec 21, 1906. 9:2311. nom
- *Kaufman, Philip to Minnie K Van Kirk. 9th st, s s, 205 e Av D, 50x108, Unionport. P M. Prior mort \$1,000. Dec 26, due, &c, as per bond. Dec 27, 1906. 750
- Koelsch-Huebener Co to Gustavus Robitzek and ano. 180th st, n s, 125 w Park av West, runs n 94.6 x w 99 to e s Webster av x s 103.2 to st x e 103.7 to beginning. Consent as to mort for \$5,000. Dec 24. Dec 26, 1906. 11:3029-3030.
- Lederer, Lena wife Bernhard to Conrad Stein. 134th st, No 889, n s, 475 e St Anns av, 25x100. Dec 26, 5 years, 5%. Dec 27, 1906. 10:2547. 9,000
- Levy, Henry to Mary A D Lange. 156th st, s s, 75 e Union av, 20x91x19.2x91. Aug 1, 5 years, 5%. Dec 26, 1906. 10:2675. 5,000
- Leo, John P with J Brewster Roe trustee will Antoine Rupaner for benefit Barbara Ellensohn et al. 171st st, s s, 100 w 3d av, 24x100. Subordination agreement. Dec 26. Dec 27, 1906. 11:2911. nom
- Lowenfeld, Pincus, Wm Prager, Charles M Rosenthal, Leonard Weill and Chas J and Fredk W Kroehle to MUTUAL LIFE INS CO of N Y. Belmont st, n e cor Jerome av, 100x380. Dec 21, due &c, as per bond. Dec 26, 1906, 11:2847. 45,000
- Lanzillotti, Menotti to TITLE GUARANTEE & TRUST CO. Longwood av, n s, 320.9 e Barry st, 50.1x91.1x50x88.1. Dec 20, due, &c, as per bond. Dec 21, 1906. 10:2737. 1,500
- Lambert, John with HAMILTON BANK of N Y City. Wales av, e s, 124.3 n 149th st, 25.9x100. Agreement as to correction of mort dated June 28, 1905. Oct 29. Dec 21, 1906. 10:2653. nom
- Luft, Henry A to Max F Schober. Union av, s e cor 156th st, 91 x25. Certificate as to payment of \$3,085.82 on account of mort. Dec 20. Dec 21, 1906. 10:2675.
- *Lewine, Julius to Wm W Penfield. Lots 147b and 148a map sub-division portion Penfield property east of White Plains av at Wakefield. P M. Sept 6, due Aug 6, 1909, 5%. Dec 24, 1906. 1,080
- Moore, Wm R to Chas Logan, Jr. Decatur av, or Norwood av, e s, 260.4 n 207th st, 50x100. P M. Prior mort \$18,000. Dec 22, 1 year, 6%. Dec 24, 1906. 12:3355. 13,000
- Marks, Harry and Wm T Hookey with DRY DOCK SAVINGS INST. Prospect av, w s, 25 s 156th st, 75x86.7x75x89.7. Subordination mort. Dec 21. Dec 24, 1906. 10:2675. nom
- Marks, Harry to DRY DOCK SAVINGS INST. Prospect av, w s, 25 s 156th st, 37.6x88x37.6x89.6. Dec 24, 1906, 5 years, 5%. 10:2675. 25,000
- Same to same. Prospect av, w s, 62.6 s 156th st, 37.6x86.7x37.6 x88. Dec 24, 1906. 5 years, 5%. 10:2675. 25,000
- Meyer, Fredk, with Wm H Seibert Forest av, w s, 259 s 166th st, 20x87.6. Agreement as to priority of mortgage. Dec 24, 1906. 10:2650. nom
- Meehan, Michael to Wm Wilkening. Whitlock av, w s, 200 n Barretto st, 2 lots, each 25x100. 2 mort, each \$7,500. Dec 18, 5 years, 5%. Dec 26, 1906. 10:2735. 15,000
- Makransky, Samuel and Bernard Applebaum to Wm C Oesting. Union av, Nos 1181 and 1183, n w s, 83 s w 168th st, 42x91.1. Dec 19, due, &c, as per bond. Dec 22, 1906. 10:2672. 30,000
- McOwen, Anthony with TITLE GUARANTEE & TRUST CO. Reservoir Oval West, n w cor Tyrone av, 60.7x30x78.3x68.2. Subordination agreement. Nov 20. Dec 22, 1906. 12:3343. nom
- Mescall, Patrick to Ethel H McLaughlin. Nelson av, e s, 144.11 s 169th st, late Orchard st, runs e 70 x s 11.1 x s 14.1 x w 75.8 to av x n 25. Dec 21, installs, 5%. Dec 22, 1906. 9:2517. 3,000
- Morgenroth, Abraham to Margt J Becker. Southern Boulevard, No 971, w s, 32.9 s 136th st, 43.10x96.6x37.6x95. Dec 20, 3 years, 5%. Dec 21, 1906. 10:2564. 23,000
- Same and Michl L Goetz with same. Same property. Subordination agreement. Dec 20. Dec 21, 1906. 10:2564. nom
- Martucci, Michael to J & M Haffen Brewing Co. 152d st, No 483, n s, 100 w Morris av, 25x100. Dec 19, 3 years, 5%. Dec 21, 1906. 9:2442. 4,750
- Same to Richd H Jaeger. Morris av, No 647, w s, 75 n 152d st, 25x100. P M. Prior mort \$20,000. Dec 19, due Jan 1, 1909, 6%. Dec 21, 1906. 9:2442. 5,000
- Marshall, Albert to Susan C Steers. 182d st, No 686, on map No 718 (Fletcher st), s s, 125 w Washington av, 20x100. Prior mort \$6,500. Dec 1, 3 years, 6%. Dec 21, 1906. 11:3037. 700
- *Norton, Martin and Bridget to Serial Bldg Loan & Savings Instn. Harrington av, s s, 600 w Cornell av, 25x91.3x25x91.10. Dec 14, installs, 6%. Dec 21, 1906. 200
- Nubel, John F and Christopher Munnich to Frederick Storck. Willis av, No 217, w s, 25 s 137th st, 25x81.6. P M. Prior mort \$13,500. Dec 21, 3 years, 6%. Dec 24, 1906. 9:2299. 5,500
- Nygaard, Iver to Lillian E Moffett. Brook av, e s, 139.9 n 169th st, 18.6x100.6. Dec 20, 3 years, 5%. Dec 22, 1906. 11:2894. 6,500
- O'Meara, John S to James J O'Meara et al. 184th st, n w cor Hoffman st, 23.9x108.8x20.3x121.1. P M. Dec 20, 3 years, 5%. Dec 21, 1906. 11:3054. 4,000
- *Orstein, Wolf and Israel Derchinsky to Wm W Penfield. Hugenot st, n e s, lots 161 to 164 map Penfield property, 133.4x100. Apr 24, 2 years, 5%. Dec 24, 1906. 2,000
- *Orstein, Wolf and Israel Derchinsky to Wm W Penfield. Hugenot st, lots 161 to 164 map Penfield property, South Mt Vernon, 133.4x100. P M. Prior mort \$2,000. June 23, 1 year, 5%. Dec 24, 1906. 200
- *O'Boyle, Michl to Ernest Lange. 177th st, n w cor Morris Park av, —x100x—x106.3. Prior mort \$2,200. Dec 24, 1906. 3 years, 6%. 300
- Peck, Wm D to Walter L Crow. Aqueduct av, s w cor 183d st, 50x87.8. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3217. 3,000
- Same to same. 183d st, s s, 100 e Andrews av, 50x87.8. Dec 24, 1906. Due Jan 1, 1910, 6%. 11:3217. 3,000
- Same to same. Andrews av, s e cor 183d st, 50x87.8. Dec 24, 1906. Due Jan 1, 1910, 6%. 11:3217. 2,000
- Same to same. 183d st, s s, 50 e Andrews av, 50x87.8x. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3217. 2,000
- Same to same. Aqueduct av, n e cor 183d st, 38x102. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3212. 4,000
- Same to same. Aqueduct av, e s, 38 n 183d st, 37.10x100. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3212. 3,000
- Same to same. Andrews av, e s, 100.10 n 183d st, 50x100. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3218. 2,000
- Same to same. Andrews av, w s, 100 s 183d st, 50x100. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3224. 3,000
- Same to same. 183d st, n s, at w s plot 22 on map lands Alfred J Taylor et al, runs n 150.2 x w 46 x s 80 x w 10 x s 50.7 to st, x e 59.5 to beginning. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3225. 2,000
- Polsenski, Joseph to Teachers Co-operative Building & Loan Assoc of City N Y. Boston av, s e s, 442.6 n e Perot st, 24.6x 72.6x25.7x79.11. Dec 15, installs, 6%. Dec 21, 1906. 12:3254. 3,600

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ELECTRICAL CONSTRUCTION AND ENGINEERING FOR

LIGHT-HEAT-POWER

The Brussel Method and organization is devoted exclusively to the electrical problem of the building. Independent plants installed, or wiring for street service. Write for particulars.

15 West 29th Street, N. Y.

Potter, Chas H to Athenia L Peabody and ano exrs, &c, James Bowen. Jerome av, n w cor North st, 18x79.11. Dec 20, due Nov 1, 1911, 5%. Dec 24, 1906. 11:3198. 10,000

Purcell, John M to John J Brady. Marion av, s e s, at n e s 184th st, runs n e 22 x s e 127.6 x s w 25 x n w 105 to st, x n w — to beginning. Dec 24, 1906, due May 29, 1908.5%. 11:3024. 700

Peck, Wm D to Ida C Poillon and ano. Aqueduct av, n w cor 183d st, 50x99.11. Due Jan 1, 1910, 6%. Dec 24, 1906. 11:3218. 3,000

Same to same. Aqueduct av, w s, 50 n 183d st, 50.10x99.11. Dec 24, 1906. due Jan 1, 1910, 6%. 11:3218. 3,000

Same to same. Aqueduct av, w s, 100.10 n 183d st, 50x99.11. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3218. 4,000

Same to same. Aqueduct av, w s, 150.10 n 183d st, 50x99.11. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3218. 4,000

Same to same. Andrews av, w s, 50 n 183d st, 50.10x100. Dec 24, 1906, due Jan 1, 1910, 6%. 11:3218. 4,000

*Robillard, Norbert to Egbert Winkler Sr. Green lane, w s, 50 n Lyon av, 25x100. Dec 20, 3 years, 5½%. Dec 24, 1906. 3,500

Parlato, Columba with Wm G Wood and ano trustees for Christina A Phillips. Hoffman st, No 2552. Subordination agreement. Dec 22. Dec 27, 1906. 12:3273. nom

Quinn, Henry B to TITLE GUARANTEE & TRUST CO. 149th st, No 539, n s, 320.3 e Morris av, 25x80. Dec 21, 1906, due, &c, as per bond. 9:2331. 3,200

Regelmann, Fredk to Carmine Cioffi. Jennings st, n e cor Vyse av, 50x100. P M. Prior mort \$4,000. Dec 20, due, &c, as per bond. Dec 21, 1906. 11:2995. 1,500

Riley, Thos F and John Loughney to Francis P Ranney and ano exrs Cath H Ranney. Decatur av, w s, 194.11 n 207th st, 25x100. Dec 20, 3 years, 5%. Dec 21, 1906. 12:3351. 5,000

*Reder, Aaron to Geo A Meyer. Birch st, w s, 25 n Chester av, 75x100; Cedar st, e s, 632.6 n Boston road, 75x90, Westchester. P M. Dec 20, 3 years, 6%. Dec 21, 1906. 1,000

*Riedinger, Eliz A to Adee Park Realty Co. Matthews av, w s, 200 s 206th st, 50x100. P M. Dec 18, 3 years, 5%. Dec 21, 1906. 900

Reder, Aaron to Joseph Leitner and ano. Fox st, No 564, s s, 318.11 e Prospect av, 40x109. Prior mort \$28,000. Dec 24, 1906, 3 yrs, 6%. 10:2683. 7,000

Realty & Commercial Co to Wm G Wood and Ronald K Brown trustees Christina A Phillips. Hoffman st, e s, 50 s 191st st, 16.8x100. Dec 22, 3 years, 5%. Dec 24, 1906. 12:3273. 2,250

Rheinisch, Helena to Wilton T Wright. Marion av, e s, 22.1 s 194th st, runs s 80.2 x e 18 x n 73 x w along s s 194th st, 18 to beginning, also known as No 674 East 194th st. Dec 22, due June 22, 1907, —%. Dec 24, 1906. 12:3276. note, 550

Rosato, Gerardo and Saverio to Hoffman Miller admr Robt C Townsend. 152d st, No 641, n w cor Morris av, 25x100. Dec 20, due Jan 1, 1912, 5%. Dec 22, 1906. 9:2442. 15,000

*Rich, Julie to Hudson P Rose Co. McDonald st, s s, 214.4 e Eastchester road, 50x100. P M. Dec 8, due Jan 1, 1910, 5%. Dec 22, 1906. 750

Realty Operating Co to Cornelia A Kneeland. Wales av, n w cor St Marys st, 262.6 to s s St Josephs st x100x262.6 to St Marys st x100. P M. Dec 27, 1906, 3 years, 5%. 10:2574. 13,000

Realty & Commercial Co to Wm G Wood and ano. Hoffman st, e s, 50 s 191st st, 16.8x100. Certificate as to mort dated Dec 22, 1906. Dec 20. Dec 27, 1906. 12:3273.

Schlessel, Yetta to Hattie Taub. St Anns av, s e cor 137th st, 45x103.10x45x105; St Anns av, e s, 45 s 137th st, 40x102.8x40x103.10; St Anns av, e s, 85 s 137th st, runs s 40 x e 101.7 x n 30 x e — x n 10 x w 102.8 to beginning. Dec 27, 1906, demand, —%. 10:2549. 10,000

Schill, Edw to Henry Fuellert. 176th st, n or n e s 197.6 s e Boston road, 25x127.4x25x126.8, except part for 176th st and Bryant av. Dec 24, 1906, 3 years, 6%. 11:3004. 2,000

Seibert, Wm H to Lois M Lyman. Forest av, No 1053, w s, 259 s 166th st, 20x87.6. Dec 24, 1906, 3 years, 5%. 10:2650. 4,500

Singhi, Henry N with Chas H Patter. Jerome av, No 2345. Subordination agreement. Dec 22. Dec 24, 1906. 11:3198. nom

Shera, Ethelinda M to Daniel D Lawson. Melrose av, n e cor 156th st, —x47.3x99.3x52; Melrose av, n w cor 156th st, 99x49x99x53. Prior mort \$50,000. Sept 28, due Mar 10, 1908, —%. Dec 24, 1906. 9:2403. 15,000

Strasbourg, May B to John W Gannon and ano. Union av, e s, 96.1 n 161st st, 225x100. Secures indebtedness of the Syndicate Construction Co. Dec 21, due June 21, 1907, 6%. Dec 24, 1906. 10:2677. 14,000

Sullivan, Patrick T to Friederike Koppelman. Vyse av, s e cor 172d st, 25x100. Dec 22, due, &c, as per bond. Dec 24, 1906. 11:2995. 2,000

Schwartzberg, Bessie to Francis B Chedsey trustee Nathan S King. 135th st, No 535, n s, 200 e Lincoln av, 25x100. Dec 20, 3 yrs, 5%. Dec 21, 1906. 9:2311. 8,000

Schober, Max F to Mary S Hynes. 156th st, s e cor Union av, 25x91. Dec 20, due, &c, as per bond. Dec 21, 1906. 10:2675. 9,500

Same and Henry A Luft with same. Same property. Subordination agreement. Dec 20. Dec 21, 1906. 10:2675. nom

Smith, Frank H to TITLE GUARANTEE & TRUST CO. 156th st, No 1129, n s, 150 e Kelly st, 25x100. Dec 21, due, &c, as per bond. Dec 22, 1906. 10:2708. 6,000

Schmidt, Hartman to N Y TRUST CO. 136th st, s s, 375 e Willis av, 50x100. Dec 22, 1906, due, &c, as per bond. 9:2280. 30,000

*Spisso, Giuseppe to Julius H Giese. Washington st, n s, and being lot 108 map 120 lots Daily estate. Prior mort \$3,500. Nov 19, 2 years, 6%. Dec 21, 1906. 750

Schiefer, Ernst to Hyman Axelroad and ano. Walton av, No 2108, s e cor 181st st, 25x94.7x26.8x85.4. P M. Dec 22, 2 years, 6%. Dec 24, 1906. 11:3179, 318 and 3185. 700

Schwab, Samuel to Seymour Realty Co. Clinton av, n w cor 180th st, 135.2x107.2. P M. Dec 26, due Jan 1, 1910, 5%. Dec 27, 1906. 11:3096. 6,000

Streck, Emma A to Thornton Bros Co. 169th st, No 315, n s, 58.4 w Findlay av, 16.8x80. P M. Dec 26, installs, 6%. Dec 27, 1906. 11:2783. 1,025

Smithers, John E, East Las Vegas, N Mex, and Margt Smithers

widow, N Y, to Mary B Maltby. Undercliffe av, e s, abt 588 n 176th st, 25x127.2x25x123.6. Dec 17, due Oct 24, 1908, 5%. Dec 27, 1906. 11:2877. 5,000

Volze, John and Geo H Hyde to Alfred D Hewitt and ano exrs, &c, James McIndo. Washington av, e s, 100 s 163d st, runs e 125 x s 50 x w 53.8 to Brook av x n w 92.2 to Washington av x n 1.2 to beginning, except part for avs. Dec 10, 2 years, 4½%. Dec 22, 1906. 9:2367. 14,000

Whitlock, Lewis to Ida C Butterworth. Ogden av, e s, 75 s 164th st, 25x90. Prior mort \$7,000. Dec 24, 1 year, 6%. Dec 26, 1906. 9:2511. 550

Walther, Max to John Trick. 142d st, s s, 250 e Brook av, 50x100. Dec 21, 3 years, 6%. Dec 24, 1906. 9:2268. 12,000

*Wolf, Julius to Wm W Penfield. Lots 73 and 73a map sub-division portion Penfield property lying east of White Plains av, at Wakefield. P M. July 30, due July 13, 1909, 5%. Dec 24, 1906. 1,200

Weil, Jonas and Bernhard Mayer with Nathan S King. 135th st, No 533 East. Subordination agreement. Dec 18. Dec 21, 1906. 9:2311. nom

Weil, Jonas and ano with Francis B Chedsey trustee Nathan S King. 135th st, No 537 East. Subordination agreement. Dec 20. Dec 21, 1906. 9:2311. nom

Weil, Jonas and ano with Francis B Chedsey trustee Nathan S King. 135th st, No 535 East. Subordination agreement. Dec 18. Dec 21, 1906. 9:2311. nom

Warneke, Sophie to Sophia Lerch. Union av, n w cor 152d st, 50x20. Dec 21, 1906, 5 years, 5%. 10:2665. 4,000

*Vickery, Robert W and Chas E, and Annette A wife Edw J Williams to Harry W Bell. Main st, e s, at n w cor land formerly of heirs Orrin Fordham, runs n 79.8 x e 100 x s 79.8 x w 100 to beginning, City Island. Dec 22, 3 years, 6%. Dec 27, 1906. 2,500

Wolf, Jacob to Cornelia K Manley. Tinton av, No 1229, w s, 290.9 n 168th st, 20.5x110. Dec 27, 1906, 3 years, 5%. 10:2663. 6,000

*Welsh, John J to Sarah A Gallagher. Poplar st, s s, 101 e Forest st, 50.4x105.3x50.1x102.10, Westchester. Dec 26, 3 years, 6%. Dec 27, 1906. 450

PROJECTED BUILDINGS.

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

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Broad st, Nos 70-72, 5-sty brk and stone office building, 44x63, copper roof; cost, \$250,000; American Bank Note Co, 86 Trinity pl; ar'ts, Kirby, Petit & Green, 37 W 31st st.—1127.
Oak st, No 49, 1-sty brk and stone outhouse, 5.10x20.7; cost, \$800; F Pittelli, 180 Hester st; ar't, O Reissmann, 30 1st st.—1124.
11th st, No 309 East, 1-sty brk and stone shop, 20x20; cost, \$200; ow'r and ar't, Corrado Binetti, 401 E 13th st.—1123.
1st av, No 186, 1-sty brk and stone outhouse, 6.1x25.5; cost, \$1,000; H Herrlich, 251 Hewes st, Brooklyn; ar't, O Reissmann, 30 1st st.—1126.

BETWEEN 14TH AND 59TH STREETS.

50th st, Nos 619-625 W 6-sty brk and stone factory, 50x200.10, tar 51st st, Nos 614-624 W and gravel roof; cost, \$40,000; Wm Waldorf Astor, 23 W 26th st; ar'ts, Ross & McNeil, 39 E 42d st.—1130.

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

67th st, n s, 125 w 8th av, 1-sty frame shed, 40x35; cost, \$1,000; R J Alzie, 7-9 W 67th st; ar't, E Rossbach, 1947 Broadway.—1122.
104th st, s s, 100.11 e Broadway, 4-sty brk and stone tenement and store, 32.6x58.4; cost, \$36,000; Geo W Walker, 3424 Broadway; ar't, Geo Fred Pelham, 503 5th av.—1125.

NORTH OF 125TH STREET.

172d st, s s, 80 e Audubon av, 2½-sty brk and stone dwelling, 20x50; cost, \$8,000; Washington Heights United Presbyterian Church, Audubon av and 172d st; ar't, John E Scharsmith, 1 Madison av.—1129.
St Nicholas av, n e cor 180th st, 6-sty brk and stone store and tenement, 100x90; cost, \$125,000; Moersch & Wille, 29 Tremont av; ar't, John E Scharsmith, 1 Madison av.—1128.

BOROUGH OF THE BRONX.

Barretto st, w s, 170.4 s Intervale av, 3-sty brk dwelling, 25x57; cost, \$9,000; Joseph Roberts, 114th st and Lenox av; ar't, Wm T La Velle, 1145 Freeman st.—1378.
Tiffany st, n w cor 165th st, one 6-sty brk tenement, 43x61.3, and one 5-sty brk tenement, 50.3x62.9; total cost, \$110,000; Herman Frankfeldt, 57 E 118th st, and Paul W Lippman, 57 E 118th st; ar't, Geo Fred Pelham, 503 5th av.—1384.
167th st, No 711, 1-sty frame shed, 11.6x42; cost, \$100; Francesco Mioletti, 567 E 152d st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—1375.
179th st, n s, 155 w Boston road, 5-sty brk tenement, 55x80; cost, \$50,000; Wm A Mapes, 2071 Boston road; ar'ts, Moore & Landsiedel, 148th st and 3d av.—1374.
227th st, n s, 155 e Barnes av, 3-sty frame tenement, 21x60; cost, \$8,000; Jacob Menke, 227th st and Barnes av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—1383.
Intervale av, e s, 172.11 s Barretto st, 3-sty brk store and dwelling, 25x49.6; cost, \$9,000; Jos Roberts, 114th st and Lenox av; ar't, Wm T La Velle, 1145 Freeman st.—1380.
Melrose av, e s, 53½ n 151st st, 2-sty brk store and dwelling, 29.3 x20; cost, \$4,000; Ettie Goldberg, 122 W 122d st; ar't, Samuel Sass, 23 Park row.—1379.
Washington av, e s, 158 s 170th st, two 5-sty brk tenements, 50.3x98.7 each; total cost, \$100,000; Edw A Barry, 1153 Boston road; ar'ts, Moore & Landsiedel, 148th st and 3d av.—1382.

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 525-535 W. 26TH ST
 Beams in all sizes always on hand and cut to lengths as required
 TELEPHONE, 1835-6 CHELSEA

Whitlock av, n e cor Leggett av, 1-sty brk shed, 15.8x61; cost, \$350; Jacob Froehlich, 500 E 133d st; ar'ts, Bruno W Berger & Son, 121 Bible House.—1377.
 3d av, w s, 50 s 171st st, 1-sty brk stores, 50.07x81.6 and 87.3, cost, \$5,000; L Wallach, 33 Wall st; ar't, M J Garvin, 3307 3d av.—1376.
 Harts Island, e s, 1-sty brk ice making plant, 50 and 25x105 and 49; cost, \$10,000; City of N Y; ar't, Chas James, 148 E 20th st.—1381.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Baxter st, No 94, toilets, windows, partitions, to two 5-sty brk and stone tenements; cost, \$2,500; D Gaussa and A Muzzio, 945 Sherman av, Bronx; ar't, O Reissmann, 30 1st st.—3230.
 Baxter st, No 90, toilets, windows, partitions, to two 5-sty brk and stone tenements; cost, \$2,500; D Gaussa and A Muzzio, 945 Sherman av, Bronx; ar't, O Reissmann, 30 1st st.—3238.
 Broome st, Nos 65-67, partitions, piers, store fronts, windows, to two 4-sty brk and stone tenements; cost, \$9,600; Floris T Whit-taker, 350 Broadway; ar't, Henry J Feiser, 150 Nassau st.—3233.
 Monroe st, No 39, partitions, tank, windows, toilets, to 6-sty brk and stone tenement; cost, \$2,000; D Kotler, 345 Madison st; ar't, O Reissmann, 30 1st st.—3217.
 Nassau st, No 86, store front, stairs, skylight, to 5-sty brk and stone store and tenement; cost, \$3,000; John Cropper, Wash-ington, D C; ar't, W D Hunter, 53 Hawthorne av, East Orange, N J.—3211.
 Orchard st, No 103, windows, to 5-sty brk and stone tenement; cost, \$500; Joseph L Marcus, 320 Broadway; ar't, Max Muller, 3 Chambers st.—3219.
 Oak st, No 49, toilets, partitions, to 5-sty brk and stone tenement; cost, \$400; F Pittelli, 180 Hester st; ar', O Reissmann, 30 1st st.—3216.
 Pearl st, No 300, 1-sty brk and concrete rear extension, 24x42.6, partitions, beams, to 3-sty and attic brk and stone store and loft building; cost, \$2,000; Henry Leerbarger, 542 W 113th st; ar't, D N Sire, Kingsbridge, N Y.—3212.
 Scammel st, No 52, fire escapes, plumbing, toilets, skylights, Cherry st, Nos 385-389, windows, to four 5-sty brk and stone tenements and stores; cost, \$10,000; Newland Realty Co, 5-7 Beekman st; ar't, Edw A Meyers, 1 Union sq.—3226.
 Spring st, Nos 40-42, plumbing, skylights, windows, toilets, to two 5-sty brk and stone tenements and stores; cost, \$5,000; Samuel Barkins, 25 E 99th st; ar't, Ed A Meyers, 1 Union sq.—3225.
 Suffolk st, No 71, toilets, windows, partitions, columns, to two 3 and 5-sty brk and stone stores and tenements; cost, \$3,000; Baron & Lazarnick, 102 E 7th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—3218.
 Suffolk st, No 148, partitions, fireproof ceiling, to 5-sty brk and stone tenement; cost, \$500; Bernard Galewsky, 26 W 120th st; ar't, Max Muller, 3 Chambers st.—3204.
 Willett st, No 86, partitions, toilets, to 5-sty brk and stone tenement; cost, \$150; Samuel Juskovitz, on premises; ar't, Jacob Fisher, 290 2d st.—3208.
 9th st, s s, 152.4 e University pl, add 1 sty to extension, new stairs, to 4-sty brk and stone factory; cos, \$4,500; Jno Morgan, Chelsea, N Y; ar'ts, W I & J W McCullagh, 148 W 4th st.—3221.
 12th st, No 652 East, partitions, stairs, to 4-sty brk and stone store and loft building; cost, \$5,000; Drossin Bros, 2076 2d av; ar't, Fred Ebeling, 420 E 9th st.—3205.
 13th st, No 618 East, partitions, toilets, windows, to two 4-sty brk and stone tenements; cost, \$3,000; Henry C Glaser, 7-9 Warren st; ar't, E Rossbach, 1947 Broadway.—3207.
 14th st, No 504 East, toilets, partitions, skylights, windows, to two 4-sty brk and stone tenements; cost, \$1,500; William Soll, 366 Grand st; ar't, George Soll, 366 Grand st.—3210.
 15th st, No 615 East, toilets, windows, skylights, plumbing, to 5-sty brk and stone tenement; cost, \$5,000; David Lion, 2046 3d av; ar't, Otto L Spannhake, 233 E 78th st.—3239.
 23d st, No 150 East, erect sign, to 3-sty brk and stone store and dwelling; cost, \$100; Weil & Mayer, 5 Beekman st; ar't, Herbert Michaelis, 452 5th av.—3243.
 35th st, Nos 510-512 West, add 1 sty, partitions, girders, to two 4-sty brk and stone storage buildings; cost, \$15,000; Jonas & Naumberg, 516 W 35th st; ar't, Harry Allan Jacobs, 320 5th av.—3234.
 35th st, No 1 East, partitions, toilets, store front, windows, to 4-sty brk and stone store and office building; cost, \$12,000; B Altman, 5th av and 34th st; ar'ts, Denby & Nute, 333 4th av.—3244.
 41st st, No 437 West, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,500; ow'r and ar't, E Pitske, 156 Broadway.—3222.
 44th st, No 314 West, vent shaft, plumbing, to 5-sty brk and stone tenement; cost, \$5,000; Sarah M Cory, 21 E 42d st; ar't, John H Knubel, 318 W 42d st.—3240.

46th st, Nos 605-607 West, partitions, plumbing, to two 3-sty brk and stone tenements; cost, \$2,000; John Anderson, 343A 2d st; ar't, John H Knubel, 318 W 42d st.—3142.
 51st st, Nos 529-537 West, fireproof elevator enclosure, stairs, to 1 and 4-sty brk and stone factory and shed; cost, \$2,000; Alex List, 641 W 51st st; ar'ts, J B Snooks Sons, 73 Nassau st.—3227.
 89th st, No 121 West, fireproof floors, roofs, elevator, partitions, windows, to 2-sty brk and stone garage; cost, \$15,000; Countess de La Valette, Paris, France; ar'ts, J B Snooks Sons, 73 Nassau st.—3203.
 109th st, No 199 East, partitions, show windows, to 4-sty brk and stone tenement and store; cost, \$500; George McGovern, 199 E 109th st; ar't, Chas Stegmayer, 168 E 91st st.—3215.
 111th st, No 227 East, partitions, toilets, windows, to 4-sty brk and stone tenement; cost, \$2,000; Vito Gregoria, 154 Louis st, Bronx; ar't, Harry Zlot, 230 Grand st.—3214.
 Av B, No 202, windows, toilets, to 4-sty brk and stone tenement; cost, \$700; David J Benoliel, 27 Lenox av; ar't, L F J Weiher, 103 E 125th st.—3220.
 Amsterdam av, No 144, fireproof ceiling, walls, to 5-sty brk and stone tenement; cost, \$500; Dora Groll, 540 W 40th st; ar't, John H Knubel, 318 W 42d st.—3213.
 Broadway, No 149, add new columns, strengthen walls, alter main corridor floors, to 11-sty brk and stone office building; cost, \$150,000; Singer Mfg Co, 149 Broadway; ar't, Ernest Flagg, 35 Wall st.—3235.
 Broadway, No 1435, erect sign to 4-sty brk and stone office building; cost, \$300; R Foy, on premises; ar't, C F Melville, 1 W 34th st.—3241.
 Madison av, No 2089, fireproof ceiling, partitions, to 5-sty brk and stone tenement and store; cost, \$50; Sarah I Webb, Bergen av, Ridgefield Park, N J; ar't, Max Kreindel, 2092 Madison av.—3206.
 1st av, No 378, partitions, toilets, windows, to 4-sty brk and stone tenement; cost, \$1,000; Catharine Reilly, 104 3d av; ar't, O Reissmann, 30 1st st.—3223.
 1st av, No 897, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,500; Alice J Murray and May L Barrett, 331 W 85th st; ar't, O Reissmann, 30 1st st.—3236.
 1st av, No 901, toilets, windows, partitions, to 4-sty brk and stone tenement; cost, \$1,500; Alice J Murray, 331 W 85th st; ar't, O Reissmann, 30 1st st.—3237.
 1st av, No 899, toilets, windows, partitions, to 4-sty brk and stone tenement; cost, \$1,500; May L Barrett, 331 W 85th st; ar't, O Reissmann, 30 1st st.—3231.
 2d av, No 56, partitions, stairs, show windows, to 3-sty brk and stone store and dwelling; cost, \$600; George E Goldsmith, on premises; ar't, C Dunne, 210 E 14th st.—3232.
 2d av, No 587, 1-sty brk and stone rear extension, 19x15, parti-tions, fireproof walls, to 4-sty brk and stone store and office building; cost, \$5,000; I Joyce, 586 2d av; ar't, Otto L Spannhake, 233 E 78th st.—3224.
 8th av, s w cor 125th st, toilets, partitions, stairs, windows, to 4-sty brk and stone store and tenement; cost, \$500; estate of Mc-Keever Bros, 125 6th av; ar't, Walter H C Hornum, 360 W 125th st.—3228.
 10th av, No 284, 1-sty brk and stone rear extension, 24.8x44, win-dows, partitions, stairs, skylights, to 4-sty brk and stone store and tenement; cost, \$5,000; Hubert F Fox, 296 10th av; ar't, C Dunne, 210 E 14th st.—3209.
 Randalls Island, north end, opposite East 121st st, 3-sty brk and stone side extension, 25x16.6 to five 3-sty brk and stone dormitor-ies; cost, \$42,000; City of New York, foot of East 26th st; ar't, Wm Flanagan, Jr, foot East 26th st.—3229.

BOROUGH OF THE BRONX.

167th st, No 711, new doors, to 2-sty dwelling and shop; cost, \$75; Francesco Mioletti, 567 E 152d st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—687.
 Eagle av, w s, 50 n 159th st, move 1½-sty frame storeroom; cost, \$200; A Hupfels Sons, 161st st and 3d av; ar't, A Hermann Jr, 625 E 146th st.—689.
 Melrose av, e s, 53.6 n 151st st, new store fronts, new partitions, &c, to 3-sty brk and frame store and dwelling; cost, \$1,000; Ettie Goldberg, 122 W 122d st; ar't, Samuel Sass, 23 Park row.—688.
 Morris av, No 529, new water closets, new partitions, to 3-sty brk store and tenement; cost, \$1,500; Michael Del Popa, 203 Grand st; ar't, Fred Ebeling, 420 E 9th st.—690.
 Chisholm st, No 1334, two 2-sty frame extensions, 20x13.1 and 12.5, new partitions, &c, to 2-sty frame dwelling; cost, \$3,000; Wm Butler, on premises; ar't, Chas S Clark, 709 Tremont av.—693.
 169th st, n e cor Boston road, 2-sty frame extension, 14.6x6, and move two 2½-sty frame stores and offices; cost, \$5,000; Ferd Hecht, 2 E 127th st; ar't, Hugo H Avolin, 961 Stebbins av.—691.
 West Farms road, s s, 75 w St Lawrence av, move 1-sty frame shed; cost, \$75; Herman Kuhl, 81 West Farms road; ar't, P H McDonough, 69 St Lawrence av.—692.

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 21.
 92d st, Nos 147 and 149 East.
 85th st, No 351 East.
 90th st, n s, 200 w 3d av, 25x100.8.
 Caroline Hachemeister agt Henry Hachemeister et al; Samuel Cohn, att'y; Warren Leslie, ref. (Amt due, \$30,152.84.)
 85th st, s s, 119 w Av A, 75x102.2. Abraham Silverson agt Samuel Kaufman; Arnstein & Levy, att'ys; Jerome Monks, ref. (Amt due, \$5,323.33.)
 Tinton av, w s, 267.6 n 161st st, 82.7x100. Conrad Kopp agt Nathan Marcus; Smith William-son, att'y; Edw J McGean, ref. (Amt due, \$11,488.88.)
 137th st, n s, 400 e Lenox av, 50x99.11. Simon Uhlfelder agt Benjamin Sisserman et al; Max

Silverstein, att'y; David Hirsch, ref. (Amt due, \$7,187.50.)
 25th st, No 32 West. Phebe W McConihe agt Minnie V Telfair et al; Warren McConihe, att'y; Paul L Kiernan, ref. (Amt due, \$1,210.99.)
 Dec. 22.
 27th st, No 322 West. Greenwich Savings Bank agt Edw S Fowler, trustee, et al; Geo G De Witt, att'y; S Morrill Banner, ref. (Amt due, \$5,470.83.)
 Dec. 24.
 72d st, s s, 450 e West End av, 20x102.2. J Harvey Ladew agt Annie Ormiston; Parsons, Closson & Mellvaine, att'ys; Donald McLean, ref. (Amt due, \$47,062.50.)

LIS PENDENS.

Dec. 22.
 Stebbins av, e s, 383.11 n Freeman st, 25x80.4x 25.11x87.2. Frederick Euler agt Chas H Bayer; action to foreclose mechanics lien; att'y, H S Heylman.
 Avenue C, e s, part of lot 198, 25x130, Bronx. Ryer av, w s, 164.11 s 182d st, 25x253 to An-thony av, x25x255.5.
 Alice R Putraw et al agt Hester P or HESSIE Lord extrx et al; action to determine validity of will; att'ys, Ritter & Wilson.
 Cauldwell av, s w cor 161st st, 72.6x48.9. Charles Pryer agt Harriet Smith extrx et al; action to set aside assignment of mortgage; att'y, W B Crisp.
 Dec. 26.
 Quarry rd, n s, between Bath Gate and Wash-ington avs, runs e — to c l Quarry rd, x n e

Metal Work

METAL CEILING ASSOCIATION OF NEW YORK.—E. P. Hoyt, Pres., First and Washington Sts., Jersey City; John W. Yohe, Secy.-Treas., 525 W. 23d St.

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Leonard Sheet Metal Works.

In view of the announcement of the sale at the Manhattan Real Estate Exchange of all right, title and interest in the former Leonard Sheet Metal Works, on Dec. 28, a distinction should be made between that business and the new "Leonard Sheet Metal Works" (same name), of 219 Grand st, Hoboken, N. J. (New York office at 127 East 23d st). The new concern is on a perfectly sound basis, and is handling many very important contracts with the principal builders and architects of New York City, and the new concern is in no way connected with the old concern, as might have been supposed from the announcement of the sale.

—National Association of Master Plumbers has issued Vol. XXIV. of its proceedings, the contents of which are devoted to its recent convention in Atlantic City, N. J. In addition to the proceedings of the convention, which fill 199 pages, there is also an appendix containing the association's certificate of incorporation and by-laws, also a resume of the twenty-three previous conventions. The frontispiece is a portrait of President Moody and the colored cover portrays the board walk and beach at Atlantic City.

—Escoba Mfg. & Supply Company, 147-149 Cedar st, New York, has recently built a factory in Brooklyn equipped with modern machinery to manufacture push brooms of all kinds on a much larger scale than heretofore attempted by the company. It is intimated that the company is prepared to furnish the goods at attractive prices.

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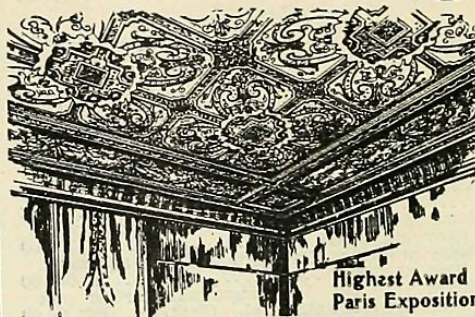
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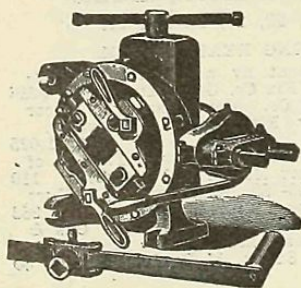
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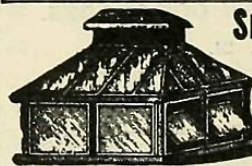
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