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THIS week's stock market has been, strictly speaking, a professional one. Stocks have gone up and down without any apparent reason, although alleged reasons were as plentiful as blackberries. Operations for foreign account were in light volume and were conducted on both sides of the market with no marked result. There were periods of strength, but prices failed to hold and reactions came with unremitting regularity. Undoubtedly, neither the party operating for higher prices nor the party operating for lower had any positive conviction as to the future or a decided programme to carry out. There is still unquestionably considerable concern as to what may be the outcome of the differences existing between the Chief Executive and the notable railroad magnate and his associates. No one can say what would happen should these gentlemen, at the instance of the Interstate Commerce Commission, be called upon by the federal courts to answer questions as to which they had pleaded privilege. This matter hanging over the market was just as good an excuse as any other to account for its dulness and irregularity. The lower prices in copper metal quotations on the New York Metal Exchange acted as a damper on copper stocks and securities. Since March 15 it has fallen about two cents a pound. Although holders of Amalgamated Copper have repeatedly proclaimed that there would be an increase in the dividend at the next meeting of the directors, it is said that although there is plenty of money in the treasury to put the rate on a ten per cent. basis, the existing rate will still be retained. Attacks on certain stocks like Erie and Southern Railway issues have continued without any justification, according to those who control these properties. Moreover, the bear element have been doing their best to get up a crop scare, with so far little result. Money on time and call still continues easy, the latter at about 2 per cent., and general railroad earnings are in the highest degree encouraging.

IT is refreshing to find on the part of a prominent real estate owner and operator views as to the future development of New York as enlightened as those of Mr. Chas. T. Barney. He sees clearly that the property-owners themselves suffer more than any other class in the community from the inconveniences of the existing city plan, and that the bestowal on the municipal authorities of the power to condemn more land than that actually needed for an improvement is a condition of any improvement of the street system of New York. If a larger proportion of the owners of real estate understood the importance of street improvements as clearly as does Mr. Barney, there might be some chance of securing for the city officials the necessary powers; but the amount of general public interest provoked by the idea is still comparatively small. The friends of the improvement of New York in conveniences and in good looks should recognize the fact that the obstacles in their path are at the present time so formidable that they cannot be overcome without the assistance of a much larger and more vigorous body of public opinion. Nothing of any importance in this direction can be accomplished until at least two

amendments to the State constitution have been passed, one dealing with the debt limit and the other with the power of condemnation, and we all know how much agitation is necessary before constitutional amendments can be passed. In the meantime the plan of the City Improvement Commission must remain a dead scheme because the city authorities, on those occasions when they are obliged to plan a new or widen an old street will be obliged to adopt the cheapest arrangement which will serve the purpose. Only last week the financial advisory commission pointed out that the city could not borrow enough money during the next five years to meet its most pressing necessities; and the consequence is that the plans for a new Court House and new parks are already being abandoned. The available money will have to be spent on such necessary improvements as schoolhouses, subways, docks and the like. It can be argued that certain street improvements are quite as necessary as new subways, and a good deal can be said in favor of such a contention, but such is not the general or official opinion. If a new or widened street is absolutely necessary, as it will be for a better approach to the Blackwell's Island Bridge, the Board of Estimate will not be able even to consider the liberal plan of the City Improvement Commission, which provides for the condemnation of several entire blocks. It will be obliged to adopt the cheapest possible means of providing for the increase of transverse traffic. It is a short-sighted policy; but what can be done? In spite of the enormous wealth of New York, its municipal resources are very much smaller apparently than its municipal responsibilities.

THE number of projects for building coöperative apartment houses are constantly increasing. A new one has recently been announced for the corner of Park Avenue and Seventy-seventh Street, which makes the sixth building of this kind which is being or is about to be constructed. It is to be remarked that these projects are intended less and less for the accommodation of artists. The studio, extending through two floors, which was an essential part of the plan of the first buildings, is becoming incidental in the plans of the latter buildings; and this change obviously increases the appeal of the buildings for a vastly larger number of people. These studios were indispensable to painters, but they are a mere waste of space to a layman. It may be expected that in the course of a few years the studio feature will entirely disappear, and that the coöperative buildings will contain a certain number single or duplex apartments of the ordinary type. So far the coöperative building projects have been uniformly successful, and unless the market is over-stocked there is no reason to suppose that they will not continue to be successful. They assuredly enable a subscriber to live on Manhattan Island more comfortably for less money than in any other known way. An apartment that costs from \$16,000 to \$18,000 in the building just completed at Sixty-sixth Street and Lexington Avenue will rent anywhere from \$3,000 to \$3,500 a year. This shows a very handsome margin of profit, so large, indeed, that speculative builders are asking to obtain their share of it. Several of the newer projects have been organized by speculators who are seeking to squeeze as much as possible of the profits into their own pockets, and this is the chief danger which threatens the increased popularity of these coöperative schemes. Subscribers, before putting their money in such ventures, should be very careful as to the conservatism of its financial scheme and as to the distribution of the profit.

GOVERNOR HUGHES certainly gains upon acquaintance. As the Record and Guide predicted, he has been forced to bring pressure to bear upon the Legislature, in order to secure the adoption of his bills, and both the spirit and the matter with which he argues his cause are admirable. His defence, for instance, of the provision in the bills which makes the new commissioners appointable and removable by the Governor was admirable. By no other means can full responsibility, coupled with independence, be secured. If the commissioners were elected, they would become the creatures of the political machines, and their responsibility would be obscured by a hundred other questions concerning local and state politics. But if they are appointed by the Governor and removable by him, they cannot avoid their responsibility to the Governor. Neither can he avoid his responsibility to the people. The Governor, as chief executive, should possess complete authority over all subordinate executive officials, and just in proportion as these officials are responsible or only remotely responsible in the exercise of their duties, just in that proportion will the state be inefficiently served. The Governor, in insisting upon the prin-

ciple of centralized executive responsibility, is standing for one of the most valuable principles in American politics; and his attitude is all the more commendable because that principle is not so popular as it deserves to be. The Record and Guide most emphatically wishes that the local commissioners were going to be appointed by the Mayor instead of by the Governor; but we would rather have them appointed by the Governor than elected by popular vote. The multiplication of elective officials merely confuses the voters and makes it difficult for them to express a decisive opinion; and it is far better to have one chief executive responsible to the people for executive appointments and the rest of the officials responsible to him for executive behavior. It should be remarked, also, that the Governor has consented to the amendment of his bills in several important respects; and every amendment is by way of being an improvement. In the first place the expenses of the local commission are to be paid partly by the state, which is only just inasmuch as it is a state commission, and inasmuch as all the fines and fees collected are deposited in the State Treasury. In the second place, the commissioners are to be paid \$17,500 a year instead of \$10,000, which will enable the Governor to secure the service of a much better equipped and abler body of experts. Finally, the prohibition contained in the bill against the acquisition by one corporation of the capital stock of another corporation which owns an extension or a "feeder" is to be removed, as it certainly should be. The state has no interest in preventing a railroad from acquiring any proper facilities for doing a larger business.

The Federal Government and the Railroads.

THE recent liquidation in Wall Street may be traced to a great many causes, some of which are exclusively financial and economic. But it is evident that the lack of loanable capital, compared to the great needs of the railroad companies, and the probability that their earnings will not continue to increase during the current year, are not sufficient to account for the great fall in prices which has recently taken place and the panic-stricken condition of the stock market. More important than the exclusively economic and financial reasons for the decline has been certain reasons derived from political conditions. The whole existing railroad management of the country has been, of late, attacked with the utmost vigor by the press, and these attacks have been seconded by acts of manifest hostility on the part both of the Federal and many State governments. There is a disposition in Wall Street to make President Roosevelt responsible for these attacks and to concentrate on him the blame for all the losses which have been suffered by the holders of railroad securities all over the country. In fact, denunciation of Roosevelt has become a positive mania with the average inhabitant of Wall Street. He is charged with having unloosed upon the railroad companies the hail-storm of hostile state legislation. The fact is recalled to mind that only a few months ago, Secretary Root was sent to New York for the purpose of declaring either that the States must live up to their duties in preventing corporate aggrandizement, or else they must pass this duty on to the Federal government. It is claimed that the State legislatures have simply taken this warning to heart, and have been trying to treat the railroads within their jurisdiction in the same fashion that President Roosevelt has wanted to treat the interstate railroads.

It is undoubtedly true that President Roosevelt's campaign against the railroads has stimulated hostile legislation on the part of the State legislatures. It is also true that much of this hostile State legislation is unwise and unjust, and will be ineffective. But what is the inference to be drawn from these truths? Is it merely that President Roosevelt is a bad man and has been pursuing a false policy? Is it that the railroads are injured and innocent corporations, which have done nothing to justify public reprobation or to warrant a larger amount of public control? Is it that President Roosevelt should chide the State Legislatures for their wicked conduct, and ask them to stop their persecution of the good railroad companies? All of these inferences are frequently drawn, but none of them can make any appeal to a clear and disinterested intelligence. If Mr. Roosevelt made any mistake in instigating Secretary Root's speech in New York, it was the mistake of not asserting more emphatically in the speech that the State governments were not really competent to regulate effectively corporations doing an interstate business. The proper inference to be drawn from the whole incident is that the task of regu-

lating the large corporations in the public interest should be bestowed upon the federal authorities. The federal authorities alone are competent to establish efficient regulations, and are in a position to realize a national policy in respect to railroad and other large corporations at once conservative and reformatory.

That the owners and managers of the large corporations in this country have never appreciated the necessity of allying themselves with the Federal government is a flagrant exposure of their political unintelligence. No doubt they benefited greatly from the lax corporation laws of certain of the States, and no doubt they liked the comparative freedom from effective control which they obtained either by local legislative incompetence or else by the exercise of corrupt or semi-corrupt political influence. But they should have understood that the American democratic self-respect could not continue to watch the spectacle of corporate aggrandizement without eventually protesting in the most vigorous manner; and they should have understood that if there was to be regulation, the regulation by the Federal authorities was likely to be less injurious to their interests than regulation by the authorities of the separate States. Hostile and unjust State legislation is not a novel or an unprecedented thing. For years the railroads have been appealing to the Federal courts against rate legislation by certain of the State governments, which was claimed to be confiscatory. It is the Federal constitution which is the great stronghold of American propertied interests, and the corporations could confidently expect from the government organized under the Federal constitution equitable treatment. Their bitter opposition to the first proposals in the direction of Federal interference and responsibility is a sufficient indication that they really did not want fair treatment. What they really wanted was an indefinite continuation of their enjoyment of unfair privileges; and what they chiefly resented was any attempt to deprive them of the illicit opportunities of which they had, up to that time, been possessed.

The present desire of Mr. Harriman and other railroad presidents to "coöperate" with the Federal government simply means that they have more to fear from hostile State than they have from hostile national legislation. But whatever the motive of this change in attitude, it unquestionably is a change in the right direction. An increase of Federal power in the regulation of corporations engaged in interstate commerce will be a change in the public interest; but it will be equally a desirable change in the interest of the corporations themselves. The big corporations have been in the past alternately the beneficiaries and the victims of State legislation. Their whole legal standing and their policy in respect to the public was determined by the fact that they were really bigger and more powerful than the public authorities which were supposed to control them; and this matter of comparative size stimulated both blackmail and corruption. But the big corporations are not big enough to corrupt the Federal government, and the Federal authorities occupy positions of such responsibility and publicity that blackmail is out of the question. Coöperation between the large corporations and the national government might lead to the gradual adoption of a body of Federal corporation law, that would at once regulate and confirm the existing economic organization of the country. What the large American railroads and industrial companies need are laws which will emancipate them from arbitrary and unintelligent control, and which, while protecting the public interest, would leave them free to complete the efficient economic organization that has been commenced. Such laws they might get from Congress after a sufficient campaign of education; but the corporations will never get them from a group of irresponsible, semi-responsible, or semi-corrupt State Legislatures. Their one chance of obtaining a satisfactory legal framework for their economic purposes and activities is that of welcoming Federal control, and securing from the Federal government a body of corporation laws conceived in the spirit of a national economic organization.

Appraisers and Brokers.

To the Editor of the Record and Guide:

The remarks by Mr. Charles Griffith Moses published in your issue of April 6th, on the subject of the essential qualifications of an appraiser, were read by me with great interest, and as a member of that profession, I trust that your well-read pages will afford space for a slightly dissenting view.

I agree on the wisdom of specializing, but am not so sure that the broadest and most perfectly balanced judgment of the appraiser can be developed by specializing as to a given section,

he must also give attention to the tendency of other localities which may bear upon its future, in other words, the broader the field covered by him the more accurate his judgment. I do not think that this rule applies to brokerage, for, as Mr. Moses suggests, the more thoroughly a broker specializes as to a given section, the greater his efficiency. Unquestionably the agent and broker's office is the field or school of the appraiser for his initial work, and if this can be supplemented by a fairly broad experience on the other side of the question, for instance, by representing the financial interests of one of our larger institutions or title companies in the real estate field, and this is made available by a complete set of records such as executors, trustees and the courts must accept, then I would consider the preparation for the entering upon the profession of appraiser fairly complete.

At this point, I take issue with Mr. Moses. The actual participation in brokerage work does, as he suggests, tend to specialization in some localities, and this may cause the broker-appraiser to lose sight of the effect on his own district of a development in another section outside of his immediate experience, which may finally determine the future of both.

Then, too, there is always a possibility of a confusion in the mind of the broker-appraiser as to his real duty: as a broker he feels bound to do all he can for his principal and employer, and as an appraiser he feels bound to hold the scales evenly balanced; and, if the result is sometimes a compromise between these two tendencies, although it may be an unconscious one, or one that is deliberately made with the intent to be perfectly fair to both interests, it is always undesirable.

Several transactions of considerable magnitude which have been recorded quite recently, and which it is not necessary to specifically mention here, will suggest themselves to your readers as cases in point, and sustain my contention that an appraiser should absolutely refuse to act as broker at any time.

There is a further reason why the two occupations are not entirely compatible. The mature and evenly balanced judgment requisite in the appraiser's work cannot be entirely reconciled with the optimistic enthusiasm and zeal for his client's interests so essential to the broker's best efforts and results, and so entirely foreign to the office of the appraiser. Yours truly,

HERBERT R. SNYDER.

Title Companies and the Torrens System

President Kelsey Has No Fear That the Title Companies Will Be Driven Out of Business.

CONCEDING that the Torrens system is desirable, is there any possibility of its being applied to conditions of today in Greater New York? All the real estate boards of brokers in the several boroughs have declared for the system, and, theoretically, it would in some respects at least be a fine thing if real estate could be transferred as readily and cheaply as stocks and bonds. Parenthetically, there are some objections even to this availability, for if real estate could be whisked away and put out of sight in a moment, ownership of real estate might no longer be the soundest basis for credit or the most stable investment for oneself or his children—if there is any fear of it being spent when in liquid shape.

As the title companies had not yet contributed to the present discussion, President Kelsey, of the Title Guarantee & Trust Company, was asked yesterday for an expression of his views, and at the risk, as he said, of being accused of bias and actuated by self-interest because of the supposed menace of the Torrens bill to the business of the title companies he ventured to state some of the facts which seem to him to be left out of account as immaterial in discussing the application of the system to New York City conditions:

"The system is considered reasonably successful in Australia, where it was put in operation practically as soon as the land began to leave the Crown and go into individual ownership. So it would have succeeded if old Peter Minuit had established it when he bought Manhattan Island from the Indians for \$24. It may succeed in the Philippines, where the land records are to commence de novo. It has not succeeded in any State of the Union, in spite of the impression that the advocates of the system have attempted to create. In the nature of things, it cannot succeed. To be constitutional it has to be made a court proceeding; in fact, a lawsuit between the man who thinks he owns the property and anyone who may think he has a claim on it. Even after the lawsuit is decided and the decree entered it does not become conclusive until a statute of limitations, generally of two years, has run against all unknown claimants.

"Imagine the business of New York being transacted under this system. In Chicago, where the system has been in operation for eight years, they have succeeded in registering 2,000 titles, or at the rate of 250 per year. In Massachusetts the limit of the capacity of the court for the whole State is stated to be 400 cases per annum. The Title Guarantee & Trust Company closed last year more than 24,000 separate titles. There were probably closed in the whole city fully 100,000 separate titles. How would New York like to slow down to 400 titles a year? Would the boards of brokers who are passing resolutions endorsing the merits of the Torrens system find business better under such conditions? Or would they have the court big enough to dispose of its 100,000 lawsuits a year? If so, how big would the court have to be and what would the system cost?

"This question of cost has not been discussed, so far as appears, by any of the advocates of the system, but either the owners who register their titles will have to pay the State more than they now pay the title companies, or else the general body of taxpayers will have to stand a great burden of expense to enable the State to register titles for little or nothing for the benefit of the active speculators. The Title Guarantee & Trust Company employed last year 1,466 persons to examine and close its 24,000 titles, and the expenses of the company in doing the work were 70 per cent. of the fees collected; and that is the best record of any title company, some of them spending as much as 90 per cent. of their total fees in doing the work. As

a matter of fact, most of this profit comes from the extra fees in making mortgage loans, and if these were eliminated it would be found that there was practically no profit on the title examination and insurance.

"But, considering that there is an average profit of 20 per cent. to the title insurance companies on all their business, is that an excessive one, considering that it has to pay for the risk? And if, with the best skill and the most careful supervision, corporations, organized for selfish profit, can make no better showing, what is it likely to cost the State on the known basis of expense of all such intricate work when done by city or State departments? If it were right to establish the system, it could not be done without adding largely to the expense, and the burden would fall on the individual buyer if he paid the full cost, or on the general taxpayers if he didn't. But if it were not wasteful, and if it were not so slow that it is practically impossible, is there any reason why the State should undertake to do it? It has put it off so long and titles are now so long and complicated, that to make sure of a title is work requiring great professional skill and labor. Should the State assume the particular professional burden rather than any other, like medical service or engineering service, or should it assume the risk any more than the fire or life insurance risk? Not all require medical service; not all title examination service; not all require life insurance or title insurance. Why should all—that is the State—pay for the comparatively few who do require the one or the other?

"The title insurance companies understand their business and have no fear that they will be driven out of it. They found the real estate owner burdened by an extremely tedious and expensive system. They, at great risk originally, attempted to establish a better one, and succeeded. They have cut out much of the delay and much of the expense. When once they have guaranteed a title it can be transferred now readily in forty-eight hours for a small charge. The advocates of the Torrens system, when they are forced to admit the inevitable slowness with which titles can be registered the first time, look forward to the time when they can be transferred afterward in an hour's time. But when you consider that at the rate at which the Massachusetts court can transact business it will take 200 years to get the titles of Greater New York all registered; and consider what the cost of that operation would be? Is it worth while to make the experiment?

"Does anyone think that the title companies, with the magnificent service they are now rendering, are likely to be run out of business by any such system as that? Does the public have any desire to undertake the job and pay the bill for the benefit of the few who grudge the title companies the margin of an average profit of less than 20 per cent. on the fees collected for carrying the risk and furnishing the facilities and protection which they do?"

Explanation from the Real Estate Board.

We are indebted to the Real Estate Board of Brokers of New York for the following explanation of the Torrens system:

The Prentice Bill provides that land titles be registered by the county in which the land lies, that once it has been determined in whom the title now vests a certificate to this effect shall be issued to the owner and thereupon the work done in investigating the records regarding that particular piece of property and that particular owner shall be regarded as done, and as to be taken for granted in all subsequent transactions. From now on every new transaction cancels the previous one, and there is no more dragging along of "dead wood."

The machinery necessary to carry this out is of the simplest. Bonded county clerks, and, in the counties of New York, Kings and Westchester, bonded registers are to be registrars of title.

And two or more bonded attorneys, appointed for each county by the Supreme Court are to be examiners of titles, and legal examiners to the registrars.

Persons claiming title are to file applications containing usual legal data in the office of the clerk of the Supreme Court, or of the County Court of the county. Thereupon notice is sent to all who may have any interest in the land that they may have the opportunity of opposing the application or filing cross applications. If then there is no opposition, the court may confirm the title and order it registered. Incidentally, too, the court may determine in whom the title is really vested, and may remove clouds from titles, the decrees so made being conclusive. Persons, however, who, through some irregularity, have been deprived of their just rights, may bring objection to such a decree within two years, and if sustained may recover their monetary interest in the land.

The court having given its decree, the clerk signs a certificate giving the effect of this decree and files it with the registrar, who registers it. Every certificate of title bears date of issue, seal of registrar, the sequence number of the title, the particulars regarding himself, regarding incumbrances on title, as stated by the owner in application.

Original certificates are kept on file, duplicates given to owner against receipt. The title then takes effect as of the date of the decree ordering registration. Title to registered land by length of possession is precluded. Registered land is subject to the same burdens and incidents attaching to unregistered land. Transfer of land is made simply by filing instrument of transfer in the registrar's office. One-tenth of 1 per cent. of the value of the land, as determined by the registrar, is to be paid on the issue of the certificate of title, this money to serve as an indemnity fund to reimburse any person wrongfully deprived of his interest in the land through a mistake of the registrar.

The action in such an event is to be brought against the treasurer of the county within ten years of the date of the registry of title. Additional fees are \$5 clerk fee on filing the petition, \$15 on referring the application for initial registration and \$2 for granting and registering the title. On registering a transfer of title a fee of \$3 is charged. The time necessary for the initial registration is about thirty days, the time for transfers of property six hours.

The Board of Examiners and the Building Department.

A CONTROVERSY of several years' standing between the Superintendent of Buildings in the Borough of Manhattan and the Board of Examiners was brought to a determination by the Corporation Counsel, William B. Ellison, in an opinion rendered by him on Tuesday last, in which he sustains the action of the Board of Examiners in a typical case and reverses an opinion of former Corporation Counsel Rives, rendered in 1903. The Board of Examiners recently approved of three appeals made to it, each being a case of a proposed alteration to an important building, and each had been disapproved by the Superintendent of Buildings for the Borough of Manhattan. The Board issued its certificates of approval, but the Superintendent refused to recognize the right of the Board to pass on the questions involved, and the usual approval of the Bureau of Buildings was withheld in each case. After some clamoring by the applicants for their "permits," the Superintendent of Buildings requested an opinion from the Corporation Counsel as to the right of the Board of Examiners to pass on these applications. In answer to that request the Superintendent was advised by Acting Corporation Counsel Sterling that the Rives opinion of 1903 correctly construed the statutes as to the relative powers of the Superintendent of Buildings and the Board of Examiners.

It coming to the knowledge of the Board of Examiners that the old opinion had been repeated, the Chairman of the Board promptly requested the Corporation Counsel to open up the question and to give the Board a hearing. Mr. Ellison acceded to this request and appointed a time for the hearing. The hearing was given by Mr. Ellison in person. The Superintendent of Buildings for Manhattan was invited to the hearing and was present. The argument made by the Board of Examiners was to the effect that the apparent meaning of Sections 410 and 411 of the Greater New York Charter is to confine the Superintendent of Buildings to administering the building laws and ordinances in accordance with their exact text, and these sections confer on him no sole discretionary power to vary or modify the Code in any particular whatever. In one class of cases, to wit, where there are practical difficulties in the way of carrying out the strict letter of the law—this class of cases frequently arising and being for the most part unimportant—a Superintendent of Buildings (Section 410) may vary or modify any existing law or ordinance, but before such modification is granted a certificate therefor must be issued, and the same shall be countersigned by the President of the Borough. In all other cases (Section 411) authority to vary the law or ordinances relating to buildings is vested solely in the Board of Examiners. If this be so, and the Superintendent of Buildings believed that the three applications submitted to him were not in accordance with the laws and ordi-

nances, it was his duty to reject them, as he did. The final determination of these cases rested with the Board of Examiners and with the Board alone. After the Board had acted affirmatively in these cases it became the duty of the Superintendent of Buildings to issue the usual form of permit and to include by proper reference therein the action of the Board of Examiners.

The Board also called attention to the Rives opinion of 1903, wherein the word "or" was construed to mean "and," thus practically defeating the intent of the Charter in conferring on the Board of Examiners more extended powers over the subject matter of appeals than was provided in the Consolidation Act of 1882 as amended in 1885. The word "or" is a connective that marks an alternative, while "and" is a conjunctive or conjoining word that signifies that a word or part of a sentence is to be added to what precedes it.

In the course of the hearing the Corporation Counsel raised the question as to the intent of the Charter to give the Board of Examiners the right to review an affirmative decision of the Superintendent of Buildings. In reply it was stated that the Board believed that in any case where a Superintendent grants a permit to carry out work that is unlawful the Board can, upon a proper presentation of facts to it, review the act of the Superintendent in issuing an unlawful permit, with the final result that such permit would have to be revoked. It was stated that no such case had been presented, and until one was presented the Board did not care to cross that bridge.

At the close of the hearing Mr. Ellison directed that Appeal No. 6 of 1907 be taken as a typical case, and that a brief relating thereto be submitted to him. Accordingly this was done and a decision quite promptly followed. Mr. Ellison says, in part, as follows:

After a very careful re-examination of the whole controversy, I am of the opinion that the true intent and meaning of the change made by the Charter of 1897, Section 649 (Revised Charter, Section 411), in the matter of appeals to the Board of Examiners from a decision of the Superintendent, is that in addition to the two cases provided for in Section 540 of the Consolidation Act, an appeal may now be taken whenever a Superintendent of Buildings rejects or refuses to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of a building or structure.

I am therefore constrained to hold that the word "or" which precedes the old matter in the charter should be given its ordinary disjunctive meaning.

There may arise questions contemplated by the charter, which are broader than the two instances found in Section 504 of the Consolidation Act.

I therefore advise you (the Board of Examiners) that you acted within your powers and jurisdiction in entertaining the appeal No. 6, 1907, and your decision therein is final and should be carried into effect by the Superintendent of Buildings.

The importance of this decision to owners, architects and builders can scarcely be overestimated. An appeal board is a very necessary provision for the proper administration of building laws. The building laws or ordinances in every large city in the United States contain such provision, and nowhere is the right of appeal from an adverse decision of a Superintendent of Buildings more necessary than in New York. The opinion rendered by Corporation Counsel Ellison finally establishes the powers and jurisdiction of the Board of Examiners as was intended by the Charter makers, and the benefits therefrom will become more and more apparent as time passes.

Extortionate Charges.

Complaints have been coming in from property owners and agents on account of excessive charges of the plumbers who get the work of installing water-meters on the Water Department's order. These artists have been known to spend a week on a job that could be done in a day, and their bills are nearly always exorbitant. The Comptroller himself has now taken up the matter and has issued an order that will afford property interests some protection:

I am going to request the Commissioner of Water Supply to notify this department in every instance where he gets an order to install a meter, and I will then have a practical plumber give an estimate as to what the job is worth, and will not pay the bills rendered by the city's plumber until the owner has his chance to protest, in case they are too high. I will see that he gets this chance before the bill becomes a lien on the property.

"This system of extortion is most annoying," said a member of a firm of East Side operators, "and while in most instances the hardship falls on the property owner, the bills are not unfrequently paid by the tenant, who, under the terms of his lease, is often obliged to liquidate charges of this nature.

"A feature of the system against which I most vigorously protest lies in the laxity of the Water Register in not giving reasonable notice to the owner. We recently entered one of our buildings and found plumbers at work making connections, and upon making a complaint were informed that proper notice had previously been served upon the janitor, who denied it. The method employed by the department is unjust because it does not allow us an opportunity to secure outside bids."

Hiram Rinaldo, of 233 Grand st, said that the main objection to the meter system could be traced to the excessive charges which owners have been obliged to meet. It also appears that attempts are made to install more water-meters in a building than conditions warrant.

THE REALM OF BUILDING

Building Status.

ONLY about half as many buildings have been projected in Manhattan this year so far as were planned last year in the same time, and according to our report of last week the Bronx has arranged for only 413 buildings this year, as against 590 in 1906. For both boroughs the aggregate estimated cost of this year's projects is about one-half of last year's, or in round numbers about twenty-three million dollars. Even so, this is three million dollars ahead of the record for the corresponding period in 1904, though it is thirteen millions behind the 1905 record, which was the best building year on the whole we have ever had. The total amount of money loaned on mortgages in Manhattan, so far as mortgages filed may tell the story, has been \$120,000,000 approximately, as compared with \$87,000,000 last year, but in the Bronx the mortgage loans for the two periods, as represented by the filings, are almost equal.

It is undeniable that there is less color and distinction in the building situation than was hoped for at this time. While yet too early for construction work to be fairly started, it is not too early for better terms from Capital, and more willingness on the part of the public at large to buy real estate mortgages. After all, the public itself, meaning the people of the whole country having money to put out, is responsible for the building situation here. Knowledge of the extreme valuations that have been put on New York suburban property has spread throughout the country, and bankers and investors are not buying the real estate mortgages offered by our title companies in as large amounts as they otherwise would. Our tax-exempt mortgages ought to be well thought of, but the plenteous flow of money which was to spring from the Recording Tax law has not yet arrived.

Points on the Material Market.

Laths are dropping back to old figures.

Copper prices are being shaded from the high marks of last winter and fall.

Since the first of the year business from this territory for structural steel has been quiet. During March the American Bridge Co. booked 42,000 tons.

There is a good volume of business in engines and electrical equipment for small power plants, designed for use in office buildings and hotels, and there are indications that the trade in that line this year will be unusually heavy in this vicinity.

Hudson River brick quotations have not been so low in eight years, as are the current wholesale prices in this market. When good bricks are obtainable for \$5 or less per M., and Light Hards are fetching a figure so low that manufacturers are ashamed to name it, it is unnecessary to say that all the starch is out of the market. Unwarranted shipments from the works have raised such a surplus that dealers are getting all but the very best material at their own valuation. Five dollars and a half was the topmost quotation on Thursday. The Hudson River Brick Manufacturers' Association will meet in the Palatine at Newburgh next Tuesday, William K. Hammond presiding. Robert T. Boyd Secretary.

Success Promised for Building Bureaus' Ball.

Everything promises a flattering success for the third annual ball of the Associated Employees of the Building Bureaus, representing the department attaches in all five boroughs of the city, which has been set for the evening of April 16 (Tuesday next), at the Lexington Avenue Opera House, in East 58th st. The association officers have invited the heads of the various city departments to help them enjoy the good time they have planned for. The ball will open with a special vaudeville show by professional entertainers in the decorated ballroom, and a reception of city officials and special guests will follow. Superintendent Murphy and his aides, Deputy Superintendent Joseph Gordon, Chief Inspector Bernard J. Gorman and Private Secretary Billy Colihan will be honor guests of the Manhattan attaches.

The Associated Employees constitute a mutual benefit organization, which is in a flourishing state, and the officers are sanguine that the ball will materially enrich the relief fund of the association. The ball will be under the management of this committee:

President, Thomas Linehan; Vice-President, Thomas Montague; Recording Secretary, Albert A. Lexutt; Financial Secretary, Lewis F. Soich; Treasurer, Timothy Deegan; Sergeant-at-Arms, William F. McEntee; Trustees, Henry O. Cole, William E. Golding and Richard Dunne, and this Ball Committee from the different department divisions: Construction, Garvey, Fitzpatrick, Fullam, Montague, Cole; Plumbing, Donoghue, Thompson, C. Moore, C. Breen; Clerks, Thomas Walsh; Messengers, Soich; Engineers, O'Reilly; Elevators, Wilson; Iron, Dunne; Borough of Richmond, Drinnan; Borough of the Bronx, Montgomery, Golding.

Development of Office Buildings.

FIVE years ago no single office building, other than the large buildings of life insurance companies, rented for as much as \$500,000 a year. Fifteen years ago there was no steel skeleton office building at all in New York. Forty million dollars' worth are under construction this spring, and some of these will have a rent roll of over a million a year. Mr. Robert E. Dowling, president of the City Investing Company, which is putting together one of these giant houses, says in an article in "Building Management" that the increase in rent rolls are not due to higher rates, but to higher buildings:

For while rentals of lofts, stores, dwellings and apartments are very much higher now than they were five years ago, office rents now are practically the same as they were then. The rates in the new buildings are from two dollars to four dollars per square foot per annum for space above ground floors, and the ground floor rates are from four dollars to fifteen dollars per square foot.

To make place for the new buildings, several older type office buildings were this year removed, causing many persons to express surprise that such strong and apparently serviceable structures should be demolished. In every instance it was done because the older building was economically inefficient; it was carrying out the same law of progress that casts aside the old type of locomotive, replaces the light rail on the railroads with a heavier one, puts 50-ton freight cars in place of the 20-ton cars, and puts in commission the 20,000-ton steamship in place of the 5,000-ton vessel.

Building Operations.

Extension of the Museum of Natural History.

Work is progressing rapidly on a part of the new north wing. The further extension of this wing on the 5th av front has been authorized. The trustees have also authorized the construction of a new wing to accommodate the library, which has entirely outgrown its present accommodations. The estimated cost of this library wing is about \$75,000. When completed it will release for administrative purposes the space it now occupies. The trustees have also authorized an increase in the size of the dome lights in the Hall of Sculpture in the 5th av front. Careful consideration to plans for future enlargement is being given by the committee on buildings. Messrs. Guidone & Garlardi, No. 1 Madison av, are general contractors for the north wing, and Charles Volz, 160 5th av, is architect.

No Plans Prepared Yet for E. H. Harriman's Mansion.

5TH AV.—The Record and Guide was informed on Friday at the office of E. H. Harriman, banker, that no plans have been prepared or architect selected for a \$2,000,000 residence to be erected at the northeast corner of 5th av and 52d st for occupancy by Mr. Harriman, as announced recently in the daily papers. It was stated that no immediate improvement of this corner has yet been determined. It is true, however, that Mr. Harriman has purchased the plot, which fronts 50 ft. on the avenue and 130 ft. on the street. The price paid was \$650,000. Messrs. Carrere & Hastings, No. 28 East 41st st, were architects for the \$300,000 country mansion erected by Mr. Harriman at Mount Orama, near Tuxedo, N. Y.

Contract for Church of St. John, Bronx.

KINGSBRIDGE AV.—Contracts have just been awarded by Messrs. Davis, McGrath & Shepard, 1 Madison av, for the construction of a handsome edifice for the Church of St. John, Rev. Daniel H. O'Dwyer, pastor, to be situated on the west side of Kingsbridge av, 220 ft north of West 230th st, Bronx, to cost in the neighborhood of \$80,000. The structure will be of fireproof construction, 59.6x150 ft. Basement will be of local stone, with light brick and terra cotta above. List & Rose, 629 West 51st st, have the mason work, Patrick Walsh, 420 West 25th st, will do the carpentry, and the Frank Dobson Co., 319 East 53d st, will perform the steel work.

Block Front Improvement on Seventh Ave.

7TH AV.—Plans are being prepared by Messrs. Neville & Bagge, 217 West 125th st, for the construction of five 6-story high class apartment houses, 39x90 and 40x87 ft., to be situated on the east side of 7th av, between 141st and 142d sts, to cost in the neighborhood of \$300,000. The Crystal Realty Co., 318 West 89th st, are the owners. Limestone, light brick, terracotta, plastic slate roofs, steam heat, electric lights and fixtures, marble, tile, mosaic and hardwood finish. No sub-contracts yet awarded.

Herman Probst Starts \$1,000,000 Hotel at Rochester.

Builder Herman Probst, No. 10 West 29th st, Manhattan, general contractor for the new \$1,000,000 hotel to be erected at Rochester, N. Y., by the Rochester Hotel Co., and to be

known as the "Seneca," is at work on the excavation and foundations. The building will be 8-stys, with an exterior of light brick, terra cotta and limestone. Mr. Probst is now receiving figures on sub-contracts. J. N. Beckley, of Rochester, is secretary of the hotel company.

Latest Improvement for Tiffany Ave., Bronx.

TIFFANY AV.—James F. Meehan, 1020 Longwood av, owner, architect and general contractor, is preparing plans for a row of ten 4-sty eight family houses, 34x65 ft., to be situated on the west and east sides of Tiffany av, 100 ft. south of Dongan st, and to cost in the neighborhood of \$200,000.

Apartments, Flats and Tenements.

2D ST.—J. Wolkenberg, 96 Av C, will erect at Nos. 302-304 2d st, a 6-sty tenement, 50x93 ft., to cost \$60,000. Geo. Fred Pelham, 503 5th av, architect.

143D ST.—Pekelner Bros., 1151 Hoe av, will erect six 6-sty flats on 143d st, south side, 150 ft. east of 7th av. (For full particulars see issue April 6, page 672.)

WENDOVER AV.—W. F. Schwarzler, owner and architect, 1340 Brook av, will build on the southwest corner of Wendover and Park avs, Bronx, a 6-sty flat, 34x96 ft., to cost \$30,000.

BATHGATE AV.—Geo Fred Pelham, 503 5th av, is planning for three 6-sty flats, for Ignatz Roth, 35 Nassau st, to be erected on Bathgate av, southwest corner 174th st, Bronx, to cost \$125,000.

25TH ST.—Daley Realty & Const. Co., 257 Broadway (Messrs. Marx & Freyer, attorneys), will erect at Nos. 312-318 West 25th st three 6-sty flat buildings. No plans or architect have yet been selected.

3D AV.—Bernstein & Bernstein, 24 East 23d st, are planning for two 6-sty tenements, 54.8x62 ft., for Goodman & Schupper, 3 Park Row, on the east side of 3d av, 44 ft. south of 22d st, to cost \$90,000.

THOMPSON ST.—Sommerfeld & Steckler, 19 Union sq, have plans ready for a 6-sty tenement, 36.11x37.3 ft., for A. Feaswietti, 73 Thompson st, to be erected at Nos. 79-81 Thompson st. Cost, \$30,000.

157TH ST.—Malcolm Const. Co., River av and 167th st, will erect on the south side of 157th st, 100 ft. west of Elton av, Bronx, two 5-sty flats, 50x98 ft., to cost \$100,000. M. J. Garvin, 3307 3d av, is architect.

DONGAN ST.—American Real Estate Company, Westchester av and Southern boulevard, are now preparing plans for five 5-sty flats to be erected on the north side of Dongan st, between Simpson and Fox sts, Bronx.

82D ST.—Henry G. Harris, 3 East 17th st, is preparing plans for three 6-sty flats, 46 and 41x89.2 ft., for Hillman & Price, 230 Grand st, to be erected on the south side of 82d st, 70 ft. east of 3d av, to cost \$140,000.

204TH ST.—F. E. Albrecht, Fordham, is planning for a 4-sty 11-family flat, 25x95 ft., for Carmine Vetrano, 204th st, Bedford Park, to be erected in 204th st, north side, 200 ft. north of Mosholu Parkway, to cost \$18,000.

TREMONT AV.—J. C. Cocker, 103 East 125th st, is preparing plans for a 5-sty flat, 50x103 ft., for Edward Nicholson, 320 West 125th st, to be erected on the north side of Tremont av, 40 ft. west of Marmion av, Bronx, and to cost \$45,000.

WEST ST.—Margaret Chambers, 182d and Mohegan sts, will begin at once a 3-sty 3-family flat, 53x20 ft., on the northeast corner of West st and Honeywell av, Bronx, to cost \$6,000. L. Howard, Carter av and 176th st, will be the architect.

RIVERSIDE DRIVE.—Hensle Construction Co., 302 West 120th st, will erect a 6-sty elevator apartment house 92.6x199 ft., on Riverside Drive east side, west of 134th st, to cost \$200,000. Bernstein & Bernstein, 24 East 23d st, are preparing the plans.

ELSMERE PLACE.—Elsmere Realty Co., 543 Broadway, will begin immediately the construction of seven 4-sty flat buildings, 34x65 ft., on the north side of Elsmere pl, 140.9 ft. west of the Southern Boulevard, total cost about \$112,000. Chas. Kreymborg, 1146 Jennings st, has plans ready.

BROADWAY.—On the southwest corner of Broadway and 135th st, Frank A. Clark, 251 West 129th st, will erect a 6-sty 48-family elevator apartment house, 100x136.11 ft., to cost \$225,000. There will be nine family apartments on a floor. Henry Andersen, 1181 Broadway, is making the plans.

RIVERSIDE DRIVE.—Geo. Keister, 11 West 29th st, has been commissioned to design plans for the improvement of Riverside Drive, east side, 332.2 ft. south of 127th st, with a 6-sty 25-family high class elevator apartment house, 120x72 ft., to cost about \$180,000. Bergen Realty Co., 339 East 58th st, is the owner.

Churches.

46TH ST.—Trustees of the Fifth Avenue Baptist Church, 46th st, near 5th av, contemplate enlarging the present edifice during the summer months. John D. Rockefeller has made a gift for the purpose. No contracts yet.

Plans by Messrs. Cram, Goodhue & Ferguson, 170 5th av, Manhattan, and Boston, Mass., for a church for St. John's

Episcopal Congregation at Hartford, Conn., Rev. J. W. Bradin, 84 Vernon st, Hartford, pastor, are nearing completion. The structure will be of seam face trap rock, with concrete trimmings.

Factories.

HOPE ST, BROOKLYN.—W. A. Stoddard, 31 Union sq, Manhattan, has completed plans for a 7-sty brick factory for J. Cavanagh, 616 Bedford av, to be situated on the north side of Hope st, 80 ft. east of Roebling st, Brooklyn, to cost \$50,000. Slag roof, steam heat, etc.

COLLEGE AV.—M. L. Flank, embroidery manufacturer, 568 Broadway, states that no plans have yet been prepared or building particulars settled upon for the new factory building to be erected on the block bounded by College and Morris avs, 167th and 168th sts, in the Bronx.

WATER ST, BROOKLYN.—W. H. Sweeney Manufacturing Co., 66 Water st, Brooklyn, will begin immediately the erection of an 8-sty brick factory, 115x131 ft., gravel roof, steam heat, on the southwest corner of Water and Main sts, Brooklyn, to cost about \$100,000. P. L. Moyer & Co., 375 Fulton st, is the architect.

Alterations.

10TH ST.—M. Zipkes, 147 4th av, is preparing plans for alterations to 353 East 10th st for C. Juster.

Repairs are to be made to the floors, bathrooms, exterior metal work, etc., by painting at the post hospital, Fort Jay, Governor's Island, N. Y.

DELANCEY ST.—M. Zipkes is planning for alterations to 174 Delancey st for Klinger & Karp, 93 2d av; also for extensive improvements to No. 70 Rivington st for Michael Karp.

5TH AV.—Louis Giller, 416 Broadway, is preparing plans for extensive alterations to the southwest corner of 5th av and 16th st, to cost in the neighborhood of \$25,000. New plumbing, electric wiring, heating, store fronts, etc. R. Gernsheimer, 489 Broadway, is the owner. No figures have yet been taken or contracts let.

Miscellaneous.

Messrs. Palmer & Hornbostel, 63 William st, Manhattan, and Pittsburgh, Pa., have plans well under way for a soldiers' memorial home for the Board of Commissioners of Allegheny County, to be erected at Pittsburgh, Pa.

Carnegie Steel Co., 71 Broadway, Manhattan, will begin immediately the erection of a power house, general warehouse and bar warehouse at Newark, N. J. The cost is figured at about \$250,000, and the buildings will cover 16,000 square feet.

Warren & Wetmore, 3 East 33d st, Manhattan, are preparing plans for the combined hotel and depot to be erected in connection with the Canadian Northern and Grand Trunk Pacific Railways at Winnipeg, Man., at an estimated cost of about \$1,500,000. M. H. McLeod is Chief Engineer, C. N. Ry. Co. Hugh Sutherland, Executive Agent.

LEXINGTON AV.—No plans have yet been drawn for the improvement of the southwest corner of Lexington av and 125th st, on which it was recently reported a vaudeville theatre would be erected by Harry Levy. The plot measures 175x170 ft., and is next to the Harlem Savings Bank. Benj. W. Levitan, No. 20 West 31st st, has been Mr. Levy's architect in previous operations.

Estimates Receivable.

MADISON AV.—No contracts have yet been issued for a 2-sty extension, 22x25 ft., vent shaft, elevator, show windows, to the 4-sty structure No. 675 Madison av for Mrs. Bruce Webster, 1 West 70th st. Architect Alfred H. Taylor, 6 East 42d st, estimates the cost at about \$19,000.

19TH ST.—Peter M. Coco, 114 East 23d st, will take figures on the general contract for the 6-sty warehouse, 58.1x100 ft., which S. Schmidt & Co., Inc., 148 West 19th st, will erect at Nos. 148-152 West 19th st, at a cost of about \$100,000. The following materials are specified: Indiana limestone, brick and iron front, glazed terra cotta, gravel roof, steam heat, electric light, etc. No contracts let.

18TH ST.—One building will be demolished at No. 124 West 18th st, on which the Realty Holding Co., 907 Broadway, will erect a 7-sty loft building, 24x80 ft, to cost about \$45,000. No contracts have yet been issued. The exterior will be of limestone, terra cotta and light brick; plastic slate roof; steam heat. Nathaniel J. Hess is president, and Edwin H. Hess vice president and secretary. Messrs. Rouse & Sloan, 11 East 43d st, are the architects.

BROADWAY.—Four buildings will be demolished at Nos. 1451-1453 Broadway and Nos. 583-585 7th av, on which site Jacob Wertheim, 1016 2d av, is to erect a store and office building, 40.7x141.2 ft., from plans by Maynicke & Franke, 298 5th av. George F. and Henry K. Vingua, care Wm. Cruikshank's Sons, 31 Liberty st, are the owners of land, and Mr. Wertheim is the lessee of land and building. No building contracts have been let yet. The United Cigar Stores Co. will have a corner store in the building. (See also issue March 30, 1907.)

Contracts Awarded.

FT. TOTTEN.—Greenlie, Wyatt & Co., 499 Water st, were recently awarded the contract for the construction of a storehouse at Ft. Totten.

U. T. Hungerford Brass & Copper Co., Pearl and Park sts, Manhattan, has obtained the contract for roofing the new House of Representatives Office Building, Washington, D. C.

Ambrose B. Stannard, 1133 Broadway, Manhattan, has received the general contract, at \$25,953, to erect a power house for the Agricultural Department at Washington, D. C.

WILLIAM ST.—Chas. Andruss, 1238 Broadway, has the contract for alterations to the 6-sty storehouse No. 235 William st for Sherman B. Townsend, 327 West 77th st. Howard Constable, 14 East 23d st, architect.

MADISON AV.—Russell Sage estate, 31 Nassau st, has awarded to Alexander Brown, 156 5th av, the general contract for remodeling the 4-sty residence No. 791 Madison av, from plans by James B. Baker, 156 5th av.

Frank B. Gilbreth, 34 West 26th st, Manhattan, has obtained the general contract to erect a manufacturing plant, five stories, reinforced concrete construction, for the S. L. Allen Co. at 5th st and Glenwood av, Philadelphia, Pa., to cost \$140,000.

124TH ST.—D. W. Davin, 74 Irving Place, has obtained the carpenter work, and I. S. Rossell, 1 Madison av, the masonry, for improvements to the 4-sty telephone exchange, Nos. 220-224 West 124th st, for the New York Telephone Co., 15 Dey st.

BEEKMAN ST.—Horsfall Construction Co., 20 East 42d st, has the contract for improvements to the 5-sty store No. 45 Beekman st for the Union Card & Paper Co., 27 Beekman st. W. Y. Jack Co., 618 Lexington av, will do the plumbing work.

BROADWAY.—General contract has been awarded to P. W. Finn, 163 Columbus av, for extensive alterations to the store and office structure southeast corner of Broadway and 62d st for the Wendel estate, 175 Broadway, to cost about \$20,000. Arthur M. Duncan, 15 William st, is architect.

7TH AV.—Contracts for switches and signals for the Pennsylvania terminals were awarded on Thursday to the Union Switch & Signal Co., of Pittsburgh. The contracts are the largest of the kind ever let by a railroad company. They will cover the electric tracks from the Passaic River to a point on the Long Island Railroad, east of what is known as the Sunnyside Yard.

The following awards have been made for the construction of buildings at Fort Hamilton, N. Y.: Double coast artillery barracks construction, R. J. F. Gerstle, 25 West 42d st, Manhattan, \$66,407; plumbing, Nicholas Plumbing Co., Columbus, Ohio, \$7,409; one 8-set bachelor officers' quarters construction, R. J. F. Gerstle, \$29,702; plumbing, Earl & Cook Co., 150 Nassau st, Manhattan, \$3,492; post exchange and gymnasium, construction, R. J. F. Gerstle, \$24,550; plumbing, Nicholas Plumbing Co., \$1,777; heating, Earl & Cook Co., \$2,067; wiring, R. F. Fletcher, \$580; bowling alley, Brunswick-Balke Collender Co., 227 4th av, Manhattan, \$1,250.

Bids Opened.

Bids submitted for the construction of a section of the subway loop between the East River bridges, and in Centre st between Pearl and Canal sts, were opened by the Rapid Transit Commission on Thursday as follows: Degnon Co., 60 Wall st, tunnel, \$2,952,000; pipe galleries, \$83,000; Cranford Contracting Co., Brooklyn, tunnel, \$3,775,000; pipe galleries, \$50,000. The Degnon Co. is now building the Belmont tunnel under the East River. The builder must furnish a bond of \$300,000 and complete the contract in twenty months. It is expected that the Board will award the contract next Thursday.

Bids were opened by the Board of Education on Monday, April 8: (No. 1.) For installing fire alarm telegraph system in the Truant School and Public School 17, annex, 19, annex, 55, 56, 59, 61, 62, 63, 64, 65, 73, 76, 84, 87, 108, 115, 125, 126, 129, 137, 141, 143, 144 and 145, Brooklyn. Commercial Const. Co., \$9,127 (low bid). Other bidders were: Griffin & Co., Gore-Duggan Engineering Co., L. F. Benn. (No. 2.) For installing heating and ventilating apparatus for addition and alterations in Public School 51, Manhattan. Gillis & Geoghegan, \$26,900 (low bid). Other bidders were: Evans, Almirall & Co., Frank Dobson, Blake & Williams, William J. Olvany, E. Rutzler Co., John Hankin & Brother. (No. 3.) For erecting iron gates and railings at Public School 109, Manhattan. Eagle Iron Works submitted the lowest bid.

Niagara Power Prices.

Mr. J. M. Shepard, of Hamilton, transmits the following Canadian newspaper information, relative to the saving in power prices in Western Ontario:

At a meeting of the executive of the Western Ontario Municipalities Niagara Falls Power Union, at Galt, the prices formulated by the commission were accepted; which, taking Galt as an illustration, were as follows: Five horsepower, used ten hours per day, will cost the consumer, delivered at his factory, all charges, of whatever nature, included, \$31.50 per horsepower per annum; 10 horsepower, \$30; 50 horsepower, \$24; 100 horsepower, \$22.50; 200 horsepower, \$21. It is also figured that in the case of Galt the electric lighting will carry 60 lights all night every night in the year, for \$42 to \$45 per light, as against \$75 now paid, and incandescent 5 cents to 7 cents per kilowatt, as against the present rate of 12 to 14 cents.

BUILDING NOTES

All to the bad—the weather of the first half of the week.

An advertiser offers to take first and second mortgages. See Wants and Offers.

Fifty-five building plans were filed in the Bronx this week and 71 last week.

A really good newspaper is largely the product of friendly co-operation between the readers and the publishers.

Civil engineer, 26, wants position with general builder to estimate and superintend. See Wants and Offers.

A real estate firm can offer advantageous arrangement to real estate broker of experience and proved ability. See advertisement in Wants and Offers.

Since April 1 the Bruce & Banning Company, advertising agents, known in the building material trade, has become "The Banning Company." Offices will be in the Brunswick Building after May 1.

Notwithstanding the inclement weather, work on the Hendrik Hudson apartments, now in course of construction at northeast corner of Riverside Drive and Cathedral Parkway, is progressing rapidly. The brick and stone facing is nearly completed and the structure will soon be completely enclosed.

Easterman, of Chicago, has the plastering of our U. S. Custom House nearly finished. He used Rockland-Rockport lime for the scratch, brown and finishing coats, all hand-made and mixed on the job. The new police headquarters is nearly ready for the plasterers, but so far this contract has not yet been awarded.

The work of excavating for the new building to be erected at 30 to 34 West 32d st and 29 to 35 West 33d st, by Chas. T. Wills for the Bankers' Construction Co., 10 Wall st, Manhattan, is practically finished. The building will be 12 stories in height, containing lofts and offices and will be the largest of its kind in the immediate neighborhood.

The buildings in course of construction on the lower West Side represent the highest type of office structures in the world; they are not only large, well planned, splendidly equipped and finished, but several of them are considered by competent authorities to be the most architecturally beautiful commercial structures ever erected in this country.—Robert E. Dowling.

The offices of the Estate of William H. Nolte, manufacturers of interior trim, have been moved to the firm's new 4-sty building at Seigel, Bogart and Moore sts, Brooklyn, where they will be able to handle with promptness anything in the woodworking line. This move was caused by the large increase in the business, which is conducted by William C., Edward A. and Frederick J. Nolte.

W. W. Smith, of the Rockland-Rockport Lime Company, died at his home in Ossining recently, aged 63. Until six years ago Mr. Smith was connected with the plaster trade, in which he was almost a pioneer, as he started out with the old Hudson River house of W. R. Brown & Co., and was for many years in the employ of its successor, the Higginson Plaster Co., and latterly of J. B. King & Co.

The Automobile Club of America will open its new building in West 54th st, Nos. 247-259, near Broadway, on April 18. Work on the interior has been progressing rapidly for two months. Messrs. Dawson & Archer, 150 5th av, performed the mason contract; C. W. Klappert's Sons, 328 East 25th st, the carpenter work; M. B. Foster & Co., 949 Broadway, electric wiring and switchboards. Ernest Flagg, 35 Wall st, architect.

A card index will be found an invaluable thing in the office of a builder, architect or material dealer. In the offices of real estate brokers, appraisers and operators the card system has been in general use for years. It is the greatest "life-preserver" ever invented for a business office. Editors of papers, technical and otherwise, are frequently in receipt of letters asking when an article or information of some sort was published, and it may mean a search of hours to follow the indistinct clew. The subscriber who does not keep a card index does not get full value out of his paper.

Additional indication that the business centers of San Francisco will be located in the same districts as they were before the fire is offered by the decision of the Mutual Life Insurance Company to repair and occupy their building at the corner of Sansome and California sts. The lower stories will be occupied by the Canadian Bank of Commerce and the upper stories will be occupied by the Mutual Life Insurance Company. The architect for the alterations and repairs is Mr. Nathaniel Blaisdell. The contract for this work was recently awarded to the Frank Gilbreth Company on the cost-plus-a-fixed sum basis.

Municipal Civil Service Commission, 299 Broadway, will hold an examination May 8 and 9 for the position of assistant engineers, Board of Water Supply. The salary is \$2,400 per year and over. There will probably be a number of appointments. On June 4 an examination will be held for the position of assistant engineer (designer) at \$1,800. The State Civil Service Commission of New York will hold examinations April 27, for the following civil engineering positions: Assistant civil engineer; bridge designer; civil engineering draughtsman; inspector of

masonry; junior bridge draughtsman; leveler; rodman. Full information and application forms may be obtained by addressing Mr. Charles S. Fowler, Chief Examiner of the Commission at Albany.

The next convention of the Architectural League of America will be held in Washington, D. C., April 22, 23 and 24, under the auspices of the Washington Architectural Club. The clubs participating will be the T-Square Club of Philadelphia; Cleveland Architectural Club, Toronto Architectural Club, Pittsburgh Architectural Club, Twin City Architectural Club, Chicago Architectural Club, Detroit Architectural Club, St. Louis Architectural Club, Washington Architectural Club, Architects' Club of Urbana, Ill., National Society of Mural Painters, National Sculpture Society, San Francisco Architectural Club, and the George Washington Architectural Club of Washington, D. C. In all probability the Boston Architectural Club, Memphis Architectural Club and the Portland Oregon Architectural Club will also be represented at the meeting.

Kings County.

SUMPTER ST.—L. Berger & Co., 300 St. Nicholas av, has completed plans for seven 3-sty brick tenements, 25x72 ft., for G. Gutting, 263 Weirfield st, to be erected on the north side of Sumpter st, 95 ft. east of Rockaway av, to cost \$56,000. Also seven similar tenements to be erected on the north side of Sumpter st, 275 ft. east of Rockaway av, to cost another \$56,000.

MORGAN AV.—J. & N. Pomenone, 314 Bristol st, will build on the northwest corner of Morgan av and Thames st, a 5-sty store and flat, 33x90, 21 families, to cost \$40,000. L. Dananher, 377 Rockaway av, is planning.

MAUJER ST.—Samuel Sass, 23 Park row, Manhattan, has drawn plans for two 5-sty flats with stores, 37.6x87 ft., to be erected on Maujer st, south side 25 ft. west of Graham av, to cost \$70,000. P. Leizerkowitz, 935 Myrtle av, owner.

67TH ST.—J. C. Wandell, 4514 5th av, is architect for twelve 2-sty brick dwellings, 16.8x39.6 ft., for J. C. H. Goldberg, 6724 2d av, to be erected on the south side of 67th st, 140 ft. west of 2d av, to cost \$48,000.

DOUGLAS ST.—Roth Building Co., 1562 Myrtle av, will erect on the north side of Douglas st, 284.4 ft. east of Troy av, five 4-sty tenements, 26.4x87 ft., to cost \$65,000. R. T. Rasmussen, 30 Graham av, will be the architect.

79TH ST.—Messrs. Slee & Bryson, 189 Montague st, are planning for ten 2-sty dwellings for G. Johnson, 1432 60th st, to be erected on the north side of 79th st, 210 ft. east of 17th av, to cost \$43,000.

UTICA AV.—C. R. Partridge, 1132 Broadway, is preparing plans for four 4-sty flats, 19.8x84.8 ft., for Sarah E. Partridge, of Nyack, N. Y., to be erected on Utica av, east side, 20 ft. north of Atlantic av, to cost about \$36,000.

BLAKE AV.—Plans are now ready by C. Infanger, 2634 Atlantic av, for the erection of four 3-sty stores and flats, for J. Goell, 1400 Eastern Parkway, to be erected on Blake av, north side 20 ft. east of Georgia av, to cost \$36,000.

SHERIDAN AV.—L. Dananher, 377 Rockaway av, has completed plans for seven 2-sty brick dwellings, 20x52 ft., for Margaret Hartmann, 1026 Rockaway av, to be erected on Sheridan av, east side 225 ft. north of McKinley av, to cost \$35,000.

MYRTLE AV.—H. W. Billard, 365 Jay st, will take bids for the 5-sty brick store house, 16.5x70.6 ft., which the Fire Department, City of New York, is to build on Myrtle av, north side 70 ft. east of North Elliott pl, copper roof, steam heat, to cost about \$42,000. No awards have yet been made.

Queens County.

BAYSIDE.—Geo. J. Hamill, of Bayside, is stated to have submitted the lowest bid for a building for the fire department, at \$14,775.

RICHMOND HILL.—Anna Bischopp, Richmond Hill, will erect seven 2-sty frame dwellings, 20x65 ft., on the south side of Elm st, 300 ft. west of Grant av, to cost about \$21,000. C. W. Vanderbeck, Richmond Hill, is architect.

ELMHURST.—Frank Jedlicke, 207 East 74th st, Manhattan, will soon begin the erection of a 2-sty frame residence, 26x36 ft., on Suydam place, south side, 200 ft. east of Toledo av, Elmhurst, to cost \$4,000.

CORONA.—Thomas H. Cabsin, 165 Av B, Manhattan, has decided to build a 2½-sty frame residence on Baylies st, west side, 500 ft. south of Park av, Corona, to cost about \$4,000.

SEASIDE.—On Rockaway Beach, Hollywood av, south side corner Boulevard, Seaside, Wm. Willett, Jr., of Far Rockaway, will erect a row of twenty-eight 1-sty dwellings, to cost about \$17,000. John J. Wood, care owner, is architect.

BAYSIDE.—Bramwell Davies, Bayside, owner and architect, is preparing to erect a 2½-sty frame dwelling on Bismarck av, north of Montauk av, to cost \$4,000. Also on the east side of 1st st, north of Montauk av, a 2-sty dwelling, 22x44 ft., to cost \$4,500. Also on 6th st, east side, 100 ft. south of Montauk av, another similar dwelling for J. G. Wilson, 318 West 42d st, Manhattan, to cost \$4,000.

ROCKAWAY PARK.—F. Chaffer, Rockaway Beach, will erect on the Boulevard east of Bayview av, four 3-sty brick stores and flats, 20x58 ft., to cost \$24,000.

RIDGEWOOD.—L. Berger & Co., 300 St. Nicholas av, Brooklyn, are planning for a 2-sty frame dwelling, 18x56 ft., for Peter Scholl, 528 Ralph st, Ridgewood, to be erected on Fairview av, west side 20 ft. north of Ralph st, to cost \$5,000.

WESTBURY.—Robert Bacon, Assistant Secretary of State, will this summer construct a new country house on his estate at Westbury, L. I. It will be of Colonial style, frame, 2-stys. Mr. Bacon has a large estate in the Jericho turnpike of Westbury. Contracts for the new house will be let at once.

UNION COURSE.—Wm. Gompert of 561 Grant av, Brooklyn, will build from plans of Geo. M. Forbell, Jr., six 2-sty dwellings, 17x30, to cost \$13,500, on Grant st.

FAR ROCKAWAY.—A. E. Van Wagoner of this place has had plans drawn by A. J. Bogart for a frame dwelling, 36x36, to cost \$5,000.

BAYSIDE.—S. A. Lindholm, the builder, of 233 Park av, will erect from his own plans a frame dwelling, 25x29, to cost \$5,000, on Titus st, near Shaw av.

ROCKAWAY BEACH.—Ernest Bemis has made plans, at the order of Rich. J. Hockin, owner, of Lincoln av and Rockaway Beach for a frame dwelling, to cost \$6,000, and to be erected on Grant av, southwest corner of Cleveland av.

JAMAICA.—Henry Hess, architect, has planned for W. Ross, of Harvard av, Jamaica, four frame dwellings, 18x45, to cost, \$6,000, to be erected on Harvard av.

WOODHAVEN.—Engelhardt Construction Company of Jamaica and Woodhaven avs, Woodhaven, will erect 15 two-family brick houses on Woodhaven av, from Brandon av southward, which will be of unique design. Fourteen will be alike, with mission trim.

ARVERNE.—Lewis H. May Co. has sold for the Arverne-by-the-Sea Co. a plot of 15 lots on the east side of Amerman av, fronting on the ocean at Arverne, L. I. The purchaser, Max Gold, will erect a 7-sty brick hotel at a cost of \$150,000.

FLUSHING.—A contract will be let at once for the construction of a cement sidewalk 5 ft. wide on both sides of St. John's Chapel, of Murray Hill, on Sanford and Wilson avs. Stone step with coping will lead up to the churchyard from the sidewalk.

Nassau County.

MINEOLA.—Cleveland Construction Co. has taken contract to build the road of the N. Y. & L. I. Traction Co. to connect Mineola, Roslyn and Port Washington. J. A. McElliney, 120 Broadway, Manhattan, is secretary of the traction company. Cleveland men are behind the enterprise; as follows: George A. Stanley, of Cleveland, Ohio, president; C. S. Thrasher, of Cleveland, vice president; Joseph Nutt, of Cleveland, treasurer.

Richmond County.

The erection of some 400 houses in the vicinity of the Milliken Works, on Staten Island, for workers in that plant and the Procter & Gamble soap factory, will be begun in the near future.

FT. WOOD.—Bids will be received by G. C. Burnell, Constr. Q. M. U. S. A., until June 1 for furnishing and installing electric light fixtures, etc., in certain buildings at this post.

Westchester County.

PEEKSKILL.—Lanning G. Roake, Supt. Water Dept., states that about \$200,000 will be expended for water works improvements. An election will probably be held to vote on same. Engineers, Her- ington & Fuller, 170 Broadway, New York.

MT. VERNON.—A. Murry Jenks, 42 South 4th av, Mt. Vernon, has been commissioned to prepare plans for a 2-sty brick stable for F. Vickary, to be erected at Mt. Vernon. Estimated cost, \$10,000.

YONKERS.—Building Inspector Enos Knapp reports the granting of the following permits: To Edward Hull, for a frame house at 115 Wilbur st, 2 stories, 20x28 ft. William Lewis, frame house, east side of Upland pl, 50 ft. south of Lewis st, 2 stories, 22x29. P. F. Christopher, frame house, at 234 Orchard st, 3 stories, 52x32x51. W. and G. Wright, brick flat, at 138 Ramsey av, Fortfield, 3 stories, 25x41. Mrs. Rose K. Feely, frame house, in Villa av, Sherwood Park, 2½ stories, 25x35. Mrs. G. Ghetta, frame house, at 88 Hyatt av, 2½ stories, 21x50.

NEW ROCHELLE.—C. A. Lupprian has prepared plans for four modern cottages to be erected for W. Kraft, on Maple av, Bronxville. They will cost about \$7,000 apiece.—Ground was broken this week for the stone store and office building to be erected by Swinburne, Lupprian & Stehlin, in Main st, near Locust av, to cost \$40,000.—The New Rochelle Co-operative Construction Association commenced work on a residence for R. D. Radcliffe, at Paine Heights, this city. The firm has received the contract for the \$12,000 residence for C. A. Lupprian, on Sickles av. The firm is also completing the "Neptune" apartment house in Elm st, for Slade & Hubbell.

New York State.

HAVERSTRAW.—Bids will be received April 15 by Charles Freyfogle, Peoples' Bank, Haverstraw, for erecting an edifice for the Central Presbyterian Church.

ALBANY.—Bids will be received by the Board of Contract and Supply until May 6 for the construction of 16 reinforced concrete filter tanks, with operating gallery, pumping station and appurtenances. Wallace Greenlach, Engr. and Supt. Bureau of Water.

NYACK.—Through a friend of the Nyack Seminary, a second building may be added during the summer and the accommodations at the seminary doubled. The new building will be for the boys' department, and besides dormitories, will contain a large gymnasium, library and assembly rooms.

MONROE.—Considerable equipment will be required by the Orange Electric Company, Monroe, N. Y., for a power house which the company intends to build, and inquiries are in the market for the power machinery, and they will be followed, it is expected, by inquiries for coal handling and conveying machinery, cranes and the like. The company is now asking for prices on three engines aggregating 2,000 hp. and three generators of from 100 to 150 kw. each. The purchasing will probably be decided upon by R. K. Smith, who is president and general manager of the company, and can be addressed at Monroe, N. Y.

COXSACKIE.—Alexander Selkirk, Jr., 31 North Pearl st, Albany, is making plans for a church for the Second Reformed Congregation, Coxsackie, to cost \$20,000. Rev. I. T. Clifton is pastor.

New Jersey.

GRANTWOOD.—Messrs. O'Donnell & Maniman, of Newton, N. J., builders and contractors, have begun laying foundations for the new 8-room, basement and assembly room school on Palisade av., south of Edgewater av., on a plot of ground approximately 300x150, purchased from the Rusch estate. The contract price is \$62,000, and the estimated total cost complete and ready for occupancy is \$70,000.

GRANTWOOD.—Wm. P. Eaton has signed contract for the erection of a 2½-sty 9-room modern 1-family residence on Knox av., on plot 50x100. Wm. P. Richards, of Edgewater, builder and contractor.

LEONIA.—The Leonia Heights Land Co. is building and has near completion, 31 houses on the tract known as "Broad Avenue Terrace," on the east side of Broad av. In this locality there is unusual activity, as within a radius of one-half mile there have been within the past year and are now being erected more than 125 houses.

NEWARK.—The following contractors are figuring on the proposed church edifice to be erected in Walnut st by the congregation of the Second Baptist Church: Patrick Reynolds, 308 South 9th st; Thomas Reynolds, 865 South 19th st; Masonry & Enstice Bros, 15 Clinton st; Lucas Peter, 92 Niagara st; and John Hammel, 131 Van Buren st, carpenter work. The plans are by Alfred Peter, 238 Washington st, and call for a brick and stone building, 1-sty high, 50x94 ft, with a seating capacity of 400. The total cost is estimated at \$30,000.

BAYONNE.—Bids are asked by the City Council until 8 p. m., April 16, for furnishing material and laying about 4,700 sq. yds. brick paving, 2,400 ft. of sewers and 5,500 ft. c.-i. pipe. W. C. Hamilton is City Clk. F. W. Dalrymple is City Engr.

LONG BRANCH.—Frederick A. Jaerschky, of Jersey City, N. J., is preparing plans for a handsome church, to be erected at Long Branch, for St. James congregation.

CAMDEN.—Theodore H. Hadley, builder, of Camden, N. J., contemplates putting up a row of brick dwellings, on Central av, near 33d st, that city.

NEWARK.—Arthur Connelly has completed plans and is receiving estimates for the erection of a brick apartment house for Basilio Murando at 127-129 Pennington st. The building will be 3 stories, 28x70 ft. Specifications call for all improvements, including steam heat, slag roof, iron cornices, and gas fixtures. Estimated cost is \$70,000.

NEWARK.—Edward V. Warren has prepared plans for a two-family frame dwelling to be built at 290 Parker st, for Norman E. Smith. It will have a shingle roof, tile bath, and hard wood trimmings. The cost will be \$6,700.

NEWARK.—Architects Rizzolo & Gonnelli have prepared plans for a 5-sty brick apartment to be erected by William Sibilia on southeast corner of 8th av and Boyden st.

NEWARK.—Plans have been completed by Rizzolo & Gonnelli for a one-family frame house for Nicholas Phillips, to be erected on lot 622-628 North 6th st, and will cost \$8,000.

GUTTENBERG.—Plans have been drawn by Architects H. & W. Neuman for a building for First National Bank on west side of Bergenline av, opposite Franklin av. The building will have appearance of 5-sty structure and will be 25x70. The front will be granite, terra cotta, limestone and copper, and is to be ready for occupancy in the fall.

LITTLE FALLS.—A new \$25,000 Catholic church and school building are to be built in the centre of the town if the plans of the congregation of Our Lady of Angel's Church, now located at Singac, are carried out. They have applied to Bishop John J. O'Connor for permission to sell the church property and school property at Singac.

NEWARK.—Herman & Co. are soon to build a 3-sty frame store and apartment building at 14th st and 9th av, Newark, from plans by Hyman Rosensohn. The cost will be about \$8,000.

SOUTH ORANGE.—Plans have been drawn by Peter Charles, 612 Union Building, Newark, for a 3-sty frame double flat to go up in Bergen st, near South Orange av, for Dr. Israel Rachlin. Estimates for the work will be taken soon.

NEWARK.—Hyman Rosensohn is drawing plans for a row of six attached 4-sty brick apartment buildings, which Max Ginsberg is to build on the southwest corner of Belmont and Avon avs. The front of the structure will be faced with light-colored brick with limestone and terra cotta trimmings. The apartments will be provided with all modern conveniences including steam heat. The estimated cost is about \$95,000.

DUNDEE, PASSAIC.—Hungarian Casino association will erect a building in Dundee, providing a reading room and gymnasium for its members. The incorporators are Kalman von Haitinger, Michael Lujanovits, Andrew Szaba, Armin Block and Stephen Cserepy. The trustees are Dr. Soma Baum, Emerick Stark and John Dianovsky.

NEWARK.—By unanimous action the Committee on Public Buildings of the Common Council has condemned the site at Plane, William and Arlington sts, purchased last year for the purpose of erecting the proposed new central fire station at a cost of \$39,500.

PATERSON.—Contract to erect the new mill for Maibrunn, Petz & Co., 98 Greene st, New York, operating at Paterson, on Totowa av, has been awarded to P. S. Van Kirk Co., Fulton st, and Erie R. R. Contracts for power, shafting, etc., will be let later. D. J. Maibrunn is Supt. and Gen. Mgr., Paterson.

BAYONNE.—Bids will be received until April 16 for material and labor required for about 4,700 sq. yds. brick paving, 2,400 ft. sewers and 5,500 ft. c.-i. water pipe.

BLOOMFIELD.—Bids will be received until April 18 by the Town Council at the office of Wm. L. Johnson, Town Clk., for furnishing about 2,000 tons broken stone. Bidder must state price per ton of 2,240 lbs.

PATERSON.—By the will of the late Wm. High, about \$40,000 has been bequeathed for the erection of a home for the care of the aged and feeble men.

BAYWAY.—The Waclark Wire Co., 49 Wall st, Manhattan, is to build an addition to its plant at Bayway, N. J. The new structure will be 53x203 ft., two stories, and cost \$35,000.

TRENTON.—Trenton Iron Co., Trenton, N. J., will erect two 1-sty brick additions to its plant. One of the buildings will be 65x90 ft. and the other 83x130 ft.

EAST ORANGE.—Plans have been drawn by Edward V. Warren for a modern 8-room dwelling to be erected by Walter S. Wolfe, at 19 Washington Terrace, and to cost about \$5,000.

JERSEY CITY.—Public School No. 32¹ will be erected in the near future on Coles st, in the Hamilton Park section. The building will be four stories high and of striking architectural beauty. It will contain forty-two class rooms, manual training rooms and last, but not least, a combination roof garden and play court. The assembly room will be a specially handsome apartment and a well-equipped gymnasium will be a feature of the building. John T. Rowland, Jr., architect.

SUMMIT.—Plans have been drawn by Edward V. Warren of this place, for a dwelling to be erected for W. S. Sonnekalb, of Newark, to contain modern improvements, and cost \$5,000.

GRANTWOOD.—Prof. Franz Boas, of Columbia University, has let contract with Joseph Key & Co., of Grantwood, for the erection of a 2½-sty frame and brick 1-family residence to be built on plot, 100x100, on south side of Franklin av, Grantwood, 300 ft. west of the junction of Palisades and Franklin avs. Contract price is to be \$11,000. This is to be one of the handomest residences at Grantwood.

SOUTH ORANGE.—William B. Newman, of South Orange av, has plans out for the erection of a large addition to his house in Academy st. Robert S. Stephenson has plans out for a residence to be erected at Charlton and Irving avs for John G. Gould. The cost will be about \$30,000. Plans for a residence have just been completed for Mr. Bruen on Tillou road.

HOBOKEN.—Contracts for a 4-sty and basement brick factory on the southwest corner of Grand and 8th sts, Hoboken, were awarded this week by Architect Charles Fall for Mark N. Nicholls of Manhattan, to Julius Schultz for carpenter work; Martin & Michael J. Farrell, mason work, and Graham M. Sinclair, plumbing. Cost about \$75,000.

BELLEVILLE.—The Atlas Preservative Co. of America has purchased a plot of ground from the Belleville Land and Improvement Co. of Belleville on which it will construct a plant. The plot is 210x344 ft. Work upon the building will begin shortly. Plans are being prepared for the reconstruction of the plant of the Belleville Land and Improvement Co., recently destroyed.

PALISADES PARK.—Henry Goldberg, of Edgewater, N. J., has let contract for erection of a 2-sty brick building at corner of Broad and Central avs, Palisades Park, size 40x85. First floor to be occupied as general store; upper floor as apartments. Contractors, Harding & Son, Leonia, N. J.

PALISADES HEIGHTS.—Spurred on by the certainty of direct connections with the Hudson River tunnels the Central Land Company will open up a tract of 1,200 lots at "Palisades Heights," north of Grantwood, N. J., at which place it is said that many building operations will soon be commenced. In this connection it can be stated that the development in that section has been more vigorously carried on and along more extensive lines than the previous year. Notwithstanding the activity, the supply of dwellings along the ridge is unequal to the demand.

LEONIA.—Wm. P. Richards is building a 2½-sty colonial dwelling on Highwood av, near Broad av, for Jas. I. Easton, of Columbia Investment & R. E. Co., costing \$7,500.

CAMDEN.—The Camden Aerie of Eagles, A. J. Oberst, chairman, 809 South 5th st, are receiving competitive plans for a 3-sty clubhouse. Estimated cost about \$50,000.

Connecticut.

WATERBURY.—Plans have been completed for the erection of two additional factories for the Manufacturers' Foundry Co., Railroad Hill, Waterbury. Concrete and steel, 1-sty, 102x105 ft. and 75x150 ft.

BRIDGEPORT.—Plans have been drawn for the enlargement of the plant of the Electric Cable Co., Crescent st., Bridgeport. A 1-sty brick factory, 50x190 ft. will be erected.

NEW LONDON.—New London citizens favor the erection of a combined city and county building. The committee appointed comprises Hon. Abel P. Tanner, Hon. W. C. Noyes, Philip Z. Hankey, John C. Geary and Charles B. Whittlesey. The same committee was empowered to seek the passage of an appropriation for a new law library for New London.

HARTFORD.—J. N. H. Campbell is to build an apartment house of sixteen five and six-room suites. The ground has been staked, contracts let and work will begin on the excavation and foundation within a few days. The cost will be in the neighborhood of \$25,000.

NEW BRITAIN.—The Stanley Works has applications for the erection of new factory buildings to the total value of \$74,000.

STAMFORD.—The Rolled Plate Metal Co., Garden st, plans erection of a plant to be located on Ludlow st, 35x120 ft. The Engineering Specialty Co., 143 Liberty st, Manhattan, has begun the erection of a plant on South st, in Stamford. Brick, 40x100 ft.

NEW HAVEN.—Brown & Von Beren have been commissioned to plan a hospital annex for St. Raphael Hospital Society, Chapel st, 4-stys, 60x169 ft., brick. Drs. J. F. Luby, E. M. McCabe, J. F. Sullivan and Frank Reilly, committee in charge.

NEW HAVEN.—Contractors are figuring the plans of Architects Foote & Townsend for the brick school to be erected at the corner of Winchester and Ivy sts, 81x173 ft., 18 rooms. Will have gravel roof and concrete fireproof stairs. Dennis Maloney, superintendent of school buildings, has charge of heating.

WEST HAVEN.—Plans are being made by the Consolidated Railway Co., according to an officer of that concern, for the erection, probably during the summer, of a large car barn on Campbell av, West Haven.

BRIDGEPORT.—Architect Warren R. Briggs is completing the plans for the addition and improvements to be made to the county jail. The plans will provide for a new 3-sty building, of brick, which will contain 78 new cells. Estimated cost, \$75,000.

BRISTOL.—The National India Rubber Co., Bristol, Conn., is to enter the field of insulated wire manufacturing on a large scale in a plant to be erected especially for the purpose. It is stated that it will be the largest works for the manufacture of rubber covered wire in the country, its daily production as planned being 3,000,000 ft. of wire. The new building will be of brick, 60x450 ft. and two stories.

Massachusetts.

ANDOVER.—The Tyer Rubber Co, N. Main st, Andover, are planning extensive alterations, and additions to their plant, three stories, 60x108 ft., of mill construction, concrete foundation. Also concrete cistern 15 ft. deep to hold 90,000 gallons. One story and basement, 30x40, will be added to power house. The work will cost about \$125,000, bids for same closing on April 1st.

NEW BEDFORD.—Plans are drawn for \$450,000 alterations to City Hall for library. Architect, N. C. Smith, New Bedford.

MANSFIELD.—A \$60,000 hotel is contemplated. Owner, Walter M. Lowney, 447 Commercial st, Boston. Details are undecided.

CAPE COD.—The only bid offered for the building of the Cape Cod Canal for the Boston, Cape Cod & New York Canal Company was that of the Cape Cod Construction Company, a new corporation organized for the purpose by a syndicate headed by August Belmont. The amount of the bid is \$11,990,000. It is expected that it will be accepted. August Belmont is president of the new corporation, John F. Buck, 23 Nassau street, New York, treasurer; Arthur L. Devens, Devens, Lyman & Co., Boston, and John B. McDonald, the well-known New York Subway contractor, are the vice-presidents. Mr. McDonald will have charge of the work, while William Barclay Parsons will be the chief engineer, which office he also holds in the canal company. The contract calls for the payment in the bonds and stock of the canal company.

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 1906 and 1907:

MANHATTAN AND THE BRONX.

CONVEYANCES.		1907.		1906.	
		April 5 to 11, inc.	April 6 to 12, inc.		
Total No. for Manhattan	238	Total No. for Manhattan	443		
No. with consideration	22	No. with consideration	25		
Amount involved	\$1,067,575	Amount involved	\$1,160,075		
Number nominal	216	Number nominal	418		
Total No. Manhattan, Jan. 1 to date		4,156	7,025		
No. with consideration, Manhattan, Jan. 1 to date		305	428		
Total Amt. Manhattan, Jan. 1 to date		\$15,588,399	\$20,848,781		
CONVEYANCES.		1907.		1906.	
		April 5 to 11, inc.	April 6 to 12, inc.		
Total No. for the Bronx	139	Total No. for The Bronx	215		
No. with consideration	3	No. with consideration	14		
Amount involved	\$19,450	Amount involved	\$36,963		
Number nominal	136	Number nominal	201		
Total No., The Bronx, Jan. 1 to date		2,374	3,228		
Total Amt., The Bronx, Jan. 1 to date		\$1,214,295	\$2,019,187		
Total No. Manhattan and The Bronx, Jan. 1 to date		6,530	10,253		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$16,802,694	\$22,867,968		
Assessed Value, Manhattan.					
		1907.	1906.		
		Apr. 5 to 11, inc.	April 6 to 12, inc.		
Total No., with Consideration	22	25			
Amount Involved	\$1,067,575	\$1,160,075			
Assessed Value	\$611,000	\$592,500			
Total No., Nominal	216	418			
Assessed Value	\$7,949,700	\$15,618,000			
Total No. with Consid., from Jan. 1st to date	305	428			
Amount involved	\$15,588,399	\$20,848,781			
Assessed value	\$9,031,600	\$12,987,575			
Total No. Nominal	3,850	6,597			
Assessed Value	\$168,626,500	\$217,346,700			

MORTGAGES.

1907.		1906.	
April 5 to 11, inc.		April 6 to 12, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	253	288	160
Amount involved	\$5,946,912	\$793,859	\$6,272,014
No. at 6%	98	55	142
Amount involved	\$1,440,862	\$202,705	\$1,745,624
No. at 5 1/2%	5	11	42
Amount involved	\$361,000	\$34,945	\$1,060,750
No. at 5 1/4%	1	1	1
Amount involved	15,000	15,000	15,000
No. at 5%	86	49	33
Amount involved	\$1,925,200	\$383,524	\$865,000
No. at 4 1/2%	1	1	1
Amount involved	\$2,000	2,000	2,000
No. at 4%	23	5	1
Amount involved	\$1,117,000	\$286,000	\$200,000
No. at 3 1/2%	1	1	1
Amount involved	\$31,500	\$13,000	13,000
No. at 3%	1	1	1
Amount involved	1,000	1,000	1,000
No. without interest	39	25	65
Amount involved	\$1,069,350	\$159,685	\$2,299,640
No. above to Bank, Trust and Insurance Companies	52	14	48
Amount involved	\$1,124,000	\$130,300	\$1,695,500
Total No., Manhattan, Jan. 1 to date		4,851	5,350
Total Amt., Manhattan, Jan. 1 to date		\$125,755,193	\$93,187,996
Total No., The Bronx, Jan. 1 to date		2,192	2,201
Total Amt., The Bronx, Jan. 1 to date		\$15,931,205	\$17,503,053
Total No., Manhattan and The Bronx, Jan. 1 to date		7,043	7,551
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$141,686,398	\$110,691,049

PROJECTED BUILDINGS.

1907.		1906.	
April 6 to 12, inc.		April 7 to 13, inc.	
Manhattan.	The Bronx.	Manhattan.	The Bronx.
Total No. New Buildings:	21	41	47
Manhattan	55	70	88
The Bronx	70	88	88
Grand total	70	88	88
Total Amt. New Buildings:	\$5,899,000	\$3,143,050	\$3,143,050
Manhattan	660,375	480,275	480,275
The Bronx	660,375	480,275	480,275
Grand Total	\$6,559,375	\$3,623,325	\$3,623,325
Total Amt. Alterations:	\$266,550	\$318,475	\$318,475
Manhattan	19,400	11,900	11,900
The Bronx	19,400	11,900	11,900
Grand total	\$285,950	\$330,375	\$330,375
Total No. of New Buildings:	262	549	549
Manhattan, Jan. 1 to date	468	637	637
The Bronx, Jan. 1 to date	468	637	637
Manhattan-Bronx, Jan. 1 to date	730	1,186	1,186
Total Amt. New Buildings:	\$22,998,910	\$39,395,850	\$39,395,850
Manhattan, Jan. 1 to date	6,162,275	7,951,910	7,951,910
The Bronx, Jan. 1 to date	6,162,275	7,951,910	7,951,910
Manhattan-Bronx, Jan. 1 to date	\$29,161,185	\$47,347,760	\$47,347,760
Total Amt. Alterations:	\$4,784,811	\$6,893,149	\$6,893,149
Manhattan-Bronx Jan. 1 to date	\$4,784,811	\$6,893,149	\$6,893,149

BROOKLYN.

CONVEYANCES.

1907.		1906.	
April 4 to 10, inc.		April 5 to 11, inc.	
Total number	716	1,028	1,028
No. with consideration	88	95	95
Amount involved	\$649,266	\$630,169	\$630,169
Number nominal	678	933	933
Total number of Conveyances, Jan. 1 to date	9,097	12,910	12,910
Total amount of Conveyances, Jan. 1 to date	\$7,112,416	\$7,386,811	\$7,386,811

MORTGAGES.

1907.		1906.	
April 4 to 10, inc.		April 5 to 11, inc.	
Total number	649	741	741
Amount involved	\$2,893,654	\$3,150,257	\$3,150,257
No. at 6%	315	358	358
Amount involved	\$1,153,386	\$1,216,807	\$1,216,807
No. at 5 1/2%	150	225	225
Amount involved	\$830,250	\$1,126,400	\$1,126,400
No. at 5 1/4%	1	1	1
Amount involved	1	1	1
No. at 5%	160	28	28
Amount involved	\$779,285	\$102,100	\$102,100
No. at 4 1/2%	1	1	1
Amount involved	1	1	1
No. at 4%	1	1	1
Amount involved	\$2,383	2,383	2,383
No. at 2%	23	129	129
Amount involved	\$128,350	\$679,950	\$679,950
Total number of Mortgages, Jan. 1 to date	9,672	8,922	8,922
Total amount of Mortgages, Jan. 1 to date	\$45,218,108	\$37,597,671	\$37,597,671

PROJECTED BUILDINGS.

1907.		1906.	
April 4 to 10, inc.		April 5 to 11, inc.	
No. of New Buildings	302	153	153
Estimated cost	\$1,961,425	\$1,018,300	\$1,018,300
Total Amount of Alterations	\$79,097	79,097	79,097
Total No. of New Buildings, Jan. 1 to date	2,587	1,843	1,843
Total Amt. of New Buildings, Jan. 1 to date	\$17,433,264	\$12,677,619	\$12,677,619
Total amount of Alterations, Jan. 1 to date	\$1,607,438	\$1,465,843	\$1,465,843

Herbert A. Sherman, auctioneer, will sell at auction Thursday, April 18, 12 o'clock, noon, at Exchange Salesroom, 14 Vesey st, trustees' sale, absolutely without reserve, estate of Samuel E. Lyon, deceased, 50 lots on Southern Boulevard, Wales av, Concord av, Robbins av, 142d st and St. Mary's st; 80 per cent. may remain on mortgage, 1, 2 or three years, at option of purchaser at 5% interest or 70% at 4 1/2% interest. Purchaser to pay recording tax of 1/2 of 1 per cent. See advertisement in Record and Guide.

On April 23 John L. Parish, auctioneer, of 149 Broadway, Manhattan, will sell at auction at the Vesey st salesroom, several desirable parcels of realty situated on Washington Heights. The sale includes two desirable corner properties, a block front on Wadsworth av, and other well located offerings in close proximity to the Broadway subway. All the properties are ripe for improvement, and as the terms announced are easy, it is likely that the sale will attract a large attendance. See notice on another page.

The week has generally been a quiet one in the brokerage branch of the market. Trading below 59th st developed nothing of special interest with the exception of the resale of 71-73 Murray st. Among the eighties there was evidence of a growing demand for dwellings, and in upper Harlem the sale of a block of apartments furnished the chief topic for comment. Up in the Bronx a change in the ownership of a large block of lots on the Southern Boulevard was perhaps the most interesting transaction in that borough, as it foreshadowed another building operation. The total number of private sales reported was 127; 46 below 59th st, 57 north and 24 in the Bronx.

The greatest absolute sale of lots in history of New York will take place Wednesday, April 24, and Thursday, April 25, beginning 9 a. m., at Exchange Salesroom, 14 Vesey st. Joseph P. Day will offer for sale 1,500 lots of the Ogden Estate. This sale is absolutely without reserve, being a Supreme Court Partition Sale, and opens up a part of the Bronx which for years has been kept intact by the Ogden Estate trustees. Property is situated on a ridge on east side of Harlem River, extending from below High Bridge to beyond Washington Bridge, and from the river east to Shakespeare av, including lots on Plympton, Nelson, Ogden, Merriam, Boscobel, Underhill, Commerce, Sedgwick and Lind aves, the intersecting streets and the river front. There are car lines on Sedgwick and Boscobel avs, and the proposed Lexington and Eighth av subways (to connect with a Jerome av extension) will have stations near the property. The standard size of lot is 25x100. (See advertisement for further particulars.)

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BEDFORD ST.—Edgar T. Kingsley sold in conjunction with Gillen & Stryker, 53 Bedford st, a 5-sty 20-family tenement, 25x100.

Old Mill Property Changes Hands.

BROOME ST.—Mandelbaum & Lewine bought from the Hecker-Jones-Jewell Co. its old mill property at the southeast corner of Broome and Lewis sts, consisting of 6 and 4-sty buildings, on plot fronting 150 ft. on Broome st and 125 ft. on Lewis st. Hugo Marks was the broker. The selling company acquired the property in 1892.

CHRISTOPHER ST.—Henry Morgenthau Company sold to Abbate & Alvino 39 Christopher st, a 3-sty dwelling, 21.4x70.1 x irregular.

A Movement in Centre St.

CENTRE ST.—The Cruikshank Company bought for a client from the Cruger estate through the McVickar, Gaillard Realty Company 213 and 215 Centre st, running through to 149-151 Lafayette st, a 6-sty loft building, 50x100, between Grand and Howard sts. The property, which is leased to one tenant, has not been transferred since 1840.

CENTRE ST.—McVickar-Gaillard Realty Co. sold for Edward B. Hodge, Jr., and Alexander Van Rensselaer and others, to a client of the Cruikshank Company, 211 Centre st, 6-sty loft building, 25x100, running through to 147 Lafayette st. It adjoins the plot sold the same brokers for the Cruger estate to the same buyer. The selling estate owned it since 1840.

CHERRY ST.—L. Friedel and A. Goldstein sold for Katharine Balheimer, 130 Cherry st, a 5-sty tenement, 25x100, to Harry Sandler, and resold the property to Jacob Froelich.

CHRISTOPHER ST.—Louis Reiss, in conjunction with Tuoti & Co., sold for the Weiss estate to Simon Epstein 87 Christopher st, a 6-sty tenement.

DELANCEY ST.—J. Levy & Co. sold for Mrs. Alvino Kuast the northeast cor. of Delancey and Chrystie sts, four 5-sty tenements, with stores, 75x100.

ELIZABETH ST.—Edward Kelly sold 129 and 131 Elizabeth st, old buildings, 34.10x23.9 ft., south of the southwest cor. of Broome st.

Operators Acquire Corner in Mott St.

MOTT ST.—William A. White & Sons sold for the Gardner estate to Lowenfeld & Prager 27 Spring st and 212 and 214 Mott st, being the northeast cor. of Spring and Mott sts, old 3-sty buildings. The property has been owned by the present sellers for over 50 years.

MORTON ST.—Charles E. Duross sold to C. Razzetti 12 Morton st, 3-sty front and rear buildings, lot 25x90.

MORTON ST.—Chas. E. Duross sold for the Lemekull estate 10 Morton st, through C. Razzetti, to Morris Lippman. It adjoins the parcel sold by Mr. Duross through Mr. Razzetti, giving the present owner a 50-ft. plot.

MURRAY ST.—Daniel B. Freedman sold to Daniel E. Seybel 71 and 73 Murray st, 4 and 5-sty buildings, 50.2x100, west of West Broadway.

PITT ST.—Edward Schoenberg sold 133 Pitt st, 5-sty and 4-sty rear tenements, to Adolf Finkelstein.

WILLETT ST.—J. Levey sold to Golding & Hillman 54 to 58 Willett st, 3-sty and 4-sty front and rear buildings, 58.4x100.

WEST BROADWAY.—Louis Gerger & Bro. sold 423 West Broadway, a 6-sty tenement, 25x100.

3D ST.—Louis D. Waxberg bought from the Gouverneur Realty Co., through Mann & Manheimer, 186 East 3d st, a 6-sty double tenement, 24x100.6.

6TH ST.—The Stephen Whitney estate sold the lots 322 to 326, 340 and 412 East 6th st, each 25x98. The purchaser buys for investment.

7TH ST.—Louis Stockell & Co. sold for Janon Bros. 109 to 115 East 7th st, 7-sty tenement, 63x111.

8TH ST.—Salkind & Savitt sold for Stoloff & Kronovet to Davis Wolff, 27 East 8th st, a 6-sty tenement, 26.6x102.2.

9TH ST.—Leon Pizer bought from the Theisz estate 329 to 335 East 9th st, four 5-sty tenements, with stores, 91x92.3, between 1st and 2d avs. Leopold Levy was the broker.

11TH ST.—Ignatz Freidman sold to S. Salzman 623 East 11th st, a 5-sty tenement, on lot 25x103.3.

A Quick Resale.

14TH ST.—Edward Schoenberg bought 534 and 536 East 14th st, two 5-sty brick tenements, and resold 534 to Tillie Burkan and 536 to Benjamin Fox. Julius Weiss and Louis Blankstein were the brokers in the transaction.

15TH ST.—Peter P. Sherry sold for the New Amsterdam Realty Co. 338 and 340 West 15th st, two 3-sty brick dwellings, 37.6x81.3.

22D ST.—N. A. Berwin & Co. sold for the Madison Square Mortgage Co. 42 East 22d st, 4-sty dwelling, 20.6x100, adjoining the Bank for Savings on the southwest corner of 4th av.

22D ST.—J. Gallatin sold to a purchaser for investment 31 East 22d st, a 4-sty dwelling, 27x98.9.

Purchase for Improvement.

25TH ST.—Wright Barclay resold for Morris Weinstein to the Daley Realty and Construction Co., 312 to 318 West 25th st. The purchaser will improve the property immediately.

35TH ST.—S. B. Goodale & Son sold for a client to Edward D. McGreal 202 East 35th st, a 3-sty dwelling, 20x74, 60 ft. east of 3d av.

37TH ST.—The McVickar-Gaillard Realty Co resold for Henry H. Vought to Varick D. Martin (successor to John L. Martin) 147 East 37th st, 4-sty high-stoop brownstone dwelling, 14x98.9.

38TH ST.—Benjamin Richards sold to Frederick K. Trowbridge 120 East 38th st, 3-sty dwelling, 14x98.9.

50TH ST.—Charles P. Freis has sold for Martin Senger to William P. Robertson 366 West 50th st, 3-sty frame and rear tenements, 20x89.1.

50TH ST.—John J. Hoeckh sold for George Mastermann to Mary Klinker 416 West 50th st, a 5-sty tenement, 25x100.5.

54TH ST.—W. Burling Cocks, Samuel Willets and W. S. Moore, in conjunction with Henry D. Winans and May, announce the sale of 17 East 54th st, a 5-sty American basement dwelling, 20.10x100.5. Title to the parcel stands in the name of Clarence Cary.

56TH ST.—Gustav Kaliski sold 418 West 56th st, 4-sty tenement with store, 25x81.9. The property was to have been sold at auction next week by Joseph P. Day.

58TH ST.—Joseph P. Day sold for George H. Church to a client of Henry D. Winans & May, 64 East 58th st, 4-sty and basement stone front dwelling, 18.9x100.5, 43.9 ft. west of Park av.

AV C.—Diamondson & Schwarz sold to I. Goldstein 210 and 212 Av C, southeast cor. of 13th st, two 4-sty tenements, with stores, on plot 53x64. Weinstein & Co. were the brokers.

1ST AV.—Edward Schoenberg sold to Adolf Rinkelstein 124 1st av, 5-sty tenement, 25x94.

1ST AV.—Valentine A. Schutz sold for Catharine Reilly the northeast cor. of 1st av and 13th st, 4-sty tenement, 20x94.

1ST AV.—O'Reilly & Dahl and P. Fried sold for Isidor Weisenberger the southeast corner of 1st av and 52d st, a 4-sty tenement, 25x75.

3D AV.—E. E. Tisch & Co. sold for the Welch estate 966 3d av, 5-sty double tenement, with stores, 25x95.

9TH AV.—Julius Liechtenstein sold 738-740 9th av, southeast cor. of 50th st, a new 6-sty flat, with store, 44x80.

10TH AV.—Joseph P. Day sold for Thomas L. Moore 279 to 283 10th av and 505 West 26th st, being the northwest cor., three 4-sty brick flats, each 19.9x85. The buyer will alter the houses.

10TH AV.—John J. Boylan sold for Louis Wagner 849 10th av, southwest cor. of 56th st, a 4-sty tenement, with store, on lot 21x80.

11TH AV.—Louis Cramer sold to Henry Kesting 768 11th av, a 4-sty tenement, with store, 20x72.

A Quick Turn.

11TH AV.—John J. Boylan has resold for Philip Ryan to an investor No 674 11th av, 4-sty tenement, with store, 20x80. Mr. Ryan took title to this property last week.

11TH AV.—Colin M. Eadie sold for the Smith estate the three and 1-sty buildings, 98.9x100, at the southeast cor. of 11th av and 25th st. The property has been in the possession of the Smith family half a century, and is one of the few available corner plots in this section to be had in fee.

NORTH OF 59TH STREET.

RIVERSIDE DRIVE.—Henry H. Vail sold 24 Riverside Drive, 4-sty dwelling, 22.7x105.10 x irregular, adjoining the southeast cor. of 75th st.

62D ST.—Walter S. Kemeys sold the 4-sty dwelling 7 East 62d st, 25x100.5, to Mrs. Mary E. Blodgett, who owns the adjoining house, No. 5.

63D ST.—Louis J. and Samuel J. Reckendorfer purchased 103 West 63d st, 3-sty dwelling, 19x100.5. The buyers own the block front on west side Columbus av, between 63d and 64th sts.

64TH ST.—F. Morris & Co. and P. S. Treacy sold for Minnie R. S. Cornell and Helen H. Cornell, to Charles Garneau 161, 163, 165 and 167 West 64th st, four 4-sty dwellings, 72x100.5.

69TH ST.—L. J. Phillips & Co. sold for Sarah W. Cope to the tenant, Dr. Aspinwall Judd, 137 West 69th st, a 4-sty stone front dwelling, 18x100.5.

69TH ST.—The Simpson-Merritt Co. and Austin Finegan sold for Halprin, Diamondston & Levin the plot of five lots on the north side of 69th st, 175 ft. east of Avenue A.

70TH ST.—Davis & Robinson sold for T. J. McLaughlin 128 East 70th st, a new 5-sty American basement dwelling, 20x100.5. The buyer is Frank B. Nairne, who will occupy the house.

70TH ST.—Sam J. Redlich resold for Adolph Platky 267 West 70th st, 3-sty brownstone high stoop dwelling, 18.6x100.5.

72D ST.—Mrs. Raymond S. White sold 318 West 72d st, a 5-sty American basement dwelling, 25x102.2. John R. & Oscar L. Foley and A. W. McLaughlin & Co. were the brokers.

76TH ST.—Theresa Reinshagen sold to Gustav Frey 236 East 76th st, 5-sty tenement, 25x102.2.

78TH ST.—Lillian M. Kuhn sold 7 East 78th st, 5-sty American basement dwelling, on lot 25x102.2.

80TH ST.—Mary Kelly sold to Hirschfield & Liebhoff 229 East 80th st, 4-sty tenement, 25x102.2.

82D ST.—Arbesfeld & Gelb sold to a Mr. Newman 351 East 82d st, 7-sty tenement, 25x102.2.

Activity in 83d Street.

83D ST.—Bernard Smyth & Sons and Gibbs & Kirby sold to Lowenfeld & Prager 150 to 162 West 83d st, seven 2-sty brick and stone dwellings, 125x121x irregular; also 161 to 165 West 83d st, three 3-sty brick dwellings, 50.9x102.2. The same brokers resold 161 to 165 West 83d st for Lowenfeld & Prager.

83D ST.—Jacob Schawel sold 20 West 83d st, 4-sty and basement stone front dwelling, 18x102.2.

83D ST.—William Wolff's Son sold for Charles Hammel & Co. 521 East 83d st, 5-sty triple flat, 25x102.2.

84TH ST.—Harriet A. Barrett sold 267 West 84th st, a 3-sty dwelling, 16x102.2.

86TH ST.—John O. Baker sold 274 West 86th st, 5-sty American basement dwelling, 20x102.2.

86TH ST.—Richard Collins sold for Mrs. Emily L. Landon to Miss M. Morrison the 4-sty dwelling 309 West 86th st, 20x100.8. The buyer will occupy the house.

87TH ST.—Slawson & Hobbs sold for Mary L. Pence 340 West 87th st, 3-sty high-stoop dwelling, 20x102.2.

88TH ST.—Henry L. Wolff bought 324 West 88th st, 4-sty dwelling, 20x100.8.

88TH ST.—Slawson & Hobbs sold for Pauline Gomprecht to a client for occupancy, the 3-sty brownstone and brick high stoop dwelling, 264 West 88th st, 18x55x100.8.

89TH ST.—Samuel Wenk sold 402 East 89th st, 5-sty double tenement, 25x75.6.

92D ST.—Heilner & Wolf sold 44 West 92d st, 4-sty and basement dwelling, 17.5x100.8. Dr. Henry Koles is the buyer.

95TH ST.—Max Marx sold through the Frank L. Fisher Company to Charles F. Schorer the 3-sty and basement dwelling, 123 West 95th st, 17x100.8.

97TH ST.—The McVickar-Gaillard Realty Co. sold for Varick D. Martin 35 West 97th st, 3-sty dwelling, 17x100.11.

97TH ST.—The McVickar-Gaillard Realty Co. sold for Varick D. Martin to Henry H. Vought 37 West 97th st, a 3-sty dwelling, 17x100.11. Mr. Vought is also the buyer of 35, adjoining.

99TH ST.—S. Lefkowitz bought the southwest cor. of 99th st and Park av, a 6-sty apartment house, 30x100.11.

100TH ST.—Louis Stockell & Co. sold for a Mr. Miller to Janon Bros. 319 to 325 East 100th st, four 5-sty flats.

105TH ST.—Gertrude Paull sold 226 West 105th st, a 3-sty dwelling, 18.9x100.11. The purchaser buys for investment.

106TH ST.—Louis Schlechter sold for Schmeidler & Bachrach to Leon Wilner, as attorney, 160 and 162 East 106th st, two 5-sty tenements with stores, 50x100.11, near Lexington av.

112TH ST.—Harry L. Rosen resold 246 West 112th st, 5-sty flat, 33.4x100.11. The purchaser buys for investment.

114TH ST.—Salkind & Savitt sold for Dr. Berkowich to I. Goldberg the 5-sty flat 24 East 114th st, 27x100.

118TH ST.—George F. Picken sold for James C. Crawford 138 West 118th st, a 3-sty dwelling 17x55x100.

118TH ST.—William Wolff's Son sold for Margaret Sullivan to Charles Hammel 113 East 118th st, 5-sty triple flat, 25x100.11.

120TH ST.—Mrs. Solomon sold to a Dr. Tannenbaum 118 and 120 East 120th st, two 5-sty tenements, 50x100.11.

125TH ST.—J. C. Hough resold for a client to Thomas J. Costello 549 West 125th st, a 5-sty double flat, with stores, on lot 25x100.

To Build Six Apartment Houses.

143D ST.—M. Cohn & Co. sold for Lowenfeld & Prager 10 lots on the south side of 143d st, 150 ft. east of 7th av, 250x99.11. The buyers are Pekelner Bros., who will erect on the site six 6-sty apartment houses, each on plot 41.8x99.11. The property is part of a larger plot which was bought a few months ago by the sellers from the Watt estate.

159TH ST.—The Strange & Slawson Co. bought 533 and 535 West 159th st, a 3-sty dwelling on plot 53x99.11.

CLAREMONT AV.—The Hensle Construction Co. (Charles Hensle, president) sold the new 6-sty apartment house known as Fairview Court, at 175 Claremont av, on plot 75x91. This completes the sale of three houses erected by the construction company on Claremont av within a year.

LEXINGTON AV.—Montgomery & Seitz sold for Charles A. Stein the southwest corner of Lexington av and 60th st, a 5-sty flat, with seven stores, on lot 100.5x25.

MADISON AV.—Samuel Ganz bought 1476 Madison av, a 5-sty flat, 26.8x95.

PARK AV.—Payson McL. Merrill sold for the Charter Realty Co., 861 to 865 Park av, three 4-sty flats, with stores, 51.2x100, at the northeast corner of 77th st. The buyer is the Co-operative Building Construction Company, which will immediately erect on the site a 12-sty structure containing six duplex and twelve single floor apartments.

RIVERSIDE DRIVE.—O. G. Manss and S. A. Israel sold for Chas. T. Barney the northeast corner of Riverside Drive and 94th st, a plot 76.2 on the drive and 139.9 ft. on 94th st. The buyer will erect a 6-sty elevator apartment house.

5TH AV.—W. W. & T. M. Hall sold 1046 5th av, a new 5½-sty American basement dwelling on lot 22.6x100, between 85th and 86th sts. The house has just been finished and has been held by the Messrs. Hall at \$190,000.

8TH AV.—Lederer, Greenberg & Friedberg bought from the Northwestern Realty Co. the new 6-sty flat, with stores, on east side of 8th av, 80 ft. south of 145th st, 40x100.

WASHINGTON HEIGHTS.

Bank Sells Apartment Houses.

135TH ST.—The State Bank sold to the Salvage Realty Company the six new 6-sty apartment houses on plot 275x99.11, 502 to 524 West 135th st, 100 ft. west of Amsterdam av. The property was recently acquired by the bank in foreclosure in which it was the plaintiff for \$196,750.

173D ST.—Charles Griffith Moses & Bro. sold for Elizabeth Sibald the 4-sty American basement dwelling 558 West 173d st, 16.6x50.

AMSTERDAM AV.—The Diersen estate sold 834 Amsterdam av, a 5-sty flat with stores, 26.1x97, adjoining the southwest corner of 101st st.

AUDUBON AV.—Jacob Herb sold the northwest corner of Audubon av and 173d st, a plot 100x100. The buyer will improve.

BRADHURST AV.—The Strange & Slawson Company resold the plot, 120x100, at the northeast corner of Bradhurst av and 152d st, to the Palisade Building Company.

BRADHURST AV.—The Morton Real Estate Company sold to Matthew Monaghan the 3-sty dwelling 41 Bradhurst av, 18.2x80.

BROADWAY.—The Crystal Realty and Construction Company sold the 6-sty flat, 39.11x100, at the northwest corner of Broadway and 138th st, to Benedict & Badd.

BROADWAY.—Slawson & Hobbs sold for the Crystal Realty and Construction Company the new 6-sty apartment house, 40x100, at the southwest corner of Broadway and 139th st. This completes the sale of 5 similar houses built at this point by the sellers.

PRESCOTT AV.—W. J. Huston & Son sold for Rebecca Galbrath the lot, 25x105, on east side of Prescott av, 880 ft. north of Dyckman st.

BRONX.

FRANKLIN ST.—Smith & Phelps sold 1093 Franklin st, a 3-sty frame building.

139TH ST.—Zinser & Clausen sold for a client the 5-sty double flat 758 East 139th st, 25x100.

141ST ST.—Paul Bultmann sold the 5-sty double flat 656 East 141st st, 38x100.

141ST ST.—Smith & Phelps sold the 3-sty brick dwelling 591 East 141st st, 17.1x100.

143D ST.—Smith & Phelps sold for M. Goetchius 703 East 143d st, a frame 2-family house, 25x100.

152D ST.—Smith & Phelps, in conjunction with Kurz & Uren, sold 621 East 152d st, two frame houses, 25x100.

We will have something to say to you each week in this space.

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?

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11 East 24th Street

To Build in 169th Street.

169TH ST.—R. I. Brown's Sons sold for the estate of A. Newbold Morris the entire block front on the south side of 169th st between Findlay and Teller avs, a plot 200x100. The purchaser will improve the property.

184TH ST.—James L. Libby sold, through B. H. Weisker, Jr., the 3-sty brick dwelling 382 East 184th st, 16x80.

230TH ST.—A. Schatzkin & Sons bought a lot 25x114 on the south side of 230th st, east of the White Plains road.

COURTLANDT AV.—Kurz & Uren sold for Anna Marek the 3-sty frame building 565 Courtlandt av.

Block of Lots Changes Hands.

COLLEGE AV.—The Fleetwood Realty Co. sold to M. L. Flank the block bounded by College and Morris avs, 167th and 168th sts, a plot of about 17 lots. Mr. Flank, who is a manufacturer of embroideries, will erect thereon a large factory.

CEDAR AV.—A. Shatzkin & Sons sold to Frank Mierra a plot, 100x64x74, on the south side of Cedar av, east of Elm st.

EAGLE AV.—Cahn & Cahn sold to a client 569 Eagle av, 4-sty front and rear flats, 25x120.

FOREST AV.—Jacob and Philip Kronenberger sold for Wahlig & Schwarz the 6-sty apartment house at southeast cor. of Forest av and Home st.

FRANKLIN AV.—Louis Reiss sold for Jacob Grunder to Michael Busch 1192 Franklin av, a 5-sty flat on lot 25x190.

GRAND AV.—James L. Libby sold, through B. H. Weisker, Jr., for the Lochinvar Realty Co. to H. B. Cutner a 2-sty 2-family dwelling, 25x90, on Grand av between Tremont and Burnside avs. This is the eighth house sold out of a row of ten built by the sellers last fall.

GRANT AV.—William E. Diller sold another of his 3-sty 2-family brick and stone dwellings recently completed on Grant av, between 163d and 164th sts.

HEATH AV.—Daniel F. McElkenney sold for Mathew J. Crowley a 2-family house on lot 33x65 on Heath av.

HULL AV.—O'Hara Bros. sold for James Johnston a 2-family house on the east side of Hull av, south of 205th st.

ROCHAMBEAU AV.—O'Hara Bros. sold for C. Haner to a buyer, for improvement, a lot on the west side of Rochambeau av, south of Van Cortlandt av.

Estate Sells Block.

SOUTHERN BOULEVARD.—Lyon estate sold the block bounded by Southern Boulevard, Wales av, 141st and 142d sts, with front-ages of 378.10, 352.4, 81.9 and 207.2 ft.

VYSE AV.—Henry M. & Joel H. Ribeth sold for C. Meyer two lots, 50x100, on the west side of Vyse av, 50 feet south of 181st st.

3D AV.—Smith & Phelps sold 3394 3d av, a 3-sty brick building. The buyer purchases for investment.

3D AV.—Abraham Piser bought 3396 3d av, running through to Franklin av, and adjoining the property recently sold to him through Smith & Phelps.

WANTS AND OFFERS

FOR SALE

Fine country property, about ten acres, high ground, situated near Tappan, N. Y.—W. S. R. R., one mile east of station. Frame house, 12 rooms, all improvements, large barn, with two rooms furnished off for servants; running brook through property; abundant fruit and shade trees. This property fronts on two main roads and has great possibilities for lots. Price, \$12,000—easy terms.
 INNES & CENTER, 21 East 20th St.

RULE FOR VALUING FRACTIONAL LOTS IN MANHATTAN.

The rule for valuing fractional lots in Manhattan Borough prepared by Henry Harmon Neill, has been printed by The Record and Guide on a large sheet of cardboard, suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each. Apply at either office of the Record and Guide, 11 to 15 East 24th St., 14 and 16 Vesey St.

TO A REAL ESTATE BROKER of experience and proven ability, The McVickar Gaillard Realty Co. can offer a very advantageous arrangement. Apply to the Treasurer. 489 5th av.

CIVIL ENGINEER (26), now Architect's Engineer, former mechanic, desires position with general builder, to assist estimating, superintending; salary, \$30. "UNIVERSITY," c/o Record and Guide, 14 Vesey St.

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Thoroughly competent young woman understanding all forms of specifications; absolutely accurate, quick, trustworthy, wishes position. "EXPERIENCED," Box 235, c/o Record and Guide, 11 East 24th St.

AN ACTIVE MAN DESIRED on commission basis in centrally located realty office, in sales department. One understanding mortgage placing preferred. Only reliable party considered. "RESULTS," Box 225 c/o Record and Guide, 11 E 24th St.

A CAPABLE, reliable man who thoroughly understands the business from experience, to manage new branch office of well-known real estate firm, on commission or salary and commission. Applicants submit proposition for consideration to "ENERGETIC," Box 226, c/o Record and Guide, 11 E. 24th St.

LEASES.

Folsom Bros. leased for the Bonnett estate the 5-sty building 6 East 12th st for term of five years to Samuel Medlin.

The McVickar-Gaillard Realty Co leased to a client the 5-sty and basement apartment house 554 West 151st st for a term of years.

Charles F. Noyes Co. leased the entire building 53 Nassau st, between Maiden lane and Liberty st, for a period of ten years from May 1 to a client of A. & M. Jacobs at an aggregate rental of about \$90,000.

Charles F. Noyes Co. leased the entire building 96 Pine st, running through to Depeyster st, for term of years to E. E. Androvetto. Also the 6-sty and basement building 2-2½ Jacob st for five years from May 1 to DeZego Bros.

Charles F. Noyes Co., in conjunction with William Cruikshank's Sons, negotiated 21-year lease for a new 6-sty building to be erected at 142 Fulton st, covering plot 27x107, owned by the Achmuty estate. The lease is on a net rental basis. Construction of the building will be commenced May 1 next.

Charles E. Duross leased the 3-sty and basement dwelling 140 West 13th st for Carl I. Dingfelder to Richard Pastor for term of years. Also 3-sty and basement dwelling 142 West 13th st for J. J. Campion to Richard Pastor for term of years. The 3-sty and basement dwelling 59 Charles st for Mary Patterson to Frank A. Goodwin.

REAL ESTATE NOTES

This week's auction business at the Vesey street exchange amounted to \$1,447,042.

John L. Parish and P. J. Murray have been elected members of the Real Estate Board of Brokers.

The offices of the Mishkind-Feinberg Realty Co., real estate operators, have been moved from 135 Broadway to the Presbyterian Building, 156 5th av.

A large percentage of brokers doing business in the middle West Side of Manhattan say that the demand for private dwellings is largely on the increase.

As a result of the Doherty sale a well-known 23d st broker has been instructed by several clients to withdraw their properties from the market until further notice.

Voorhees & Floyd, now at 51 Maiden lane, announce that about April 15 they will move to larger offices in the new Royal Fire Insurance Co. Building, 84 William st.

J. Edgar Leaycraft was chosen a member of the board of governors of the Real Estate Board of Brokers, to take the place vacant owing to the death of John R. Foley.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

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Wm. H. Hoyt & Co., real estate brokers and agents, who make a specialty of country property, have moved their offices from 15 West 42d st to 311 Madison av, south of 42d st.

Hiram Rinaldo, 233 Grand st, believes that the present high prices now being obtained for property on the Lower East Side are doing much toward strengthening the market for realty in that locality.

Louis Schrag, 142 West 23d st, Manhattan, says that rentals of private houses in 21st and 22d sts, between 6th and 7th avs, have greatly increased, and he attributes the reason to the invasion of business.

The Prudential Insurance Co. loaned the McGraw Realty Co. \$400,000 for five years at 4½ per cent. on its 12-sty reinforced concrete building north side 39th st, between 7th and 8th avs. The building covers plot 126.4x98.9.

Cyrille Carreau, 796 6th av, Manhattan, in speaking of conditions along that thoroughfare, said that owners were unconsciously retarding enhancement in property values by not exercising care in their selection of tenants.

A preliminary association of real estate brokers has been organized in Flushing to prevent the practice of splitting commissions, both with the buyer and seller. It is understood that the organization will ultimately develop into a real estate board of brokers.

A report of a sale giving virtually no particulars except the broker's name, is of much less interest and value in the trade than one giving all the specifications that can be reasonably expected, in transactions of importance. The Record and Guide hopes to be favored in this superior manner.

In asking the present New Jersey Legislature to extend the time for further investigations and for an additional appropriation of money to carry on its work, the commission, which is acting with a similar body from the State of New York, argues that the six tunnels in course of construction will afford only temporary relief and that bridges will be a necessity in the immediate future.

In speaking of trading on the West Side, Alfred E. Touissaint, 400 Columbus av, Manhattan, said that there is a large demand for dwellings west of that thoroughfare, but that the supply is becoming limited. He further remarked that while present prices are higher for this class of property than it brought ten years ago, the figures obtained compare favorably with the period preceding.

The Brooklyn Board of Real Estate Brokers has called a public meeting to discuss the Torrens System of registration of land titles, at the Brooklyn Real Estate Auction Room, 189

Montague st, Brooklyn, on Monday, April 15th, at 5 o'clock, and also to consider the bill now before the joint judiciary committees of the Legislature. At that meeting prominent speakers will present different aspects of the measure.

The announcement that the American Real Estate Co. will erect a row of 5-story flats on the block front on north side of Dongan st, between Simpson and Fox sts, Bronx, in a measure disproves the idea that there is still an overproduction of flats in that locality, and will doubtless have the effect of encouraging other and similar operations before the passing of the present season. Real estate men say that so far the activity in this direction has not come up to expectations, but now that the Bronx is offering transit facilities equal to Washington Heights they predict an increasing demand for property of this description.

In the Wants and Offers column a fine country plot, situated at the intersection of two main roads, with a large house thereon, equipped with all improvements, and a large barn about 150 ft. from the house, is noticed as for sale. This residence has its site on an elevation, with a choice orchard containing abundant fruit trees. To the east, in the grounds, flows a brook of pure, clear water, and the Palisades are just beyond. The landscape is superb, and must be seen to be appreciated. Owing to circumstances (which can be better explained upon a personal interview) the entire holdings can be bought for \$12,000, there being about ten acres in all. It is actually worth over \$17,000.

To Further Consider Torrens Measure.

The Board of Governors of the Real Estate Board of Brokers has called a mass-meeting for Monday, April 15, at 3.30 P. M., to further consider the Prentice bill. The meeting will be held at the Exchange Salesroom, 14-16 Vesey st. Among the speakers will be Sir Daniel O'Connor, New South Wales, Australia; Jos. L. Bittenwieser, M. Jos. Harson and John L. Parish. It is expected that many civic societies will send delegations to participate on the occasion.

Revised Route of the New York and Portchester Railroad.

Mr. Oakleigh Thorne, who is now the principal figure in the consolidated and "Westchester" and "Portchester" electric railroads, states that it has been practically determined to build along the line laid out for the New York, West Chester and Boston Company. This includes not only the main line, but a branch to the East River shore at the end of Clason Point.

A map has been filed in the County Clerk's office and another copy with the Board of Estimate and Apportionment. The terminal will adjoin the Harlem River stations of the New Haven Railroad and the Willis av. bridge. The company has delegated the construction work to the Millbrook Company, of which Mace Moulton is chief engineer. Construction plans are now being prepared. Marsden J. Perry has been elected president of the New York and Portchester Railroad Company, to succeed William C. Gotshall. Mr. Perry is connected with various electrification enterprises in and around New York.

The route to be now followed, beginning at Unionport rd, between Mianna st and Burchell av, runs across Oakley st, between Mianna st and Sagamore st, thence across White Plains rd at or near the intersection of Sagamore st, thence across Brown av and Sagamore st, at or near their intersection, thence across Hunt av and Bear Swamp rd at their intersection, thence across Lincoln (Holland), Jefferson (Wallace), Madison (Barnes avs) sts, Bear Swamp rd or Bronxdale av and across Bronx and Pelham Parkway at Williamsbridge rd, near their intersection, thence across Saw Mill lane between Williamsbridge rd and Eastchester rd, thence across Eastchester rd near its intersection with Syracuse av, thence across Cedar, Oak and Walnut sts, between Kingston and Syracuse avs, thence across Chestnut st, near its intersection with Kingston av, thence across Ash st, thence across Boston rd and approximately parallel with Boston rd and across Schieffelin lane, 5th or Dyer av and to a point in the northerly line of the city near Dyer av, between the old White Plains rd and 5th av.

Hudson River Building Status.

Hudson River towns lost heavily in the recent Wall Street "killing." For years the valley has been drained of its wealth by bucket-shops and through investing in gold mines, oil wells, Western irrigation schemes, national building and loan companies and other financial bric-a-brac, either quite worthless or essentially fraudulent. Genuine local opportunities in building and real estate have for many years been utterly neglected until there is a dearth of dwellings and apartments in all the cities and towns, and the newspapers are discussing the advisability of organizing building syndicates, seeing that individual builders are backward. The situation in the city of Hudson is thus depicted in the Morning Republican:

Real estate agents report they are entirely unable to furnish houses or apartments renting from \$15 a month upward. . . . The Republican is not given to advising its readers how to invest their money, but it does feel free to say that if the money lost by Hudsonians in the recent stock tumble had been invested in real estate and homes, everybody would be a deal better off. Here is a source of assured income in tangible form. If no single Hudsonian will go into the scheme it can be done by a company. If it isn't done either by the individual or by a company, outside capital will come in and make the money which rightfully belongs to Hudsonians. Such an investment would be much better than margins on stocks, or holdings in gold mines, and recent events have proved it.

Care of Tenement Property.

THIS subject lies close to a considerable part of that which the real estate agent has to do, and its principles are not so simple as to be commonly known. Many tenements comfortably planned and substantially constructed have, notwithstanding, failed as investments, because they never had a chance. It is unfortunate for our real estate interests here in the metropolitan district that so few investors build for themselves. Probably not one per cent. of our tenement houses are erected by parties intending to hold them. The same is true of dwellings in new sections. A little is made to go a great ways, and, oftentimes, a poor construction is made to look good for a time. A buyer's eyes are so dazzled by the granite portals, the mahogany and marble hall and the embossed plush with which the walls are hung, that he cannot see how the rest of the "job" has been skimped.

In the opinion of Mr. Ransom E. Wilcox (of the firm of Wilcox & Shelton), no man without experience should purchase a piece of improved real estate, even for speculation, without disinterested professional advice. "It costs but ten dollars to get an appraisal," and we should advise our clients oftener than we do. In a lecture delivered this season before the West Side Y. M. C. A., in West 57th st, Manhattan, Mr. Wilcox discovers that the speculative craze is at the bottom of much of the trouble:

Ground available for improvement is so high, the cost of materials and labor has so advanced, only the very skillful can use the best and make a profit. The ordinary speculative builder, paying a high price for his ground and an unreasonable bonus for his building loan, must recoup his extra outlay by scanting the weight and quality of his material, pinching his contractors to a figure where it will be impossible for them to do an honest job, glossing over the imperfections with eye-catching tricks of surface finish, and trust to the glib mouth of the salesman to palm off his product on a suffering public. Alas! that these methods succeed so well! New York is a large place. Most men make but a few investments in a lifetime, and by the time a man has learned wisdom in these things he is either old enough to die or too poor to try another venture. Here is a field in which we ought to magnify our usefulness. Let us try to educate our clients to know the difference between the good and the poor, and seek to let it be known that there is property that is absolutely worthless—houses that do but cumber the ground. Every real estate office has this kind of property offered to it. Let it be known in the trade that we are not interested in it, and that it cannot be sold to those whom we advise.

One of the essentials of success in the management of property is a skilful agent, presupposing good properties and wise owners. Men with enviable reputations in real estate circles in this great city have laid the foundations of their fortunes in the care and management of property, much of it of the tenement kind, and the advice of Mr. Wilcox to his student class was, (1) do not draw back from small tasks; and (2) consult freely with the owner. "If it is the owner's first experience he will probably sacrifice you after a year or two, in an experiment to see if it cannot be done for less money. Therefore divide responsibility with him at every step if he will permit you." More particularly Mr. Wilcox says:

Before agreeing to do some needed repair or renewing or improving some appointment of the property, get his views and his consent; show him as near as possible to what it will lead. See if he has not some man whom he would like you to employ, or who will give you an estimate. He will presently find, probably, that men will bid lower for you than they will for him. The volume of your work makes you a desirable customer. When you can underbid him and then get a good job done, which you will have him up to look at some day, you are making splendid progress. Presently he will be one of the men you will refer to when you are seeking other property.

Study the needs of your houses and get a long view of them. You may see some way to improve them. Talk with the owner about these, and make use of his suggestions. Something has been said about the tiresome and exacting detail of this business. These conferences with the owner will brace you up and prevent your tiring of and neglecting these matters that seem trifling, but that in the aggregate mean so much for the success of your undertaking. These conferences will not always be pleasant. Sometimes an owner has cause for discouragement, and possibly distrust. Let there be no situation or transaction that you are not ready to face. Have no matters that must be concealed.

In regard to the attitude of the agent toward the tenant, Mr. Wilcox believes that a prompt "No," with a fair statement of the reason, is infinitely better than a hope encouraged only to be deferred and finally denied. An agent's time and thought is too valuable to be used over and over again on small matters. Thus:

It is not impossible, it is not even difficult, to be as hard as adamant and at the same time to be wholly polite and even sympathetic. The agent has always in his dealing with the tenant one unfailing resource—the expectation and the requirement of the owner. "The owner will not permit this expenditure." "The owner says this rent must be presently increased." "The owner expects his account on the 10th, or 15th," or whatever the day may be. "The owner has instructed us most positively not to wait beyond the 20th for this rent." Often these statements are literally true; always they are substantially so.

Rule for Valuing Fractional Lots in Manhattan.

The rule for valuing fractional lots in Manhattan Borough prepared by Henry Harmon Neill, has been printed by The Record and Guide, with Mr. Neill's permission, on a large sheet of cardboard, suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each. Apply at either office of The Record and Guide, 11 to 15 East 24th St., 14 and 16 Vesey St.

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Hydrated Lime Makes Concrete Waterproof.

A hydrated lime manufactured by the Rockland-Rockport Lime Company and named the "Pine Cone," is well spoken of in the trade. Bertram Brewer, supervising engineer at Waltham, Mass., writes concerning its use in the construction of the reservoir there:

Before drawing plans and specifications for this structure, I had several laboratory tests made for me of various materials for making concrete waterproof. Excellent results were obtained by using "Pine Cone" hydrated lime to the extent of from 5 to 10% of the weight of the cement. I therefore specified that the contractor should use a one-two-four concrete and that hydrated lime, to an amount not exceeding 10% of the weight of the cement, should be introduced as an added ingredient.

As a matter of fact, we used 5% of "Pine Cone" hydrated lime with most excellent results. The reservoir has been in use now for nearly three months and is free from leaks. Our tests and experience show that hydrated lime added to concrete does greatly increase its impermeability. On other work I should increase the percentage of lime.

The whole office floor area of the Singer Building, No. 91-93 Liberty st., N. Y. City, 14 stories high, extending to Broadway, is being entirely covered with Asbestolith sanitary base and floors, by the Asbestolith Manufacturing Co., 156 5th av.

The new electrical engineering building of Worcester Polytechnic Institute, Worcester, Mass., which is to be completed this fall, and which will be the largest one of its kind in the country, costing over \$125,000, is to be equipped with a complete heating and ventilating outfit supplied by the Green Fuel Economizer Company, Mattawan, N. Y.

On May 1st the Clinton Wire Cloth Co., Clinton, Mass., will remove its New York office from 33 Park Place to 261 Broadway. At the same time the Chicago office will be removed from 237 Lake st to 30 and 32 River st. For over half a century this concern has been manufacturing wire cloth of every description, embracing woven wire fence, electrically welded wire fabrics for concrete construction, wire lath, hexagonal netting and perforated materials.

Painter's colic and other dangers, both to the man who puts on the paint and those who dwell within the painted rooms may now be looked upon as one of the evils born to lack of knowledge. It was not thought possible a few years ago to manufacture a paint which possessed all the advantages of paint containing white lead, zinc and other ingredients useful or preservatives but dangerous to health. Assiduous study and experiment, however, have resulted in a chemical achievement in the manufacture of a paint which is equal if not superior to the old paints but absolutely free from danger because it contains no poisonous matter whatever. This paint has been appropriately named "Marvelo Wall Paint." It is made on a wide range of colors and shades and suitable for every class of exterior or interior finish or decoration. The nature of the ingredients in Marvelo Wall Paint are such that atmospheric influences neither change the colors nor disintegrate the material in the least degree. The manufacturers, the Muralo Company of New Brighton, S. I., will be pleased to send specimens and otherwise prove their claims for their product.

Tips from Mr. Metz.

Comptroller Metz delivered a pithy address before the South Brooklyn Board of Trade which contained these interesting tips:

I don't believe in going around telling things that won't happen. My stand on the tri-borough system of subways has been criticized in some places, but I think I have acted pretty wisely. Both routes will be advertised within the next four weeks.

If anybody bids on the Fourth Ave Subway (in Brooklyn) we shall go right ahead with it.

I believe in planning a great system down here so as to make South Brooklyn what it should be and ought to be; what Hamburg is to Germany, what Liverpool is to England. This is my idea of the future of South Brooklyn.

Take Second Ave, in Brooklyn. I believe that it is destined to be a most wonderful factory district. I'm going to apply for the appointment of a commission to consider a complete water-front system.

The city is not broke yet, of course, but it's just as well for us to keep ourselves within the consideration of essentials.

What we ought to do and should do is to look very carefully into the increase of values in the outlying districts. Assessments should be properly levied, and I shall try to see that that will be done.

Within twenty-five years there will be no residences in Manhattan south of 59th st.

Corporation Counsel Ellison's appointment was about the best thing that ever happened in this town.

Rebuilding Kingston.

With reference to the late earthquake and fire, advices from Kingston, Jamaica, state that from the catastrophe the people of that city have learned new lessons in building plans. Vice Consul W. H. Orrett writes thus of building plans:

The government very wisely has under consideration a building law which aims at a uniform class of reconstructed buildings to more readily stand the violence of nature or fire, and it would appear that steel with reinforced concrete will play an important part in this reconstruction of the principal business houses and banks, so that the present would, in my opinion, be an opportune time for American steel, iron, and cement manufacturers who make a specialty of such work to do some preliminary work in exploiting the situation.

The citizens having appealed to the British Government for an imperial loan of some \$5,250,000 to be used for reconstruction purposes, I take it that if it is granted very stringent provisions will be made in its application, so as to insure buildings being erected as earthquake and fireproof as possible so as to safeguard the loan or grant; hence it is obvious that these buildings will be constructed principally of steel and reinforced concrete, and thus American manufacturers, from their proximity to this island, should, in the matter of freight and passage of skilled workmen, etc., have a very material advantage over European competitors. There will also be an abnormal demand for builders' hardware, cement, lumber, structural iron or steel, etc., for the next three years or more, and it will pay the American producer to study the field. The demand will be especially strong for structural steel and corrugated iron. More of the latter will be used now than ever, not only for roofing, but for sheeting or siding for buildings.

Electricity at the Jamestown Exhibition.

Following the example of all recent large exhibitions, electricity will be featured at Jamestown in a way which promises to surpass the illumination of the Pan-American. For the first time, a national exposition will be operated by electricity furnished by modern steam turbines. The Norfolk Railway & Light Company has contracted to furnish all the electricity required for illumination and power purposes. This additional "load" has made necessary a large increase in the equipment and a number of Curtis steam turbine generator units have been purchased. The exhibits will include all the latest inventions, discoveries and applications in the electrical field. The electrical equipment will be furnished by the General Electric Company, who will also be large exhibitors. The night harbor illumination will surpass anything of its kind ever attempted before.

Rents Moderating in San Francisco.

Mr. Rufus P. Jennings, of San Francisco (address the California Building), under date of March 31, in a letter to the Record and Guide, says that during the month of March building operations in his city were hindered in a large degree by rains, "but with the removal of the height limit on Class A buildings there is coming greatly increased activity," and further:

"The return of normal weather conditions during the last four days of the month brought a rush of applications for building permits.

"Hotel accommodation have increased, as have those of rooming and boarding houses. Many flats and residences have been completed, and there is a tendency toward reduction of rents."

Title Examination Charges Reduced.

At a recent meeting of the directors of the Williamsburgh Title Company it was decided to reduce the charges for title examination to real property. Title to any house and lot in Kings County, exclusive of survey, will be examined for a fixed sum, and the purchase price will not enter into the consideration.

—A service of Architects' names and addresses for five dollars a year. For full particulars address the Architectural Record, 11 East 24th St.

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NOTICE TO PROPERTY OWNERS. ASSESSMENTS DUE AND PAYABLE.

187th st, Amsterdam av to new st bounding High Bridge Park (opening).
Morris av, e s, N Y & H R R to Grand Boulevard and Concourse (regulating, grading, &c).

HEARINGS FOR THE COMING WEEK.
At 90-92 West Broadway.

Monday, April 15.
3d av, widening, at 159th st, at 3 p m.
Cypress av, closing, Portchester R R to the bulkhead line Harlem River, at 11 a m.
The Parkway, Grand Boulevard and Concourse, at Weeks av, at 12 m.
W 161st st, Broadway to Riverside Drive, at 1 p m.
A new st north of Fairview, at 4 p m.
Public park, Queens, at 11 a m.
Summit pl, Heath av to Boston rd, at 1 p m.
Public park at Rae, German pl and St Anns av, at 3 p m.
Belmont st, Clay to Morris av, at 2 p m.
Lawrence av, Lind av to W 167th st, at 4 p m.
W 162d st, Broadway to Riverside Drive, at 4 p m.
W 160th st, Broadway to Riverside Drive, at 4 p m.
W 161st st, Broadway to Riverside Drive, at 11 a m.
W 163d st, Fort Washington av to Riverside Drive, at 2 p m.
Riverside Drive, W 158th to W 165th st, at 12 m.

Tuesday, April 16.
2d st, between York and Franklin sts, at 2 p m.
W 207th st, between 9th av and River av, at 4 p m.
West Farms rd, Bronx River to Westchester Creek, at 4 p m.
Northern av, north of 181st st, at 4 p m.
Lafayette av, Richmond, at 3 p m.
Taylor st, Morris av to West Farms rd, at 2 p m.
Canal st West, between E 135th and E 138th sts, at 3 p m.
Main st, City Island, at 3 p m.
Corlears Hook Park, at 3.45 p m.
Fox st, Prospect to Legget av, at 2 p m.
E 177th st, Boston rd to Bronx River, at .330 p m.
Public park, bounded by Southern Boulevard, Pelham av and Crotona av, at 1 p m.

Wednesday, April 17.
Bryant st, E 176th to E 182d st, at 1 p m.
E 197th st, closing, Bainbridge av to Creston av, at 1 p m.
Strip of land at Boulevard Lafayette, at 10.30 a m.
Seaman av, Academy st to Isham st, at 11.30 a m.
W 179th st, Broadway to Haven av, at 3 p m.
W 214th st, Kingsbridge rd to Harlem River, at 3 p m.
Two public parks east of Boulevard Lafayette, at 4 p m.
Tremont av, Aqueduct av to Sedgwick av, at 4 p m.

Thursday, April 18.
Webster av, Queens, at 3 p m.
White Plains rd, closing, northern boundary of city to Morris Park av, at 11 a m.
Johnson av, Spuyten Duyvil rd to W 230th st, at 1 p m.
Weiber Court, between Washington and 3d avs, at 3.30 p m.

Friday, April 19.
Oak Tree pl, between La Fontaine av and Hughes av, at 11 a m.
W 218th st, Seaman av to 9th av, at 3.30 p m.
Fairview av, 11th av to Broadway, at 2 p m.
Housman av, Richmond, at 2 p m.

At 258 Broadway.
Monday, April 15.
Brooklyn Bridge, at 2 p m.
Piers 2 and 3, East River, at 3 p m.
Tuesday, April 16.
Westchester av, Rapid Transit, at 11 a m.
101st st, play grounds, at 3.30 p m.

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Wednesday, April 17.
Pier 13, East River, at 2 p m.
Pennsylvania av, school site, at 2 p m.
Bridge 4, Section No 2, at 3 p m.

Thursday, April 18.
Briggs and Bainbridge avs, school site, at 11 a m.
Piers 2 and 3, East River, at 11 a m.
East Houston and E 2d sts, library site, at 12.30 p m.
Covert av, school site, at 3 p m.

Friday, April 19.
Vreeland st, school site, at 10 a m.
15th and 18th sts, North River docks, at 10.30 a m.
Piers, 16 and 17, East River, at 11 a m.
Pier 36, East River, at 2.30 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 12, 1907, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.
81st st, Nos 204 and 206, s s, 67.4 e 3d av, .34.2x80.10, 6-sty brk tenement and store. (Amt due, \$32,125.40; taxes, &c, \$517.61.)
A Grochowski & Co. \$43,800
*Madison av, Nos 1400 to 1406 n w cor 97th st, 97th st 100.11x95, 6-sty brk tenement and store. (Amt due, \$35,732.35; taxes, &c, \$—; sub to a first mort of \$215,000.) Maria E Herrick. 235,000
79th st, n s, 223 e Av A, 225x102.2, 1sty frame building and vacant. (Amt due, \$9,102.50; taxes, &c, \$937.68; sub to two mort aggregating \$73,001.06.) Frank W Dykeman. 81,236
180th st, No 579, n s, 80 e Tiebout av, 20.1x 90, 3-sty frame tenement. (Amt due, \$3,953.64; taxes, &c, \$694.) Adj to April 23.
128th st, Nos 64 to 68, s s, 140 w Park av, 56.3x99.11, 6-sty brk tenement and store. (Amt due, \$13,605.79; taxes, &c, \$819.93.)
Withdrawn
76th st, No 510, s s, 198 e Av A, 25x102.2, vacant. (Amt due, \$4,490.17; taxes, &c, \$73.94.) Samuel Rosenberg. 7,000
23d st, No 267, n s, 137.6 e 8th av, 18.9x98.9, 4-sty stone front dwelling. (Partition.) G W Simpson. 30,500
161st st, s s, block front between Walton and Gerard avs, 180.11x59.10x182x69.4, 2-sty frame dwelling with frame building in rear. (Partition.) E A Tredwell. 30,000
Gerard av, e s, 59.10 s 161st st, 52x182 to Walton av, x52x182, 2-sty frame dwelling with frame building in rear. (Partition.) W J Brennan. 10,100
6th av, No 411, n w cor 25th st, No 101, 20x60, 4-sty brk building with stores (voluntary). Frank C O'Donnell, representing a party in interest. 137,000
Centre st, Nos 62 and 64, e s, 44.8 s Worth st, 34.11x90.11x34.11x82.6, 3-sty brk building and 3-sty brk building in rear (exrs sale). G A E Inteman. 60,000
7th av, Nos 791 and 793, e s, 68.1 s 27th st, 40x100, 10-sty brk building with store (Voluntary). Francis B Robert. 160,000
65th st, No 168, s s, 150 e Amsterdam av, 24x 100.5, 5-sty brk tenement (voluntary). Bid in at \$28,000.
65th st, No 170, s s, 125 e Amsterdam av, 25x100.5, 5-sty brk tenement with store (voluntary). Bid in at \$32,700.
65th st, No 172, s s, 100 e Amsterdam av, 25x100.5, 5-sty brk tenement with store (voluntary). Bid in at \$32,250.
119th st, Nos 310 to 314, s s, 120 e Manhattan av, 75x100.11, three 5-sty brk tenements (voluntary). Bid in at \$79,500.

JESSE T. MEEKER
Real Estate Broker
JOHNSON BLDG., 1170 BROADWAY
COR. 28TH STREET
Room 500 Telephone, 3952 Madison Squar.

3d av, s w cor 158th st, 23.9x99.11x23.3x99.6, 4-sty brk building (exrs sale). Alvah H Verity. 23,750
9th av, No 472, e s, 49.6 n 136th st, 25x100, 4-sty brk building with store (voluntary). H V Mead & Co. 29,000
15th st, Nos 338 and 340, s s, about 343 e 9th av, 37.3x81.3, 3-sty brk buildings (voluntary). Withdrawn
Division st, No 265, s s, 107.2 w Gouverneur st, 20.6x42.7, 3-sty brk tenement. (Amt due, \$6,493.72; taxes, &c, \$19.35.) Withdrawn.
14th st, No 4, s s, 34 e 5th av, 33x103.3, 6-sty brk loft and store building. (Amt due, \$27,720.82; taxes, &c, \$2,000.) Withdrawn.
137th st, Nos 6 to 12, s s, 85 w 5th av, 150x 99.11, four 6-sty brk tenements and stores. Sheriff's sale of all right, title, &c. Adj to April 26.
*Wadsworth av n e cor 180th st, 119.6x100, 180th st three 5-sty brk tenements. (Amt due, \$32,793; taxes, &c, \$2,090.43; sub to prior mort aggregating \$56,950.) Wm T Hookey. 82,950
*80th st, Nos 236 and 238, s s, 147.1 w 2d av, runs w 40 x s 79.2 x s e — x e 5.6 x n 102.2 to beginning, 6-sty brk tenement. (Amt due, \$6,482.22; taxes, &c, \$214.42; sub to three mort aggregating \$24,150.) Pincus Lowenfeld et al. 27,598

BRYAN L. KENNELLY.
*Audubon av s w cor 188th st, 94.10x75, vacant. (Amt due, \$9,082.80; taxes, &c, \$4,443.70; sub to three mort aggregating \$12,300.) Action No 1. Patrick S Treacy et al. 24,799
*Audubon av, n w cor 187th st, 94.10x75, vacant. (Amt due, \$9,082.80; taxes, &c, \$4,519.32; sub to three mort aggregating \$17,200.) Action No 2. Patrick S Treacy et al. 28,859
20th st, Nos 129 to 133, n s, 431 w 6th av, 67.6x92, 6-sty brk loft building (voluntary). Wm M Allison. 149,000
73d st, No 312, s s, 110.11 e Riverside Drive, runs e 30 x s 102.2 x w 25 x n w 30.7 x n 71.7, 5-sty brk and stone dwelling (exrs sale). N Rosenbaum. 86,000
Wadsworth av, n e cor 175th st, 50x100, vacant (voluntary). Henry Davis. 20,750
Washington av, Nos 1472 and 1474, e s, 150.4 s 171st st, 50.1x157.10x50x154.9, two 4-sty brk tenements (voluntary). Bid in at \$38,000

JAMES L. WELLS.
Madison av, Nos 1824 to 1830 s w cor 119th st, 119th st 80.11x75, two 6-sty brk tenements and stores. (Amt due, \$12,635.80; taxes, &c, \$—; sub to mort aggregating \$115,000.) David Cohen. 116,004
*South Oak Drive, n s, and being lot 56, map Bronxwood Park, 50x95. (Amt due, \$6,741.40; taxes, &c, \$325.) Walter W Taylor. 1,500

CROMWELL G. MACY, JR.
*North Chestnut Drive, s s, about 180 e North Chestnut Drive, 40x100, and being lot 108 Bronxwood Park; action No 2. (Amt due, \$5,624.20; taxes, &c, \$175.) Walter W Taylor. 1,000
RICHARD V. HARNETT & CO., INC.
Monroe st, No 218, s s, 25.2 w Scammell st, 25.2x71.6x25x73.3, 5-sty brk tenement with stores (exrs sale). Elizabeth Casey. 26,550

SAMUEL GOLDSTICKER.
*135th st, No 556, s s, 200 w Alexander av, 25x100, 5-sty stone front tenement and store; action No 1. (Amt due, \$4,564.40; taxes, &c, \$253.66; sub to mort aggregating \$14,023.25.) Samuel Weil. 18,623
*135th st, No 558, s s, 175 w Alexander av, 25 x100, 5-sty stone front tenement and store; action No 2. (Amt due, \$4,561.40; taxes, &c, \$253.66; sub to mort aggregating \$14,023.25.) Samuel Weil. 16,023
Total \$1,447,042
Corresponding week, 1906. 683,300
Jan. 1, 1907, to date. 11,588,842
Corresponding period, 1906. 10,135,704

Official Legal Notices

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 25 to April 4, 1907, of the confirmation by the Board of Revision of Assessment and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

BOROUGH OF THE BRONX (ANNEXED TERRITORY). REBUILDING temporary sewers and appurtenances in FLOWER STREET, between Pleasant Avenue and 2d Avenue; in 2D AVENUE, between Flower and 15th Streets; in 5TH STREET, between 2d Avenue (street) and Bronx Terrace; for temporary sewer and appurtenances in WHITE PLAINS ROAD, from 15th Avenue to Demit Avenue; in PROSPECT TERRACE, from 15th to 16th Streets; in 2D AVENUE, between 15th and 22d Streets; in CATHERINE STREET, from 22d Street to summit north of Kossuth Avenue; in MATILDA STREET, from 22d Street to summit north of Kossuth Avenue; in FULTON STREET, from 22d Street to summit north of Westchester Avenue; in 16TH STREET, from 2d Avenue to White Plains Road; in 17TH STREET, from 2d Avenue to summit east of White Plains Road; in 18TH STREET, from 2d Avenue to summit east of White Plains Road; in 19TH STREET, from 2d Avenue to summit east of White Plains Road; in 20TH AND 21ST STREETS, from 2d Avenue to Old White Plains Road; in 22D STREET, from 2d Avenue to White Plains Road; in ELIZABETH STREET, from Catherine Street to White Plains Road; in NEREID AVENUE, from Catherine Street to White Plains Road; in WESTCHESTER AVENUE, from Fulton Street to White Plains Road, and temporary sewers and appurtenances in NEREID AVENUE, from Catherine Street to White Plains Road.

BOROUGH OF THE BRONX (ANNEXED TERRITORY). Temporary Sewers and appurtenances in 5TH AVENUE, between 15th Street and 80 feet south of 10th Street; 5TH AVENUE, between 7th and Arthur Streets; 4TH AVENUE, between 15th and Randall Streets; MAPLE AVENUE, between 1st and Ruskin Streets; PROSPECT TERRACE, between 15th and 13th Streets; BRIGGS AVENUE, between White Plains Avenue and summit east of White Plains Avenue; LOGAN STREET, between White Plains Avenue and Maple Street; ARTHUR STREET, between 4th and 6th Avenue; JEROME STREET, between White Plains Avenue and 255 feet east of Maple Avenue; SHEIL STREET, between 4th Avenue and 105 feet east of 5th Avenue; 1ST STREET, between White Plains Avenue and 105 feet east of 6th Avenue; 2D STREET, between White Plains Avenue and 105 feet east of 6th Avenue; 3D STREET, between White Plains Avenue and 474.7 feet east of 5th Avenue; 4TH STREET, between White Plains Avenue and 242.2 feet east of 5th Avenue; 5TH STREET, between White Plains Avenue and 155 feet east of 5th Avenue; 6TH STREET, between White Plains Avenue and 350 feet east of 5th Avenue; 7TH STREET, between White Plains Avenue and 5th Avenue; 8TH STREET, between White Plains Avenue and 540 feet east of 4th Avenue; 9TH STREET, between White Plains Avenue and 720 feet east of 4th Avenue; 10TH STREET, between White Plains Avenue and 80 feet east of 5th Avenue; 11TH STREET, between White Plains Avenue and Corsa Lane; 12TH STREET, between White Plains Avenue and 265 feet east of 5th Avenue; 13TH STREET, between White Plains Avenue and 660 feet east of 5th Avenue; 14TH STREET, between White Plains Avenue and 6th Avenue; 14TH STREET, between Prospect Terrace and 2d Avenue; 15TH STREET, between White Plains Avenue and 515 feet east of 5th Avenue; RANDALL STREET, between Maple and 4th Avenues, except Briggs Avenue from the existing sewer in White Plains Avenue easterly a distance of 381 linear feet therefrom, according to a modification of contract dated March 28, 1904, and except that portion of Sheil Street from a point about 261.91 linear feet westerly from the center of 5th Avenue to a point about 129 linear feet easterly from the center of 5th Avenue, according to a modification of contract dated May 23, 1901. Also temporary sewer and appurtenances in SHEIL STREET, from a point 237 feet west of 5th Avenue to the centre line of 6th Avenue.

24TH WARD, SECTION 11. BOROUGH OF THE BRONX. Receiving basins and appurtenances on the northwest corner of MARMION AVENUE and EAST 176TH STREET; southwest corner of MARMION AVENUE and FAIRMONT PLACE; northeast corner of ARTHUR AVENUE and 176TH STREET; northeast corner of 3D AVENUE and E. 179TH STREET; southwest corner of BELMONT AVENUE and 179TH STREET; northwest corner of BELMONT AVENUE and 180TH STREET; southwest corner of BELMONT AVENUE and EAST 180TH STREET; northeast corner of HUGHES AVENUE and EAST 181ST STREET; northwest corner of VYSE AVENUE and EAST 178TH STREET; southwest corner of VYSE AVENUE and EAST 178TH and 182D STREETS; north side of EAST 182D STREET, opposite Vyse Avenue; southwest and northwest corners of BOSTON ROAD and EAST 178TH STREET; northwest and southwest corners of BOSTON ROAD and EAST 179TH STREET; northwest and southwest corners of BOSTON ROAD and EAST 180TH STREETS; northwest corner of BOSTON ROAD and EAST 181ST STREET; east side of SOUTHERN BOULEVARD, opposite East 183d Street; east side of SOUTHERN BOULEVARD, opposite East 187th Street (one receiving and one catch basin); northwest corner of BELMONT AVENUE and Crescent Avenue; southwest corner of HUGHES AVENUE and CRESCENT

AVENUE and on the southwest corner of ADAMS PLACE and CRESCENT AVENUE.

BOROUGH OF BRONX (ANNEXED TERRITORY). Temporary sewer and appurtenances in SIXTH AVENUE, between Arthur Street and Fifth Street; in 3D STREET, between summit west of 6th Avenue and 6th Avenue; in 4TH STREET, between first summit west of 6th Avenue and 6th Avenue, and in 5TH STREET, between first summit west of 6th Avenue and 6th Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, March 22, 1907. (33504-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 23 to April 3, 1907, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. JUMEL PLACE—REGULATING, GRADING, CURBING AND FLAGGING, from West 167th Street to Edgecomb Road (together with a list of awards for damages caused by a change of grade). Confirmed March 21, 1907, and entered March 21, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, March 22, 1907. (33460)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 25 to April 4, 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 in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. WEST 186TH STREET—OPENING, from Amsterdam Avenue to the New Street west of High Bridge Park. Confirmed February 25, 1907; entered March 22, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, March 22, 1907. (33504-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 27 to April 9, 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 6. EAST 133D STREET—REPAIRING SIDEWALK in front of Number 40. 12TH WARD, SECTION 8. WEST 184TH STREET—PAVING, CURBING AND RE-CURBING, between Amsterdam Avenue and Wadsworth Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, March 26, 1907. (33580-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 27 to April 9, 1907, 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 9. WEST 166TH STREET—SEWER, between Jerome Avenue and Woodycrest Avenue. 24TH WARD, SECTION 11. WENDOVER AVENUE—SEWER, between Boston Road and Crotona Park East, and CROTONA PARK EAST—SEWER, between Crotona Park South and the summit north of Charlotte Street. 24TH WARD, SECTION 12. BRIGGS AVENUE—SEWER, between Kingsbridge Road and East 194th Street.

HERMAN A. METZ,
Comptroller.
City of New York, March 26, 1907. (33580-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 28 to April 10, 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 park in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. ADDITION TO RIVERSIDE PARK, under Chapter 727 of the Laws of 1896, from West 122d Street, 450 feet north. Confirmed September 28, 1900; May 23, 1901, and March 6, 1907; entered March 26, 1907.

HERMAN A. METZ, Comptroller.
City of New York, March 26, 1907. (33631)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 30 to April 12, 1907, 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 WARD, SECTIONS 9 AND 11. EAST 169TH STREET—REGULATING, GRADING, BUILDING STEPS, RAILINGS, ETC., from Webster Avenue to Clay Avenue. 23D WARD, SECTION 11. RITTER PLACE—SEWER, between Union Avenue and Prospect Avenue. 24TH WARD, SECTION 11. DALY AVENUE—PAVING AND SETTING CURB, from East 177th street to Bronx Park.

HERMAN A. METZ,
Comptroller.
City of New York, March 28, 1907. (33738-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF March 30 to April 12, 1907, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. AUDUBON AVENUE—PAVING, from West 175th Street to Fort George Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, March 28, 1907. (33738-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF April 5 to 18, 1907, 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 and Avenue in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. WEST 187TH STREET—OPENING, from Amsterdam Avenue to New Street, bounding High Bridge Park. Confirmed March 21, 1907; entered April 4, 1907. VERMILYEA AVENUE—OPENING, from Dyckman Street to West 211th st. Confirmed March 21, 1907; entered April 4, 1907.

HERMAN A. METZ, Comptroller.
City of New York, April 4, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF April 4 to 17, 1907, 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 AND 24TH WARDS, SECTIONS 9 AND 11. MORRIS AVENUE—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from the east side of New York and Harlem Railroad to the Grand Boulevard and Concourse.

HERMAN A. METZ, Comptroller.
City of New York, April 2, 1907. (33800)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF April 8 to 20, 1907, 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 and street in the BOROUGH OF RICHMOND:

3D WARD. BROOK AVENUE—OPENING, from Hatfield Place to Charles Avenue. Confirmed March 1, 1907; entered April 5, 1907. 4TH WARD. 2D STREET—OPENING, from St. John's Avenue to Maryland Avenue. Confirmed March 1, 1907; entered April 5, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, April 5, 1907. (33851)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF April 9 to 22, 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 QUEENS:

1ST WARD. DE BEVOISE AVENUE—OPENING, from Jackson Avenue to Ditmars Avenue. Confirmed January 25, 1907; entered April 8, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, April 8, 1907. (33882)

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, APRIL 16, 1907.

For all the labor and materials required for the excavation, mason, steel, carpenter, electric, heating and ventilating, and other work for the pathological department and male dormitory of the New Bellevue Hospital, situated on First avenue, and bounded by Twenty-sixth and Twenty-ninth 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.
Dated March 23, 1907. (33564)

DEPARTMENT OF DOCKS AND FERRIES.
Sealed bids or estimates for furnishing and delivering about 3,000 cubic yards of sand, under contract 1039, class 1, will be received by the Commissioner of Docks, at Pier A, Battery Place, until 12 o'clock noon, April 15th, 1907. (For particulars, see City Record.) (33722-1)

DEPARTMENT OF DOCKS AND FERRIES.
Sealed bids or estimates for furnishing and delivering about 2,000 Tons of Anthracite Coal (Contract 1062) will be received by the Commissioner of Docks, at Pier A, Battery Place, until 12 o'clock (noon), April 15, 1907. (For particulars, see City Record.) (33722-2)

ADVERTISED LEGAL SALES.

(Continued from page 738.)

Tinton or late Beach av's e cor 149th st, 100x 149th st | 40; vacant. Same agt same; action No 5; same att'y; same ref. (Amt due, \$11,915.08; taxes, &c, \$150.) Mort recorded Feb 17, 1905. By Joseph P Day.

Tinton av, late Beach av, e s, 100 s 149th st, 37.6x100; vacant. Same agt same; action No 6; same att'y; same ref. (Amt due, \$4,435.20; taxes, &c, \$75.40.) Mort recorded Feb 17, 1905. By Joseph P Day.

Tinton av, late Beach av, e s, 137.6 s 149th st, 37.6x100; vacant. Same agt same; action No 7; same att'y; same ref. (Amt due, \$4,435.20; taxes, &c, \$75.40.) Mort recorded Feb 17, 1905. By Joseph P Day.

Tinton av, w s, 110.7 n Westchester av., 103x 135; vacant. Francesca R Formica agt Esther Eisenberg et al; Wager & Acker, att'ys, 287 Broadway; Sydney H Herman, ref. (Amt due, \$13,299.87; taxes, &c, \$400; sub to a prior mort of \$5,000.) Mort recorded Jan 12, 1905. By Joseph P Day.

161st st, Nos 617 and 619, n s, 103.7 e Courtland av, 50x74x50x73; 6-sty brk tenement and store. Jacob D Morrison agt Joseph Perlitch et al; Morrison & Schiff, att'ys, 320 Broadway; James P O'Connor, ref. (Amt due, \$7,944.29; taxes, &c, \$—; sub to mort aggregating \$43,400.) Mort recorded Nov 15, 1906. By Joseph P Day.

128th st, Nos 126 to 134, s s, 300 w Lenox av, 75x99.11; five 3-sty and basement stone front dwellings. The Title Ins Co of N Y agt Emma Frank et al; A Lincoln Wescott, att'y, 135 Broadway; Max Silverstein, ref. (Amt due, \$39,436.55; taxes, &c, \$742.45.) Mort recorded June 28, 1905. By Joseph P Day.

April 18.

146th st, Nos 548 and 550, s s, 125 e Broadway, 75x99.11; two 5-sty brk tenements. Frederick D W Searing agt Dora Pollack et al; Joseph Rosenzweig, att'y, 99 Nassau st; Edgar H Rosenstock, ref. (Amt due, \$15,717.52; taxes, &c, \$443.67; sub to three mort aggregating \$34,275, and sub to building loan mort amounting to \$29,459.25.) Mort recorded June 7, 1906. By Bryan L Kennelly.

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

5th av, No 2041 n e cor 126th st, 99.11x120; 6-126th st | sty brk tenement. Charles McLoughlin agt The Collins Building & Construction Co et al; Van Mater Stillwell, att'y, 186 Remsen st, Brooklyn; Warren Leslie, ref. (Amt due, \$16,655.70; taxes, &c, \$2,130.66; sub to a prior mort of \$22,000.) Mort recorded June 30, 1905. By Joseph P Day.

133d st, Nos 27 to 31, n s, 360 w 5th av, 50x 99.11; 6-sty brk tenement and store. David Shaif et al agt Louis Levinson et al; Arnstein & Levy, att'ys, 128 Broadway; Ashbel P Fitch, ref. (Amt due, \$10,301; taxes, &c, \$740.37.) Mort recorded June 28, 1903. By Joseph P Day.

103d st, No 122, s s, 300 w Columbus av, 25x—; 5-sty stone front tenement. Jesse A Hall agt Annie A Campbell et al; Wesselman & Kraus, att'ys, 31 Liberty st; Wm L Gellert, ref. (Amt due, \$5,384.10; taxes, &c, \$—; sub to two mort aggregating \$28,000.) Mort recorded Nov 5, 1906. By Bryan L Kennelly.

107th st, Nos 218 and 220, s s, 244.4 e 3d av, 43.8x100.11; 6-sty brk tenement and store. Jennie Weill agt Simon Jacobs, et al; action No 2; Kantrowitz & Esberg, att'ys, 320 Broadway; Sol Kohn, ref. (Amt due, \$27,019.91; taxes, &c, \$295.78; sub to four mort aggregating \$26,500.) Mort recorded Dec 18, 1905. By Joseph P Day.

136th st, No 132, s s, 316.8 w Lenox av, 16.8x 99.11; 3-sty stone front dwelling. Ira O Miller agt Edgar Logan et al; Ira O Miller, att'y, 108 Fulton st; J C Julius Langbein, ref. (Amt due, \$11,723.14; taxes, &c, \$177.46.) Mort recorded June 9, 1905. By Joseph P Day.

2d av, Nos 1920 to 1938, e s | whole front between 99th st, No 301, n s | 99th and 100th sts, 100th st, Nos 300 to 304, s s | 201.10x106; five 6-sty brk tenements and store. Harry Finkelstein agt Hauben Realty Co et al; action No 2; Arnstein & Levy, att'ys, 128 Broadway; James T Brady, ref. (Amt due, \$21,333.77; taxes, &c, \$1,409.75.) Mort recorded Oct 6, 1905. By Hugh J Smyth.

99th st, Nos 303 to 313, n s, 396 w 1st av, 148x 100.11; four 6-sty brk tenements and stores. Same agt same; action No 1; same att'ys; same ref. (Amt due, \$8,742.70; taxes, &c, \$709.87.) Mort recorded Oct 6, 1905. By Hugh D Smyth.

April 19.

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 stone front tenements and stores. Chas A Hess et al agt Emily E Burns et al; sheriff's sale of all right, title, &c, which Emily E Burns had on Dec 14, 1906, or since; Guggenheimer, Untermyer & Marshall, att'ys, 30 Broad st; Nicholas J Hayes, sheriff. By Joseph P Day.

Southern Boulevard, e s, 100 n Barretto st, 75x 100; vacant. David L Phillips et al agt Abraham Greenberg et al; Harold Swain, att'y, 176 Broadway; Joel Marx, ref. (Amt due, \$2,437.57; taxes, &c, \$200.) Mort recorded Feb 11, 1905. By Joseph P Day.

April 20.

No Legal Sales advertised for this day.

April 22.

Vandewater st, Nos 17 to 27 | n s, 204.10 w Pearl Rose st, Nos 45 to 51 | st, runs n 87.2 x e 7.9 x n 106.3 to Rose st, x w 91.11 x s 144.3 x s w 10.2 x s 81.10 x e 133.1 to beg; 8 and 9-sty brk and stone loft and store buildings. County Holding Co agt Geo W Munro et al; Merrill & Rogers, att'ys, 31 Nassau st; Morris J Hirsch, ref. (Amt due, \$441,178.20; taxes, &c, \$6,876.88; sub to leases; sub to state of facts and sub also to lien of portion.) Mort recorded Oct 5, 1905. By Joseph P Day.

213th st, n s, 100 e Maple av, 50x100; Wakefield. Sheriff's sale of all right, title, &c, which Vincenzo Gigante had on Dec 21, 1906, or since; Pentecost & Campbell, att'ys, 346 Broadway; Nicholas J Hayes, sheriff. By Joseph P Day.

REAL ESTATE RECORDS

Whenever the letters Q. C., C. a. G. and B. & C. occur, preceded by the name of the grantee, they mean as follows:

1st.—Q. C. is an abbreviation for Quit Ciam 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 and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it

will occasionally be found, do not correspond with the 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.

5th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

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.

CONVEYANCES

April 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Barrow st, No 45, s s, 144 w Bleecker st, 21x40, 3-sty frame (brk front) dwelling. Manley A Raymond EXR Grace C Holmes to Sampson H Schwarz and Gustav Hilborn. Apr 9. Apr 10, 1907. 2:587—52. A \$4,000—\$5,000. 6,650

Bayard st, Nos 22 and 24, n s, 79.4 w Chrystie st, runs w 46.11 x n 50 x e 20.10 x n 25 x e 3.2 x n 4.4 x e 22.2 x s 53.9 x w 1.4 x s 25 to beginning, 6-sty brk tenement and store. Samuel Harris to Nathan Ullman. Mort \$56,750. Mar 11. April 8, 1907. 1:290—41. A \$30,000—\$60,000. other consid and 100

Beaver st, No 3, n s, 56.3 e Broadway, runs n 70.10 w by 3.5 x n 6.9 x e 25.5 x s 7.4 to st x w 22 to beginning, 5-sty brk office building. PARTITION, Mar 12, 1907. Sylvester L H Ward referee to Geo F Lockwood, of New Canaan, Conn. Apr 11, 1907. 1:22—5. A \$110,000—\$120,000. 120,000

Bedford st, No 95, part of, begins 93.5 w Bedford st at or opposite the n w cor of No 95 Bedford st, runs w 0.2 $\frac{1}{4}$ x s 25.5 x e 1.10 $\frac{1}{2}$ x n 24.8 $\frac{3}{4}$, being all title to land lying w of west wall of said No 95. Marie Lund to the Rector, Church Wardens and Vestrymen of Trinity Church in City N Y. Q C. Apr 2. Apr 10, 1907. 2:585. nom

Bedford st, that part of No 95 lying east of the west wall, begins 91.7 w Bedford st and 67.8 s Grove st, runs w 1.8 x s 22.8 x n e — to beginning. The Rector, &c, of Trinity Church to Marie Lund. Q C. Mar 27. April 11, 1907. 2:585. 100

Broome st, No 225 | s e cor Essex st, 25x75, 3-sty brk and frame Essex st, Nos 72 to 76 | tenement and store. CONTRACT. Robt W Von Felde et al with Albert Sokolski. Mort \$43,500. Mar 27. April 9, 1907. 2:351—8. A \$25,000—\$28,000. 56,000

Broome st, No 526 $\frac{1}{2}$, n s, 100 s e Sullivan st, 20x78, with all title to alley in rear, 2-sty brk tenement and store. Irving H Bower to Kate L Bower. Oct 10, 1906. April 9, 1907. 2:489—45. A \$12,000—\$14,000. nom

Chatham sq, No 17 (5) begins Catharine st, w s, 49.2 n East Catharine st, No 8 | Broadway, runs n 25.1 x w 60.7 to e s Chatham sq at a bend x s 25.2 x e 61.9 to beginning, 5-sty brk loft and store building. Paul Tuckerman and ano EXRS Lucius Tuckerman to Elias A Cohen. Apr 9. Apr 10, 1907. 1:281—3. A \$18,000—\$25,000. other consid and 100

Chrystie st, No 203, w s, 25 s Stanton st, 25x66.8, 6-sty brk tenement and store. Sophia Mayer to Sarah Brown. Mort \$26,500. April 9. April 11, 1907. 2:426—26. A \$18,000—\$28,000. other consid and 100

Cortlandt st, No 82 (72), n s, abt 50 w Washington st, 24x54.6x 24x54.4 e s. Ernest T Neilson et al to Frank Sakser. B & S and C a G. Apr 5. Apr 11, 1907. 1:59—19. A \$35,500—\$41,000. other consid and 100

Delancey st, No 276, n s, 75 w Cannon st, 25x75, 5-sty brk tenement and store. Moritz Mark to Robert Kommel and Jacob Rubin. Mort \$24,000. Apr 1. Apr 10, 1907. 2:333—73. A \$12,000—\$17,000. other consid and 100

Division st, Nos 258 and 260 | n e cor Ridge st, runs n along Ridge Ridge st, Nos 2 and 4 | st, 68.6 x e 20 x n 0.1 $\frac{1}{2}$ x e 20 x s 53.4 to Division st and w 44.10 to beginning, two 3 and one 4-sty brk tenements, store on cor. Hyman Adelstein et al to Urry Goodman. Mort \$42,500. April 1. April 6, 1907. 1:315—40 and 41. A \$22,000—\$28,000. other consid and 100

Front st, No 365 | s s, 125 w Jackson sq or st, 25x140 to n s South South st, No 381 | st, 1 and 3-sty brk buildings of engine on map No 384 $\frac{1}{2}$ works. Richard De Coursey and ano to Jacob W and Benj A Jackson. Mort \$15,000. Apr 4. Apr 5, 1907. 1:243—20. A \$7,000—\$12,000. nom

Grove st, No 27, n w s, 250.2 s w Bleecker st, 22x100, 3-sty brk dwelling. Edw H Herzog et al to Eliza Hunt. Mort \$8,000. May 18, 1905. April 11, 1907. 2:588—76. A \$9,500—\$11,000. other consid and 100

Grand st, No 433, s s, 99.6 w Ridge st, 16.10x100, 4-sty brk tenement and store.

Grand st, No 366, n s, 50 w Norfolk st, 17.11x75.1, 3-sty brk tenement and store.

Gideon Lee Stout to Sidney S Conger, of Cooperstown, N Y. Mt \$20,000. April 11, 1907. 1:315—12. A \$14,000—\$20,000; 2:—351—24. A \$16,000—\$17,000. other consid and 100

Hester st, No 82 | s e cor Allen st, 25x40, 4-sty brk tenement and Allen st, No 38 | store. Robert Tucker EXR, &c, Thomas Finegan to Harris Silberman. Apr 9. Apr 10, 1907. 1:299—14. A \$20,000—\$23,000. 35,000

Hester st, No 205, n s, 25.1 e Baxter st, 25x49.9, 3-sty brk and frame tenement and store. Augustus Sbarboro to the City of New York. Mar 15. Apr 10, 1907. 1:236—37. A \$10,000—\$10,500. 18,000

Houston st, Nos 124 and 126, n s, 41 e 2d av, 34x50, two 5-sty brk tenements and stores. Lena Weinstein to Abraham C Weingarten. 1-6 share and all title. All liens. Apr 8. Apr 10, 1907. 2:442—64. A \$15,000—\$22,000. other consid and 100

24th st E, No 405, n s, 100 e 1st av, 25x98.9, 5-sty brk tenement. Wm F Bantje to John E McCann. B & S. All liens. May 22, 1905. April 8, 1907. 3:956-6. A \$7,500-\$20,000. nom

24th st W, Nos 307 and 309, n s, 100 w 8th av, 50x98.9, two 5-sty brk tenements. William Engel to Emily L Hoffbauer, nee Weber. Mort \$48,000. Aug 14, 1905. April 9, 1907. 3:748-35 and 36. A \$22,000-\$56,000. 100

25th st W, Nos 312 to 318, s s, 162.6 w 8th av, 81.5x98.9, four 3-sty brk dwellings. Sackett M Barclay to Daled Realty & Construction Co. April 8, 1907. 3:748-51 to 54. A \$34,000-\$43,000. other consid and 100

27th st W, No 322, s s, 250 w 8th av, 25x98.9, 3-sty brk tenement and 3-sty brk tenement in rear. FORECLOS, Jan 29, 1907. S Morrill Banner referee to Matthew Kennedy. Apr 5, 1907. 3:750-53. A \$11,000-\$15,000. 19,175

30th st E, No 147, n s, 140 w 3d av, 26.8x98.9, 5-sty brk tenement. Alfred B Dunn to Jefferson M Levy. Morts \$—. April 2, April 6, 1907. 3:886-38. A \$16,000-\$38,000. nom

31st st E, No 207, n e, 135 e 3d av, runs n 50 w 8 x s - x e 17, 3-sty brk tenement. Mary D Shelley et al HEIRS, &c, John L Davis to Alice Davis widow. B & S and C a G. Mar 26. Apr 9, 1907. 3:912-6. A \$4,000-\$5,500. nom

31st st W, No 13, n s, 225 n w 5th av, 25x98.9, 4-sty stone front dwelling. Sarah E Cook daughter Wm K Hinman to Maria J wife of Mark W MacLay daughter of Wm K Hinman. April 6. April 8, 1907. 3:833-32. A \$75,000-\$83,000. nom

32d st E, No 216, s s, 203.9 e 3d av, 18.9x98.9, 3-sty brk dwelling. Ida F Bryant to Henry G Cassidy of Bklyn. April 6. April 11, 1907. 3:912-56. A \$7,500-\$10,000. 11,750

32d st W, Nos 517 to 525, n s, 200 w 10th av, 125x98.9, two 4-sty brk factories. J Lawrence Pool et al to Unicorn Realty Co. Apr 1. April 11, 1907. 3:704-20. A \$36,000-\$65,000. 80,000

35th st E, No 202, s s, 60 e 3d av, 20x74.1 3-sty brk tenement. Pauline A Horn to Edw D McGreal. Mort \$9,000. Apr 9. Apr 10, 1907. 3:915-60. A \$7,500-\$9,500. other consid and 100

35th st W, No 310, s s, 100 w 8th av, 12.6x98.9, 3-sty brk dwelling. Mark W Brenen and ano INDIVID and EXTRX Edward Brenen to Geo D Ebermayer. MORT \$3,500. Apr 4. Apr 5, 1907. 3:758-48. A \$5,500-\$7,500. other consid and 100

37th st, No 158, s s, abt 120 w 3d av, —x—, 4-sty stone front dwelling. All estate, real and personal, of which John N Stearns died seized, except income on 2,300 shares of stock John N Stearns & Co. Release dower. Alice A Stearns to Henry S, John N Jr and Louis Stearns, Alice S Gibb and Walter C Stearns. Q C. Apr 3. Apr 11, 1907. 3:892-50. A \$16,000-\$23,500. nom

38th st W, No 244, s s, 382.1 w 7th av, 17.10x98.9, 3-sty brk dwelling. Eliza J Hewitt widow to Alfred N Beadleston. Apr 5. Apr 10, 1907. 3:787-66. A \$11,500-\$14,000. other consid and 100

38th st E, No 331, n s, 200 w 1st av, 25x98.9, 5-sty brk tenement. Ignatz Schwartz et al HEIRS, &c, Samuel Schwartz to Morris Schwartz. All title. All liens. April 1. April 6, 1907. 3:944-18. A \$9,000-\$16,500. other consid and 100

41st st W, No 351, n s, 125 e 9th av, 25x98.9, 4-sty brk tenement and store. Gertrude M Brennan to Isabel W Green. Mort \$16-500. April 1. April 6, 1907. 4:1032-6. A \$12,000-\$13,000. nom

41st st W, No 353, n s, 100 e 9th av, 25x98.9, 4-sty brk tenement and store and 3-sty brk tenement in rear. Mary E A Brodhead to Louis F Rockwell. April 11, 1907. 4:1032-5. A \$12,000-\$13,000. 100

43d st W, No 458, s s, 217 e 10th av, 19x100.5, 4-sty brk dwelling. Henry N Boehack to John W Jones. B & S and C a G. Apr 2. Apr 5, 1907. 4:1052-56. A \$7,500-\$9,500. other consid and 100

44th st W, No 455, n s, 125 e 10th av, 25x100.4, 4-sty brk tenement and 4-sty brk tenement in rear. Lizzie Dolle HEIR, &c, Jacob Braun to Herman Gutterman and Clara Fromm. Mort \$8,000. Apr 10, 1907. 4:1054-6. A \$10,000-\$13,000. other consid and 100

46th st W, No 449, n s, 272.6 e 10th av, 24.2x100.5, 5-sty brk tenement and store. Isaac Mannheimer to Marie Wellner. Mort \$18,000. Apr 4. Apr 5, 1907. 4:1056-12. A \$9,000-\$15,000. other consid and 100

47th st E, No 340, s s, 100 w 1st av, 20x100.5. 47th st E, No 342, s s, 80 w 1st av, 20x100.5. two 4-sty brk tenements and stores. Moses Reeves to Aaron Leviton and Maximillian Davidoff. Morts \$22,975. Mar 4. Apr 5, 1907. 5:1339-30½ and 31. A \$14,000-\$18,000. other consid and 100

47th st W, No 420, s s, 225 w 9th av, 25x100.5, 5-sty stone front tenement. Edwin N Crasto to Carrie A Boss, of Brooklyn. Mt \$30,000. Mar 15. April 9, 1907. 4:1056-42. A \$11,000-\$23,000. nom

51st st E, No 23, n s, 80 e Madison av, 20x100.5, 5-sty brk and stone dwelling. Edith E wife of and John H Hanan to City Real Estate Co. Mort \$80,000. April 11, 1907. 5:1287-33. A \$45,000-\$80,000. 100

52d st E, No 161, n s, 107.9 n w 3d av, 12.3x100.5x17x100.6, 5-sty brk tenement and store. Release mort. Endicott-Johnson Co to Howard L Stone. All title. Q C. Dec 28, 1905. Apr 10, 1907. 5:1307-32. A \$7,000-\$13,000. nom

52d st E, No 161, n s, 107.9 n w 3d av, 12.3x100.5x17x100.6, 5-sty brk tenement and store. Howard L Stone et al to Mary Melia. June 4, 1906. Apr 10, 1907. 5:1307-32. A \$7,000-\$13,000. nom

52d st E, No 57, n s, 222.4 w 4th av, 13.9x100.5, 3-sty brk dwelling. Wallace P Willett to Lydia F wife of Wm H Folsom. Mar 15, 1888. (Re-recorded from Mar 20, 1888). April 9, 1907. 5:1288-27. A \$25,000-\$28,000. 15,000

52d st E, No 343, n s, 150.6 w 1st av, 20x100.5, 5-sty stone front tenement. Ferdinand Cibulay to John Klein. Mort \$13,000. April 8, 1907. 5:1345-20. A \$7,000-\$14,000. nom

54th st E, No 24, s s, 62.6 w Madison av, 20x100.5, 4-sty stone front dwelling. Walter L Rathborne to Walter E Lambert. Mort \$52,250. Apr 29. Apr 10, 1907. 5:1289-59. A \$59,000-\$75,000. nom

54th st W, No 136, s s, abt 350 e 7th av, 25x130.5, which is included the c l of 54th st, 3-sty brk stable. Silas B Brownell EXR Wm B Ross to Yale University, of New Haven, Conn. Apr 21. Apr 5, 1907. 4:1006-50. A \$25,000-\$31,000. 35,000

56th st E, No 133, n s, 74 w Lexington av, 16x50.5, 3-sty brk dwelling. Eliz F Nichols to Louise C McCreery. Mort \$10,000. Apr 4. Apr 5, 1907. 5:1311-14¼. A \$11,000-\$14,000. other consid and 100

57th st E, Nos 317 and 319, on map Nos 317 to 321, n s, 344 w 1st av, 60x100.5, three 5-sty brk tenements. Richard Lathers,

Jr, and ano EXRS Richard Lathers to Pierce Brennan. April 8, 1907. 5:1350-11 and 12. A \$29,000-\$67,000. other consid and 100

58th st W, No 320, s s, 265 w 8th av, 20x100.5, 4-sty stone front dwelling. Meyer A Bernheimer et al EXRS, &c, Simon Bernheimer to John Geery. Mort \$20,000. Mar 30. April 9, 1907. 4:1048-43½. A \$14,500-\$20,000. 35,000

59th st E, Nos 110 and 112, s s, 90 e 4th av, 50x100.5, 3-sty brk club house. Charlotte Gottheimer to Nathan Kauffmann. Mort \$89,000. April 9, 1907. 5:1313-67. A \$75,000-\$100,000. other consid and 100

60th st W, Nos 13 and 15, n s, 123.3 w Broadway, runs n 75.5 x w 25 x n 25 x w 25 x s 100.5 to st x e 50 to beginning, two 5-sty stone front tenements. Vincent P and Eliz T Travers EXRS, &c, Francis C Travers to Travers Bros Co. ½ part. All title. Mort \$49,000. July 2, 1906. Apr 5, 1907. 4:1113-16 and 17. A \$45,000-\$71,000. nom

Same property. Vincent P Travers to same. ½ part. All title. Mort \$49,000. July 2, 1906. Apr 5, 1907. 4:1113. nom

Same property. Travers Bros Co to Samuel J Silberman. Morts \$49,000. Apr 4. Apr 5, 1907. 4:1113. other consid and 100

60th st E, No 115, n s, 140 e Park av, 20x100.5, 4-sty stone front dwelling. Robt H E Elliott to Malcolm D Whitman. Mort \$27,500. Apr 4. Apr 5, 1907. 5:1395-7. A \$24,000-\$29,000. nom

60th st E, No 303, n s, 75 e 2d av, 25x100.5, 4-sty brk tenement. Isaac Nacht to Thomas Sharlow. Mort \$12,500. Apr 5, 1907. 5:1435-4½. A \$9,000-\$14,500. 100

64th st E, No 119, n s, 220 w Lexington av, 20x100.5. 64th st E, No 121, n s, adj above on east. Party wall agreement. Chas A Platt with Sarah Joseph. May —, 1906. Apr 10, 1907. 5:1399. nom

64th st E, No 117, n s, 240 w Lexington av, 20x100.5. 64th st E, No 119, adj above on east. Party wall agreement. Henry W Chappell with Chas A Platt. Feb 15. Apr 10, 1907. 5:1399. nom

64th st E, No 119, n s, 220 w Lexington av, 20x100.5, 3-sty stone front dwelling. Chas A Platt to Jenny R Meeker. C a G. Mort \$25,000. Apr 9. Apr 10, 1907. 5:1399-7½. A \$25,000-\$30,000. other consid and 100

65th st, No 134, s s, 496.5 e Amsterdam av, 18x100.5, 3-sty stone front dwelling. Bartholomew Dunn to J Ida L Hurlbut. Apr 6. Apr 10, 1907. 4:1136-45. A \$11,500-\$16,500. other consid and 100

65th st E, No 421, n s, 287.9 w Av A, 37.7x100.5, 6-sty brk tenement and store. Joseph Isaacs to Benjamin Jackerson. Mort \$38,000. Apr 10, 1907. 5:1460-13. A \$12,500-\$—. other consid and 100

65th st E, Nos 423 and 425, n s, 250.2 w Av A, 37.7x100.5, 6-sty brk tenement and store. Joseph Isaacs to Benjamin Jackerson. Mort \$38,000. Apr 10, 1907. 5:1460-14. A \$12,500-\$—. other consid and 100

67th st W, Nos 231 to 237, n s, 425 w Amsterdam av, 100x100.5, two 6-sty brk tenements and stores. Chas E Murtha Jr et al to Samuel Gordon, Borough of Queens. B & S. All liens. Apr 8. Apr 10, 1907. 4:1159-12 to 15. A \$20,000-\$—. nom

69th st E, n s, 175 e Av A, 123x100.4, vacant. Abraham Halprin et al to Bernard McQuillan. Mort \$37,400. April 8. April 9, 1907. 5:1481. other consid and 100

72d st E, No 132, s s, 80 w Lexington av, 20x102.2, 4-sty stone front dwelling. Louis von Schwanenflugel to Margt Y Orr. Apr 10, 1907. 5:1406-61. A \$35,000-\$42,000. other consid and 100

72d st E, No 308, s s, 80 e 2d av, 20x70, 3-sty stone front dwelling. Freda Karch to Bernard Rosenstein. Mort \$6,000. Apr 8, 1907. 5:1446-49. A \$5,000-\$7,000. other consid and 100

73d st E, No 25, n s, 53 w Madison av, 20x73, 4-sty stone front dwelling. V Henry Rothschild to Amelia M and Edith M Kohl-saat. April 5. April 8, 1907. 5:1388-15. A \$50,000-\$52,000. other consid and 100

73d st E, No 302, s s, 75 e 2d av, 25x77.2, 4-sty stone front tenement and store. Matilda Rettig to Michael Kaber. ¼ part. Mort \$12,000. April 1. April 11, 1907. 5:1447-49½. A \$6,000-\$11,000. other consid and 100

74th st E, No 23, n s, 75 w Madison av, 25x102.2, 4-sty stone front dwelling. Max J Mayer to Rebecca Mayer. Q C and correction deed. April 8. April 9, 1907. 5:1389-14. A \$75,000-\$85,000. nom

75th st E, No 421, n s, 322 w Av A, 25x102.2, 2-sty brk building and store. Wm F Walsh to Ellen Walsh. Mort \$4,000. Apr 9. Apr 10, 1907. 5:1470-12. A \$7,000-\$9,000. nom

76th st E, Nos 113 to 119, n s, 165 e Park av, 60x102.2, two 5-sty brk tenements. Gustavus A Rogers to Harris Rogers. ½ part. Q C. Mar 4. April 11, 1907. 5:1411-8 and 9. A \$50,000-\$80,000. other consid and 100

78th st E, Nos 220 to 230, s s, 198.4 e 3d av, 80x102.2, error, two 6-sty brk tenements and stores. Milton Stern to Philip Cohen and Jacob Levine, of Brooklyn. Mort \$29,000. April 5. April 9, 1907. 5:1432-38 to 40½. A \$30,000-\$—. other consid and 100

78th st E, Nos 220 to 230, s s, 198.4 e 3d av, 80x102.2, two 6-sty brk tenements and stores. FORECLOS (April 3, 1907). David L Weil (ref), to Milton Stern. Mort \$29,000. April 4. April 9, 1907. 5:1452-38 to 40½. A \$30,000-\$—. 39,000

79th st E, No 346, s s, 127 w 1st av, 17x80, 3-sty stone front dwelling. Jane W Rockwell to James O'Connell. April 1. Apr 6, 1907. 5:1453-32. A \$5,000-\$8,500. other consid and 100

79th st E, Nos 221 and 223, n s, 260 e 3d av, 40x102.2, 4-sty stone front hospital and home. Our Lady of Grace Hospital and Home to St Zitas Home for Friendless Women of the City of N Y. B & S. Mort \$32,000. April 5. April 8, 1907. 5:1525-11 and 12. A \$19,000-\$16,000 and exempt. 40,000

81st st W, No 312, s s, 160 w West End av, 20x102.2, 3-sty and basement stone front dwelling. Emilio Y De La T Belari to Annette Mc D Morgan. Mort \$18,000. Mar 20. Apr 10, 1907. 4:1244-54. A \$13,500-\$22,000. other consid and 100

82d st W, No 35, n s, 325 e Columbus av, 20x102.2, 4-sty and basement brk dwelling. Nellie Meyer to Solomon Kluge. Mort \$24,000. April 3. April 9, 1907. 4:1196-14. A \$14,000-\$24,000. 35,000

Same property. Solomon Kluge or Kluger (?) to Martain or Martin B Hofman. Mort \$24,000. April 3. April 9, 1907. 4:1196. 36,000

83d st E, No 230, s s, 254.2 w 2d av, 25.5x102.2, 5-sty brk tenement and store. Frank G Weiss to Frank K Frank. Mort \$20,000. April 10. April 11, 1907. 5:1528-35. A \$9,500-\$20,000. other consid and 100

165th st W, No 474, s s, 180.5 e Amsterdam av, runs s 100 x e 19.6 x n 43.11 x e 0.10 x n 56.1 to st x w 20.2 to beginning. 165th st Nos 476 to 480, s s, 120.6 e Amsterdam av, 59.11x100. four 2-sty frame dwellings.

Morris Rubin et al to Robt C Walker. All title. B & S. Apr 3. Apr 5, 1907. 8:2111-10 to 13. A \$17,000-\$21,500. nom

175th st W, n s, 100 e St Nicholas av, 25x100, 5-sty brk tenement. Release mort. Rosa Schleissner to Samuel Potick and Sidney Stern. Apr 4. Apr 5, 1907. 8:2153-28. A \$6,500-\$8,000. nom

Same property. Release mort. Emma Stern to same. Apr 3. Apr 5, 1907. 8:2153. nom

Same property. Release mort. Thomas Lenane to Aaron M and Wm M Janpole and Louis Werner. Apr 4. Apr 5, 1907. 8:2153. 7,500

179th st W, s s, 100 w Wadsworth av, 75x100, two 5-sty brk tenements. Henry B Cohen et al to Lena G Rosenstein and Mary Cohen. Mort \$95,750. All liens. April 8. April 9, 1907. 8:2163-9 and 11. A \$19,500-\$25,000. other consid and 100

Amsterdam av, w s, 47 s 172d st, 48x84.4, 5-sty brk tenement and store. Abram L Libman et al to Charles Wynne and David Raggel. Mort \$49,200. April 10. April 11, 1907. 8:2128. other consid and 100

Amsterdam av, Nos 2000 and 2002 | n w cor 159th st, 49.11x 159th st, No 501 | 79.10, 6-sty brk tenement and store. Release judgment. Isidor Greenbaum to Frederick Knack. Mar 4. April 8, 1907. 8:2118-41 and 42. A \$34,000-\$40,000. 100

Av A, Nos 1436 and 1438, e s, 25.6 n 76th st, 50.6x98, 6-sty brk tenement and store. John Greenberg to Meyer Kirschenbluth. Mort \$63,000. April 6. April 10, 1907. 5:1488-2 and 3. A \$16,000-\$20,000. other consid and 100

Av A, No 1317, w s, 120.4 s 71st st, 25x100, 6-sty brk tenement and store. Abraham Nevins et al to Berel Kramer, of Orange, N J. Mort \$22,500. April 10. April 11, 1907. 5:1465-23. A \$8,000-\$10,000. other consid and 100

Av C, Nos 171 and 173, w s, 47.4 s 11th st, 47.4x83, two 5-sty brk tenements and stores. Birdie V Schlesinger to Samuel Schendel. Mort \$56,000. Apr 4. Apr 5, 1907. 2:393-34 and 35. A \$24,000-\$48,000. other consid and 100

Av C, Nos 210 and 212 | s e cor 13th st, 54x62.3, two 4-sty brk 13th st, No 700 | tenements and stores. Harris Schwartz et al to Morris Goldstein. Mort \$39,000. April 1. April 8, 1907. 2:382-7 and 8. A \$24,000-\$32,000. other consid and 100

Bowery, Nos 231 and 233. Certificate as to satisfaction of assignment of rents dated Oct 15, 1903. David Sritz to Nellie May owner and John T Allen agent. April 9, 1907. April 10, 1907. 2:426.

Same property. Certificate as to satisfaction of rents dated Oct 19, 1903. Chas E Ring to same. Apr 9. Apr 10, 1907. 2:426.

Broadway, Nos 3860 to 3864, n e cor 161st st, 99.11x99.10, 6-sty brk tenement and store. Isaac Helfer to Markus Pollak. Mort \$170,000. April 9. April 10, 1907. 8:2120-1. A \$40,000-\$50,000. other consid and 100

Broadway, Nos 3860 to 3864 | n e cor 161st st, runs e 99.10 x n 161st st | 99.11 x e 0.14 x n 99.11 to s s 162d 162d st | st, x w 100 to e s Broadway, x100.10 (?) to beginning, error, 6-sty brk tenement and store and vacant. Release mort. Franklin Pettit to Isaac Helfer. April 5. April 9, 1907. 8:2120-1 and 8. A \$80,000-\$80,000. nom

Broadway, Nos 3860 to 3864, n e cor 161st st, 99.11x99.10, 6-sty brk tenement and store. Markus Pollak to Isaac Helfer. All liens. April 4. April 9, 1907. 8:2120-1. A \$40,000-\$50,000. other consid and 100

Broadway, No 2189, w s, 108.9 s 78th st, 20.2x96.8x20x93.10, 5-sty stone front tenement. Cath L Lowther to Wm W Strouse. April 9. April 11, 1907. 4:1169-11. A \$28,000-\$36,000. other consid and 100

Same property. Wm W Strouse to Walter S, Arthur W, Wm L and Henry Sheaffer EXRS and TRUSTEES Peter W Sheaffer late of Pottsville, Pa. Mort \$30,000. April 10. April 11, 1907. 4:1169. other consid and 100

Broadway, Nos 2191 and 2193, w s, 68.4 s 78th st, runs w 109.9 x s 34.6 x e 21.8 x s 5.6 x e 93.10 to Broadway, x n 40.5 to beginning, 5-sty stone front tenement. Cath L Lowther to Wm W Strouse. April 9. April 11, 1907. 4:1169-54 and 54½. A \$58,000-\$76,000. other consid and 100

Same property. Wm W Strouse to Louise Livingston. Mort \$65,000. April 10. April 11, 1907. 4:1169. other consid and 100

Broadway, w s, 100 n 218th st, runs w 123.3 x n 100 x e 50 x n 60 x e 25 x n 200 x e 25 x n 60 x e 25 x n 148.3 x e 25 x n 24.1 x e 25 x n 24.1 x e 107.4 to Broadway, x s 639 to beginning, vacant. Release claims, &c, as to Elevated R R. Henry Morgenthau Co to The City of New York. April 2. April 8, 1907. 8:2244. 6,390

Same property. Consent of mortgagee to above. Mutual Life Ins Co of N Y to same. April 3. April 8, 1907. 8:2244-35, 105, 183. A \$130,000-\$130,000. 5,500

Broadway, No 744 | n e s, at s e s Astor pl, 41x96.11x73.6x75.9. Astor pl

Lot, being formerly a part of Lafayette pl, No 53, begins at rear line of No 744 Broadway at point 44.10 s e Astor pl, runs n e 14.9 x s e 27 x s w 8.10 x n w 27.4. 4-sty brk office and store building. David W Bishop to Frederick Potter and Clarence H Kelsey as TRUSTEES. Apr 4. Apr 5, 1907. 2:545-26. A \$205,000-\$210,000. other consid and 100

Broadway, Nos 826 and 828 | begins 12th st, n s, 98 w 4th av, runs 12th st, Nos 55 to 63 | n 108.3 x w 27.10 x s 29.10 x w 120.7 to e s of Broadway x s 42.11 to 12th st x e 153.4 to beginning, 11-sty brk and stone loft, office and store building. National Realty Co to Belfrank Realty Co. C a G. Mort \$887,500. Apr 4. Apr 5, 1907. 2:564-34. A \$325,000-\$750,000. nom

Claremont av, w s, 475.2 s 127th st, 75x91, 6-sty brk tenement. Hensle Construction Co to Quincy F Cushing, of Syracuse, N Y. Mort \$95,000. April 1. April 9, 1907. 7:1994-43. A \$30,000-\$40,000. 100

Columbus av, Nos 695 to 701 | s e cor 94th st, 72.8x55, 5-sty brk 94th st, No 80 | tenement and store. Morris Heyman et al to Louis Vogel and Nathan Lemlein. Mort \$65,000. April 9. April 11, 1907. 4:1207-62. A \$65,000-\$100,000. other consid and 100

Lenox av, No 423, w s, 24.11 n 131st st, 25x75, 5-sty stone front tenement and store. Baumann-Marx Realty Co to David Weiss. Mort \$22,250. April 3. April 10, 1907. 7:1916-30. A \$16,000-\$24,000. other consid and 100

Lenox av, No 216, e s, 21 s 121st st, 20x80, 4-sty and basement brk dwelling. Charles Mayne to The Rutgers Club. Mort \$12,000. April 5. April 9, 1907. 6:1720-32. A \$13,500-\$20,000. nom

Lexington av, No 682, w s, 33.9 n 56th st, 16.8x58, 3-sty stone front dwelling. Julia D Martin to Louise C McCreery. Mort \$10,000. Mar 30. Apr 5, 1907. 5:1311-15½. A \$9,000-\$12,000. other consid and 100

Lexington av, Nos 739 and 741 | s e cor 59th st, 40.5x62. Certificate that subordinated interests in mort made by John Moje. Mar 20, 1902, are paid and consent to cancellation of an agreement. Carrie Nouheim et al to firm Klein & Jackson, to whom it may concern. Mar 28. April 6, 1907. 5:1313.

Madison av, No 691, n e cor 62d st, 22x50, 4-sty stone front dwelling. Abby A Philipp to Chas F Deshler. Apr 4. Apr 5, 1907. 5:1377-21. A \$50,000-\$57,000. other consid and 100

Madison av, No 1318, w s, 68.8 n 93d st, 16x87.9, 3-sty stone front dwelling. Helena Lederman to Gustav Stelljes. Mort \$15,000. Apr 3. Apr 5, 1907. 5:1505-19. A \$17,000-\$22,000. other consid and 100

Madison av, Nos 1824 to 1830 | s w cor 119th st, 80.11x75, two 6-sty 119th st | brk tenements and stores. FORECLOS (April 9, 1907). David Thomson ref to David Cohen. Mt \$112,954.46. April 9. April 10, 1907. 6:1745-55 to 58. A \$42,500-\$50,000. 500

Madison av, Nos 1400 to 1406, n w cor 97th st, 100.11x95, 6-sty brk tenement and store. FORECLOS (April 8, 1907). Gerard Roberts ref to Maria E Herrick. Mort \$215,000. April 10. April 11, 1907. 6:1603-14. A \$100,000-\$220,000. 235,000

Same property. Maria E Herrick to Hattie Hess. Mort \$215,000. April 10. April 11, 1907. 6:1603. other consid and 100

Madison av, No 2068, w s, 83.4 n 130th st, 16.7x75, 3-sty stone front dwelling. Margt J Higgins to Alice S Hayes. C a G. Mort \$7,000. April 5, 1897. April 11, 1907. 6:1755-17½. A \$6,000-\$10,500. nom

Marble Hill av, e s, 236.2 s w 228th st, 50x100, vacant. Sumner Deane to Jacob Rosborg, of Brooklyn. Mort \$6,000 and assignment \$341.42. April 5. April 6, 1907. 13:3402-567 and 568. A \$5,000-\$5,000. other consid and 100

Nagle av, n w cor Ellwood st, 100x100, vacant. Jacob Rosborg to Peter J Shields. Mort \$18,750. Apr 5, 1907. 8:2172-56. A \$15,000-\$15,000. other consid and 100

Park av, No 1986, w s, 75.2 n 133d st, 24.7x86, 5-sty brk tenement and store. Charles M Siegel to Kuepper Realty Co. Mort \$19,166.67 and all liens. Feb 15. April 9, 1907. 6:1758-36. A \$5,500-\$12,500. other consid and 100

Park av, Nos 471 to 479 | s e cor 58th st, runs e 92 x s 100.5 x w 58th st, Nos 100 to 108 | 22 x s 20 x w 70 to av, x n 120.5 to beginning, six 3-sty stone front dwellings and 5-sty brk tenement and store on corner. Densmore-Compton Building Co to Number 471 Park Avenue, a corporation. Mort \$627,500. Apr 8. April 11, 1907. 5:1312-4 and 69 to 72½. A \$85,500-\$110,500. other consid and 100

Park av | n w cor 102d st, 100.11x25, 6-sty brk tenement 102d st, No 67 | and store. Samuel Tischler to Israel Jacobs. Mt \$46,800. April 8. April 11, 1907. 6:1608-35. A \$14,000-\$35,000. other consid and 100

Prescott av, s s, 239.2 n e Bolton road, 25x105.3x25.3x101.5, vacant. Rebecca Galbraith to William Nelson. April 9. April 11, 1907. 8:2248-11. A \$1,000-\$1,000. other consid and 100

Riverside Drive | e s, 337 n 116th st, 50.1x- to w s Claremont av, Claremont av | vacant. John T Starr et al HEIRS, &c, Michael Starr to James M Horton. Q C. April 5. April 6, 1907. 7:1990-54. A \$65,000-\$65,000. nom

Riverside Drive, e s, 225 s 119th st, 25x100. Claremont av, w s, 225 s 119th st, 25x100. Claremont av, w s, 250 s 119th st, 25x100. Riverside Drive, e s, 275 s 119th st, 25x100. Claremont av, w s, 275 s 119th st, 25x100. Riverside Drive, e s, 250 s 119th st, 25x100, vacant. John T Starr et al HEIRS, &c, Michael Starr to Wm H Douglass. Q C. April 5. April 6, 1907. 7:1990-50. A \$95,000-\$95,000. nom

Riverside Drive, e s, 225 n 116th st, 84x123.6 to w s Old Bloomingdale road, x85.11x105.5, vacant. John T Starr et al HEIRS, &c, Michael Starr to George Noakes. Q C. April 5. April 6, 1907. 7:1990-61. A \$70,000-\$70,000. nom

Riverside Drive, e s, 309 n 116th st, 28x129.6 to w s Old Bloomingdale road, x28.7x123.6, vacant. John T Starr et al HEIRS, &c, Michael Starr to John Webber. Q C. April 5. April 6, 1907. 7:1990-57. A \$23,000-\$23,000. other consid and 100

Riverside Drive, e s, 441.2 s 127th st, 11x86, vacant. Release mort. Metropolitan Impt Co to Marcy Realty Co. April 1. Apr 10, 1907. 7:1994. nom

Riverside Drive, e s, 332.2 s 127th st, 109x86, 6-sty brk tenement. The Ludlow Realty Co to The Bergen Realty Co. C a G. April 1. April 9, 1907. 7:1994. 81,750

Riverside Drive, e s, 441.2 s 127th st, 11x86, vacant. The Marcy Realty Co to The Bergen Realty Co. C a G. April 1. April 9, 1907. 7:1994. 8,250

Riverside Drive, late Boulevard Lafayette, late Drive or Boulevard 165th st. w s, at point 1810 n from s s 155th st, runs n w 390.1 to land Hudson R R R Co, x n w 270.10 to s s 165th st, x s e 15.5 x s 67.4 x s e 133.11 x s 180.8 x s e 251.8 to Boulevard, x s w 145.11 to beginning, with all right, &c, of Shepherd Knapp to land in deed dated Oct 30, 1847, also to lands reserved by Shepherd Knapp, also riparian rights and all other rights to land under water of Hudson River. Hudson River R R right of way, e s, at s s 162d st, if produced, runs n e 42.2 x s e 328.5 to point 425 n 160th st, if produced and 297.6 w 12th av, x w 211.6 x n e 34.10 to s s 162d st, x n w 100 to beginning, with all right, title and interest to land under water, except so much as lies west of and below high water mark as to which party 1st part conveys all title, &c, vacant. Harry M Austin to Wm S Leggat. April 4. April 8, 1907. 8:2135-162, 165. A \$13,200-\$29,200. other consid and 100

Riverside Drive | e s, 337 n 116th st, 50.1x- to w s Claremont Claremont av | av, vacant. Edw J Maxwell and ano to James M Horton. Q C. April 6. April 8, 1907. 7:1990-54. A \$65,000-\$65,000. nom

158th st, No 677, n s, 200 w Elton av, 25x100.
 158th st, Nos 681 and 683, adj above on east, 50x100.
 Retaining wall agreement. Fannie Eder with Arthur W Wall.
 April 10. April 11, 1907. 9:2380. nom

169th st, No 307, n s, 58.4 e College av, 16.8x80, 2-sty frame
 dwelling. Thornton Brothers Co to Theo R Boetzel. Mort \$3,-
 300. April 8. April 11, 1907. 11:2783. other consid and 100

*173d st, w s, 281 s Gleason av, 25x100. Stephen McBride to
 Minnie Tulp. Mort \$4,450. April 5. April 6, 1907.
 other consid and 100

177th st, No 694, s s, 162.10 e Webster av, 23.3x101.4x23x97.10,
 2-sty frame dwelling and store. John J Halligan to Frank W
 Kinsman. Mort \$10,000. Apr 6. Apr 8, 1907. 11:2900. nom

193d st, s s, 0.1 e Bainbridge av, runs s e 2.2 x n w 2 x n 0.7
 to beginning. Release mort. John Bussing, Jr, to Eliz M Hart.
 Mar 13. April 11, 1907. 12:3286 and 3287. nom

197th st, between Valentine av and Briggs av and being lot 78
 map (No 902) of Metropolitan Real Estate Assoc at Fordham
 Ridge. CONTRACT. Louis Greenebaum and ano as TRUSTEES
 Simon Greenebaum with William Loeb. Mar 19. April 10, 1907.
 12:3301. 1,300

198th st, s s, 100.1 w Creston av, 16.8x100.1, 2-sty frame dwell-
 ing. J Frederick Scheffer to Emma F Keeney, of Margaret-
 ville, N Y. Mort \$3,100. Apr 5, 1907. 12:3318. 100

*214th st, n s, 150 w Maple st, also described as lot 65 map New
 Village of Jerome, 25x125. Benardo Locurto and ano to Felice
 Locurto. All liens. Apr 4. Apr 5, 1907. nom

*Same property. Felice Locurto to Benardo Locurto and Giovan-
 nina La Maritata Buccheri. All liens. Apr 4. Apr 5, 1907. nom

*215th st, s s, 150 e Tilden av, 50x100. Antonio Mega to Giuseppe
 Casaburi, Louis Mauro and Michele and Marie Carpendero,
 each 1/4 part. All liens. April 9. April 10, 1907.
 other consid and 100

*215th st, s s, 150 e Tilden av, 50x100. Giuseppe Casaburi et al
 to Antonio Mega. All liens. April 9. April 10, 1907.
 other consid and 100

*215th st, n s, 275 e 6th av, 25x100. Release mort. Workmens
 Sick & Death Benefit Fund of the U S of A to Frank Licata.
 Apr 4. Apr 9, 1907. 375

*216th st, s s, 100 w Tilden av, 75x100. Simon Nachowitz et al
 to Max D Rosenberg. Mort \$1,500. Nov 26. April 11, 1907.
 other consid and 100

*216th st, s s, 150 w Tilden av, 25x100. Release mort. Work-
 mens Sick and Death Benefit Fund of the U S of America to Si-
 mon Machowitz and Abraham Rosenberg. April 4. April 11,
 1907. 375

*221st st, s s, 305 e 2d st, 33.4x114. Clara B Owen to Anna
 Zeller. B & S. All liens. Mar 27. Apr 8, 1907.
 other consid and 100

*Same property. Anna Zeller to Agnes F Thompson. B & S.
 and C a G. Mort \$1,000. Apr 6. Apr 8, 1907.
 other consid and 100

*229th st, n s, 205 w Prospect terrace, 50x114, Wekefield. Mary
 Crimmins to Oscar M Weed. April 10. April 11, 1907.
 other consid and 100

*229th st, n s, 205 w 5th av, 50x114, Wakefield. Clara Schwartz-
 man to Lena J and Mollie Schwartzman. 2-3 parts. Mort \$600.
 April 9. April 11, 1907. nom

*233d st, n s, 80 e White Plains road, 50x114. Walter Grant to
 Gustav A Johnston. Apr 4. Apr 9, 1907. nom

*236th st, n s, 23.8 w Bryon st, 47.5x96. Thos E Lynch to Chas
 Hund. Mort \$1,120. Apr 4. Apr 9, 1907. 100

*Same property. Charles Hund to Ellen V Lynch. Mort \$1,120.
 Apr 4. Apr 9, 1907. 100

240th st, n s, 225 e Martha av, 50x174.6x—x—172, vacant. Mary
 G Dillon to Van Cortlandt Development & Co-operative Co.
 Apr 5, 1907. 12:3394. nom

*Amsterdam av, w s, 122 n Liberty st, 75x100. Anton Kurdelski
 to Geo Costar. Mort \$400. April 10. April 11, 1907. nom

Anthony av, old w s, 695.5 n Southern Boulevard, 25.1x83.8x25x
 84.11, vacant. Amalia Pirk to Emelie Ochsner. Aug 13, 1906.
 April 11, 1907. 12:3310. other consid and 100

Aqueduct av, e s, 135.2 s from the south end of the curve at s s
 Kingsbridge road, 62.6x230.3 to old Croton Aqueduct x62.6x
 230.9, vacant. Henry U Singhi to Thos B Watson. Apr 1. Apr
 10, 1907. 11:3215. other consid and 100

Anthony av | w s, 695.5 n Southern Boulevard,
 Grand Boulevard and Concourse | 25.1x33 to w s Grand Boulevard
 and Concourse, x25x30.2, vacant. John Clafin et al to Emelie
 Ochsner. Q C. Oct 9, 1906. April 11, 1907. 12:3310. 277.18

Arthur av, No 2137, on map Nos 2137 and 2141, w s, 62.6 n
 181st st, 37.6x94.8, 5-sty brk tenement and store. CONTRACT.
 Benjamin Benenson with Chas W Hillmann. Mort \$29,500. Mar
 6. April 11, 1907. 11:3063. 38,800

*Av C, n e cor 12th st, 33x105, Unionport. Andreas Kleemann to
 Edward A Schill. Mar 27. April 10, 1907.
 other consid and 100

Anthony av, n w cor 174th st, 135.7x88.11x117x59.6, 1-sty frame
 dwelling and 1-sty frame greenhouse and vacant. Hilmar O
 Carriere to George Moore of Ridgefield Park, N J. Mort \$9,000.
 April 8. April 10, 1907. 11:2890 and 2891. nom

*Arnold av, e s, 100 n Alice st, 50x100, Westchester. Henry
 Gruenebaum to James B Greey, of Yonkers, N Y. Mort \$950.
 Apr 10. Apr 11, 1907. nom

Briggs av, n w cor 197th st, —x—, and being lot 48 map (No 903)
 of the Metropolitan Real Estate Assoc, except part for Briggs
 av and 197th st, vacant. America wife of Isidore Stark to
 Marion W Buckbee. All liens. Apr 10. Apr 11, 1907. 12:3301.
 other consid and 100

Briggs av/s w cor, runs w 92.2 x s 166.5 to n s Williamsbridge
 197th st | road x e 104.3 to av x n 124.4 to beginning, vacant.
 Geo E Buckbee to Frederick and Philip Stubenvoll. Mort \$3,-
 750. Apr 4. Apr 5, 1907. 12:3301 and 3295.

*Barnes av, w s, 150 n 237th st, 100x100. John Goergen et al
 to Frederick Gambel. Mort \$1,960. Apr 8. Apr 9, 1907.
 other consid and 100

*Benedict av, s s, 161.9 e Storrow st, 25x100. Mary M Ashfield
 to Margaret Smyth. Mort \$682.50. Apr 3. Apr 9, 1907. nom

*Burdett av, n s, 334.4 w Ft Schuyler road, 50x100. The Lam-
 port Realty Co to Charles Blend, of Brooklyn. April 9. April
 10, 1907. other consid and 100

Bathgate av, No 1685 | n w cor 173d st, 100x44.5, 6-sty brk tene-
 173d st, No 765 | ment and store. Frank A Wahlig Co to
 Wahlig & Sons Co. 1-3 part. All title. Mort \$48,000. Apr
 6. April 8, 1907. 11:2915. other consid and 100

Cypress av, s e cor 141st st, 91.6x120, vacant. FORECLOS (Feb
 26, 1907). James Bilger ref to Fanny Heilbrunn. Mort \$20,-
 500. Apr 11, 1907. 10:2567 and 2568. 450

*Columbus av, s s, 75 e Lincoln st, 50x100, Van Nest. Abram
 Bachrach to Agnes K Malone. Mar 28. April 10, 1907.
 other consid and 100

Cypress av, n e cor 140th st, 100x120, vacant. Simon Uhlfelder
 et al to Richard Vallender. Mort \$12,500. April 1. April 10,
 1907. 10:2567. other consid and 100

Creston av, e s, 98 s 198th st, late Travers st, 22.2x125x22.4x
 125, vacant. John E Murgatroyd to Geo E Buckbee. Apr 3.
 Apr 9, 1907. 12:3315. 100

Creston av, e s, 98 s 198th st, late Travers st, 22.2x100x22.3x100,
 vacant. Geo E Buckbee to Amalia Pirk. Apr 8. Apr 9, 1907.
 12:3315. 100

Crotona av, w s, 225.3 s 179th st, 24.9x78.3x25.10x85.7, vacant.
 John W Seeger to Margt A Wales. Mort \$1,000. Apr 8. Apr
 9, 1907. 11:3079. other consid and 100

Cypress av, s e cor 139th st, 100x80, vacant. Agnes M Scoville to
 Henrietta Hirsch. Mort \$10,000. Apr 5, 1907. 10:2567.
 other consid and 100

Courtlandt av, No 596, e s, 118.5 n 150th st, 29.7x100, 5-sty brk
 tenement and store. Joseph Jacobs et al to Edward Denbosky.
 Mort \$19,000. Apr 5, 1907. 9:2397. other consid and 100

Courtlandt av, No 598, e s, 148 n 150th st, 29.7x100, 5-sty brk
 tenement and store. Joseph Jacobs et al to Edward Denbosky.
 Mort \$18,000. Apr 5, 1907. 9:2397. other consid and 100

Decatur av, No 2637, w s, 69 n John or Cole st, 31x62.6, 2-sty
 frame dwelling. Geo W Slagle to Harriet A Slagle. Feb 11.
 Apr 5, 1907. 12:3282. nom

Elton av, w s, 22 n 153d st, strip 3x100. Hermine S K wife of
 Fredk A Olpp to Emilie Schumacher, Kate Muller and Lina
 Miller. B & S. All liens. Nov 13, 1906. April 6, 1907. 9:-
 2375. nom

Elton av, No 673, w s, 47 n 153d st, 25x100.
 Elton av, w s, 22 n 153d st, strip 3x100.
 3-sty frame tenement and store.
 Emilie Schumacher et al to Anton Schumacher. B & S. All
 liens. April 3. April 6, 1907. 9:2375. nom

Elton av, No 673, w s, 50 n 153d st, 22x100, 3-sty frame tene-
 ment and store. Emilie Schumacher et al to Anton Schu-
 macher. April 3. April 6, 1907. 9:2375. other consid and 100

Elton av, e s, 75 n 156th st, 25x100, vacant. Timothy F Sulli-
 van to the Bungay Co of N Y. Mort \$10,000. April 9. April
 10, 1907. 9:2378. other consid and 100

Fordham road, s s, 158 w Davidson av, runs w 71.3 x s 107.2 x e
 106.3 x n e 10 x n — x e 26.2 x n 119.5 to beginning and being
 lots 29 to 33 (map No 550) map Emma Thompson, the intention
 being to convey such portions of above as were not conveyed
 or included in deed by party 1st part to Fritz Selje and re-
 corded Sept 23, 1903, except part for Fordham road, vacant.
 Sylvester Pope et al EXRS Josephine L Peyton to Thos B Wat-
 son. Mar 30. April 10, 1907. 11:3199. 100

Forest av, No 1034, e s, 121.8 n 165th st, 25x170, 3-sty frame
 tenement. Gustave Falz to Carl Khuen. Apr 8. Apr 9, 1907.
 10:2660. other consid and 100

Franklin av, No 1408, n e cor 170th st, 57.4x100x48x100, 2-sty
 frame dwelling and vacant.
 Clinton av, n w cor 170th st, 23x100x36x101, 2-sty frame dwell-
 ing.
 Franklin av, No 1414, e s, 58.11 n 170th st, 51x281x46.9x281, 2-
 sty frame dwelling.
 Except from last parcel
 Lot begins at n e cor 1st parcel runs — parallel with Franklin
 av to a point in n line of 3d parcel, x e 82 x s — to n w cor of
 2d parcel x w — to beginning.
 Max Cohen et al to Mary Cody. All liens. April 5. April 6,
 1907. 11:2936. nom

Fordham road, s s, 65.1 w Tiebout av, 40x96.3x40x98.6, 2-sty
 frame dwelling. Mortimer D Bouton to Ida M wife Mortimer D
 Bouton. Mort \$4,000. Apr 4. Apr 5, 1907. 11:3148.
 other consid and 100

*Grant av, s s, 228 w Unionport road, 25x100, 2-sty frame dwell-
 ing. Anna Fiegert to Rebecca Greenberg. 1/2 part. All title.
 Mort \$4,350. April 11, 1907. 500

*Grace av, w s, 170 n St Raymond av, 25x73.
 St Raymond av, n s, 145 w Grace av, 25x79x25x67.
 John B Dosso et al to Eduardo Baragiola. Jan 31. Apr 8.
 1907. other consid and 100

Grand av, n w cor 192d st, 250x106, vacant. Benj A Polhemus
 to Thos H Thorn. Mort \$6,000. Apr 1. Apr 8, 1907. 11:3215.
 other consid and 100

*Gainsborg av, w s, 150 s Tremont road, 50x100. Bankers Realty
 & Security Co to Robt B Waldo. Mar 9. Apr 5, 1907. 100

Grand av | s e s, at s w s Fordham road,
 Fordham road, Nos 340 and 342 | runs s w 149.5 x s e 187.3 x s e
 Davidson av | 4.11 to n w s of Davidson av,
 x n e 105.7 x n w 37.1 x n e 58.8 to Fordham road, x w 131.5 to
 beginning, except parts for Fordham road and Davidson av, 1
 and 2-sty frame buildings and stores. Thos B Watson to Henry
 U Singhi. Mort \$24,500. April 1. April 10, 1907. 11:3199.
 other consid and 100

*Gainsborg av, w s, 100 s Tremont road, 50x100. Release mort.
 Washington Savings Bank to Bankers Realty and Security Co.
 Mar 9. April 6, 1907. 400

*Hilton av, n s, 100 w Deane pl, 50x100, Westchester. Seward
 Baker to Marcus Nathan. Mort \$1,000. Mar 30. April 11,
 1907. 100

Jackson av, Nos 815 and 817, w s, 125 n 158th st, 35.11x75.11,
 with all right, title and interest to strip in rear about 7.6 in
 width, two 3-sty frame dwellings. James G Patton to Joseph
 Stolz and John Stash. Mort \$6,000. April 10. April 11, 1907.
 10:2637. other consid and 100

*Jones av, e s, 245.10 s Kingsbridge road, 25x100. Land Co B of
 Edenwald to Aron Raskin. Oct 24, 1906. Apr 9, 1907. nom

*Kingsbridge road, n s, 30 w Coster st, 50.4x106.5x50x106.5.
 Adam Bauer to Louise F Schwartz. Apr 1. Apr 9, 1907.
 other consid and 100

Lind av, No 52, e s, 264 s 165th st, 25x83, 3-sty frame dwelling.
 Jos H Jones to Albert H Lewis 1/2 part and Mary B Harvest 1/2
 part. Mort \$7,500. Apr 9. Apr 10, 1907. 9:2523. 100

*Lydig av, n e cor Barnes av, 50x100. Release mort. Van Nest
 Land & Impt Co to Fidelity Development Co. Apr 4. Apr 5,
 1907. nom

*Same property. Fidelity Development Co to Franklin Swayne,
 of Philadelphia, Pa. Mar 20. Apr 5, 1907. 100

Melrose av, Nos 762 and 764 | s e cor 157th st, 49.3x71, 6-sty brk
 157th st, No 652 | tenement and store. Isidor Hirsch
 to Agnes M Scoville. Mort \$51,000. April 5. April 6, 1907.
 9:2378. other consid and 100

Mohegan av, s e s, abt 198 n Tremont av and being lot 246 map
 East Tremont, 66x150, except part for Crotona Parkway, vacant.

THE FOUNDATION CO.

New Orleans, La.

NEW YORK, N. Y.

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Controls the Latest Scientific Appliances and Machinery. Has Built the Greatest and Most Complete Foundations to date. Combines the Highest Attainable Engineering Skill in Foundation Building.

Martha E and Amasa D Sproat to Frank Ramsteck. 2-3 parts. All title. Feb 28. April 10, 1907. 11:3121.
 other consid and 100
 Same property. Louis D Sproat by Frederic I Lockman GUARDIAN to same. 1-3 part. All title. April 4. April 10, 1907. 11:3121. 2,333.33
 Same property. Release dower. Martha N Sproat widow to same. Feb 28. April 10, 1907. 11:3121. nom
 Mott av, No 596, e s, 88.3 n 150th st, 17.2x100, except part for av, 3-sty brk dwelling. Anna C Wiener et al EXRS, &c, Joseph Wiener to Catherine O'Brien. Mar 26. Apr 5, 1907. 9:2443. 8,750
 *Neil av, n e cor Muliner av, 26.1x132.10x25x140.4. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Apr 1. Apr 8, 1907. nom
 *Neil av, n e cor Muliner av, 26.1x132.10x25x140.4. Release mort. Same to same. Apr 1. Apr 8, 1907. nom
 *Old White Plains road, n e cor 235th st, 113.6x—x114.5x25. 235th st, n s, 150 w Bryon st, 25x114.
 Idel Schwartzman to Clara, Lena J and Mollie Schwartzman. Mort \$1,785. April 6. April 11, 1907. nom
 *Old White Plains road, n e cor 235th st, 113.6x—x114.5x25. 235th st, n s, 50 e Old White Plains road, 25x114. 229th st, n s, 205 w 5th av, 50x114, Wakefield.
 Agreement not to release or assign above within 3 years without the consent of the other parties. Clara, Lena J and Mollie Schwartzman each with the other. Apr 9. Apr 11, 1907. nom
 *Pleasant or Olinville av, w s, 50 s 216th st, 25x100. Wm D Thompson to John Selfridge. Mort \$800. Apr 6. Apr 8, 1907. other consid and 100
 Perry av, w s, 389.11 s Gun Hill road, late Old road, runs w 104.8 to e s of the Drive x s 44.6 to an angle x s 53.9 x e 83.8 to av x n 83.9 and 37.1 to beginning, vacant. Release mort. Percival S Menken to Jenny Oberwarth, Borough of Richmond. Apr 10, 1907. 12:3343. nom
 Same property. Release mort. Same to same. Apr 10, 1907. 12:3343. nom
 Same property, except part for Reservoir Oval. Jenny Oberwarth to Edwd H Kelly. Apr 10, 1907. 12:3343. other consid and 100
 Perry av, s s, 95.5 e 205th st, 50x100, vacant. Patk J Brady to Hibbert B Roach. Apr 6. Apr 9, 1907. 12:3346. other consid and 100
 Ryer av, No 2038, e s, 184.4 n Burnside av, 23.8x95.4x18x95, 2-sty frame dwelling. Bertha Pirk to Geo E Buckbee. Mort \$4,000. Apr 8. Apr 9, 1907. 11:3144. 100
 Robbins av, Nos 577 and 579, w s, 200 n 149th st, late Westchester R R st, also 175 n 149th st, 75x100, 2-sty frame dwelling and 1-sty frame store. Rebecca Barsky to Samuel Ellsberg. 1-6 part. All liens. Mar 28. Apr 5, 1907. 10:2623. other consid and 100
 Same property. Samuel Ellsberg to Joseph E Eron. 1-3 part. All liens. Mar 28. Apr 5, 1907. 10:2623. other consid and 100
 *Robin av, e s, 200 s Tremont road, 25x100, Tremont Terrace. Arsene Maertens to Julian Bally and August Tfelt. 1-3 part. All title. Apr 6. Apr 8, 1907. other consid and 100
 Southern Boulevard, e s, at w s Boston road, 170x81.4 to road x170.7 to beginning, gore, vacant. Release, &c, as to Elevated R R. Corlears Realty Co to The City of New York. Apr 3. Apr 8, 1907. 11:2984. 1,706
 *Scofield av, n s, 73 e from west shore of City Island, 100x106.4x100x106, City Island. James W Hallock to Eliz J Kugler. Mar 5. Apr 8, 1907. nom
 *Scofield av, n s, 74 e line between lots 7 and 8 map Frederick Coons at City Island, runs n 106 x e 26 x s 106 to av x w 26 to beginning. Eliz J Kugler to Francis J Bumiller. Apr 8, 1907. nom
 Stebbins av, No 1020 n e cor 165th st, 113.4x50, 5-sty 165th st, Nos 1037 and 1039 brk tenement and store. Harry Lehr to Jonas Weil and Bernhard Mayer. Correction deed. Mort \$47,000. Mar 1. Apr 11, 1907. 10:2691. 100
 Spuyten Duyvil Parkway n s, at w line land conveyed to Chas H Netherland av Mulligan by party 1st part, runs n 239th st 117.6 to e 1 239th st, late Northern Terrace x w 120 to e s Netherland av x s e 140 to beginning. Release mort. James Douglas to Catharine Mulligan. Mar 31. 1907. Apr 6, 1907. 13:3417. nom
 *Seton av, w s, 200 s Randall av, 25x100, Edenwald. Ellen L Burbage to John Leonard. Apr 23, 1906. Apr 5, 1907. 400
 *Same property. John Leonard to Henry McCaddin. Apr 24, 1906. Apr 5, 1907. other consid and 100
 St Anns av, No 342, e s, 125.4 n 141st st, 25x90, 4-sty brk tenement. Abraham Rogalsky to Solomon Schubach. Mort \$15,500. April 10. April 11, 1907. 10:2556. other consid and 100
 St Anns av, No 117, w s, 25 s Southern Boulevard, 25x75, 5-sty brk tenement. Lizzie wife William Bogen to Aron Saftro. Mort \$11,000. Apr 6. Apr 9, 1907. 9:2260. other consid and 100
 Southern Boulevard, or part for st, vacant. Dennis E Sheehan to Wm C Bergen. Mort \$1,250. April 1. April 10, 1907. 12:3306. other consid and 100
 Topping av, No 1750, e s, 225 n 174th st, 25x95, 3-sty brk tenement. Release mort. Alois Lunzer to Ella Gundlach. April 10. April 11, 1907. 11:2799. 1,333.33
 Same property. Release mort. James Buckley to same. April 10. April 11, 1907. 11:2799. 3,066.67
 Tremont av, n e cor Webster av, 32x100, vacant. Michl J Dowd to National Mortgage Co. Mort \$14,000. Apr 8. Apr 9, 1907. 11:3027. other consid and 100
 Teller av, No 1315, w s, 90 n 169th st, 19.10x100, 2-sty frame dwelling. Thornton Bros Co to Anna C Gobber. Mort \$4,000. Apr 8. Apr 9, 1907. 11:2782 and 2783. 100
 Tremont av, s s, 101.7 e Southern Boulevard, 25.5x101, vacant. The Tremont Avenue Land Co to Rosa Altieri. Mort \$5,200. Apr 3. Apr 9, 1907. 11:2985. other consid and 100
 *Tilden av, w s, 75 n 215th st, 25x100. Release mort. Workmens Sick & Death Benefit Fund of U S A to Nunzeata Costignoli. Apr 4. Apr 9, 1907. 375
 Tiebout av, No 2091, w s, 116.8 n 180th st, 16.8x90, 2-sty frame

dwelling. John Barry to Katherine C Kassar. Mort \$2,500. Apr 3. Apr 8, 1907. 11:3143 and 3144. other consid and 100
 Tremont av, s s, 101.7 e Crotona Parkway, 25.5x101, vacant. Release mort. Title Guarantee & Trust Co to The Tremont Avenue Land Co. Apr 3. Apr 9, 1907. 11:2985. 1,275
 Union av, No 625, w s, 201.2 s 152d st, 22.1x100, 3-sty frame tenement. Katharina Dulfer to Katharina Conrad. Mort \$4,000. April 19. April 11, 1907. 10:2664. nom
 *Union av, s e cor Railroad av, 25x100, Westchester. George Hotchkiss to Jacob Sorin. Apr 8. Apr 9, 1907. other consid and 100
 Vyse av, Nos 1141 to 1147, w s, 200 n 167th st, 80x100, four 3-sty brk dwellings. Lizzie Frankel to Emanuel J Lasar. Mort \$38,000. April 8. April 9, 1907. 10:2752. other consid and 100
 Willis av, No 362, e s, 50 n 142d st, 20x100, except part for av, 4-sty brk dwelling. German Real Estate Co to Aline Hinsche. All liens. Feb 9. April 6, 1907. 9:2287. other consid and 100
 Same property. Aline Hinsche to Emil Hermanni. All liens. Feb 9. April 6, 1907. 9:2287. other consid and 100
 Washington av, Nos 1830 to 1836, e s, 162 s 176th st, late Mott st, 108x120, except part for av, two 2-sty frame dwellings and vacant. Daniel G Griffin to Bertha Hoffman. Mort \$22,200 and all liens. Mar 4. April 11, 1907. 11:2917. 100
 Washington av, Nos 1830 to 1836, e s, 162 s 176th st, late Mott st, 108x120, except part for av, two 2-sty frame dwellings and vacant. Frank Mueller to Daniel G Griffin, of Brooklyn. Mort \$22,200 and all liens. Feb 8. April 11, 1907. 11:2917. other consid and 100
 Westchester av, No 1107, n w s, 162 n e Prospect av, 20x63.5x21.3 x56.3, 3-sty frame tenement. Arthur H Sanders to Value Realty Co. Mort \$7,500. April 10, 1907. 10:2690. other consid and 100
 *White Plains road, w s, 116.6 n Baychester av, 33.6x92.5x33.6x92.7. Martha W Norton to Samuel Erdreich. April 4. April 9, 1907. nom
 Washington av, No 1739, w s, 50 n 174th st, 25x90, 4-sty brk tenement. Mishkind-Feinberg Realty Co to Moritz Greenberg. Q C. Correction and confirmation deed. Mort \$14,000. Oct 31, 1904. Apr 8, 1907. 11:2907. other consid and 100
 Washington ave s, 68.6 n 183d st, late Taylor st, 50x175 to Bassford av | Bassford av, known as 20-ft street, except part for Washington and Bassford avs, vacant. FORECLOS. (Mar 11, 1907.) Warren Leslie (ref) to Chas H Graham. Apr 8, 1907. 11:3053. 10,300
 Walton av, w s, 128.5 s of the south approach to Grand Boulevard and Concourse at 165th st, 25x100, vacant. Hannah C Doran to Sarah E Doran. All liens. Mar 26. Apr 11, 1907. 9:2477. nom
 Walton av, w s, 103.11 s of south approach to Grand Boulevard and Concourse, 24.6x100, vacant. Hannah C Doran to Lily J Doran. All liens. Mar 26. Apr 11, 1907. 9:2477. nom
 Walton av, w s, 79.5 s of south approach to the Grand Boulevard and Concourse, 24.6x100, vacant. Hannah C Doran to Rosianna E Doran. All liens. Mar 26. Apr 11, 1907. 9:2477. nom
 Woodycrest av, e s, 224 n from s w cor lot 56 map Highbridgeville, runs e 215 x n 67 x w 216.5 to av x n 41 to beginning. E Van Rensselaer Ketchum to Alice M Ketchum. Mort \$6,000. Mar 8. Apr 5, 1907. 9:2508. nom
 Lots 21 and 22 map filed with judgment roll in partition action Schurck vs Schurck May 20, 1902. Benjamin Sussman to Solon L and Samuel Frank. Apr 5. Apr 6, 1907. 11:2865. nom
 *Lots 50 and 51 map Pugsley estate, Unionport. Henry Ruhl et al to Eliz T Devine. Apr 11, 1907. other consid and 100
 Lots 81, 83 and 97 to 101 map Fairmount. Gertrude D Hovey HEIR Hoesa R Drew to Maggie Miller, of Babylon, L I. All title. Q C. Apr 3. Apr 8, 1907. 11:2946 and 2947. nom
 *Lots 6, 7 and 8 map No 426 of building lots in 24th Ward, near Williamsbridge Station. Bernhard Lipset to Morris and Benj Sobin. Mort \$—-. Mar 25. Apr 8, 1907. other consid and 100
 *Lots 9 and 10 map No 1095 of 163 lots estate Mary J Radway. Martha M Lebel to Emilie Lebel. 1/2 part. Apr 6. Apr 8, 1907. other consid and 100
 *Lot 219, map Sec 4, St Raymond Park. Pietro Margiotta to Vito Pantuosco. Mort \$380. April 11, 1907. nom
 *Lots 6, 7, 21 and 22 map 63 lots belonging to Herman Menaker, being a subdivision of plots 23 and 25 on map Clasons Point. Herman Menaker to Geo J Stricker. April 5. April 11, 1907. other consid and 100
 Plot begins 100 e Prospect av, and 449.9 n Westchester av, runs e 70.8 x s 26.4 x w 73.7 x n 25.11 to beginning, 2-sty frame stable. Mary M Ashfield to Rosa Flood. Q C. April 3. April 9, 1907. 10:2690. 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.

April 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Bleecker st, No 355, store, &c, Chas C Asmussen and ano EXRS, &c, John F Asmussen to Albertina E Asmussen; 5 1-12 years, from April 1, 1907. April 10, 1907. 2:620. 600
 Broad st, Nos 54 and 56, w s, 45.4x116.6x35.6x113.7, all. The Realty Co of America to S M Robins Co; 21 years, from May 1, 1907. April 9, 1907. 1:24. taxes, &c, and 25,000
 Canal st, No 191, n s, all. Anna M Grossman et al TRUSTEES Martin Grossman to Abraham Paltrowitz; 3 years, from May 1, 1907. Apr 5, 1907. 1:205. 3,000
 Carmine st, No 65, store, &c, and rooms in rear store. Martin Garone et al to Israel Goulko; 5 years, from May 1, 1907. Apr 5, 1907. 2:582. 960

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AN ELASTIC ENAMEL PAINT which is NONPOROUS, NONPOISONOUS AND DURABLE, for Plaster, Wood and Metal Surfaces

J. L. MITCHELL PAINT CO., Metropolitan Building, New York

Canal st, No 308, ground floor and basement. Mary J Mills to Valerian Bernhard; 5 years, from Aug 1, 1906. Rerecorded from Aug 22, 1906. Apr 8, 1907. 1:210.....2,000

Same property. Assign lease. Wm. Eleonway as attorney for Mary J Mills to Henry E Pulch. Mar 9. Apr 8, 1907. 1:210. —

Same property. Renewal of lease for 5 years, from Aug 1, 1911. Same to same. Mar 9. Apr 8, 1907. 1:210.....

Cannon st, No 59, all. Aaron Gottlieb to Isaac Rogoff; 3 8-12 years, from July 1, 1906. Apr 8, 1907. 2:333.....2,220 and 3,000

Cherry st, No 236, all. Louis Strongin to Louis Linder; 3 yrs, from May 1, 1907. Apr 5, 1907. 1:255.....4,000

East Broadway, No 62, n s, all. Eliz F Dodd to Karl Wilder; 21 years, from May 1, 1907. Apr 6, 1907. 1:281..... taxes, &c, and 1,800 and 2,000

East Broadway, No 177, store, &c. Samuel Lipman to U S Rectifying Co; 2 years, from May 1, 1907. Apr 8, 1907. 1:284.600

Elizabeth st, Nos 40 and 42, e s, 50.1 n Canal st, 50x100.3, all. Florence C de Jonghe to Frank J Pierce; 5 years, from May 1, 1907. April 9, 1907. 1:203.....5,000

Forsyth st, No 214, corner store, &c. Moses and Rosie Ludwig and ano and Samuel Bernstein to Max Goldberg; from Jan 1, 1907, to Mar 1, 1910; 2 years renewal. April 11, 1907. 2:422.....1,980

Goerck st, Nos 86 and 88 | last store on Goerck st and three Rivington st. Nos 322 and 324 | rooms or apartment No 2 above store. Gerson Kremly to Ephraim Maurer; 5 years, from May 1, 1907. April 6, 1907. 2:324.....728 and 840

Grand st, s e cor Chrystie st, Grand theatre. Assignment of all right, title and interest to deposit of \$25,000 as security for lease. Rubin Mogilewsky to Grand Theatre Co. Feb 26, 1906. April 11, 1907. 1:305.....

Greenwich st, No 399. Assign lease. Thomas J Kenny to Geo Kienzle. Apr 3. Apr 8, 1907. 1:214.....nom

Same property. Re-assign lease. Geo Kienzle to Thos J Kenny. Apr 8, 1907. 1:214.....nom

Greenwich st, Nos 408 and 410, n w cor Hubert st, all. Enrico V Pesca et al to Abraham Liss; 5 years, from April 1, 1907. Privilege of 4 years renewal \$5,380 per year. April 8, 1907. 1:217.....5,080

Henry st, No 178, s e cor Jefferson st. store. Wolf Nadler to Isaac Friedman; 5 years, from May 1, 1907; 5 years renewal. April 11, 1907. 1:270.....1,500

Hester st, No 23, synagogue. David Warshafsky to Congregation Chai Adam; 5 years, from May 1, 1907. Apr 5, 1907. 1:312.....540

Houston st, No 19 West. Assign lease. Maximilian J Voll to Ferdinand Munch Brewery. April 10. April 11, 1907. 2:513.....nom

Hudson st, No 81. Assign lease. Assmus G or Geo A Roth and ano to Robt G Kligenburg. Mort \$10,000. Apr 4. Apr 5, 1907. 1:180.....nom

Lewis st, No 235, all. Peter Rogan to Louis Leffler; 3 years, from May 1, 1907. Apr 5, 1907. 2:363.....950

Ludlow st, No 115, store, &c. Pauline and Harry Goldstein to Louis Aronson; 3 yrs, from May 1, 1907. Apr 5, 1907. 2:410.....840

Ludlow st, No 6, store and two rooms above. Barnet Cohen to Abraham Rosenzweig; 3 years, from May 1, 1907. Apr 8, 1907. 1:297.....660

Manhattan st, No 125, store, &c. Andres & McCauly to Randel & Gammon; 5 years, from May 1, 1907. April 10, 1907. 7:1982.....850 to 1,200

Montgomery st, No 18, store and 2d floor.....

Henry st, No 246, store.....

Thos A Mulligan ATTY for Mary J Mulligan to Charles Friberg; 2 years, from May 1, 1907. April 6, 1907. 1:269.....1,200

Mott st, No 122. Subordination of lease to mort for \$25,000. Ida Machiz as ATTY for Concetta Gulli with Citizen Savings Bank. Apr 5, 1907. 1:238.....nom

Mott st, No 302. Surrender lease. Bertha Jacobowitz to Michele Briganti. April 8. April 10, 1907. 2:521.....2,100

Park st, No 87 | all. James J Nealis and ano TRUSTEES Wm Worth st, No 173 | Nealis to Giovanni Bizzarri; 5 years, from May 1, 1907. Apr 8, 1907. 1:161.....1,500

Pitt st, No 28, store. Max Shein to Joe Hirshfeld; 2 years, from May 1, 1907. Apr 8, 1907. 2:337.....420

Rivington st, No 237, stand outside the window. Harris Krams to Tanchem Segal; 3 years, from Feb 1, 1907. Apr 8, 1907. 2:339.....144

Spring st, Nos 341 to 347 all. Anton L Olsen to Peter H Schenck; Washington st, No 500 | 10 1-12 years, from April 1, 1907. Apr 11, 1907. 2:596.....15,000

Stanton st, No 79.....

22d st, No 205 East.....

Agreement that rental in lease of No 79, shall be \$2,500 and No 205 \$2,250 per annum.....

Francis Hein with Meyer Greenberg. April 8. April 10, 1907. 2:416.....nom

Stanton st, No 60. Assign lease. Jacob Miller to Jacob Gruft. Apr 5. Apr 8, 1907. 2:417.....nom

Stanton st, No 60, n e cor Eldridge st. Assign lease. Jacob Gruft to Davies J Marshall. April 8. April 9, 1907. 2:417.....nom

Same property. Re-assign lease. Davies J Marshall to Jacob Gruft. April 9, 1907. 2:417.....nom

Washington st, No 816, store, and 1st and 2d floors. John H Rohde to William Moller & Co; 5 years, from May 1, 1907. Apr 10, 1907. 2:643.....2,160

Washington st, No 500, part of building, 20x60.....

Spring st, Nos 341 to 347, basement, 75x80.....

Anton L Olsen to The Hatters Fur Exchange; 5 years, from Feb 1, 1907. April 11, 1907. 2:596.....5,000

Same property. Assign lease. Same to Peter H Schenck. Feb 15. April 11, 1907. 2:596.....nom

Washington court, No 60(?), or an alley, n s, 150 e 5th av, 25x30. TRUSTEES of Sailors Snug Harbor to Matilda F Gray; 21 yrs, from May 1, 1894. Apr 11, 1907. 2:550.....taxes, &c, and 187.50

Washington court, No 62(?), or an alley, n s, 125 e 5th av, 25x30. TRUSTEES of Sailors Snug Harbor to Matilda F Gray; 21 yrs, from Nov 6, 1894. Apr 11, 1907. 2:550.....taxes, &c, and 187.50

Waverly pl, n s, 260.4 w University pl, 31x148.10 to s s of alley, x31x150.11. TRUSTEES of Sailors Snug Harbor to Matilda F Gray; 21 years, from May 1, 1894. April 11, 1907. 2:550.....taxes, &c, and 1,092

Waverly pl, n s, 229.4 w University pl, 31x150.11 to s s of alley, x31x153. TRUSTEES of Sailors Snug Harbor to Matilda F Gray; 21 years, from May 1, 1894. April 11, 1907. 2:550.....taxes, &c, and 1,092

William st, No 177, all. Francis J R Chamberlain EXTRX John Ridley et al to Henry Heyd; 4 years, from May 1, 1907. Apr 6, 1907. 1:101.....2,250

4th st, No 167 East. Assign lease. Henry Cassellius to Rubsam & Horrman Brewing Co. Apr 5, 1907. 2:432.....nom

8th st, No 57 West, west store. Morris Herz to Nicholas Soriero; 5 years, from May 1, 1907. April 10, 1907. 2:572.....504

8th st, No 55 West, front part of store. Louis E Elson to Bernard Goodman; 1 year, from May 1, 1907. Apr 5, 1907. 2:572.....600

9th st, Nos 804 to 810 East. Surrender lease. Joseph Stern to Henry Klein. April 8. April 9, 1907. 2:365.....nom

9th st, Nos 812 to 818 East. Surrender lease. Henry B Klein and ano to Henry Klein. April 8. April 9, 1907. 2:365.....1,830

9th st, No 733 East. Surrender lease. Max Freeman with Knepper Realty Co. Mar 15. April 9, 1907. 2:379.....nom

10th st, No 56, s s, 150.5 w Broadway, 25x92.3. The TRUSTEES of Sailors Snug Harbor to Margaret Spear EXR Alva Spear; 21 years, from May 1, 1886; with renewal. April 10, 1907. 2:561.....taxes, &c, and 500

13th st, No 404 East. Assign lease. Geo B Marx to Peter P Acritelli. June 30, 1905. April 10, 1907. 2:440.....nom

13th st, No 517 East, all. Anna C Storer to Moses Naser; 3 years, from Dec 1, 1906. Apr 5, 1907. 2:407.....3,685

13th st, No 249 East, parlor and two upper floors. Abe Bodian to Maria Zaepke; 4 years, from May 1, 1907. April 11, 1907. 2:469.....780

16th st, No 153, n s, 100 e 7th av, runs n 55.8 x e 12 x n 36.1 x e 16.6 x s 92 to st, x w 28.8 to beginning. Wm W Astor to Amelia Schachtel; 20 years, from May 1, 1903. April 6, 1907. 3:792.....taxes, &c, and 670

16th st, Nos 252 and 254, s s, 93.6 e 8th av, 50x103.1. Assign lease. Wm Engel to Emily L Hoffbauer. Mar 29. April 9, 1907. 3:765.....nom

18th st, No 339 West.....

19th st, No 340 West.....

Assign lease. Louis Lese et al to Harris Mandelbaum and ano. April 4. April 10, 1907. 3:742.....other consid and 100

19th st, Nos 414 and 416 East. Assign lease. Louis Axelrod to Antonio Fiore. April 8. April 9, 1907. 3:950.....360

21st st, No 43 West, parlor floor. Henrietta Kamholz ADMRX Jacob Kamholz to The Schaiffel Electrical Construction Co; 1 year, from May 1, 1907. April 11, 1907. 3:823.....900

21st st, No 225 East, all. Susan M Moore to John J Abberley; 3 years, from May 1, 1908; 2 years renewal. April 11, 1907. 3:902.....1,000

23d st, No 58 West, all. Anna J Randell and ano to Paul J Bonwit; 6 years, from May 1, 1908. April 9, 1907. 3:824.....20,000

23d st, No 417 West, all. Charlotte McKenney to Charles Beckman; 5 years, from May 1, 1907. April 11, 1907. 3:721.....1,400

35th st, No 3 West, basement floor. James W Bell et al to Emil Krafft; 3 4-12 years, from Jan 1, 1907. April 9, 1907. 3:837.....2,250

35th st, No 5, n s, 150 e 5th av, 25x98.9, all. Edith T Martin to Edmond F Bonaventure; 10 years, from Oct 1, 1907. Apr 8, 1907. Privilege 11 years renewal. 3:837.....taxes, &c, and 8,000

38th st, s s, bet 10th and 11th avs, known as lot 4597 tax map for years 1853 and 1854, 25x—. City of N Y to William Austin; Nov 3, 1859, 100 years tax lease. Apr 8, 1907. 3:709.....19.64

48th st, No 340 East, store, &c. Cornelius Hayes to Joseph B McKenna; 3 years, from May 1, 1907. April 10, 1907. 5:1340.....480

49th st, Nos 244 to 250, s s, 80 e 8th av, 80x100. Edmund Coffin to Wendell Lloyd Nichols of Boston, Mass. April 23, 1906, from completion of building to May 1, 1927. April 9, 1907. 4:1020.....taxes, &c, and 17,000

56th st, Nos 317 and 319 East, the houses, also interiof lots. Jennie T B Becker EXTRX James Brady to Ethel Ferber; 3 years, from April 1, 1907. April 11, 1907. 5:1349.....3,275 and 3,400

64th st, No 408 East, store, &c, and rooms above store. Barbara Brodil to Joseph Kuta; 8 years, from May 1, 1907. April 11, 1907. 5:1458.....1,020

Same property. Assign lease. Joseph Kuta to Arthur Jost. Apr 9. April 11, 1907. 5:1458.....nom

83d st, No 500 East, store, basement and 4 rooms 2d floor. Franz Majewski to Geo W Herbold; 3 years, from May 1, 1907. April 9, 1907. 5:1579.....600

84th st, n s, bet 9th and 10th avs, being lots 7 and 8 on assessment map for the well and pump in 84th st, and Ward Nos 10 and 11 blk 173. The City of N Y to William Austin; Nov — 1864, 90 year tax lease. Apr 8, 1907. 4:1215.....13.55

86th st, No 328 East, all. The Mozart Verein Von New York to Otto Klemmer; 3 years, from May 1, 1907. Apr 5, 1907. 5:1548.....3,600

105th st, Nos 68 and 70 East. Surrender lease. Max Goldwasser to Michl and Leo Lessler. Apr 5, 1907. 6:1610.....995.33

107th st, Nos 102 to 106 West, all. Atlas Garage Realty Co to G Eduard Shaw and John E Korndahl; 10 years, from April 1, 1907. April 6, 1907. 7:1861.....taxes, &c, and 10,000 to 14,500

109th st, Nos 101 and 103 | n e cor, two stores, also corner apart-Park av, No 1501 | ment over store. Elizabeth Riestler to Frederick Spahlinger; 3 years, from Mar 22, 1907; 3 years renewal. April 9, 1907. 6:1637.....840

Same property. Assign lease. Elizabeth Riestler to William Flannagan. Mar 22. April 9, 1907. 6:1637.....nom

119th st, No 311 West. Surrender lease. Afro-American Realty Co to Hampden Realty & Construction Co. All title. Apr 3. Apr 5, 1907. 7:1946.....nom

121st st, No 57 East, all. Henry Schnier to Samuel Fried; 3 years, from May 1, 1907. Apr 5, 1907. 6:1747.....1,000

125th st, No 203 West, store. Wendolin J Nauss to Abraham Levy and ano; 5 years, from Sept 2, 1907. April 9, 1907. 7:1931.....5,000

MAPLEDORAM & CO. REAL ESTATE BROKERS

Bay Ridge Property Our Specialty

Fifth Ave. and 79th St., Brooklyn, N. Y. Telephone, 724 Bay Ridge Branch Office: Bay Ridge Ave., cor. Fort Hamilton Ave.

130th st. No 116 East. Assign lease. Ernest H McLaughlin to George Kienzle. Mar 26. Apr 5, 1907. 6:1778..... nom Same property. Reassign lease. George Kienzle to Ernest H McLaughlin. Mar 27. Apr 5, 1907. 6:1778..... nom Amsterdam av. No 1320. Assign lease. John Lynch to Timothy J Sullivan. Aug 1, 1906. April 11, 1907. 7:1980..... nom Amsterdam av. No 155, store and basement. Geo A Branigan to Edw J Kelly; Oct 29, 1906, from completion of premises to Apr 30, 1917. Apr 8, 1907. 4:1138.....3,600 Amsterdam av. No 783, south store. Nathan Grabenheimer and ano to G W Dalley; 5 years, from May 1, 1907. Apr 8, 1907. 7:1853.....810 and 840 Amsterdam av. No 807, store, &c. George Ash to William Ach-nitz; 2 years, from May 1, 1907. Apr 5, 1907. 7:1854.....1,500 Amsterdam av. No 1868, store. Barbara Bruckner to Joseph Al-brecht; 3 years, from Sept 1, 1907. April 6, 1907. 7:2081.....1,272 to 1,416 Av C, Nos 171 and 173. Surrender lease. Frederick Schlesinger and ano to Leopold and Emil Gottlieb. June 5, 1906. April 6, 1907. 2:393..... nom Av C, No 80, store. Elias Greenberg to Moses L Gottesman; 2 years, from May 1, 1907. Apr 5, 1907. 2:376..... 600 Av A, No 309, 1st floor. Peter and James Padian to Owen Maloney; 5 years, from Jan 15, 1907. April 11, 1907. 3:951.....1,080 Bowery, No 163, 4 upper floors. Abram E Bamberger to Max Rosen 5 years, from May 1, 1907. April 9, 1907. 2:424.....2,400 Broadway, No 1925. Assign lease. Chas Polansky and ano to Abraham Price and Chas Conwell. Given as collateral security for \$2,500. Mar 21. April 4, 1907. 4:1136..... nom Broadway, No 1925. Assigns 2 leases. Abraham Price and ano to Hyman Siegel. Mar 28. Apr 5, 1907. 4:1136..... nom Same property. Assign lease. Hyman Siegel to Morris D Lev-ine. All title. Apr 5, 1907. 4:1136..... nom Broadway, No 1549, store, &c. James Churchill to Chas S Kline; 3 years, from Oct 1, 1906. Apr 8, 1907. 4:1017.....4,000 to 5,000 Same property. Assign lease. Chas S Kline to Frank J Gerety. 1/2 part. Apr 6. Apr 8, 1907. 4:1017..... nom Same property. Assign lease. Chas S Kline and Frank J Gerety to Ferdinand Munch Brewery. Apr 6, 1907. Apr 8, 1907. 4:1017..... nom Same property. Assign lease. Same to same. Apr 6. Apr 8, 1907. 4:1017..... nom Broadway, n e cor 96th st, cor store and 3 rooms on 2d floor. Saml Jackson to Hygrade Wine Co; 8 years, from April 1, 1907. April 8, 1907. 4:1243.....5,000 and 6,000 Broadway, No 2640, n e cor 100th st, store. John Bushman and ano EXRS, &c. John H Heubner to William Moller; 3 years, from May 1, 1907. April 11, 1907. 7:1872.....1,500 Broadway, Nos 1431 and 1433, space on 1st floor over store, also space on 6th floor. Charles Wiener to U S Lithograph Co; 3 3-12 years, from April 1, 1906. April 11, 1907. 4:993.....3,750 Broadway, Nos 803 to 807, portion of ground floor and basement. The James McCreery Realty Corpn to Fleischmanns Vienna Model Bakery; 10 3-12 years, from Feb 1, 1908. April 11, 1907. 2:557.....21,000 Lenox av, No 536. Assign lease. John J Cryan to George Ring-ler & Co. Mar 8. Rerecorded from Mar 11, 1907. Apr 5, 1907. 6:1735..... nom Lenox av, No 45, n w cor 112th st, space in corner store. Samuel Mandel to John Anastasio; 5 years, from May 1, 1907. April 9, 1907. 7:1822.....2,000 and 2,250 Lenox av, No 645, double store and basement. Samuel Parnass and ano to Louis Baehr; 5 years, from Jan 1, 1907. April 9, 1907. 7:2011.....1,260 and 1,380 Lexington av, No 736, store, &c. Schuyler Hamilton to Geo L Trenner; 5 years, from May 1, 1906. April 8, 1907. 5:1313.....1,500 to 2,000 Madison av, No 1561, store and part of basement and rooms in rear of store. Joseph Heyman to Morris Stropf; 3 years, from May 1, 1907. April 8, 1907. 6:1611.....1,500 West Broadway, No 118. Leasehold. Option to purchase. Alex B Martin to Clarence B Wood. April 4. April 9, 1907. 1:144.....100 1st av, No 118, all, except extension on n e cor 1st av and 7th st. Louis Rosenswaike and ano to Louise Albers; 3 years, from May 1, 1907. April 11, 1907. 2:435.....2,940 1st av, Nos 2434 and 2436, store. Geo H Byrd to Frank Bostone and ano; 10 years, from May 1, 1907. Apr 5, 1907. 6:1812.....900 to 1,650 1st av, No 1605, 1st floor, store and part basement. William Holschuh and ano to Henry Hauschildt; 5 years, from May 1, 1907, with renewal. Apr 5, 1907. 5:1546.....864 1st av, No 2119, s w cor 109th st, store, &c. Mary Maher to Gabriele Mazucca; 7 years, from May 1, 1907. Apr 5, 1907. 6:1680.....1,500 1st av, No 1376, store, &c. Moses and Henry Loewenstern to Joseph Minneman; 5 years, from May 1, 1907. April 10, 1907. 5:1468.....1,440 2d av, No 1564, south store, &c. Philip Fisher to Albert Nagel; 3 years, from May 1, 1907. April 10, 1907. 5:1544.....570 2d av, No 1564, north store, 4 rooms 2d floor n s and 4 rooms 3d floor n s; Philip Fisher to Henry Steenbock; 3 years, from May 1, 1907. April 10, 1907. 5:1544.....960 2d av, No 1803, store, &c. Annie Shultzinger to Geo J Willman; 5 years, from May 1, 1907. April 10, 1907. 5:1539.....840 and 900 2d av, Nos 1640 and 1642, n e cor 85th st, store. Samuel D Davis to Isidore Abraham; 5 years, from May 1, 1907. April 10, 1907. 5:1548.....1,320 and 1,440 2d av, No 560, store, &c, and 2d floor. Adelheid M E Ernst and ano EXTRX August F Buse to Geo Vollmer; 3 years, from May 1, 1907. Apr 5, 1907. 3:936.....960 to 1,020 2d av, No 1345, south store, cellar and apartment above store. Louis Yankauer to Arthur Herbst; 3 years, from May 1, 1907. Apr 5, 1907. 5:1425.....780 2d av, No 627, store, &c. Frederick Lang to Margaret Kleest; 5 years, from May 1, 1907. Apr 5, 1907. 3:915.....1,200 2d av, No 2218, all. Abraham Cohen to Jack Vigorito; 5 years, from Jan 6, 1907. April 8, 1907. 6:1685.....1,650 2d av, No 2395. Assign lease. Patrick Coughlin to Arthur Jost. April 8. April 11, 1907. 6:1787..... nom 2d av, No 2004. Subordination of lease to mort. Adolph M Fischl and ano with Leo Katz. April 6. April 9, 1907. 6:1675..... nom 2d av, No 2415. Assign lease. Mamie Rau to John Murphy. Apr 5. April 9, 1907. 6:1788..... nom

3d av, No 1791, north store, &c. Israel Wolchok to Frank P Satterfield; 3 years, from May 1, 1907. Apr 5, 1907. 6:1649.....480 3d av, Nos 1147 and 1149. Assign lease. Anna Siegel to Ernestina Eusner. April 6. April 8, 1907. 5:1421..... nom 3d av, No 104, two stores, &c. Albert E Smith to Samuel and Alexander Levenson; 2 years, from May 1, 1907. April 11, 1907. 2:558.....3,400 3d av, No 966, north store. George, Albert and Sarah Welch to Isadore Marks; 4 years, from May 1, 1907. April 9, 1907. 5:1312.....1,260 5th av, No 17, e s, 52 s 9th st, runs e 86.6 x n e 14.1 x s 25 x w 100 to av, x n 21 to beginning. Surrender lease. Caroline Hop-kins et al to Sailors Snug Harbor. All title. Q C. April 1. Apr 9, 1907. 2:566.....3,000 7th av, Nos 291 and 293, 8th and 9th floors. Hessel Building Co to The Arto-Litho Co; 5 years, from Feb 1, 1907; 5 years re-nuwal. April 11, 1907. 3:802.....4,050 7th av, s w cor 126th st, —x—, Alhambra Theatre. Release of part of leased premises, lease dated Dec 12, 1905, and reduce rent to \$4,500 per annum. Burney or Bernard O'Toole to The Orpheum Co. Nov 22, 1906. Apr 5, 1907. 7:1931.....2,000 8th av, s w cor 111th st, gore, 25x—x—. Assign lease. Sydney H Herman to Bethoven Englander. Sept 21, 1905. Apr 11, 1907. 7:1846..... nom 8th av, No 65, n w cor 13th st, all. Mary Smith to Thomas and Michael McGovern; 5 years, from May 1, 1912. April 11, 1907. 2:629.....taxes, &c, and 3,600 Same property. Assign lease. Thomas and Michael McGovern to Arthur Jost. Mort \$8,000. April 9, 1907. April 11, 1907. 2:629..... nom Same property. Re-assign lease. Arthur Jost to Thomas and Michael McGovern. All title. April 9, 1907. April 11, 1907. 2:629..... nom Same property. Mary Smith to David DeWitt; 5 years, from May 1, 1907. April 11, 1907. 2:629.....3,300 Same property. Assign lease. David DeWitt to Thomas and Mi-chael McGovern. April 9. April 11, 1907. 2:629..... nom 8th av, No 660, n e cor 42d st, all. Richard S Treacy and ano to Joseph Gibian; 5 years, from May 1, 1906. April 11, 1907. 4:1014.....4,000 8th av, No 374, all. Chas Moerens to Sam Burnstein; 2 8-12 yrs, from Sept 1, 1906. April 10, 1907. 3:778.....1,530 8th av, No 324, all. Sophia Hencken to Frederick Sussman; 3 years, from May 1, 1905. Apr 5, 1907. 3:776.....2,000 8th av, No 2465, store, &c. Matthew Dexheimer to James Devine; 5 years, from May 1, 1907. Apr 5, 1907. 7:1958.....780 and 900 8th av, No 2690, south store. Benj F Carpenter to William Ruscher; 3 years, from May 1, 1907. April 8, 1907. 7:2028.....900 8th av, No 2637, all. Edward Naegele to Chas I Kahn; 5 years, from May 1, 1907. April 9, 1907. 7:2042.....2,000 8th av, No 2111, n w cor 114th st, ground floor and cellar. Barth-olomew M O'Connor to John O'Connor; 15 years, from May 1, 1907. April 9, 1907. 7:1848.....2,500 to 3,000 Same property. Assign lease. John O'Connor to the Central Brewing Co of N Y. April 9, 1907. 7:1848..... nom 9th av, s e cor 23d st, stands in front and side of building. John O'Reilly to Angelo Gentilella and ano; 3 years, from April 1, 1907. April 9, 1907. 3:746.....480 10th av, No 691, w s, 25 1 n 47th st, 25.1x100. Assign lease. Louis Rafflor to Henry Schneider. Mar 26. April 8, 1907. 4:1076..... nom 10th av, No 753, store, &c. John Maguire to Patrick & Philip Strapp; 4 8-12 years, from April 1, 1907. April 8, 1907. 4:1080.....1,200 10th av, No 849, s w cor 56th st, 20.1x80. Assign lease. Louis Wagner to Alois Pfitzer. All title. Apr 4. Apr 5, 1907. 4:1084.....5,125 10th av, No 721, n w cor 49th st, store, &c. Patrick J Mullane to James J Tierney; 4 10-12 years and 9 days, from June 22, 1907. April 10, 1907. 4:1078.....2,300

BOROUGH OF THE BRONX.

Fox st, No 1111, parts of. Wm S P Shields to U S of America by George von L Meyer, Postmaster-General; 10 years, from Apr 15, 1906. Apr 5, 1907. 10:2718.....2,600 Jennings st, n e cor Southern Boulevard, ground floor, 1st floor above cor store and cellar. Peter J Stumpf to Michael J Brown; 9 2-12 years, from Mar 1, 1907. April 8, 1907. 11:2981.....1,080 to 1,620 134th st, No 986 East, 2-sty frame dwelling and stable in rear, except cellar in rear of No 981 East 133d st. Andrew Wachter to Joseph Preininger; 5 years, from Feb 1, 1908. April 8, 1907. 10:2562.....1,440 135th st, No 664, E, store, &c. Nicholas C Kern to Henry Coors; 3 years, from May 1, 1907. April 9, 1907. 9:2279.....700 151st st, Nos 463, 465 and 469 East, all. Salvatore Batista et al to Jack Vigorito and ano; 4 years, from April 1, 1907. April 8, 1907. 9:2441.....1,680 161st st, No 940, East, store, &c. Mary Schaefer to Adolph Schoenemann; 5 years, from May 1, 1906. Apr 5, 1907. 10:2657.....420 Aqueduct av, e s, abt 213 s Kingsbridge road, 65x230. Surrender of lease, option, &c. Rankin Delivery Co to Henry U Singhi. Feb 19. April 10, 1907. 11:3215..... nom Bergen av, n w s, at s s 149th st, runs w 204.3 to e s 3d av, x s w 17.3 to e s Willis av, x s 24.11 x s e 76.2 x n e 25 x s 100 to Bergen av, x n 98.7 to beginning. Assign lease. Fleisch-mann Realty and Construction Co to Crossways Realty Co. Apr 1. April 6, 1907. 9:2293..... other consid and 100 *Olinville (Elliott) av, e s, 253.5 s Gunhill road or Olinville av, 100x100, except dwelling and shoe store, Williamsbridge. Anna Lazzari to Cesare Piazzis; 3 years, from May 1, 1907. Re-re-corded from April 4, 1907. April 10, 1907.....840 Prospect av, Nos 607 and 609, s w cor 151st st, two stores. Mar-tin Construction Co to John J Gilmartin; 7 years, from April 1, 1907. April 8, 1907. 10:2674.....1,500 and 1,800 Same property. Assign lease. John J Gilmartin to Arthur Jost. April 3. April 8, 1907. 10:2674..... nom Same property. Reassign lease. Arthur Jost to John J Gilmar-tin. April 3. April 8, 1907. 10:2674..... nom Prospect av, No 1021, store. Christine Brune to J E Reber; 3 years, from May 1, 1907. April 11, 1907. 10:2679.....420

NON-CRAZING TILE

Mart & Lawton
1123 Broadway
New York, N. Y.

Stebbins av, No 1000, 50x80, all. Margt O'Neil to Charles Helfrich; 3 years, from May 1, 1907. April 9, 1907. 10:2698..420 and 480
St Anns av, No 150, all. Ansonia Realty Co to Michela Attanasio; 3 years, from May 1, 1906. April 9, 1907. 9:2547..1,000
Willis av, No 182, store, &c. The Gaines-Roberts Co to Bernard D Kane; 1 year, from May 1, 1907. April 11, 1907. 9:2280..
..... 1,100
*White Plains road, w s, — s 216th st, and being n ¼ of lot 142 map No 1 of Olinville. John E Ryan to Giuseppe Zaffino; 1 year, from May 1, 1907. Apr 8, 1907. 1 year renewal.....180
Willis av, No 152, s e cor 135th st, store, &c. Nicholas C Kern to Gustav Breidenbach; 5 years, from May 1, 1907. April 9, 1907. 9:2279.....1,500
3d av, No 2687, s w cor 143d st, 3-sty building. Martin Norz individ and admr Elizabeth Norz deed et al to Anthony Howard. All title. 15 years, from May 1, 1907. April 9, 1907. 9:2323.....
..... 3,500 to 4,500
3d av, s e cor 149th st, —x— to Bergen av. Consent to assign lease. Arthur A Carey to Crossways Realty Co. Mar 27. Apr 6, 1907. 9:2293.

Burriss, Saml and Simon Zaretsky to TITLE GUARANTEE AND TRUST CO. 33d st, No 343, n s, 150 w 1st av, 25x98.9. April 9, 1907, due, &c, as per bond. 3:939. 8,000
Boss, Carrie A to Mary A Lang. 47th st, No 420, s s, 225 w 9th av, 25x100.5. April 8, demand, 5%. April 9, 1907. 4:1056. 1,200
Blanke, Rosa A to Kath D Barrows. 120th st, No 243, n s, 57 e from n e s St Nicholas av, 16.8x100.11. P M. Apr 1, 2 years, 6%. April 5, 1907. 7:1926. 2,000
Bergen Realty Co to North American Mortgage Co. Riverside Drive, e s, 332.2 s 127th st, 120x86. P M. April 1, due, &c, as per bond. April 9, 1907. 7:1994. 225,000
Same to same. Same property. Certificate as to above mort. April 1. April 9, 1907. 7:1994.
Bunke, Ratje to Barbara Maut. 108th st, Nos 420 to 428, s s, 320 e 1st av, 125x100.11. April 8, 5 years, 5%. April 9, 1907. 6:1701. 10,000
Buzzini, Theresa A to August Miller. Terrace View av, s s, about 636.5 w 228th st, late Jansen av, on curve, also 66.5 w line between lots 216 and 217 map (No 738 A) property in 12th ward, known as North Marble Hill, runs s 100 x e 33.5 x n 100 to av x w 33.5 to beginning. Prior mort \$7,000. April 10, 1907. Due &c, as per bond. 13:3402. 1,000
Bachman, Alfred C to LeRoy Edgar. Murray st, No 73, n s, about 98 w West Bway, 24.8x100x24.4x100. P M. April 10, 2 years, 5%. April 11, 1907. 1:132. 50,000
Blumberg, Bernard to Jacob L Manheimer and ano. 112th st, No 115, n s, 175 e Park av, 20x100.10. Prior mort \$8,000. April 8, 1907, 3 years, 6%. 6:1646. 3,000
Brown, Grace V Q to Lawyers Realty Co. 70th st, Nos 154 and 156, s s, 80.6 e Lexington av, 40x100.5. April 5, 3 years, 5%. April 8, 1907. 5:1404. 60,000
Brennan, Pierce to Richd Lathers, Jr., and ano exrs Richd Lathers. 57th st, Nos 317 and 319, on map Nos 317 to 321, n s, 344 w 1st av, 60x100.5. P M. April 8, 1907. 5 years, 5%. 5:1350. 50,000
Baum, Lemuel to Isidor Wels. Mott st, No 63, w s, 125 n Bayard st, 25x100. Prior mort \$30,000. April 1, 3 years, 6%. April 8, 1907. 1:200. 5,000
Bachman, Alfred C to Charles Wynne and ano. 131st st, No 513, n s, 150 w Amsterdam av, runs n 99.11 x w 25 x s 36.3 x e 0.2 x s 63.8 to st x e 24.10 to beginning. Prior mort \$5,850. Apr 9, 2 years, 6%. Apr 11, 1907. 7:1986. 1,850
Brand, Wolf to American Mortgage Co. 7th st, No 117, n s, 243.2 w Av A, runs n 97.6 x w 14.6 x n 15 x w 0.10 x s 111.9 to st x e 21 to beginning. P M. Apr 10, 1907, 1 year, 5%. 2:435. 12,000
Bergen, Louis to Adolph Quetting. 93d st, No 235, n s, 375 e 3d av, 25x100.8. Apr 5, 1907, 3 years, 5%. 5:1539. 16,000
Conger, Sidney S to BOWERY SAVINGS BANK. Grand st, No 362, n s, \$5.5 w Norfolk st, 17.7x75.1. April 11, 1907, 2 years, 4½%. 2:351. 10,000
Conger, Sidney S to BOWERY SAVINGS BANK. Grand st, No 364, n s, 67.11 w Norfolk st, 17.6x75.1. April 11, 1907, 2 yrs, 4½%. 2:351. 8,000
Court, Angeline individ and as extrx Achille Ludwig to Edwin W Andrews. 6th av, No 134, e s, 25 n 10th st, 21x52.2. April 10, due April 1, 1908, 5%. April 11, 1907. 2:574. 2,000
Cohen, Barnet to Hyman Cohen. 3d st, Nos 345 and 347, n s, 75 e Av D, 40x96. Aug 28, 1906, due Sept 14, 1906, 6%. April 11, 1907. 2:357. 10,000
Cassidy, Henry G, Brooklyn, N Y, to TITLE GUARANTEE AND TRUST CO. 32d st, No 216, s s, 203.9 e 3d av, 18.9x98.9. P M. April 10, due, &c, as per bond. April 11, 1907. 3:912. 7,500
Coleman, Frances E to TITLE GUARANTEE & TRUST CO. 70th st, No 227, n s, 294 w Amsterdam av, 19x100.5. April 10, 1907, due &c, as per bond. 4:1162. 15,000
Cohen, Philip and Jacob Levine to Hyman Adelstein and ano. 78th st, Nos 220 to 230, s s, 198.4 e 3d av, 80x102.2. Prior mort \$104,000. April 8, 1 year, 6%. April 10, 1907. 5:1432. 2,300
Carbisiero, Micheline and Francesca Fiscella to Alfonso Pucciarelli. 114th st, No 307, n s, 100 e 2d av, 20x100.10. P M. Prior mort \$6,000. April 10, 1907, 3 years, 6%. 6:1686. 3,500
Cusick, James F to Moses Seelig. 49th st, No 540, s s, 225 e 11th av, 25x100.4; 49th st, Nos 536 to 540, on map Nos 534 to 538, s s, 250 e 11th av, runs s 100.5 x e 24.11 x n e 104.10 to st x w 55 to beginning. Prior mort \$25,000. April 10, 1907, 1 year, 6%. 4:1077. 5,000
Cooke, Eliz S to the New York Assn for Improving the Condition of the Poor. 52d st, No 236, s s, 325 e 8th av, 25x100.5. April 5, due June 30, 1909, 5%. April 10, 1907. 4:1023. 3,500
Clyne, Jennie E S, Lillian D S Walker and Asbury Lester to Pennington Whitehead. 153d st, No 98, s s, 100 e Amsterdam av, 21x99.11. April 10, 1907, 3 years, 5%. 7:2067. 12,000
Cohen, Philip and Jacob Levine, Brooklyn, N Y, and Hyman Adelstein and Abram Avrutine in bond only to Isidore Jackson and ano. 78th st, Nos 220 to 230, s s, 198.4 e 3d av, 80x102.2. P M. April 5, due Aug 5, 1907, 6%. April 9, 1907. 5:1432. 63,000
Same to same. Same property. Building loan. April 5, due Aug 5, 1907, 6%. April 9, 1907. 5:1432. 12,000
Cushing, Quincy F, of Syracuse, N Y, to Hensle Construction Co. Claremont av, w s, 475.2 s 127th st, 75x91. P M. Prior mort \$95,000. April 1, due, &c, as per bond. April 9, 1907. 7:1994. 20,000
Carucci, John to David Lion. 113th st, No 202, s s, 69 e 3d av, 26x100.11. P M. April 1, 2 years, 6%. April 5, 1907. 6:1662. 1,000
Cohn, Sigmund with Louis Daum and Barnet Lerner. St Marks pl, Nos 99 and 99½, or 8th st, n s, 162.6 e 1st av, 37.6x110. Subordination agreement. Apr 1. Apr 6, 1907. 2:436. nom
Chessman, Alice P M to Chas S Hinchman. Desbrosses st, No 35, s s, 85 e West st, 23x87.6; Washington st, No 426, n w cor Vestry st, 21.10x84.8x21.10x85; West st, Nos 268 and 269, e s, 43.9 s e Desbrosses st, 43.9x85, with bulkhead in front of above. Prior mort \$8,000. Apr 5, due Apr 30, 1907, 6%. Apr 6, 1907. 1:223. 3,500
Cardone, Antonio to Pasquale Lauria. Hancock st, Nos 9 and 13, e s, 178 s Blecker st, 40x100. Prior mort \$40,000. Apr 5, 1907, 2 years, 6%. 2:526. 6,000
Celia, Eliza to Israel Jacobson. 116th st, No 338, s s, 225 w 1st av, 16.8x100.10. P M. Prior mort \$11,500. April 6, due May 31, 1908, —%. April 8, 1907. 6:1687. 1,000

MORTGAGES

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

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

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

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

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

BOROUGH OF MANHATTAN.

April 5, 6, 8, 9, 10 and 11.

Anderson, Henry B to FARMERS LOAN AND TRUST CO. 58th st, Nos 124 and 126, s s, 144 w Lexington av, 38x100.5. April 5, 3 years, —%. April 8, 1907. 5:1312. 33,000
American Mortgage Co with MUTUAL LIFE INS CO of N Y. 130th st, Nos 505 to 511, n s, 100 w Amsterdam av, runs w 123 x n e 37.8 x n w 5 x n e 70.11 x e 76.7 x 99.11 to beginning. Participation agreement. April 6. April 10, 1907. 7:1985. nom
American Car & Foundry Co vendor with Erie Railroad Co vendee. Rolling stock, &c. Equipment agreement, &c. Feb 1, 120 months, 4½%. Apr 6, 1907. Gen Mortg. gold bonds, 580,000
Alt, Chas, Brooklyn, N Y, to Joseph Bohm et al exrs, &c, Rudolph Bohm. 16th st, No 151, n s, 128.8 e 7th av, 27x92. Leasehold. Apr 5, 3 years, 6%. Apr 6, 1907. 3:792. 7,000
American Mortgage Co with MUTUAL LIFE INS CO of N Y. 135th st, No 3, n s, 25 e 5th av, 25x99.11. Participation agreement. Mar 1. April 6, 1907. 6:1760. nom
Abelson, Theresa to Patrick Kiernan. 8th av, Nos 680 to 686, n e cor 43d st, Nos 259 to 265, 75.3x100. P M. Prior mort \$130,000. April 8, due, &c, as per bond. April 9, 1907. 4:1015. 40,000
Same to TITLE INS CO of N Y. Same property. P M. Apr 8, 3 years, 5%. April 9, 1907. 4:1015. 130,000
Auerbach, Bessie to GERMAN SAVINGS BANK in City of N Y. 115th st, Nos 276 and 278, s s, 100 e 8th av, 2 lots, each 25x 100.11. 2 mortg, each \$21,000. April 9, 3 years, 5%. April 10, 1907. 7:1830. 42,000
Adelson, Harry M to Herman Kertscher et al. 178th st, s s, 100 w St Nicholas av, 100x99.10. Prior mort \$5,000. Feb 8, due Dec 1, 1908, —%. April 11, 1907. 8:2144. 35,000
Same to same. Same property. Feb 8, due Dec 1, 1908, —%. April 11, 1907. 8:2144. 5,000
Brown, Sara to Sophia Mayer. Chrystie st, No 203, w s, 25 s Stanton st, 25x66.8. P M. Prior mort \$26,500. April 9, 7 yrs, 6%. April 11, 1907. 2:426. 9,500
Bailey, Thomas to Alice F Brown. St Nicholas av, e s, 74.11 n 164th st, runs e 74.11 x n 25 x e 40 x s 99.11 to n s 164th st, x w 121.10 to av, x n 79.11 to beginning. Prior mort \$24,000. April 11, 1907. 3 years, 6%. 8:2121. gold, 8,000
Bozzuffi, John to Luigi Di Cesare. 105th st, No 314, s s, 224.5 e 2d av, 25x100.11. P M. Prior mort \$8,750. April 10, 2 years, —%. April 11, 1907. 6:1676. 2,400
Benjamin, Walter R, Yonkers, N Y, to EMIGRANT INDUST SAVINGS BANK. 3d av, No 380, w s, abt 48 n 27th st, 24.8x120. April 11, 1907, 5 years, 4½%. 3:883. 25,000
Burnett, Harry to David Tigner. Delancey st, No 192½, n s, 41.10 w Ridge st, 25x51.10. Prior mort, \$20,624.93. April 3, 1 year. 6%. April 10, 1907. 2:343. 5,000
Berls, Wm Louis to TITLE GUARANTEE & TRUST CO. 68th st, No 157, n s, 74.6 e Amsterdam av, 25.6x75.5. April 10, 1907, due &c, as per bond. 4:1140. 15,000
Bleyer, Leopold and Sigmund to SEAMEN'S BANK FOR SAVINGS in City of N Y. 10th st, No 85, n s, 150 w 3d av, 25x94.7. April 10, 1907, 5 years, 5%. 2:556. 25,000
Barsky, Joseph to GREENWICH SAVINGS BANK. Henry st, No 204, s s, 23.9 w Clinton st, 23.9x100. April 9, 1907, 5 years, 4½%. 1:270. 16,000
Bleich, Ignatz, Bernat Springer, Ignatz Weisberger and Meschel Hender to Geo J Roll trustees Geo Roll. Houston st, Nos 467 to 471, s e cor Lewis st, No 128, 70x25. April 8, 5 years, 5%. April 9, 1907. 2:330. 24,000
Blesch, John to Jennie Stover. Prince st, No 184, s s, 50 e Sullivan st, runs e 22 x s 26 x w 10 x n 7 x w 12 x n 19 to beginning. April 9, 1907, 5 years, 5%. 2:503. 5,000
Brandt, Wm to Henry Klein. 9th st, Nos 804 to 816, on map Nos 804 to 810, s s, 80 e Av D, 4 lots, each 40.9x93.11. 4 P M mortg, each \$13,500. 4 prior mortg \$32,500 each. Apr 8, 5 yrs, 6%. April 9, 1907. 2:365. 54,000

REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

Turner Construction Co., 11 Broadway, N. Y. ENGINEERS AND CONTRACTORS

- Cohen, Elias A to Paul Tuckerman and ano exrs Lucius Tuckerman. Catharine st, No 8, w s, 49.2 n East Broadway, runs n 25.1 x w 60.7 to e s Chatham sq, No 17, x s 25.2 x e 61.9 to Catharine st. P M. Apr 9, due Oct 9, 1907, 5%. Apr 10, 1907. 1:281. 21,000
- Coleman, Aaron to N Y TRUST CO. 134th st, No 74, s s, 160 e Lenox av, 25x99.11. P M. April 8, 1907, 3 years, 5%. 6:1731. 14,000
- Cannon, John to Edw Kennedy. 46th st, No 340, s s, 160 w 1st av, 20x1/2 block. April 6, due, &c, as per bond. April 8, 1907. 5:1338. 800
- Donihe, Delia I to John Wagner trustee Edward Geiger. 61st st, No 147, n s, 472.2 w Columbus av, 13.10x100.5. April 8, 1907, due July 1, 1910, 5%. 4:1133. 10,000
- Daled Realty and Construction Co to Sackett M Barclay. 25th st, Nos 312 to 318, s s, 162.6 w 8th av, 81.5x98.9. P M. April 8, 1907, 3 years, 5%. 3:748. 50,000
- DeRosa or De Roso, Frank to Domenico G Pecora. 1st av, No 2127, w s, 75.11 n 109th st, 25x75. 104th st, n s, 100 w Av A, 250x100.11. Prior mort \$—. April 9, installs, 6%. April 11, 1907. 6:1681-1698. 1,500
- Davis, Joseph H to Realty Mortgage Co. 94th st, Nos 312 and 314, s s, 300 w West End av, 75x100.8. Prior mort \$115,000. Apr 5, 1907, due, &c, as per bond. 4:1252. 10,000
- Deshler, Charles F to Abby A wife of Moritz B Philipp. Madison av, No 691, n e cor 62d st, 22x50. P M. April 4, 5 years, 4 1/2%. April 5, 1907. 5:1377. 55,000
- Deane, Zoe M indiv and as extrx Michl Deane et al children Michl Deane to Thomas L Green. 40th st, No 147 West. Assignment of rents to extent of \$500. April 1, 1907, 4:993. nom
- Deery, Mary E wife of Ellsworth F to EQUITABLE LIFE ASSUR SOC of the U S. 123d st, No 107, n s, 164.10 w Lenox av, 20.1x 100.11. April 11, 1907, due June 1, 1910, 4 1/4%. 7:1908. 2,000
- Elko Realty Co to Carrie Frankenthaler. 106th st, No 115 West. Certificate as to mort for \$6,500. Mar 26. April 11, 1907. 7:1861. —
- Equitable Trust Co of N Y with Abraham Halprin et al. 69th st, n s, 200 e Av A, 98x100.5. Extension mort. April 1. April 9, 1907. 5:1481. nom
- Ebermayer, Geo D to Mark W Brenen and ano exrs Edw Brenen. 35th st, No 310, s s, 100 w 8th av, 12.6x98.9. P M. Prior mort \$3,500. April 4, due, &c, as per bond. April 5, 1907. 3:758. 6,000
- 821 Broadway Co to UNION EXCHANGE BANK. Broadway, Nos 821 and 823, n w cor 12th st, No 51, 49x72.4x31.2x87.2. Leasehold. Prior mort \$50,000. April 5, 1907, due Aug 5, 1907, 6%. 2:564. 20,000
- Same to same. Same property. Certificate as to above mort. Apr 5, 1907. 2:564. —
- Eich, Eliz indiv and as extrx Margt or Margaretha Eich to Geo Wernebock. 15th st, No 436, s s, 94 w Av A, 25x103.3. Prior mort \$16,000. Apr 1, 2 years, 6%. Apr 6, 1907. 3:946. 1,500
- Entz, Mary L to N Y LIFE INS & TRUST CO. Madison av, No 1065, e s, 56.7 s 81st st, 20x85. April 8, 1907, 3 years, 4 1/2%. 5:1492. 18,000
- Foery, Martin and Joseph Bauer to TITLE GUARANTEE & TRUST CO. Clinton st, No 21, w s, 125 n Stanton st, 25x100. Apr 4, due, &c, as per bond. Apr 6, 1907. 2:350. 10,000
- Fischl, Adolph M and Samuel Fink to Century Mortgage Co. 2d av, No 2002, e s, 25.5 n 103d st, Apr 5, 3 years, 5%. Apr 6, 1907. 6:1675. 13,000
- Fenenbock or Fennenbock, Ethel to Levi Goldsmith. 123d st, No 323, n s, 236 e 2d av, 18x100.11. April 4, 3 years, 5%. April 5, 1907. 6:1800. 7,000
- Franco, Louis to Jacob Mendelsohn and ano. 132d st, Nos 51 to 55, n s, 360 e Lenox av, 50x99.11. Building loan. Prior mort \$26,000. April 1, 1 year, 6%. April 5, 1907. 6:1730. 20,000
- Same to same. Same property. Building loan. April 1, 1 year, 6%. April 5, 1907. 6:1730. 8,000
- Falconer, Josephine, of New Orleans, La, to Chas G Comstock. 8th av, Nos 30 and 32, e s, 81.7 s Jane st, runs s e 52 x w 22.6 x s 6.6 x w 16 x n 6.6 x w 25 x n 4 to av, x — to beginning. Mar 20, 2 years, 6%. April 11, 1907. 2:625. 1,000
- Frank, Roberta F to Sidney B Bowman Automobile Co. 49th st, Nos 225 to 231 West. Assignment of rents as security for \$630. April 8. April 11, 1907. 4:1021. nom
- Frankenstein, Alex to Saml Magen. Forsyth st, Nos 39 and 39 1/2, w s, 92.8 n Canal st, 32.9x100. Prior mort \$33,000, 5 years, 6%. April 10, 1907. 1:302. 12,000
- Foerster, Maria to Everett B Heymann. 82d st, No 167, n s, 159.8 w 3d av, 19.2x102.2. April 8, 3 years, 5%. April 10, 1907. 5:1511. 10,166.67
- Same and Marc H Mack with same. Same property. Subordination agreement. Apr 8, Apr 10, 1907. 5:1511. nom
- Foerster, Maria to John Menke. 82d st, No 171, n s, 121.4 w 3d av, 19.2x102.2. April 8, 3 years, 5%. April 10, 1907. 5:1511. 10,166.67
- Same and Marc H Mack with same. Same property. Subordination agreement. April 8. April 10, 1907. 5:1511. nom
- Foerster, Maria to John Menke. 82d st, No 169, n s, 140.6 w 3d av, 19.2x102.2. April 8, 3 years, 5%. April 10, 1907. 5:1511. 10,166.67
- Same and Marc H Mack with same. Same property. Subordination agreement. April 8. April 10, 1907. 5:1511. nom
- Fitzpatrick, Alice, N Y, and Cath V Hilton, Jersey City, N J, to Wm E McCann. Centre st, No 210, s e s, about 100 n Hester st, 25x45x25.1x45. Prior mort \$16,000. April 9, 3 years, 6%. April 10, 1907. 1:235. 3,000
- Foerster, Maria to Caroline M Whitbeck. 82d st, No 173, n s, 102.2 w 3d av, 19.2x102.2. April 6, 3 years, 5%. April 10, 1907. 5:1511. 10,500
- Friedenberg, Chas A, of Hoboken, N J, to Emily H Moir. 6th st, No 425, n s, 300 w Av A, 25x90.10. April 5, 5 years, 5%. Apr 9, 1907. 2:434. 26,000
- Same and Saml D Lasdon to same. Same property. Subordination agreement. April 5. April 9, 1907. 2:434. nom
- Frank, Roberta F, of Montrose, N Y, to James Milne. 49th st, Nos 225 to 231, n s, 275 e 8th av, 75x100.5. Prior mort \$110,000. April 3, due Feb 1, 1908, 6%. April 9, 1907. 4:1021. 3,500
- Folsom, Lydia F wife of Wm H to Frederick A Schermerhorn trustee Adeline E Schermerhorn. 52d st, No 57, n s, 222.4 w Park av, 13.9x100.5. Mar 30, 5 years, 4 1/2%. April 9, 1907. 5:1288. 18,000
- Flynn, Timothy to John Ryan. Lexington av, No 1391, e s, 84 n 91st st, 16.8x70. Prior mort \$7,000. April 8, 3 years, 5 1/2%. April 9, 1907. 5:1520. 4,000
- Fischl, Adolph M and Saml Fink to Century Mortgage Co. 2d av, No 2004, e s, 50.5 n 103d st, 25x74.7. April 5, 3 years, 5%. April 9, 1907. 6:1675. 13,000
- Five-Thirty East Seventy-Second Street Co to Alois Fink. 72d st, Nos 534 to 538, s w cor Av B, now Exterior st, runs w 81.6 x s 62 x e 0.6 x s 14.8 x e 74.3 to Av B, x n 76.8 to beginning, except part for Exterior st. Prior mort \$67,000. April 6, 1 year, 6%. April 9, 1907. 5:1483. 6,000
- Grossman, Isaac and Barnet Sundelevich to William Messer Co. Stanton st, Nos 74 and 76, n e cor Allen st, Nos 180 and 180 1/2, 45x65. P M. Prior mort \$58,000. April 5, due May 22, 1908, 6%. April 11, 1907. 2:417. 4,000
- Gutterman, Herman and Clara Fromm to Lizzie or Elizabeth Dolle. 44th st, No 455, n s, 125 e 10th av, 25x100.4. P M. Prior mort \$8,000, 5 years, 5%. April 10, 1907. 4:1054. 6,000
- Gloekner, Valentin to BANK FOR SAVINGS IN City of N Y. 37th st, No 450, s s, 150 e 10th av, 25x98.9. April 10, 1907, 5 years, 4 1/2%. 3:734. 9,500
- Glass, Miriam to EMIGRANT INDUSTRIAL SAVINGS BANK. 120th st, No 367, n s, 216 w Manhattan av, 17x100.11. April 10, 1907, 5 years, 4 1/2%. 7:1947. 8,000
- Goldowitz, Isaac and Harris Samilson with Chas H Phelps trustee Wm Wall. Market st, No 34. Subordination mort. Mar 30. Apr 9, 1907. 1:275. nom
- Gluck, Jacob S to Alice Bullowa. Av B, No 165, e s, 71 n 10th st, 23.8x93. April 1, 1 year, 6%. April 9, 1907. 2:393. 2,500
- Goldowitz, Isaac to Chas H Phelps exr Wm Wall. Market st, No 34, e s, abt 68 n Madison st, —x86.9x—x86.8. April 8, due July 6, 1910, 5%. April 9, 1907. 1:275. 14,000
- Grodginsky, Saml with John Volz and ano trustees Friedrich Seibel. 1st av, No 1470, e s, 82.2 n 76th st, 20x70. Subordination agreement. April 4. April 5, 1907. 5:1471. nom
- Goodman, Urry to Hyman Adelstein and ano. Division st, Nos 258 and 260, n e cor Ridge st, Nos 2 and 4, runs n 68.6 x e — x n 0.1 1/2 x e 20 x s 53.4 to st x w 44.10 to beginning. Building loan. Prior mort \$47,000. Apr 1, 1 year, 6%. Apr 6, 1907. 1:315. 20,000
- Same to same. Same property. P M. Apr 1, 1 year, 6%. Apr 6, 1907. 1:315. 4,500
- Greenberg, John and Meyer Kirschenbluth and Bernheimer & Schwartz with EMIGRANT INDUSTRIAL SAVINGS BANK. Av A, Nos 1436 and 1438. Subordination agreement. Apr 2. Apr 6, 1907. 5:1488. nom
- Greenberg, John and Meyer Kirschenbluth to Morris E Gossett. Av A, Nos 1436 and 1438, e s, 25.6 n 76th st, 50.6x98. Prior mort \$45,000. Apr 5, 3 years, 6%. Apr 6, 1907. 5:1488. 15,000
- Same and Bernheimer & Schwartz with Morris E Gossett. Same property. Subordination agreement. Apr 5. Apr 6, 1907. 5:1488. nom
- Greenberg, John and Meyer Kirschenbluth to EMIGRANT INDUSTRIAL SAVINGS BANK. Av A, Nos 1436 and 1438, e s, 25.6 n 76th st, 50.6x98. Apr 5, 5 years, 5%. Apr 6, 1907. 5:1488. 45,000
- Goldstein, Morris to Harris Schwartz and ano. Av C, Nos 210 and 212, s e cor 13th st, No 700, 54x62.3. P M to extent of \$1,000. Given as collateral security to extent of \$550 for mort of \$4,250, on Hopkins st, No 89, Brooklyn, N Y. April 1, 3 years, 6%. April 8, 1907. 2:382. 1,550
- Geery, John to Meyer A Bernheimer. 58th st, No 320, s s, 265 w 8th av, 20x100.5. P M. Mar 30, 3 years, 5%. April 8, 1907. 4:1048. 20,000
- Goldstein, Hyman to Philip E Arcularius trustee Andrew M Arcularius. 115th st, No 20, s s, 285 w 5th av, 20x100.11. April 8, 1907, 5 years, 5%. 6:1598. 12,000
- Heidenreich, Gussie to Randolph Guggenheimer. 1st av, No 19, w s, 58.4 n 1st st, 16.8x75. April 8, 1907, 3 years, 5%. 2:443. 11,000
- Hillenbrand, E Francis to Margt E Hughes. Macdougall st, No 125, n w cor 3d st, No 119, 20x65.9. Prior mort \$16,500. Apr 3, 3 years, 6%. Apr 5, 1907. 2:543. 3,000
- Harrington, Mary A to EMIGRANT INDUST SAVINGS BANK. 35th st, Nos 232 and 234, s s, 225 w 2d av, 44.10x98.9. April 5, 1907, 3 years, 4 1/2%. 3:915. 14,000
- Heineck, Regina wife Hermann to Emily M Saffray. 76th st, No 222, s s, 280.3 w 2d av, 25x102.2. April 5, 1907, 5 years, 5%. 5:1430. 15,000
- Heineck, Regina to Hannah Wallach. 76th st, No 222, s s, 280.3 w 2d av, 25x102.2. April 5, 1907, 2 years, 6%. 5:1430. 3,250
- Hofman, Martain or Martin B to Solomon Kluge. 82d st, No 35, n s, 325 e Columbus av, 20x102.2. P M. Prior mort \$24,000. April 3, 1 year, 6%. April 9, 1907. 4:1196. 5,000
- Herbold, Geo W to DeWitt C Flanagan and ano trustees, &c. 83d st, No 500 East. Saloon lease. April 4, demand, 6%. April 9, 1907. 5:1579. 2,000
- Helper, Isaac to METROPOLITAN LIFE INS CO. Broadway, Nos 3860 to 3864, n e cor 161st st, runs e 99.10 x n 99.11 x w 99.10 to Broadway, x s 99.11 to beginning. April 9, 1907, due May 1, 1910, 5 1/2%. 8:2120. 170,000
- Hilborn, Gustav and Sampson H Schwarz to LAWYERS TITLE INS & TRUST CO. Barrow st, No 45, s s, 144 w Bleecker st, 21x40. P M. April 9, 5 years, 5%. April 10, 1907. 2:587. 3,500
- Hellinger, Millie to Lina Jacoby. 90th st, No 67, n s, 123 w Park av, 18.6x100.8. April 1, due July 1, 1912, 4 1/2%. April 10, 1907. 6:1502. 15,000
- Hein, Frances to UNION TRUST CO of N Y. Stanton st, No 79, s s, 104.10 w Orchard st, 26.4x75. April 10, 1907, 5 years, 4 1/2%. 2:416. 18,000

DENNIS G. BRUSSEL ELECTRIC WIRING AND APPARATUS

The Brussel Method of electric light and power wiring secures to the owner an absolute guarantee against any defects. Interior Telephones, Pumps, Elevators Installed
15 West 29th Street, N. Y.

Hyman, Wm and Morris to Geo Schworer et al exrs, &c, Louis Schworer. Av B, No 253 n e cor 15th st, Nos 601 and 603, 22.10x88. Prior mort \$9,000. March 15, 4 years, 5½%. April 10, 1907. 3:983. 8,500

Horowitz, Abram and Isaac R to GREENWICH SAVINGS BANK. 5th av, No 2100, n w cor 129th st, No 1, 99.11x110. April 9, 5 years, 4½%. April 10, 1907. 6:1727. 180,000

Same to Saml Wacht. Same property. Prior mort \$180,000. April 9, demand, 6%. April 10, 1907. 6:1727. 70,000

Hill, Robert to Alice Bullowa. 52d st, No 344, s s, 400 w 8th av, 20x100.5. April 10, 1 year, 6%. April 11, 1907. 4:1042. 2,500

Same to Alfred L M Bullowa and ano. Same property. Prior mort \$2,500. April 11, 1907. 1 year, 6%. 4:1042. 1,000

Harris, Bella to Maria B Hampton. 101st st, No 324, s s, 221 w West End av, 20x100.11. Prior mort \$25,000. April 9, due July 15, 1909, 5½%. April 11, 1907. 7:1889. 3,500

Hess, Hattie to Maria E Herrick. Madison av, Nos 1400 to 1406, n w cor 97th st, 100.11x95. P M. Prior mort \$—. April 10, 2 years, 6%. April 11, 1907. 6:1603. 30,000

Haines, Saml B, Yonkers, N Y, to Franklin Haines. Central Park West, s w cor 65th st, No 2, 100.5x125. April 10, 2 years, 6%. April 11, 1907. 4:1117. 80,000

Jahraus, Joseph E to Louisa Lingelbach. 40th st, No 248, s s, 105 w 2d av, 14x98.9. Prior mort \$7,000. April 10, 3 years, 6%. April 11, 1907. 3:920. 3,000

Jacksonson, Benjamin to Joseph Isaacs. 65th st, Nos 421 to 425, n s, 250.2 w Av A. 2 lots, each 37.7x100.5. 2 P M mortg, each \$13,000. 2 Prior mortg, each \$33,000. April 10, 1907, 3 years, 6%. 5:1460. 26,000

Jamieson (R W) & Co to Packard & Co. Consent of chattel for \$2,000. April 9. April 10, 1907. —

Jacobs, Abraham to Celia Michael. 144th st, Nos 263 and 265, n s, 185 e 8th av, 40x99.11. April 8, demand, 6%. Apr 9, 1907. 7:2030. 5,000

Jack, Wm Y and Thomas C Cliff to Isabella Jack. Lexington av, No 618, w s, 21.1 n 53d st, 21.4x68. Mar 30, 3 years, 6%. Apr 9, 1907. 5:1308. 2,000

Jacobson, Israel to STATE BANK. 107th st, No 60, s s, 175 e Madison av, 25x100.11; 17th st, No 454, s s, 100 e 10th av, 25x92. Secures notes: 6%. April 5, 1907. 6:1612, 3:714. notes, 2,000

Janpole & Werner Construction Co to Realty Mortgage Co. 142d st, n s, 100 e Broadway, 75x199.10 to 143d st. Building loan. Prior mort \$66,000. April 4, due Oct 12, 1907, 6%. April 5, 1907. 7:2074. 69,000

Same to same. Same property. Certificate as to above mort. April 4. April 5, 1907. 7:2074. —

Jones, Joseph T B to Clara de Hirsch Home for Working Girls, a corporation. 8th av, No 2378, e s, 74.11 s 128th st, 24.11x 75. April 4, 5 years, 5%. April 5, 1907. 7:1933. 20,000

Same to Henry O Heuer. Same property. P M. Prior mort \$20,000. April 4, due, &c, as per bond. April 5, 1907. 7:-1933. 6,000

Janpole, Aaron M and Wm M, and Louis Werner to Sol L Kaye. 135th st, n s, 100 e Amsterdam av, 72.5x99.11. Mar 27, 1 year, 6%. Apr 6, 1907. 7:1972. 5,600

Janpole, Aaron M and Wm M, and Louis Werner to Sol L Kaye. 132d st, s s, 100 w Amsterdam av, 125x99.11. Apr 4, 1 year, 6%. Apr 6, 1907. 7:1986. 3,400

Jorgensen, Niels D W to Adolph Bloch. 98th st, No 48, s s, 475 w Central Park West, 25x100.11. Prior mort \$26,000. April 8, 1907, 3 years, 6%. 7:1833. 2,000

Jacobson, Siegmund to Joseph Fistere. Hudson st, No 430, e s, 67 s Morton st, 22x80. P M. Prior mort \$8,000. April 1, due Mar 4, 1908, 6%. April 8, 1907. 2:583. 3,000

Janos, Morris and Jacob to Jacob C Heinsheimer and ano. St Marks pl, No 56, or 8th st, s s, 275 e 2d av, 25x97.6. April 5, due, &c, as per bond. Given to secure notes. April 8, 1907. 2:449. 3,900

Kennedy, Matthew to Wm D Dubois. 27th st, No 322, s s, 250 w 8th av, 25x98.9. P M. April 5, 1907, 11 years, 5%. 3:750. 11,000

Kane, Patrick and Joseph O Dowd to DeWitt C Flanagan and ano as trustees. 1st av, No 699. Saloon lease. Mar 21, demand, —%. April 5, 1907. 3:945. 3,000

Klar, Barnet and Samuel Kamlet to Lena Schilling widow. 8th st, No 327, n s, 238.6 w Av C, 24.9x93.11. Prior mort \$—. Apr 1, 5 years, 6%. April 5, 1907. 2:391. 10,000

Knepper Realty Co to Joseph Rosenzweig. 9th st, No 733, n s, abt 265 w Av D, 25x92.3. Prior mort \$27,250. Apr 1, due Sept 15, 1909, —%. April 9, 1907. 2:379. 9,250

Same to same. Same property. Certificate as to above mort. Apr 1. April 9, 1907. 2:379. —

Klein, Henry to Hudson Mortgage Co. 9th st, Nos 810 to 816, on map Nos 806 to 810, s s, 120.9 e Av D, 3 lots, each 40.9x93.11. 3 mortg, each \$32,500. April 8, 3 years, 5%. April 9, 1907. 2:365. 97,500

Klein, Henry to NEW YORK MORTGAGE & SECURITY CO. 9th st, Nos 804 and 806, on map No 804, s s, 80 e Av D, 40.9x93.11. April 8, 3 years, 5%. April 9, 1907. 2:365. 32,500

Kunstler, Felix, Louis Roossin and Pauline Mahl to Wm H Neilson trustee Anna A Neilson. Broome st, No 126, n s, 55 e Pitt st, 20x87.6. April 10, 1907, 3 years, 5%. 2:337. gold, 20,000

Klinker, Wm H to Fredk Schneider. 128th st, No 14, s s, 165.6 w 5th av, 17x99.11. April 9, due July 1, 1908, 6%. April 10, 1907. 6:1725. 1,500

Kramer, Berel, Orange, N J, to Abraham Nevins and ano. Av A, No 1317, w s, 120.4 s 71st st, 25x100. P M. April 10, 1907. 5 years, 6%. 5:1465. 8,800

Keller, Joseph F to CITIZENS SAVINGS BANK. 98th st, Nos 227 and 229, n s, 187.6 w 2d av, runs n 100.11 x w 12.6 x s 0.2 x w 25 x s 100.9 to st, x e 37.6 to beginning. Jan 10, 5 yrs, 5%. April 11, 1907. 6:1648. 35,000

Little, Anna E with GERMAN SAVINGS BANK in City N Y. 78th st, No 206, s s, 100 w Amsterdam av, 18.9x102.2. Agreement changing interest days. April 11, 1907. 4:1169. nom

Lyons, Robert T to Robert J Mahoney. 96th st, n s, 300 w West End av, 100x100.11, except plot begins at c 1 blk bet 96th and 97th sts, distant 300 w West End av, also 100.11 n 96th st, runs w 58.11 x s 5.11 x e 58.11 x n 5.11 to beginning. Prior mort \$40,000. April 10, due Dec 10, 1908, 5%. April 11, 1907. 7:1887. 5,500

Lancet, Max to Ida Levy. 2d av, No 71, w s, 24 n 4th st, 24.1x77. P M. Prior mort \$—. April 8, 1907, 3 years, 6%. 2:460. 3,250

Lawrence, Walter S to John R Planten. 6th av, No 362, e s, 51.9 n 22d st, 22.4x62. April 5, 3 years, 5%. April 10, 1907. 3:824. 5,000

Lyons, Robert T to METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 97th st, runs e 71.11 x s 106.10 x w 58.11 x n 5.11 x w 50 to Drive x n e 107.6 to beginning. April 10, 1907. Due May 1, 1912, 6%, until 1 year after completion of building and 5½% thereafter. 7:1887. 175,000

Levin, Jacob to Lawrence Schorr. Pike st, No 46, w s, abt 50 s Madison st, 25x86. P M. Prior mort \$22,500. April 2, 6 yrs, 6%. April 5, 1907. 1:244. 16,000

Levy, Lazarus to Chas H Moak. Ridge st, No 118, e s, 153.9 n Rivington st, 21.3x100. April 4, due, &c, as per bond. April 5, 1907. 2:344. 16,000

Lawyers Mortgage Co with National Realty Co. Broadway, Nos 826 and 828, n e cor 12th st, Nos 55 to 63, runs n 42.11 x e 120.7 x n — x e 27.10 x s 108.3 to n s 12th st, x w 153.4 to beginning. Extension mort. April 4. April 5, 1907. 2:564. nom

Lehmaier, Louis A to COLONIAL TRUST CO and ano trustees for Margaretta C Spedden under deed of trust dated May 22, 1900. West End av, No 916, e s, 20.9 s 105th st, 20x90. April 5, 1907, due, &c, as per bond. 7:1876. 20,000

Lerner, Barnet to Louis Daum. St Marks pl, Nos 99 and 99½, or 8th st, n s, 162.6 e 1st av, 37.6x110. P M. Prior mort \$42,000. Apr 1, 5 years, 6%. Apr 6, 1907. 2:436. 12,800

Levy, Annie to Jacob Landsberger. Chrystie st, No 111, w s, abt 75 n Grand st, 25x100. Apr 1, installs, 6%. Apr 11, 1907. 2:423. 2,500

Lockwood, Geo F, of New Canaan, Conn, to WASHINGTON TRUST CO of City N Y. Beaver st, No 3, n s, 56.3 e Broadway, runs n 70.10 x w 3.5 x n 6.9 x e 25.5 x s 74 to Beaver st x w 22 to beginning. P M. Apr 11, 1907, 3 years, 5%. 1:22. 65,000

Leggat, Wm S to Harry M Austin. Riverside Drive, late Drive or Boulevard, w s, 1810 n from s s 155th st, runs n w 390.1 x n w 270.10 to s s 165th st, x s e 15.5 x s 67.4 x s e 133.11 x s 180.8 x s e 251.8 to Drive or Boulevard, x s w 145.11 to beginning, together with all title of Shepherd Knapp to land described in deed dated Oct 30, 1847; also to lands reserved by Shepherd Knapp also land under water and below high water mark Hudson River in front of above; 162d st, s s, at e s right of way of Hudson River R R, runs n e 42.2 x s e 328.5 x w 211.6 x n e 34.10 to st, x n w 100 to beginning; all title to land under water in front of above. P M. April 4, 3 years, 5%. April 8, 1907. 8:2135. 70,000

Levy, Isaac and Simon Weinstein to Emanuel M Krulewitch. 138th st, No 507, n s, 150 w Amsterdam av, 37.6x99.11. Prior mort \$37,000. April 5, 2 years, 6%. April 8, 1907. 7:2070. 9,000

Larchan, Jacob with Geo J Roll trustee George Roll. Lewis st, No 128, s e cor Houston st, Nos 467 to 471, 25x70. Subordination agreement. April 8. April 9, 1907. 2:330. nom

Martin, Wm M with BANK FOR SAVINGS in City N Y. Nassau st, No 85. Extension mort. April 9. April 11, 1907. 1:79. nom

Maggiolo, Antonio to Salvatore Rondanina. 132d st, No 46, s s, 150 e Madison av, 33.4x99.11. P M. Prior mort \$18,000. April 9, due May 1, 1912, 6%. April 11, 1907. 6:1756. 12,000

Mahl, Pauline and Louis Roossin to Isidore Kalfus. Broome st, No 126, n s, 55 e Pitt st, 20x87.6. 2-3 parts. Apr 4, installs, 6%. April 11, 1907. 2:337. 2,000

McMillan, Saml with City Mortgage Co. 116th st, s s, 250 w Broadway, 150x100.11. Subordination agreement. March 18. April 11, 1907. 7:1896. nom

McGraw Realty Co to PRUDENTIAL INS CO OF AMERICA. 39th st, Nos 231 to 241, n s, 366.8 e 8th av, 126.4 x — x 123.4 x 98.9. Certificate as to mort for \$400,000. April 8. April 11, 1907. 3:789. —

Martin, Edith T to Geo Freifeld trustee John M Bixby. 35th st, No 5, n s, 150 e 5th av, 25x98.9. April 10, 3 years, 5%. Apr 11, 1907. 3:865. 75,000

McDonnell, Peter to TITLE INS CO of N Y. 27th st, No 367, n s, 77.10 e 9th av, 22.2x49.4. April 11, 1907, 5 years, 4½%. 3:-751. 5,000

Marsching, John and Leopold Schmid to John Marsching exr, &c, Johanne Hesse. Columbus av, Nos 661 to 667, n e cor 92d st, No 79, 100.8x40. Mar 14, 1901. 1 year, 5%. April 11, 1907. 4:1206. 22,000

Martin, John H to August Finck Jr. 42d st, No 259 West. Store lease. April 9, demand, 5%. April 10, 1907. 4:1014. note, 5,000

McKune, Jeanne V O with James M Gilmore. 47th st, Nos 129 and 131, n s, 480 e 7th av, 40x100.5. Extension mort &c. April 8. Apr 9, 1907. 4:1000. nom

Melia, Mary to TITLE GUARANTEE & TRUST CO. 52d st, No 161, n s, 107.9 w 3d av, 12.3x100.5x17x100.6. P M. July 2, 1906, due &c, as per bond. April 10, 1907. 5:1307. 10,000

Mack, Marc H and Maria Foerster with Caroline M Whitbeck. 82d st, No 173, n s, 102.2 w 3d av, 19.2x102.2. Subordination agreement. April 10, 1907. 5:1511. nom

Mosher, Martha B with Sound Realty Co. 145th st, Nos 528 and 530, s s, 275 e Broadway, 50x99.11. Agreement as to ownership of mort. March 27. April 10, 1907. 7:2077. nom

McGraw Realty Co to the PRUDENTIAL INS CO OF AMERICA. 39th st, Nos 231 to 241, n s, 366.8 e 8th av, runs n 98.9 x 123.4 x s — x w 126.4 to beginning. Building loan. April 9, 5 years, 4½%. April 10, 1907. 3:789. 400,000

McElhinney, Mary A to EMIGRANT INDUSTRIAL SAVINGS BANK. 29th st, No 507, n e s, 100 n w 10th av, 25x98.9. April 9, 1907, 3 years, 5%. 3:701. 10,000

Morris, Jacob with Abraham Halprin et al. 69th st, n s, 216 e Av A, 41x100.4; 69th st, n s, 257 e Av A, 41x100.4; 69th st, n s, 175 e Av A, 41x100.4. 3 extensions of mortg. Mar 11. Apr 9, 1907. 5:1481. nom

Marotzki, Caroline A to GERMAN SAVINGS BANK. 120th st, No 108, s s, 110.10 e Park av, 20.10x100.10. April 3, due March 1, 1912, 4½%. April 10, 1907. 6:1768. 7,000

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD"

FRONT ENAMELED
AND
GENUINE BRICKS
"HARVARD"

Nazareth and Saylor's
Portland CEMENT
ROSENDALE CEMENT

FREDENBURG & LOUNSBURY

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

- Machiz, Ida to CITIZENS SAVINGS BANK. Mott st, Nos 124 and 126, e s, 125 n Hester st, 50x94. P M. April 5, 1907, due May 15, 1912, 5%. 1:238. 60,000
- Melitzer, Morris L to Moses J Sneudaria. 7th st, No 234, s s, 83 e Av C, 22.8x90.10. April 1, 3 years, 5%. April 9, 1907. 2:376. 21,000
- Miller, Margt W and Emma L Fender to Augusta Thierbach. 70th st, No 269, n s, 100 e West End av, 18.9x100.5. April 8, 2 yrs. —%. April 9, 1907. 4:1162. 2,000
- Mayer, Rebecca to DRY DOCK SAVINGS INST. 74th st, No 23, n s, 75 w Madison av, 25x102.2. April 9, 1907, 1 year, 5%. 5:1389. 60,000
- McMurray, Bridget M and Harry W Vogel and ano with Katie McCormack. 118th st, No 272, s s, 175 e 8th av, 25x100.11. Subordination agreement. April 1. April 9, 1907. 7:1923. nom
- McMurray, Bridget M to Katie McCormack. 118th st, No 272, s s, 175 e 8th av, 25x100.11. P M. April 1, 3 years, 5%. April 9, 1907. 7:1923. 18,000
- McInerney, Patrick to Joseph Weber. Water st, No 651, s s, abt 290 e Gouverneur slip, 16.8x70. Apr 3, 3 years, 6%. Apr 5, 1907. 1:243. 1,100
- Morse, E Rollins to American Mortgage Co. 51st st, n s, 222.6 e 5th av, 30x100.5. Apr 5, 1907, 1 year, 6%. 5:1287. 30,000
- Meryash, Louis to Julia S Booth. 156th st, n s, 200 e Broadway, 39.6x99.11. Apr 3, 3 years, 6%. Apr 5, 1907. 8:2115. 6,500
- Machiz, Ida to CITIZENS SAVINGS BANK. Mott st, No 122, e s, 100 n Hester st, 25x94. P M. April 5, 1907, due May 15, 1912, 5%. 1:238. 25,000
- Morse E Rollins to Sarah C Reeder. 51st st, No 7, n s, 222.6 e 5th av, 30x100.5. April 5, 1907, 3 years, 4½%. 5:1287. 160,000
- Miller, Robert to Harry E Chapman. 42d st, No 246, s s, 266.2 e 8th av, 16.8x98.9. P M. April 4, due Oct 1, 1908, —%. Apr 5, 1907. 4:1013. 45,000
- Mazzucca, Gabriele to Henry Elias Brewing Co. 1st av, No 2119, s w cor 109th st. Saloon lease. April 2, demand, 6%. April 5, 1907. 6:1680. 4,000
- Mandel, Adolf to FARMERS LOAN AND TRUST CO. Suffolk st, No 120, e s, 52 s Rivington st, 24x75. April 8, 1907, 5 years, —%. 2:348. 18,000
- Murray, James, of Bergenfield, N J, and Robert Hill of Englewood Cliffs, N J, to Wilson M Powell. Edgecombe av, e s, 225 n 150th st, 4 lots, each 37.6x100. 4 morts, each \$30,000. April 8, 1907, 3 years, 5%. 7:2054. 120,000
- Morgan, Annette McD to TITLE INS CO of N Y. 81st st, No 312, s s, 160 w West End av, 20x102.2. P M. Apr 9, 3 years, 4½%. Apr 10, 1907. 4:1244. 10,000
- Newell, Mary O to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. Washington st, Nos 634 to 642, n w cor Barrow st, No 114, runs n 100 x w 40 and 32 x s 90 to st x e 70 to beginning. Apr 10, 1907, due Jan 1, 1911, 4½%. 2:604. gold, 29,500
- Newmark, Abraham to Anne C Rogers. East Broadway, No 200, n s, 104.8 e Jefferson st, 26.6x57.3x27x57.5. Apr 3, 5 yrs, 5%. Apr 5, 1907. 1:285. 13,000
- Newmark, Abraham to American Mortgage Co. Division st, No 189, s s, 104.11 e Jefferson st, 26.5x57.3x27x57.5. April 3, 5 years, 5%. April 5, 1907. 1:285. 14,000
- Orlans, Nathan and Max Gluckman to Morris Goodman. 2d av, No 1881, n w cor 97th st, No 237, 24.11x100. April 8, 4 yrs. 6%. April 11, 1907. 6:1647. 7,000
- Owens, Mary L to U S TRUST CO of N Y. Irving pl, Nos 68 and 70, e s, 27 n 18th st, 52x106.8. P M. April 1, 3 years, 4½%. April 8, 1907. 3:874. 35,000
- Oppenheim, Wm to Meyer Vesell. Amsterdam av, Nos 880 to 890, n w cor 103d st, Nos 201 and 203, 75.11x100. April 5, 3 years, 6%. April 9, 1907. 7:1875. 15,000
- O'Connor, Annie E to General Synod of The Reformed Church in America. 121st st, No 231, n s, 400 w 7th av, 25x100.11. April 5, 1907, 5 years, 5%. 7:1927. 21,000
- O'Connell, James to GERMAN SAVINGS BANK in City of N Y. 79th st, No 346, s s, 127 w 1st av, 17x80. P M. Apr 5, 3 yrs, 5%. Apr 6, 1907. 5:1453. 8,000
- Prager, Raphael with Morris Lederman and Simon R Schultz. 11th st, Nos 277 and 279 West. Extension mort. Mar 5. April 8, 1907. 2:623. nom
- Prendergast, Joseph F to DeWitt C Romaine. Waverly pl, No 144, s w s, 154 w 6th av, 22.3x97. P M. April 2, 1 year, 5%. April 8, 1907. 2:592. 17,000
- Palace Automobile & Machine Co to Cath E Weber et al exrs, &c, Adam Weber. 124th st, Nos 210 to 214, s s, 145 w 7th av, 48x100.11. Apr 5, 5 years, 5%. Apr 6, 1907. 7:1929. 37,500
- Same to same. Same property. Certificate as to above mort. Apr 4. Apr 6, 1907. 7:1929. —
- Same and Isaac P Hand with Adam Weber. Same property. Subordination agreement. Mar 30. Apr 6, 1907. 7:1929. nom
- Pittelli, Frank to Edward Nash. Jerome av, e s, 194.1 n 165th st, runs n 214.4 x e 198.11 x s 51 to w s Cromwell av x s 163.10 x w 198.9 to beginning; also Cromwell av, w s, 357.9 n 165th st, runs n 0.6 x e 3 to av x s — to beginning, gore; Hester st, Nos 197 and 199, n s, 100 e Baxter st, 50x100. Apr 4, demand, 6%. Apr 5, 1907. 1:236, 9:2503. notes, 45,000
- Peck, Herman I to Harris Friedman and ano. 148th st, Nos 554 to 560, s s, 125 e Broadway, 100x99.11. Mar 30, due Aug 21, 1907, 6%. Apr 6, 1907. 7:2079. 1,000
- Peck, Herman I, David H Goldstein and Henry C Orr, Louis Goldstein and John A Sharp trustees with Harris Friedman and Barnett Feinberg. 148th st, Nos 554 to 560, s s, 125 e Broadway, 100x99.11. Subordination agreement. Mar 30. Apr 6, 1907. 7:2079. nom
- Potter, Fredk and Clarence H Kelsey as trustee under deed of trust dated Jan 29, 1894, to David Wolf Bishop. Astor pl, s e s, at n e s Broadway, No 744, runs n e 75.9 x s e 73.6 x s w 96.11 to Broadway, x n w 41 to beginning; plot begins on rear boundary line of premises No 744 Broadway, distant 44.10 x s e Astor pl, runs n e 14.9 x s e 27 x s w 8.10 x n w 27.4 to beginning. P M. April 5, 1907, due, &c, as per bond. 2:545. 215,000
- Portman, Annie H to MUTUAL LIFE INS CO of N Y. 53d st, No 141, n s, 100 e Lexington av, 17.10x100.5. Prior mort \$—. April 5, 1907, due, &c, as per bond. 5:1308. 3,000
- Potick, Samuel and Sidney Stern to GERMAN SAVINGS BANK in City N Y. 178th st, n s, 100 e St Nicholas av, 25x100. April 3, 3 years, 5%. April 5, 1907. 8:2153. 20,000
- Portman, Isaac, Brooklyn, N Y, to Joseph G Engel. 76th st, No 422, s s, 300 w Av A, 25x102.2. Mar 30, demand, 6%. April 11, 1907. 5:1470. 612.50
- Paterno Bros, a corpn, to City Mortgage Co. 116th st, s s, 250 w Broadway, 2 lots, 75x100.11. 2 certificates as to two morts for \$175,000 each dated Jan 14, 1907. Jan 14. April 11, 1907. 7:1896. —
- Paterno Bros, a corpn, to City Mortgage Co. 116th st, s s, 250 w Broadway, 2 lots, each 75x100.11. Two building loan morts, each \$175,000. Jan 14, demand, 6%. April 11, 1907. 7:1896. 350,000
- Price, Moses to Joseph S Marcus. Allen st, No 118, n e cor Delancey st, Nos 74 and 76, runs e 73.6 x n 25 x e 14.2 x n 25 x w 87.8 to Allen st, x s 50 to beginning. April 10, 2 years, 6%. April 11, 1907. 2:415. 10,000
- Portman, Isaac to Nancy Krakower. 50th st, No 534, s s, 425 w 10th av, 25x100.5. 1 year, 6%. April 9, 1907. 4:1078. 1,500
- Platt, Fredk E to Bergen Realty Co. Jones st, No 9, n s, 95 w 4th st, 25x100x24.11x100. P M. April 1, due &c, as per bond. April 10, 1907. 2:590. 10,000
- Rector etc of the Church of the Resurrection in City of N Y to Albert H Matthews. 74th st, n s, 100 e Park av, 70x102.2. Apr 9, 5 years, 4%. Apr 10, 1907. 5:1409. 31,500
- Rollwagen, Isabella E with GERMAN SAVINGS BANK. 70th st, No 231 East. Agreement changing interest days, &c. April 11, 1907. 5:1425. nom
- Rafter, Edward to Empire Mortgage Co. St Nicholas av, s e cor 181st st, 100x25; Wadsworth av, s e cor 181st st, 100x25; Wadsworth av, s w cor 181st st, 100x25; Wadsworth av, n e cor 181st st, 100x25. April 10, due Mar 1, 1908, 6%. April 11, 1907. 8:2153, 2162, 2163, 2165. 20,000
- Ruckert, Elise to Engelina Kruger. 90th st, No 65, n s, 141.6 w 4th av, 16.8x100.8. April 11, 1907, 4 years, 6%. 5:1502. 4,500
- Rockwell, Louis F to Caroline V Whitlock. 41st st, No 353, n s, 100 e 9th av, 25x98.9. P M. April 11, 1907, 3 years, 5%. 4:1032. 16,000
- Reich, David and Henry L to METROPOLITAN SAVINGS BANK. Attorney st, No 95, w s, 160 s Rivington st, 20x100. April 9, 1907. 5 years, 5%. 2:348. 15,000
- Rabinowitz, Hyman and Joseph to LAWYERS TITLE INS & TRUST CO. Delancey st, No 314, n s, 74.7 w Goerck st, 24.7x100. April 4, 5 years, 4½%. April 9, 1907. 2:328. 15,000
- Rosenthal, Moses to Saml A Singerman and ano. 118th st, No 4, s s, 100 w 5th av, 25x100.11. Prior mort \$24,000. April 9, 1907, 1 year, 6%. 6:1601. 2,000
- Ruff, Maria to John L Cadwalader and ano trustees Henry S Fearling. 83d st, No 206, s s, 101.8 e 3d av, 25.5x102.2. April 9, 1907, 5 years, 4½%. 5:1528. 18,000
- Rose, Joseph to John Volz and ano trustees Friedrich Seibel. 1st av, No 1470, e s, 82.2 n 76th st, 20x70. April 4, 3 years, 5%. April 5, 1907. 5:1471. 12,000
- Rosenbluth, Albert and Herman to Richd W Buckley and ano trustees Charles Guidet. 8th av, No 2301, w s, 76.11 s 124th st, 24x75. April 2, due June 1, 1912, 5%. April 5, 1907. 7:1950. 22,000
- Roesch, Geo F to METROPOLITAN SAVINGS BANK. 10th st, No 113, n e s, 381 n w 2d av, 21x94.7. Apr 5, 1907, 5 years, 5%. 2:466. 15,000
- Rosenberg, Louis and Lazarus Perelson to Cooper Realty Co. 146th st, s s, 220 w 7th av, 155x99.11. Building loan. Prior mort \$84,000. Apr 4, due June 1, 1907, 6%. Apr 5, 1907. 7:2031. 24,400
- Real Estate Mortgage Co of N J with Rachel Lichtenstein. 3d av, No 2031. Extension mort. March 30. April 11, 1907. 6:1661. nom
- Rosenstein, Bernard to Freda Karch. 72d st, No 308, s s, 80 e 2d av, 20x70. P M. Prior mort \$6,000. April 8, 1907, 5 years, 5%. 5:1446. 3,500
- Russell, Robert T to Mary A Furey and ano. 25th st, Nos 526 to 530, s s, 325 w 10th av, 75x98.9. April 4, due July 1, 1912, —%. Apr 8, 1907. 3:696. 30,000
- Rutgers Club, a corporation, to Chas Mayne. Lenox av, No 216, e s, 21 s 121st st, 20x80. P M. Prior mort \$12,000. April 5, due May 1, 1913, 5%. April 8, 1907. 6:1720. 11,000
- Silberblatt, Dora to Emily Lotze et al trustees Elise Lotze. 119th st, No 120, s s, 271 w Lenox av, 18x100.11. P M. Apr 10, 1907, 3 years, 6%. 7:1903. 4,500
- Sakser, Frank to TITLE GUARANTEE & TRUST CO. Cortlandt st, No 82, n s, abt 50 w Washington st, 24x54.6x24x54.4 e s. P M. Apr 5, due, &c, as per bond. Apr 11, 1907. 1:59. 26,000
- Schimpf, Frank P with Lincoln Gray and ano. Sherman av, w s, 325 s Emerson st, 75x150. Extension mort. April 10. April 11, 1907. 8:2226. nom
- Strouse, Wm W to TITLE GUARANTEE & TRUST CO. Broadway, Nos 2191 and 2193, w s, 68.4 s 78th st, runs w 109.9 x s 34.6 x e 21.8 x s 5.6 x e 93.10 to Bway x n 40.5 to beginning. All title to strips or gores on south and west. P M. April 10, due &c, as per bond. Apr 11, 1907. 4:1169. 65,000

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Sauerstrom, Adolf to Amelia Selg. 1st st, No 41, s s, 194.4 e 2d av, 25.3x77.2x25.1x79.10. April 10, 5 years, 5%. April 11, 1907. 2:442. 22,000	Ullman, Nathan to Samuel Harris. Bayard st, Nos 22 and 24, n s, 79.4 w Chrystie st, runs w 46.11 x n 50 x e 20.10 x n 25 x e 3.2 x n 4.4 x e 22.2 x s 53.9 x w 1.4 x s 25 to beginning. P. M. Prior mort \$—. Mar 11, 3 years, 6%. April 9, 1907. 1:290. 16,750	
Slawson, Sayer J to Johanna M Schroeder. 127th st, No 76, s s, 101.8 e 6th av, as widened, 16.8x99.11. April 10, 5 years, 5%. April 11, 1907. 6:1724. 10,000	Vogel, Louis and Nathan Lemlein to FARMERS LOAN AND TRUST CO. Columbus av, Nos 695 to 701, s e cor 94th st, No 80, 72.8x55. P. M. April 10, 5 years, —%. April 11, 1907. 4:1207. 82,500	
Sprung, Bertha to Theo Kilian. 92d st, No 72, s s, 125 e Columbus av, 19.4x100.8. April 10, due May 1, 1911, 5%. Apr 11, 1907. 4:1205. 4,000	Same to Morris Heyman et al. Same property. P. M. Prior mort \$82,500. April 10, 3 years, 5%. April 11, 1907. 4:1207. 17,500	
Salvin, Tillie to Wm L Condit. 3d st, No 116, s w s, at n w s Macdougall st, Nos 119 to 123, 25x100. Mar 26, 3 years, 4½%. April 11, 1907. 2:543. 43,000	Vigorito, Jack to Lion Brewery. 2d av, No 2218. Saloon lease. April 5, demand, 6%. April 8, 1907. 6:1685. 6,200	
Schneider, Henry to Louis Raffloer. 10th av, No 691, w s, 25.1 n 47th st, 25.1x100. Leasehold. P. M. April 8, 1907, 10 years, 5%. 4:1076. 13,000	Vogel, Frederick with TITLE GUARANTEE AND TRUST CO. 33d st, No 343 East Subordination agreement. April 8. April 9, 1907. 3:939. nom	
Strouse, Wm W to TITLE GUARANTEE & TRUST CO. Broadway, No 2189, w s, 108.9 s 78th st, 20.2x96.8x20x93.10. All title to strips and gores on north and west. P. M. April 10, due &c, as per bond. April 11, 1907. 4:1169. 30,000	Wallace, John C to James G Wallace. 42d st, No 210, s s, 100 w 7th av, 32.6x98.9; 42d st, No 212, s s, 132.6 w 7th av, 17.6x98.9. 1-3 part. July 3, 1904. Secures notes, —%. April 9, 1907. 4:1013. 30,000	
Schwarz, Philip to Frank Cozzens. 122d st, No 63, n s, 155 w Park av, 25x100.11. April 10, 1907, 5 years, —%. 6:1748. 22,000	Westbay, Henry E with BOWERY SAVINGS BANK. 71st st, No 219 West. Extension mort. Mar 12. April 8, 1907. 4:1163. nom	
Somers, Lizzie W wife of Thomas F to METROPOLITAN SAVINGS BANK. 96th st, No 12, s s, 100 w Central Park West, 25x100.8. Due Aug 23, 1911, 5%. April 5, 1907. 4:1209. 10,000	Weiss, Anna and Simon and Joseph Schnurmacher to Rachel Liechtenstein. 3d av, No 2031, e s, about 80 n 111th st, 25x100. P. M. Prior mort \$36,200. April 1, due March 1, 1912, 6%. April 11, 1907. 6:1661. 7,600	
Simerman, Joseph to LAWYERS TITLE INS & TRUST CO. 118th st, Nos 14 and 16, s s, 241 w 5th av, 44x100.11. April 5, 1907, 5 years, 5%. 6:1601. 40,000	Wallach, Hannah wife of Samson to Edwin M Royle and ano. 76th st, No 224, s s, 255 w 2d av, 25.3x102.2. April 5, 1907, 5 years, 5%. 5:1430. 16,000	
Sorrentino, Felicia, also known as Felicia wife of Rafael Marrazzo to John La Spina. 1st av, No 2123, w s, 25.11 n 109th st, 25x75. Prior mort \$12,000. April 4, due, Sept 19, 1909, 6%. April 5, 1907. 6:1681. 5,000	Weinberg, Julius and David Perlman to Aaron Lieberman. Lewis st, Nos 50 to 54, e s, 100 n Delancey st, 75x101.4. Prior mort \$97,000. Apr 3, due July 3, 1907, 6%. Apr 6, 1907. 2:328. 5,000	
Shalet, Paul to Benedict Bockar et al. 1st av, No 14, e s, 24.6 n 1st st, 32.6x70. P. M. Prior mort \$40,000. April 1, 5 years, 6%. April 5, 1907. 2:429. 9,000	Weiderman, George, Brooklyn, N Y, to Union Construction & Realty Co and ano. Rose st, Nos 35 and 37, s e s, abt 30 s of angle in Rose st opposite Duane st, 42.6x71.6x10x86.6 s w s. P. M. Prior mort \$25,000. Apr 5, 5 years, 5%. Apr 6, 1907. 1:114. 31,000	
Scheinberg, Lina to Albert E Lowe and ano. Mott st, Nos 124 and 126, e s, 125 n Hester st, 50x94. P. M. Prior mort \$—. April 9, 1907, installs, 6%. 1:238. 28,000	Weil, Jonas and Bernhard Mayer with Charles Griffen, John T Willets and Edw Merritt trustees Saml Willets. 60th st, No 409, n s, 175 e 1st av, 25x100.5. Release of priority of mort. Mar 25. Apr 6, 1907. 5:1455. nom	
Scheinberg, Lina to Albert E Lowe and ano. Mott st, No 122, e s, 100 n Hester st, 25x94. P. M. Prior mort \$—. April 9, 1907, 9 years, 6%. 1:238. 11,000	Weil, Jonas and Bernhard Mayer with Wilson M Powell. 60th st, No 407, n s, 150 e 1st av, 25x100.5. Release of priority of mort. Apr 6, 1907. 5:1455. nom	
Schlosser, Jacques B to Chas Dorn and ano. 3d av, No 367, e s, 74 s 27th st, 24.8x85. Equal lien with mort for \$20,000. Apr 8, due July 1, 1911, 4½%. April 9, 1907. 3:907. 10,000	Wynne, Mary A with Wm H Neilson trustee for Anna A Neilson. Broome st, No 126, n s, 55 e Pitt st, 20x87.6. Subordination agreement. April 8. April 10, 1907. 2:337. nom	
Schiff, Harry to Realty Mortgage Co. 111th st, s s, 175 w Broadway, 50x100.11. Building loan. April 8, 1 year, 6%. April 9, 1907. 7:1894. 70,000	Weiss, Anna, Simon and Joseph Schnurmacher to Joseph Dub. Charles st, No 119, n s, about 90 w Hudson st, 25x95. Prior mort \$22,000. Apr 6, 1907, 3 years, 6%. 2:632. 6,000	
Sullivan, Cornelius J to Jessie Folsom. 40th st, No 553, n s, 100 e 11th av, 25x98.9. P. M. Prior mort \$10,000. Mar 9, due, &c, as per bond. Mar 29, 1907. 4:1069. Reprinted from last issue, when 2d line was omitted. 3,500	Wyatt, Christopher to Alex Hadden. 66th st, No 233, n s, 300 e West End av, 25x100.5. April 10, 1907, 5 years, 5%. 4:1158. 14,000	
Shalet, Paul to David E Grossman. 1st av, No 14, e s, 24.6 n 1st st, 32.6x70; Sheriff st, No 49, w s, 100 n Delancey st, 20x90. Apr 3, due May 4, 1907, —%. Apr 6, 1907. 2:338 and 429. 1,500	Wolf, Rachel with Belle E Goldwater. 119th st, No 84, s s, 85 e Lenox av, 18x100.11. Agreement as to payment of mort &c. Mar 26. April 9, 1907. 6:1717. nom	
Stein, Joseph to J Frederic Kernochan. West End av, No 752, e s, 60 s 97th st, 40.11x100. P. M. Apr 5, 1907, 3 years, 5%. 7:1868. 43,000	Williams, Saml with Abraham Halprin et al. 69th st, n s, 175 e Av A, 25x100.4. Extension mort. March 28. April 9, 1907. 5:1481. nom	
Stanley Court Realty & Construction Co with METROPOLITAN LIFE INS CO. West End av, No 941, n w cor 106th st, No 301, 75.11x100. Agreement as to conditions for payment of mort for \$375,000, &c. Apr 5. Apr 6, 1907. 7:1892. nom	Webb, James N to DRY DOCK SAVINGS INST. 11th st, Nos 739 and 741, n s, 69.11 w Av D, 54.5x75. P. M. April 11, 1907, 1 year, 5%. 2:381. 15,000	
Silberstein, David, Bklyn, N Y, to Harris Farber. Division st, No 265, s s, 107.2 w Gouverneur st, 20.6x42.7. Prior mort \$7,250. April 9, 1 year, 6%. April 10, 1907. 1:287. 1,250	BOROUGH OF THE BRONX.	
Silberman, Harris to LAWYERS TITLE INS & TRUST CO. Hester st, No 82, s e cor Allen st, No 38, 25x40. P. M. April 9, 5 years, 5%. April 10, 1907. 1:299. 22,000	Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).	
Solomon, Frank to Fanny H Louis. Orchard st, No 56, e s, 150 s Grand st, 25x87.6. April 9, 2 years, 6%. April 10, 1907. 1:309. 4,000	Altieri, Rosa to Tremont Avenue Land Co. Tremont av, s s, 101.7 e Southern Boulevard, 25.5x101. P. M. April 3, due Sept 29, 1908, 5½%. April 9, 1907. 11:2985. 5,200	
Simon, Reuben to Joseph Berkowitz and ano. 10th st, No 259, n s, 369 w Av A, 25x94.8. P. M. Prior mort \$29,000. April 1, 5 years, 6%. April 10, 1907. 2:438. 11,000	Brown, John and Elias Lapin to Emily H Moir. 145th st, s s, 112.3 w St Anns av, 37.3x99.9. April 8, 5 years, 5%. April 9, 1907. 9:2271. 26,000	
Schonzeit, Harris and Sam to Robert P Muellenbach and ano. 10th st, No 232, s s, 175 w 1st av, 25x92.4. P. M. April 9, due May 1, 1910, 6%. April 10, 1907. 2:451. 2,000	Same to Rockland Realty Co. Same property. Prior mort \$26,000. April 8, demand, 6%. April 9, 1907. 9:2271. 5,500	
Salvation Army, a corpn, to Chas Katzenberg. 15th st, No 316, s s, 193 e 2d av, 26x103.3. April 10, 1907. Due April 1, 1910, 5%. 3:921. 20,000	Same to same. 145th st, s s, 75 w St Anns av, 37.3x99.9. Prior mort \$26,000. April 8, demand, 6%. April 9, 1907. 9:2271. 5,500	
Simpson, James M to Harry D Michaels. 22d st, No 440, s s, 350 w 9th av, 25x98.8. P. M. April 9, 3 years, 5%. April 10, 1907. 3:719. 15,000	Bancroft, Lincoln to Annie V R Wells and ano exrs Joanna L Van Wyck. Grand av, late 6th av, c 1, 145 n Fordham Landing road, runs w 132.1 to Croton aqueduct, x n 75.8 x e 132.1 to c 1 6th av, x s 75.8 to beginning. April 1, 1 year, 5%. April 9, 1907. 11:3213. 1,000	
Schwarz, Philip and Sophie M Goldstein with Frank H Cozzens. 122d st, No 63 East. Subordination agreement. April 8. April 10, 1907. 6:1748. nom	Buckbee, Marion W to Jeremiah N Martin. Briggs av, n w cor 197th st, —x—, and being lot 48 map of land of Metropolitan Real Estate Assoc at Fordham Ridge, except part for Briggs av and 197th st. P. M. Apr 10, due, &c, as per bond. Apr 11, 1907. 12:3301. 1,000	
Shea, James S to August Finck and ano firm A Finck & Son. 8th av, No 618, s e cor 40th st, —x—. Leasehold. August 19, 1905, due &c, as per bond. April 10, 1907. 3:789. note, 8,500	Brown & Lapin Realty Co to American Mortgage Co. Washington av, w s, 37.6 s 169th st, 37.6x90.8. April 10, 3 years, 5%. April 11, 1907. 9:2390. 27,500	
Strauss, Martin L to Fredk H Wiggin exr Eliz S B M Fleming. Madison av, No 1537, e s, 50.11 n 104th st, 16.8x70. April 10, 1907, 5 years, 5%. 6:1610. 10,000	Same to same. Same property. Certificate as to above mort. April 10. April 11, 1907. 9:2390. —	
Townshend, John L. Harrison Smith, Jr, and Robert Neville exrs, &c, Eliz L Roe and Robert L Roe individ to LAWYERS TITLE INS AND TRUST CO. 130th st, No 238, s s, 365 e 8th av, 15x99.11. April 11, 1907, 5 years, 5%. 7:1935. 8,000	Same to Rockland Realty Co. Washington av, s w cor 169th st, 75x90.8. Prior mort \$67,500. April 10, demand, 6%. April 11, 1907. 9:2390. 4,000	
Tuchfeld, Saml and Max Wachsmann to David Reich. 10th st, No 325, n s, 395.6 e Av A, 25x94.8. P. M. Prior mort \$25,000. April 1, due Oct 1, 1911, 6%. April 10, 1907. 2:404. 8,000	Same to same. Same property. Certificate as to above mort. April 10. April 11, 1907. 9:2390. —	
Tomes, Geo, Bklyn, N Y, to Douglas Realty Co. 15th st, No 29, n s, 495 e 6th av, 25x103.3. P. M. Prior mort \$81,000. April 10, 1907, 5 years, 6%. 3:817. 19,000	Buchalter, Julius to TITLE GUARANTEE & TRUST CO. Daly av, No 2075, n w s, bet 179th and 180th sts, 44x112.6, except part for av. Apr 10, due, &c, as per bond. Apr 11, 1907. 11:3122. 2,500	
Tolfree, Caroline to TITLE GUARANTEE AND TRUST CO. 42d st, No 3, n s, 155 e 5th av, 18x100.5. Prior mort \$11,000. Apr 4, due, &c, as per bond. April 5, 1907. 5:1277. 4,000		

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- Boetzel, Theo to Thornton Bros Co. 169th st, No 307, n s, 58.4 e College av, 16.8x80. P M. April 10, installs, 6%. April 11, 1907. 11:2783. 800
- Buckbee, Geo E with G DeWitt Clocke trustee estate John Roddy. Ryer av, e s, 184.4 n Burnside av, 23.8x95.4x18x95. Extension mort. April 4. April 9, 1907. 11:3144. nom
- *Blend, Chas, of Bklyn, N Y, to Lamport Realty Co. Burdett av, n s, 334.4 w Ft Schuyler rd, 50x100. P M. April 9, 3 years, 5%. April 10, 1907. 650
- Bauer, Susannah to Henrietta Bielefeld. 134th st, No 717, n s, 550 e Willis av, 25x100. Prior mort \$15,000. Apr 8, 2 years, 6%. Apr 11, 1907. 9:2279. 4,500
- Benequit, Isaac A, Julius Weinberg, Morris Sann and Joseph Cohen to Arthur Mendelsohn and ano. Home st, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to st x w 24.10 to beginning. Mar 5, 3 years, 6%. Apr 11, 1907. 10:2692. 1,250
- Same to same. Intervale av, n w s, 655.7 n e 167th st, 75x72.10. Mar 5, 3 years, 6%. Apr 11, 1907. 10:2692. 5,500
- Same to same. Home st, s s, 211.1 e Stebbins av, 17.1x69.2x23.9 x85.8. Mar 5, 3 years, 6%. Apr 11, 1907. 10:2692. 1,250
- Same to same. Home st, s s, 252.11 e Stebbins av, runs s 42.8 x s e 75.2 to n w s Intervale av x n e 25 x n w 65.1 x n 32.7 to st x w 25 to beginning. Mar 5, 3 years, 6%. Apr 11, 1907. 10:2692. 2,500
- *Byrnes, Louise M to Horace D Byrnes. Main st, w s, adj land Henry Hunikie, runs s 28 x w 168.6 x n 28 x e 168.6, City Island. Nov 22, 1906, due Dec 1, 1907, 6%. Apr 11, 1907. 1,250
- *Bergsten, John to Birkbeck Investment Savings and Loan Co. Edwards av, e s, 225 n Marrin st, 25.7x100x27.6x100. Installs, 5%. April 8, 1907. 500
- Brown, Rosa wife of and Geo to Wm Bogen. Crotona Park North, No 1009, n s, 118.3 e Clinton av, 23x100. April 2, due July 3, 1907, 6%. April 8, 1907. 11:2948. 1,091.21
- Brown, John and Elias Lapin to Helen M Kelly. 145th st, s s, 75 w St Anns av, 37.3x99.9. April 8, 1907, 5 years, 5%. 9:2271. 26,000
- Brown, Michl J to Lion Brewery. Jennings st, n e cor Southern Boulevard. Saloon lease. April 5, demand, 6%. April 8, 1907. 11:2981. 5,000
- Barone, Michele to Sarah R Pierce. Fox st, e s, 149.11 s Home st, 25x100. April 6, due July 1, 1910, 5%. April 8, 1907. 10:2728. 3,000
- Conway, James to Edw H Cole. Woodycrest av, w s, 100.9 n Kemp pl, 25.2x90.8. Mar 29, 3 years, 5%. April 8, 1907. 9:2512. 6,000
- Canonico, Antonio to Sussannah S Folz. 153d st, n s, 70.3 e Morris av, 25x100. April 6, 5 years, 5%. April 8, 1907. 9:2413. 2,500
- Same to Thomas Barton. Same property. Prior mort \$2,500. Apr 6, 3 years, 5%. April 8, 1907. 9:2413. 1,000
- *Costar, Geo to Anton Kurdelski. Amsterdam av, w s, about 203 n Liberty st, 75x100. P M. April 10, 1907. Due June 14, 1908, 6%. 600
- *Capotoro, Michael A and Isabella to Dennis W Moran. 221st st, n s, 405 e 4th av, 25x114. Prior mort \$1,500. Mar 22, 3 years, 6%. Apr 11, 1907. 1,000
- Church of the Comforter of the Reformed Church in America, a corpn, to Henry P Thom. 162d st, n s, 85 e Morris av, 75x115. Apr 10, due, &c, as per bond, 5%. Apr 11, 1907. 9:2422. 15,000
- Cedar Street Co with Junction Realty Co. Southern Boulevard, s e s, at n s 138th st, 115.6x136.3x100x194.1. Extension mort. Apr 4. Apr 6, 1907. 10:2590. nom
- *Candido, Gaspare to NORTH SIDE SAVINGS BANK. 215th st, late 1st av, n s, abt 259 e White Plains road, and being lot 122 map New Village of Jerome, 28x92x—x—. Apr 10, due May 1, 1908, 6%. Apr 11, 1907. 1,800
- Connolly, James to Kate B Belloni. Sedgwick av, No 1743, w s, abt 295 n 176th st, also described as 475 s from monument situate in ground on w s said av at n e cor of lot 31, runs s 25 x w 132.2 x n 25 x e 130.7 to beginning, being part of lot 12 map property of Lewis D Morris near Morris Dock R R Station, also part of another lot in rear of lot 12. Apr 1, due, &c, as per bond. Apr 11, 1907. 11:2882. 3,000
- Carroll, Mary E to Alex P W Kinnan trustee Edw M Gedney. Grand av, e s, 275 n 175th st, 25x100. Apr 4, 3 years, 5%. Apr 5, 1907. 11:2850. 600
- Devine, Thos F with Arthur Johnstone. Summit av, n e cor 164th st, 25x100. Subordination agreement. April 6. April 9, 1907. 9:2525. nom
- *D'Sano, Carmelo to A Shatzkin & Sons, Inc. Magenta st, s s, lot 150 map building lots in 24th Ward near Williamsbridge Station on N Y & Harlem R R. P M. Feb 15, due Aug 30, 1907. —%. Apr 6, 1907. 185
- *Devine, Wm R to John J Reichert. Halsey pl, s w cor Kinnear pl, 75x100, Cebrie Park. P M. Apr 10, 3 years, 6%. Apr 11, 1907. 1,000
- *Devine, Eliz T to Annie C Ruhl and ano. Lot 51 map Pugsley estate, Unionport. Apr 11, 1907, 3 years, 5½%. 650
- *Erdeich, Saml to Wm Winkler. White Plains road, n w s, abt 115 n 241st st, and being lot 28 map Washingtonville, 33.7x150.6x33.6x145.10, s w s, except part for road. P M. April 9, 1907, 3 years, 6%. 1,500
- *Foerst, Margt to Michl Erlwein. White Plains road, w s, 179.10 n Nereid av, 50.1x144x50.1x142.7. April 1, due, &c, as per bond. April 8, 1907. 3,000
- Frankfeldt & Lippman, a corporation, to Rachel Lyon. 165th st, n w cor Tiffany st, 68.3x98.3x74.11x93.3. April 4, due July 4, 1907, 6%. April 8, 1907. 10:2716. 4,200
- Same to same. Same property. Certificate as to above mort. April 4. April 8, 1907. 10:2716. —
- *Flood, Rosa to Mary A Costello. Plot begins 240 e White Plains rd at point 750 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. April 9, due &c, as per bond. April 10, 1907. 3,500
- *Falk, Moses I to Minnie Tulp. Lamport av, s s, 400 w Fort Schuyler road, 25x100, Tremont Heights. P M. Apr 3, 1 year, 6%. Apr 6, 1907. 550
- *Fasulo, Dominic to Serina Reidinger. Deane pl, w s, 50 s Sackett av, 25x100. Apr 4, 3 years, 6%. Apr 5, 1907. 2,000
- *Ferguson, Cornelia A to Esther O Abel. Mayflower av, e s, 50 n Zulett av, 50x100. Apr 1, 3 years, 5½%. Apr 5, 1907. 3,500
- Fleischl, Emil to Frances V Morrison. 137th st, n s, 451.11 w Cypress av, 25x100. April 8, 3 years, 5½%. April 9, 1907. 10:2550. 2,500
- Flood, Rosa to Eliz Oehlhoff. 162d st, s s, 146.7 e Prospect av, 35x—x35x97.5; Plot begins 449.11 n Westchester av, and 100 e Prospect av, runs e 70.8 x s 26.4 x w 73 x n 25.11 to beginning. April 9, 1907, 3 years, 5%. 11:2690. 8,500
- Frankel, Lizzie to Meyer Jarmulowsky and ano, firm of M & L Jarmulowsky. Vyse av, Nos 1161 to 1169, w s, 400 n 167th st, 100 x100. April 8, demand, —%. April 9, 1907. 10:2752. 5,000
- Gundlach, Ella to Susan M Krug. Topping av, e s, 225 n 174th st, 25x95. Apr 10, 5 years, 5%. Apr 11, 1907. 11:2799. 12,000
- Glick, Hyman and Saml Allen to American Mortgage Co. 153d st, n s, 195 w Elton av, 37.6x100. April 10, 1907, 3 years, 5%. 9:2375. 28,500
- Greenberg, Moritz to HARLEM SAVINGS BANK. Washington av, w s, 50 n 174th st, 25x100, except part for av. April 8, due, &c, as per bond. Apr 10, 1907. 11:2907. 2,500
- Graham, Chas H to Wm S Waterhouse. Washington av, e s, 68.6 n 183d st, 50x175 to Bassford av, or known as a st or lane 20 ft wide, except part for Bassford and Washington av. P M. April 8, 1907, 3 years, 5%. 11:3053. 6,000
- Hohn, Margaretha to Eliz Kling. 157th st, n s, 241.7 e Courtlandt av, runs n 101.5 x e 28.5 x s 70 x w 3 x s 31.5 to st, x w 25.5 to beginning. Prior mort \$5,000. April 6, 1 year, 6%. Apr 8, 1907. 9:2404. 1,000
- Heineman, Henry N to Wm L Condit. 3d av, No 2796, e s, 56 n 147th st, 28x82x25x94.8. Mar 25, 3 years, 5%. Apr 11, 1907. 9:2307. 17,500
- Hercules Realty Co to Flora A Colt. Prospect av, e s, 155.6 n Fox st, 37.6x100. Apr 5, due May 1, 1912, 5%. Apr 6, 1907. 10:2684. 24,000
- Same to same. Same property. Certificate as to above mort. Apr 4. Apr 6, 1907. 10:2684. —
- Same and North American Mortgage Co with same. Same property. Subordination agreement. Apr 4. Apr 6, 1907. 10:2684. nom
- Same to Ella W Mills extrx, &c, Abraham Mills. Prospect av, No 586, e s, 80.6 n Fox st, 37.6x100. Apr 5, 5 years, 5%. Apr 6, 1907. 10:2684. 24,000
- Same to same. Same property. Consent and certificate as to above mort. Apr 4. Apr 6, 1907. 10:2684. —
- Same and North American Mortgage Co with same. Same property. Subordination agreement. Apr 4. Apr 6, 1907. 10:2684. nom
- Howard, Anthony to Lion Brewery. 3d av, No 2687. Saloon lease. April 5, demand, 6%. April 9, 1907. 9:2323. 6,375
- Jones, Joseph H to Geo Freifeld trustee John M Bixby. 164th st, s w cor Ogden av, 90x55. April 9, 1907, 3 years, 5%. 9:2524. 35,000
- Jackson, Max and Harry to Chas H Friedrich. Union av, s w cor 160th st, 39x105. April 9, 1907, demand, 6%. 10:2666. 6,000
- *Johnston, Gustav A to Walter Grant. 223d st (9th av), n s, 80 e White Plains road, 25x114, Wakefield. P M. Apr 4, 3 years, 5%. Apr 9, 1907. 1,200
- Johnes, Myrtle G wife of Wm F to Harvey Reinecker. Lorillard pl, No 41, e s, 107.3 s 188th st, 25x97.10. P M. April 6, installs, —%. April 8, 1907. 11:3056. 4,500
- *Koch, Robert, Jr, to Francis H Tabor. Van Buren st, e s, 117.6 s Morris Park av, 20x100. April 4, due, &c, as per bond. Apr 8, 1907. 750
- Kues, Herman and Otto to Archibald Hamilton. Carter av, w s, between 175th and 176th sts, and being adjoining lot 17, runs w 198 x s 40.6 x e 198 to av x n 40.6 to beginning, being part of lot 16, map of land of Wm Weeks lying west of Mill Brook. Prior mort \$—-. April 4, 2 years, 6%. April 8, 1907. 11:2892. 2,000
- Kamping, Mary J to LAWYERS TITLE INS & TRUST CO. Eagle av, w s, 122.8 n Westchester av, 25x101.8x25.1x99.4. 3 years, 5%. April 10, 1907. 10:2617. 12,000
- Khuen, Carl to TITLE GUARANTEE AND TRUST CO. Forest av, No 1034, e s, 121.8 n 165th st, 25x170. P M. April 8, due, &c, as per bond. April 9, 1907. 10:2660. 5,000
- Kelly, Edw H to Jenny Oberwarth. Perry av, w s, 389.11 s Gun Hill road, late Old road, runs w 104.8 to the Drive x s 44.6 x s 53.9 x e 83.8 to av x n 83.9 x n 37.1 to beginning, except part for Reservoir Oval. P M. Apr 10, 1907, 3 years, 5%. 12:3343. 3,750
- Keenan, Michl J to James Madden. 181st st, s s, 300 w Grand av, 25x131.7x25x130. Apr 5, due Feb 21, 1908, 6%. Apr 6, 1907. 11:3207. 2,700
- *Kramer, Alois to Gertrude E Master. Pelham road, s s, 52 e Broadway, 51.1x100x50x107.9, Tremont Terrace. Building loan. Apr 5, due June 1, 1907, 6%. Apr 6, 1907. 5,000
- *Lebel, Martha M and Emilie to TITLE GUARANTEE AND TRUST CO. Lots 9 and 10 map 163 lots of estate Mary J Radway. Apr 6, due, &c, as per bond. April 8, 1907. 4,000
- *Lahr, Wm J to Franklin P Trautmann et al trustees Charter Oak Lodge No 306 Independent Order of Odd Fellows, a corpn. Mulford av, w s, 50 s Alice st, 25x100, Throggs Neck. Mar 1, 3 years, 5%. April 8, 1907. 2,000
- Lee, Wm J to Rachel Purdy. Crotona av, w s, 176.9 s 182d st, runs w 100 x n 23.5 x e 100 x s 22.1. April 5, due May 1, 1910, 5%. April 10, 1907. 11:3003. 5,000
- Lewis, Albert and Mary B Harvest to Joseph H Jones. Lind av, No 52, e s, 264 s 165th st, 25x83. P M. April 9, installs, 6%. April 10, 1907. 9:2523. 1,000
- Lotz, Henry to Emil Lichtenfels. Gouverneur pl, s s, 135.6 e Park av, 26x90. All title to strip 5 ft in rear. Prior mort \$12,500. Apr 8, due July 13, 1907, 6%. April 9, 1907. 9:2388. 1,000
- *Moore, Sallie, Mt Vernon, N Y, to Eunice M Baker. Carpenter av (Catherine) st, n w s, 200 n e Kossuth av, 27x—x45x100. Apr 5, 2 years, 5%. April 8, 1907. 1,550

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- Majewski, Adam E, Anthony and Frances & Julia Kasproski with LAWYERS TITLE INS & TRUST CO. Washington av, w s, 100 n 171st st, 25x145. Subordination agreement. April 3, 1907. 11:2903. nom
- Manfredi, Michl with Sarah R Pierce. Simpson st, No 1126. Subordination agreement. April 3. April 8, 1907. 10:2728. nom
- Magid, Isaac to TITLE GUARANTEE AND TRUST CO. Bristow st, No 1330, e s, 100 n Stebbins av, 25x66.5 to Stebbins av, x28.3x53.2. April 6, due, &c, as per bond. April 8, 1907. 11:2972. 4,500
- Malone, Rose V to James P Judge. Buchanan pl, s w s, 130.1 s e Aqueduct av E, runs s 100 x n w 21.6 x n e 25 x n w 3.6 x n e 75 to pl, x s e 25 to beginning. Prior mort \$—-. April 4, 1 year, 6%. April 8, 1907. 11:3208. 500
- *Mehlhop, John G to William Greenlees. Fulton st, n e cor 241st st, and being lots 35 and 36 map Washingtonville, 150x 66.8. Apr 10, 3 months, 6%. Apr 11, 1907. notes, 5,189.07
- Maher, Ellen wife Michael to Chas V Culyer. Cromwell av, e s, at s lot 358 map Inwood, runs e 50 x s e 57 x s 100 x n w 60 to e s of av x n 86 to beginning; also plot bounded e by w s Cromwell av, s by lot 356, w and n by Cromwells or Doughty Brook x n by lot 358. Apr 1, due Oct 1, 1907, 6%. Apr 9, 1907. 11:2869 and 2871. 3,000
- Meagher, Margt to Lina Jacoby et al exrs, &c, Herman Jacoby. 139th st, No 865, n s, 375 e St Anns av, 25x100. Jan 1, due July 1, 1912, 5%. Apr 5, 1907. 10:2552. 10,000
- McGown, John with Minna Klug. 167th st, s s, 97 e Franklin av, 28x92. Subordination agreement. Feb 25. April 9, 1907. 10:2613. nom
- McQuade, Besse M to Wm W Johnson and ano trustees Alvin J Johnson for benefit of Minnie Worth, Carter av, w s, 65.6 s Tremont av, 16.8x76.1x16.8x77. April 9, 1907, 3 years, 5 1/2%. 11:2892. 5,500
- Same to same. Carter av, e s, 82.2 s Tremont av, 16.8x75.2x 16.8x76.1. April 9, 1907, 3 years, 5 1/2%. 11:2892. 5,500
- Same to same. Carter av, w s, 98.10 s Tremont av, 16.8x74.5x 16.8x75.2. April 9, 1907, 3 years, 5 1/2%. 11:2892. 5,500
- Manley, Emma F with Arthur Johnstone. Summit av, n e cor 164th st, 25x100. Subordination agreement. April 8. April 9, 1907. 9:2525. nom
- *Mitchell, Bartholomew to Marie Louise and ano extrs, &c, Thos H Hall. 219th st, late 5th st, s s, 79.5 w 3d av, 18.7x131.5x18.7 x132.9, Wakefield. April 4, due, &c, as per bond. April 5, 1907. 4,500
- *Same to same. 219th st, late 5th st, s s, 98 w 3d av, 18.8x130.1 x18.9x131.5, Wakefield. April 4, due, &c, as per bond. April 5, 1907. 4,500
- *Same to same. 219th st, late 5th st, s s, 116.8 w 3d av, 18.9x 128.10x18.9x130.1, Wakefield. April 4, due, &c, as per bond. April 5, 1907. 4,500
- *North Side Cornice and Roofing Co to Hudson P Rose. Washington pl, e s, abt 104 n Washington st, 29.6x32.9x25x48.6. P M. Mar 25, due Oct 1, 1908, 5 1/2%. April 6, 1907. 195
- National Mortgage Co to Michl J Dowd. Tremont av, n e cor Webster av, 32x100. P M. Prior mort \$14,000. April 8, due, &c, as per bond, 4%. April 9, 1907. 11:3027. 13,000
- *Nathan, Marcus to Seward Baker. Hilton av, n s, 100 w Deane pl, 50x100, Westchester. P M. Prior mort \$600. March 30, 3 years, 5%. Apr 11, 1907. 400
- Olenick, Moses L to Chas H Friedrich. Westchester av, No 972, e s, 69.7 s 156th st, 25x80; right of way over strip 5 ft wide. Prior mort \$15,000. April 8, 1907, 2 years, 6%. 10:2654. 2,000
- Same to Harriet B Piester. Same property. April 8, 1907, 5 years, 5%. 10:2654. 15,000
- Pirk, Amelia to Geo E Buckbee. Creston av, e s, 98 s 198th st, late Travers st, 22.2x100x22.3x100. Building loan. Apr 8, due Oct 8, 1907, 6%. Apr 9, 1907. 12:3315. 3,450
- Reynolds, Sophie V with Sarah R Pierce. Simpson st, No 1126. Subordination agreement. April 5. April 8, 1907. 10:2728. nom
- *Rappolt, Herman A to Chas A Baas. 227th st, n s, 180 e 4th st, 25x114, Wakefield. Apr 10, due May 1, 1909, 6%. Apr 11, 1907. 4,000
- Rapp, Frank to Fredk Sznders. Lots 324 to 326 map 339 lots at Riverdale and Mosholu, 24th Ward property of F P & H A Forster. Mar 27, 2 years, 5%. Apr 11, 1907. 13:3423. 700
- Robinson, Robert M to Alex Hutcheon. Bryant av, e s, 200 s 172d st, 50x100. P M. Apr 9, 3 years, 5%. Apr 10, 1907. 11:3000. 4,600
- Rockland Realty Co with American Mortgage Co. 153d st, n s, 195 w Elton av, 37.6x100. Subordination agreement. April 10, 1907. 9:2375. nom
- Rockland Realty Co with American Mortgage Co. Washington av, w s, 37.6 s 160th st, 37.6x90.8. Subordination agreement. April 10. April 11, 1907. 9:2390. nom
- Ramsteck, Frank to Martha E Sproat and ano. Mohegan av, s e s, about 198 n Tremont av and being lot 246 map East Tremont, 66x150, except part for Crotona Parkway, 2-3 parts. P M. April 10, 1907, 3 years, 5%. 11:3121. 2,333.74
- Same to Frederic I Lockman guardian Louis D Sproat. Same property. 1-3 part. P M. April 10, 1907, 3 years, 5%. 1:166.67
- Riley, Eliz B with Milton Realty Co. 3d av, No 4068, e s, 439.10 n 174th st, 25x100. Extension mort. Mar 1. Apr 11, 1907. 11:2930. nom
- *Roulston, David W to Hudson P Rose Co. Bayard st, e s, 250 s 236th st, 75x100. P M. Apr 2, 5 years, 5 1/2%. Apr 11, 1907. 1,200
- *Raskin, Aron to Land Co B of Edenwald. Jones av, e s, 245.10 s Kingsbridge road, 25x100, Edenwald. P M. Oct 24, 1906, 3 years, 5%. April 9, 1907. 200
- Roach, Hibbert B to Patk J Brady. Perry av, s s, 95.5 e 205th st, 50x100. P M. April 8, 1 year, 5%. April 9, 1907. 12:3346. 2,500
- Sundmacher, Charlotte A to Sarah E Rolston. 134th st, No 608, s s, 281.11 e Alexander av, 24.7x100. April 9, 1907, 5 years, —%. 9:2296. 12,000
- Steinberg, Sophie to Minna Klug. 167th st, s s, 97 e Franklin av, 28x92.7. Feb 25, 3 years, 5%. April 9, 1907. 10:2613. 5,000
- *Stoll, Charles to Boletta Melby. Lot 439 map Washingtonville. Apr 1, 1 year, 5%. Apr 11, 1907. 1,300
- *Salvatore, Beatrice to Walter W Taylor. Cedar st, w s, 100 s Cornell av, 200x100, Eastchester and Westchester. P M. Apr 6, 1 year, 5%. Apr 11, 1907. 5,000
- Stubenwoll, Frederick and Philip to Geo E Buckbee. Briggs av, s w cor 197th st, runs w 92.2 x s 166.5 to n s Williamsbridge road x e 104.3 to av x n 124.4 to beginning. P M. Prior mort \$3,750. Apr 4, due, &c, as per bond. Apr 5, 1907. 12:3301 and 3295. 6,250
- Silvestro, Carmelo and Vincenzo Creasi to Mt St Vincent Co-operative Building & Loan Assoc. Cambreling av, No 2488 Pyne st, e s, 625 n w 188th st, late Bayard st, 25x—x25x157. Feb 26, due Oct 29, 1909, 6%. Apr 5, 1907. 11:3091. 500
- Schlosser, Francis to TITLE GUARANTEE & TRUST CO. Topping av, e s, 275 n 174th st, 4 lots, each 23.9x95. 4 building loan morts, each \$8,000. Apr 5, 1907, 3 years, 6%. 11:2799. 32,000
- *Solfio, Gaetano and Mary his wife to Josephine Toepfer. Lots 2 and 13 to 15 map 17 lots at South Mt Vernon, map by B Nuf-nagel, except from lot 2 part taken for White Plains road. Prior morts \$8,000. Apr 1, 2 years, 6%. Apr 5, 1907. 1,400
- Scoville, Agnes M to Henrietta Hirsch. Melrose av, Nos 762 and 764, s e cor 157th st, No 652, 49.3x71. P M. Prior mort \$51,000. Apr 5, 3 years, 6%. Apr 6, 1907. 9:2378. 5,000
- Schwartz, Isaac to Sam Horowitz. Bryant st, e s, 75 s 172d st, 100x100. Prior mort \$30,500. Mar 29, due, &c, as per bond. April 11, 1907. 11:3000. 3,500
- Stumpf, Bertha to Isidore J Rosenthal. 137th st, No 861, n s, 212 e St Anns av, 27.6x100. Prior mort \$12,500. April 10, 1907, due Terrace, 50x114, Wakefield. P M. Apr 10, 5 years, 5 1/2%. Apr 11, 1907. 2,000
- *Stokes, Knute to Frank Gass. 2d av, or st, w s, 94 s 228th st, 112x105, Wakefield. P M. April 6, 2 years, 6%. April 8, 1907. 1,000
- *Selfridge, John to Wm D Thompson. Pleasant or Olinville av, w s, 50 s 216th st, 25x100, Olinville. April 6, 1 year, 6%. Apr 8, 1907. 800
- *Schellenberg, Elise to Eliz Betz. 2d st, s s, 249 e Av C, 50x 208.6 to 1st st, Unionport. Apr 1, 5 years, 5%. April 8, 1907. 8,000
- *Schill, Edward A to Andreas Kleemann. Av C, n e cor 12th st, 33x105, Unionport. P M. March 27, 3 years, 5%. April 10, 1907. 1,350
- Sullivan, Timothy F to Jeanne D'Arc Home for Friendless French Girls, a corpn. Elton av, e s, 75 n 156th st, 25x100, map Melrose South. April 9, 1907, 3 years, 5%. 9:2378. 10,000
- Steinmetz, Wm to First Presbyterian Church in the Village of West Farms. Daly av, n w s, abt 150 n 179th st, runs n w 120.8 to point distant 98.11 s e from Honeywell av, late Orchard st, x n e 25 x s e 119.1 to av x s w 25 to beginning, except part for av, being part of lots 277 and 278 map East Tremont. April 9, 3 years, 5%. April 10, 1907. 11:3122. 5,000
- Stern, Louis to Morris Dreibratt. Simpson st, w s, 153.9 n Westchester av, 43.9x100. Sub to prior mort of \$32,000, and building loan of \$60,000. Apr 10, 1 year, 6%. Apr 11, 1907. 10:2726. 8,000
- Stolz, Joseph and John Stash to James G Patton. Jackson av, Nos 815 and 817, w s, 125 n 158th st, 35.11x75.11. All title to strip in rear abt 7.6 wide. P M. Prior mort \$3,000. Apr 10, due, &c, as per bond. Apr 11, 1907. 10:2637. 3,000
- *Stricker, Geo J to Herman Menaker. Lots 6, 7, 21 and 22 amended map of 63 lots of Herman Menaker, being a subdivision of plots 23 and 25 on map Clasons Point. P M. Apr 5, 3 years, 5%. Apr 11, 1907. 1,275
- *Trapp, Fannie to Adolf Kobitzsch. Commonwealth av, w s, 50 s Beacon st, 25x100. April 4, demand, 6%. April 8, 1907. 200
- Thorn, Thomas H to Benj A Polhemus. Grand av, n w cor 192d st, 250x106. April 8, 1907, 1 year, 5%. 11:3215. 16,000
- *Tulp, Minnie to Stephen McBride. 173d st, w s, 281 s Gleason av, 25x100. P M. Apr 5, due Oct 5, 1908, 6%. Apr 6, 1907. 950
- Thornton Bros Co to Laura E Momberger. 169th st, No 355, n s, 39.10 e Findlay av, 20x90. Apr 4, 5 years, 5%. Apr 5, 1907. 11:2783. 4,000
- Same to same. Same property. Certificate as to above mort. Apr 4. Apr 5, 1907. 11:2783.
- *Tanneberger, Moritz, Borough of Queens, to Frederick P Hummel. Fulton st, w s, 200 n 241st st, 2 lots, each 25x100, Washingtonville. 2 P M morts, each \$5,000. April 5, 1907. 3 years, 5%. 10,000

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 848 Greenpoint

*Vacher, Alpherie to Henry H Barnard. Rose st, w s, 123 s Morris Park av, and being lots 373 and 374 map portion Hunt estate, 50 x100. April 4, demand, 6%. April 9, 1907. 1,800

*Vacher, Alpherie to Cyrus Hitchcock. Rose st, w s, 148 s Morris Park av, and being lot 374 map portion Hunt estate, 25x100. April 4, due June 1, 1910, 5½%. April 5, 1907. 3,200

Van Cortland Development & Co-operative Co to Mary G Dillon. 240th st, n s, 225 e Martha av, 50x174.6x-x-172. P M. Apr 5, 1907, 3 years, 6%. 12:3394. 1,500

Vigorito, Jack and Jack Hastings to Lion Brewery. 151st st, Nos 463, 465 and 469 East. Saloon lease. April 5, demand, 6%. April 8, 1907. 9:2441. 1,000

*Vaccaro, Mary wife of and Frank to Franklin Society for Home Building and Savings, a corpn. 222d st, late 8th st or av, n s, 230 e White Plains av (3d st), 25x114, Wakefield. April 3, in-stalls, 6%. Apr 10, 1907. 1,900

Wiederman, Rose to Edw Haight as trustee. Trinity av, e s, 300 s 156th st, 25x81.9x25x82.9. April 8, 3 years, 5%. April 9, 1907. 10:2635. 6,000

Widmann, Wm to TITLE GUARANTEE AND TRUST CO. Gouverneur pl, No 10, s s, 161.6 e Park av, 26x95. April 6, due, &c, as per bond. April 8, 1907. 9:2388. 10,000

Wahlig & Sonsin Co to Frank A Wahlig. Buthgate av, No 1685, n w cor 173d st, No 765, 100x44.5. Prior mort \$48,000. April 6, 3 years, 6%. April 8, 1907. 11:2915. 6,000

Same to same. Same property. Certificate as to above mort. April 6. April 8, 1907. 11:2915. —

Wilson, Franklin B to Louise H Bent. Ryer av, late Av C, e s, 218 s 183d st, and being s ½ lot 58 map Prospect Hill Estate, Fordham, 25 x — x 25.1 x 266.6, except part for Grand Boulevard and Concourse and Ryer av. April 1, due &c, as per bond. April 8, 1907. 11:3158. 3,000

Wolkenberg, Joseph and Luigi Gerbino to Moses Esberg. Brook av, Nos 296 to 302, e s, 131 s 141st st, runs s 100 x e 100 x n 105.6 x w 11.10 x w 87.9 to beginning. Apr 5, due June 5, 1907, 6%. Apr 6, 1907. 9:2267. 2,000

*Weed, Oscar to Mary Crimmins. 229th st, n s, 205 w Prospect Oct 10, 1909, 6%. 10:2550. 3,000

Wolkenberg, Joseph and Luigi Gerbino to N Y SAVINGS BANK. Brook av, e s, 183 s 141st st, 48x100x57.8x99.6. Apr 4, due, &c, as per bond. Apr 5, 1907. 9:2267. 30,000

Same to Irving Simon. Same property. Prior mort \$30,000. Apr 4, 3 years, 6%. Apr 5, 1907. 9:2267. 11,000

Wolkenberg, Joseph and Luigi Gerbino to N Y TRUST CO. Brook av, e s, 131 s 141st st, runs s 52 x e 99.6 x n 48 x w 11.10 x w 87.9. Apr 4, due, &c, as per bond. Apr 5, 1907. 9:2267. 30,000

Same to Nettie Robertson. Same property. Prior mort \$30,000. Apr 4, due Mar 6, 1912, 6%. Apr 5, 1907. 9:2267. 15,000

Watson, Thos B to Henry U Singhi. Aqueduct av, e s, 135.2 s from the south end of the curve at s s Kingsbridge road, 62.6x 230.3 to Old Croton Aqueduct x62.6x230.9. P M. Apr 1, 5 years, 5%. Apr 10, 1907. 11:3215. 23,000

Same to same. Same property. P M. Prior mort \$23,000. Apr 1, 2 years, 6%. Apr 10, 1907. 11:3215. 3,000

Winston, Moses W with Maximilian Fleischmann Co. Bristow st, e s, 150 n Stebbins av, 25x93x28.3x79.9. Extension mort. Apr 3. Apr 11, 1907. 11:2972. nom

*Zeller, Anna wife of Fredk to James French. 221st st, late 7th st or av, s s, 305 e 2d st or av, 33.4x114, Wakefield. P M. April 6, 2 years, —%. April 8, 1907. 1,000

PROJECTED BUILDINGS

The first name is that of the owner; ar't stands for architect; br'r for builder.
All roofing material is tin, unless otherwise specified.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Bleecker st, Nos 193 and 195, 6-sty brk and stone store and tenement, 37.8x60.7; cost, \$28,000; John L Fogliasso, Joseph Raffa, John Gerberino, Antina Prado, 114 Macdougall st; ar't, John Ph. Voelker, 979 3d av.—216.

Gansevoort st, No 12, 1-sty brk and stone outhouse, 11x11.8; cost, \$300; Samuel Deane, 61 Bank st; ar't, Wm S Boyd, 561 Hudson st.—224.

Hudson st, No 145, 1-sty brk and stone outhouse, 7x11.9; cost, \$1,000; A B C Realty Co, 308 W 94th st; ar't, Frank Hausle, 81 E 125th st.—229.

Mulberry st, No 75, 1-sty brk and stone outhouse, 6.6x14.4; cost, \$500; F Pennochio, 75 Mulberry st; ar't, O Reissmann, 30 1st st.—230.

Scammell st, s e cor East Broadway, 5-sty brk and stone home for old people, 24x79.5; Columbian System roof; cost, \$40,000; Daughters of Jacob, on premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—222.

Sheriff st, No 96, 1-sty brk and stone outhouse, 6x6.5; cost, \$200; A Zimmerman, on premises; ar't, O Reissmann, 30 1st st.—214.

Suffolk st, Nos 50-52, 1-sty brk and stone outhouse, 18.8x10; cost, \$1,500; Francis Edward Meyer, on premises; ar't, Henry Regelmann, 133 7th st.—223.

6th st, Nos 208-210, 6-sty brk and stone store and tenement, 50x84; cost, \$40,000; M Kreitzberg, 166 E 23d st; ar't, Chas M Straub, 122 Bowery.—220.

BETWEEN 14TH AND 59TH STREETS.

18th st, No 124 West, 7-sty brk and stone loft building, 24x80, plastic slate roof; cost, \$45,000; Realty Holding Co, 907 Broadway; ar'ts, Rouse & Sloan, 11 E 43d st.—225.

19th st, Nos 148-152 W, 6-sty concrete, brk and iron warehouse, 58.1x100, gravel roof; cost, \$100,000; S Schmidt & Co, Inc., 148 W 19th st; ar't, Peter M Coco, 114 E 23d st.—213.

Broadway, Nos 1451 and 1453, 6-sty brk and stone store and office building, 40.7x141.2, slag roof; cost, \$100,000; Jacob Wertheim, 1016 2d av; ar'ts, Maynick & Franke, 298 5th av.—228.

1st av, No 585, 1-sty brk and stone outhouse, 12x6.11; cost, \$1,500; Geo Karsch, Flushing, N Y; ar't, John H Knubel, 318 W 42d st.—217.

3d av, No 382, 1-sty brk and stone outhouse, 10x10.11; cost, \$1,000; Collins & Rowe, 283 Elizabeth st; ar't, O Reissmann, 30 1st st.—219.

NORTH OF 125TH STREET.

132d st, s s, 100 w Broadway, 6-sty brk and stone tenement, 50x 86.11; cost, \$45,000; Frederick S Getler, 2384 Broadway; ar't, John C Watson, 217 W 125th st.—227.

Amsterdam av, n w cor 167th st, two 5-sty brk and stone stores and tenements, 40x90 and 36x88; total cost, \$100,000; Donald Robertson, 246 W 108th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—212.

Bradhurst av, e s, 39.11 s 153d st, 6-sty brk and stone tenements, 39.11x87; cost, \$40,000; Louis Block, 3 W 117th st; ar't, Samuel Sass, 23 Park row.—218.

Broadway, w s, 39.11 s 134th st, two 6-sty brk and stone tenements, 40x87; total cost, \$80,000; Capital Realty Co, 525 W 138th st; ar'ts, Neville & Bagge, 217 W 125th st.—215.

Broadway, s w cor 134th st, 6-sty brk and stone tenement, 39.11x 90; cost, \$60,000; Capital Realty Co, 525 W 138th st; ar'ts, Neville & Bagge, 217 W 125th st.—221.

Broadway, s w cor 137th st, 6-sty brk and stone tenement, 99.11x 115; cost, \$215,000; Charter Construction Co, 198 Broadway; ar't, Emery Roth, 20 E 42d st.—226.

BOROUGH OF THE BRONX.

NOTE.—Amendment has been made to new building No 141, of 1907, Westchester av, s w cor Southern Boulevard and filed Feb 25, 1907; additional building will be 6-sty brk tenement, 49.4 and 33x78.2; cost, \$60,000; American Real Estate Co; ar't, W D Johnson, Southern Boulevard and Westchester av.

Belmont st, n e cor Morris av, 3-sty frame dwelling, 21x53; cost, \$8,600; Isabella Knudthen, Ozone Park, L I; ar't, G W Flagg, 681 E 195th st.—341.

Poplar st, s s, 97.93 e Bear Swamp road, 1½-sty frame shop, 15x 15; cost, \$500; Amelia Steinmetz, Bear Swamp road; ar't, B Ebeling, West Farms road.—318.

Home st, n s, from Prospect av to Stebbins av, blk front, six 6-sty brk tenements and stores, two 40x87, one 40x90, three 40x101.3; total cost, \$270,000; Marcus & Vessell, 121 Canal st; ar'ts, Goldner & Goldberg, Westchester av and Jackson av.—347.

Kinnear pl, w s, 100 s Halsey pl, three 2-sty brk dwellings, 18.8x 55 each; total cost, \$18,000; Frank Padula, 531 E 149th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—334.

8th st, s w cor Av D, 3-sty frame store and dwelling, 23x54; cost, \$8,500; Gustav Killenberg, Taylor and Wood avs; ar't, B Ebeling, West Farms road.—316.

13th st, s s, 300 w Av A, 1-sty frame stable, 12x12; cost, \$200; Geo Alston, 300 W 128th st; ar't, B Ebeling, West Farms road.—338.

157th st, s s, 100 w Elton av, two 5-sty brk tenements, 50x98; total cost, \$100,000; Malcolm Construction Co, 167th st and River av; ar't, M J Garvin, 3307 3d av.—342.

179th st, n e cor Mapes av, 2-sty frame dwelling, 20x50; cost, \$5,000; L W Divine & Co, Bronx st and Tremont av; ar't, H G Steinmetz, Bronx st and Tremont av.—339.

206th st, n s, 100 e Grand Concourse, two 2-sty frame dwellings, 21x55 each; total cost, \$11,000; Mrs M Del Guiso, 206th st and St Georges Crescent; ar't, William Kenny, 682 E 195th st.—326.

217th st, n s, 50 w Paulding av, 2-sty frame dwelling, 20x38; cost, \$3,500; John G Hoffman, 899 8th av, ow'r and ar't.—312.

257th st, s w cor Fieldstone av, 2-sty frame dwelling, 20x25; cost, \$3,000; Margaret M Brennan, 572 Burnside av; ar't, J Harold Dobbs, 222d st and White Plains av.—321.

Av C, w s, 33 s 7th st, three 3-sty frame stores and dwellings, 22x 54 each; total cost, \$24,000; Jacob Cohn, 179th st; ar't, B Ebeling, West Farms road.—314.

Av C, s w cor 7th st, 3-sty frame store and dwelling, 23x54; cost, \$8,500; Jacob Cohn, 179th st; ar't, B Ebeling, West Farms road.—313.

Briggs av, n w cor 198th st, two 3-sty brk stores and dwellings, 25.9x40 and 47, and 37x25; total cost, \$15,000; Juliet Walsh; ar't, Jacob H Amsler, 1058 Jackson av.—330.

Bathgate av, e s, 160 s 183d st, 2-sty frame stable, 20x18; cost, \$600; Margarite I Sullivan, on premises; ar't, Robt Glenn, 619 E 150th st.—333.

Broadway, e s, 100 s Exterior st, 1-sty frame stand, 16x14; cost, \$50; John Rickendorf, Broadway and 230th st; ar't, John J Kennedy, Riverdale.—311.

Benedict av, n s, 150 e Storrow st, two 2-sty frame dwellings, 21x 48; total cost, \$10,000; Wm Kelleher, 34 Van Nest av; ar't, Hy Nordheim, Boston road and Tremont av.—346.

Barnes av, n w cor Baker av, 2-sty frame dwelling, 21x40; cost, \$5,000; Antonio D'Andre, Garfield st, Van Nest; ar't, H Nordheim, Boston road and Tremont av.—344.

Commonwealth av, w s, 200 n Merrill st, 2-sty frame dwelling, 21x 50; cost, \$5,000; Geo Velting, Van Buren st; ar't, B Ebeling, West Farms road.—337.

Hoe av, w s, 100 n Jennings st, 3-sty brk dwelling, 20x54; cost, \$10,000; Jacob Cohn, 178th st; ar't, B Ebeling, West Farms road.—317.

Heath av, e s, 666.86 s Kingsbridge road, two 2½-sty frame dwellings, peak shingle roofs, 19x43 each; total cost, \$11,000; Fordham Realty Co, 2585 Sedgwick av; ar't, A Ericson, 2585 Sedgwick av.—327.

Honeywell av, w s, 184 s 180th st, three 2-sty frame dwellings, 20x62; total cost, \$18,000; Jacob Koehm, 1287 Tremont av; ar't, Wm M Halley, 1014 E 175th st.—340.

Jones av, w s, 400 s Jefferson av, 2-sty frame dwelling, 20x48; cost, \$4,200; Joseph Devlin, Wright st and 187th st; ar't, Timothy J Kelly, Morris Park av.—335.

King av, w s, 225 s Beach av, 2-sty frame dwelling, 22x26; cost, \$2,300; Sadie Morris Wright, City Island; ar'ts, S H Booth & Sons, City Island.—319.

Mohegan av, w s, 33 n 179th st, 1-sty frame shed, 66x20; cost, \$500; Belmont Moulding Mill, on premises; ar't, Wm T La Velle, 1145 Freeman st.—320.

Cooper Iron Works

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IRON and STEEL WORK

FOR

BUILDINGS, BRIDGES, &c.

Matilda av, w s, 275 n 239th st, 2-sty frame dwelling, 21x50; cost, \$4,500; Christian Schumacher, 970 E 161st st; ar't, J Melville Lawrence, 239th st and White Plains road.—329.
 Newbold av, s s, 305 w Zerega av, two 2-sty brk dwellings, 20x50 each; total cost, \$12,000; Frank Padula, 531 E 149th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—324.
 Olinville av, e s, 60 n 216th st, 1-sty frame stable, 24x14; cost, \$325; Mrs Ann Ganog, Lake Mahopac; ar't, Wm R Crump, 147 Olinville av.—331.
 Prospect av, s s, 250 e Throggs Neck road, 2-sty frame dwelling, 20x30; cost, \$3,000; Theo M Davis, Westchester; ar't, Chas R Baxter, Middletown road.—325.
 Perry av, s e cor Woodlawn road, 3-sty frame tenement, 29x63; cost, \$6,000; Morton M Green, 1041 Tinton av; ar't, Harry T Howell, 149th st and 3d av.—336.
 Rhineland av, n e cor Eastchester av, 2-sty frame dwelling, 31.7 x53; cost, \$6,000; Geo Woelker, 32 W 45th st; ar't, Louis Bergle, 6 Beechwood av, New Rochelle.—332.
 St Raymonds av, s e cor Castle Hill av, 1-sty frame shed, 25x15; cost, \$800; Mrs Lena Drake, on premises; ar't, B Ebeling, West Farms road.—315.
 Van Nest av, n s, 100 e Matthews av, 2-sty frame dwellings, 21x52; cost, \$5,000; Jas C Luke, Van Nest av; ar't, T J Kelly, Morris Park av.—323.
 Van Nest av, n s, 330 w Bear Swamp road, 2-sty frame dwelling, 21x52; cost, \$5,000; Jos C Luke, Van Nest av; ar't, T J Kelly, Morris Park av.—322.
 Van Nest av, s s, 75 e Lincoln st, two 2-sty frame dwellings, 21x50; total cost, \$10,000; Bernard P Malone, 268 Wallace av; ar't, H Nordheim, Boston road and Tremont av.—343.
 Virginia av, w s, 450 n 9th st, 2-sty frame dwelling, 21x50; cost, \$5,000; Eliz T Devine, 174th st, Westchester; ar't, Henry Nordheim, Boston road and Tremont av.—345.
 White Plains road, w s, 50 n 239th st, 2-sty frame stable, 22x18; cost, \$300; Catherine Witt, on premises; ar't, J Melville Lawrence, 239th st and White Plains road.—328.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Allen st, No 172, show windows, columns, to 5-sty brk and stone tenement; cost, \$750; D Bartleson, 22 Montgomery st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—843.
 Beekman st, No 45, elevator and shaft, to 5-sty brk and stone store; cost, \$4,000; Union Card & Paper Co, 27 Beekman st; ar't, W H A Horsfall, 28 E 42d st.—856.
 Broome st, No 59, doors to 5-sty brk and stone tenement; cost, \$75; Reich & Schlesinger, 64 Av C; ar't, A J H Leuchtog, 279 East 3d st.—864.
 Christopher st, No 98, windows, skylights, partitions, to 6-sty brk and stone store and tenement; cost, \$5,000; Abraham Sevenstein, 230 Grand st; ar't, Ed A Meyers, 1 Union sq.—849.
 Cliff st, No 70, window, piers, to 3-sty brk and stone store and loft building; cost, \$150; Henry Leerburger, 542 W 113th st; ar't, H F Lally, 122 William st.—901.
 Clinton st, No 129, fireproof shaft, plumbing, to 5-sty brk and stone tenement; cost, \$5,000; Louis Haims, 990 Trinity av; ar't, M Zipkes, 147 4th av.—890.
 Elizabeth st, Nos 244-246, partitions, piers, to two 5-sty brk and stone tenements; cost, \$2,400; Geo and Wm Kenny, 80 East Houston st; ar'ts, B W Berger & Son, 121 Bible House.—835.
 East Broadway, No 239, toilets, partitions, to 3-sty brk and stone tenement; cost, \$1,000; Dr Levein, 1847 Madison av; ar't, O Reissmann, 30 1st st.—850.
 Front st, Nos 232-234, 1-sty brk and stone rear extension, 38x8, to 4-sty brk and stone stable; cost, \$300; Wm G Shrig, Fulton Market; ar't, James F Egan, 64 Ann st.—844.
 Grove st, No 50, openings, chimney breast, to 3-sty brk and stone store and dwelling; cost, \$300; Adolph Schreitmuller, 31 Beekman st; ar't, Wm S Boyd, 561 Hudson st.—893.
 Henry st, No 100, partitions, show windows to 5-sty brk and stone tenement; cost, \$500; S Rotkowitz, 165 Stanton st; ar't, O Reissmann, 30 1st st.—818.
 Henry st, No 60, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$700; F Rottenberg, 157 2d av; ar't, Harry Zlot, 230 Grand st.—853.
 Jane st, Nos 23 and 25, 1-sty brk and stone rear extension, 16.8x39.8, to 4-sty brk and stone loft building; cost, \$6,000; P E Guerin, Paris, France; ar't, John H Knubel, 318 W 42d st.—821.
 Leroy st, No 42, alter roof, new partitions, store front to 3-sty brk and stone store and tenement; cost, \$600; Vitale Pecoraro, and Stephen Nicestro, 310 West Broadway; ar't, John Ph Voelker, 979 3d av.—874.
 Lewis st, No 105, cellar, rear extension, 8.8x7, to 4-sty brk and stone tenement; cost, \$500; Rubin Ressler, 105 Lewis st; ar't, Max Muller, 115 Nassau st.—895.
 Ludlow st, No 181, columns, beams, to 7-sty brk and stone store and loft building; cost, \$600; Louis Karp, 181 Ludlow st; ar't, A L Schulz, 214 E 14th st.—862.
 Madison st, s e cor Oliver st, vent shaft, partitions, to 5-sty brk and stone tenement; cost, \$1,500; Wm P Kirk, 310 E 14th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—876.
 Mott st, No 281, toilets, partitions, windows to two 5-sty brk and stone tenement; cost, \$3,000; Mary A Larkin, 116 W 129th st; ar't, C H Dietrich, 42 Union sq.—819.
 Mott st, No 279, toilets, windows, partitions, to two 5-sty brk and stone tenement; cost, \$3,000; Mary A Larkin, 116 W 129th st; ar't, C H Dietrich, 42 Union sq.—866.
 Pearl st, No 354, new floor beams, elevator shaft, toilets to 5-sty brk and stone loft bldg; cost, \$6,000; Danl F Mahony, 101 W 42d st; ar't, Jos Wolf, 320 5th av.—826.
 Rivington st, No 120, partitions, windows, to 3-sty brk and stone tenement; cost, \$3,000; Hyman Rubin, 123 Rivington st; ar't, Harry Zlot, 230 Grand st.—859.
 Stanton st, No 105, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$5,000; M Josephson, 105 Stanton st; ar't, O Reissmann, 30 1st st.—871.

Varick st, No 172, toilets, to 4-sty brk and stone tenement; cost, \$200; D X & W H Cleary, 194 Varick st; ar't, Wm S Boyd, 561 Hudson st.—888.
 Wall st, Nos 14-18, show windows, staircase, columns to 7-sty Nassau st, No 3 | brk and stone store and office bldg; cost, \$10,000; Adele Livingston-Sampson, U S Trust Co, att'ys, 45 Wall st; ar't, Ernest Greene, 5 Beekman st.—829.
 William st, No 235, 1-sty brk and stone rear extension, 22.6x19.6, alter stairs, to 6-sty brk and stone store house; cost, \$2,000; Sherman B Townsend, 327 W 77th st; ar't, Howard Constable, 14 E 23d st.—830.
 Worth st, No 192, add 1-sty partitions, stairs to 4-sty brk and stone dwelling; cost, \$3,500; Joseph Longobardi, 192 Worth st; ar't, Peter M Coco, 114 E 23d st.—868.
 2d st, Nos 214 and 216 E, 3-sty brk and stone rear extension, 60x38.11, add 1-sty, partitions, to four 4-sty brk and stone store and tenement; cost, \$20,000; Solomon Henig, 88 Clinton st; ar't, Herman Horenburger, 122 Bowery.—870.
 5th st, No 723 East, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,500; estate Adam Schepp, 723 E 5th st; ar't, Henry Regelman, 133 7th st.—861.
 5th st, No 220 East, stairs, partitions, to 3-sty brk and stone dwelling; cost, \$1,000; Dr Wolfman, 88 E 4th st; ar't, O Reissmann, 30 1st st.—879.
 6th st, No 528 East, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,500; J & G Kronester, 508 E 137th st; ar't, O Reissmann, 30 1st st.—852.
 7th st, Nos 280-282, partitions, toilets, windows, to two 5-sty brk and stone tenements; cost, \$1,000; C C Hang, 381 E 8th st; ar't, Henry Regelman, 133 7th st.—860.
 7th st, Nos 93-93½, toilets, windows, to two 5-sty brk and stone tenements; cost, \$2,000; J Joel, 278 E 10th st; ar't, O Reissmann, 30 1st st.—880.
 7th st, No 69, partitions, windows to 4-sty brk and stone tenement; cost, \$1,000; S Schnee, on premises; ar't, O Reissmann, 30 1st st.—872.
 8th st, No 327 E, toilets, partitions, show windows, to 5-sty brk and stone tenement; cost, \$1,500; S Komlet, 236 E 4th st; ar't, O Reissmann, 30 1st st.—817.
 11th st, No 335 E, toilets, partitions, girders, posts, columns, to 3-sty brk and stone tenement; cost, \$4,000; Hyman Rosenblum, 442 E 58th st; ar't, Harry Zlot, 230 Grand st.—827.
 13th st, No 612 E, partitions, windows, stairs, to 2, 4 and 5-sty brk and stone stores and tenement; cost, \$3,000; Samuel Gold, 103 South 2d st, Brooklyn; ar't, Herman Horenburger, 122 Bowery.—867.
 14th st, No 612 E, partitions, piers to 5-sty brk and stone tenement; cost, \$1,200; Katharine A Healy, Grand Concourse and 183d st; ar't, B W Berger & Son, 121 Bible House.—865.
 15th st, Nos 402-402½ East, toilets, plumbing, windows, to two 5-sty brk and stone stores and tenements; cost, \$2,500; Peter Butterby, Jericho, L I; ar't, Wm Huenerbey, 823 E 156th st.—846.
 15th st, No 540 East, 1-sty brk and stone rear extension, 25x21.8, partitions, toilets, plumbing, to 4-sty brk and stone store and tenement; cost, \$8,000; Charles Bohm, 545 E 15th st; ar't, Otto L Spannhaek, 233 E 78th st.—894.
 18th st, Nos 130-132 West, steel beams, columns, to two 2-sty brk and stone garage buildings; cost, \$2,000; C F Gerome, 73 South Washington sq; ar't, A Vendrasco, 568 West Broadway.—840.
 19th st, No 49 West, 1-sty brk and stone rear extension, 17.2x22.7, windows, to 4-sty brk and stone store and tenement; cost, \$800; Mutual Alliance Trust Co, 66 Beaver st; ar'ts, B W Berger & Son, 121 Bible House.—892.
 24th st, Nos 520-522 W, fireproof elevator shaft to 4-sty brk and stone store and loft building; cost, \$1,000; United Electric Light & Power Co, on premises; ar't and b'r, Odell Whitenack, 99 Vandam st.—855.
 25th st, No 261 West, partitions, skylights, windows, to 5-sty brk and stone tenement; cost, \$700; Brinton Realty Co, 261 W 25th st; ar't, F Kubischta, 1 Madison av.—847.
 26th st, No 206 W, partitions, windows, skylight to 4-sty brk and stone tenement; cost, \$1,000; Mary McGarry & Terrance, Smith, 206 W 26th st; ar't, Chas M Straub, 122 Bowery.—825.
 31st st, No 124-126 W, elevator shaft, to 4-sty brk and stone loft building; cost, \$1,700; Estate Stephen Johnson, on premises; ar'ts, Hill & Stout, 1123 Broadway.—824.
 33d st, No 448 W, partitions, toilets to 5-sty brk and stone tenement; cost, \$2,000; Catherine McDonald, 315 W 73d st; ar't, John H Knubel, 318 W 42d st.—820.
 39th st, No 301 East, new front, to 1-sty brk and stone store; cost, \$600; Elizabeth S Jones, 11 E 42d st; ar'ts, Ross & McNeil, 39 E 42d st.—841.
 42d st, No 326 West, toilets, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$1,500; Catharine Schilling, 326 W 42d st; ar't, James W Cole, 403 W 51st st.—883.
 44th st, No 140 West, 1-sty and basement brk and stone rear extension, 15x38.10, to 3-sty brk and stone shop; cost, \$4,000; John Andre, 574 Echo pl, Bronx; ar'ts, Stoughton & Stoughton, 96 5th av.—854.
 47th st, No 331 East, skylights, windows, plumbing, to 5-sty brk and stone tenement and store; cost, \$5,000; Frank Spinella, 234 E 75th st; ar't, Ed A Meyers, 1 Union sq.—885.
 53d st, No 117 East, plumbing, partitions, tank, fire escapes, to 5-sty brk and stone tenement; cost, \$1,200; Maze Realty Co, Lexington av, n w cor 43d st; ar't, W H C Hornum, 360 W 125th st.—877.
 56th st, No 410 West, air shaft, show windows, piers, to 5-sty brk and stone tenement; cost, \$3,000; A M Slater, 154 Glenmore av, Brooklyn; ar't, O Reissmann, 30 1st st.—878.
 59th st, Nos 206 to 210 E, vent shaft, toilets, partitions, to three 5-sty brk and stone stores and tenements; cost, \$7,500; Weil & Mayer, 5 Beekman st; ar'ts, Gross & Kleinberger, Bible House.—814.
 75th st, No 535 E, 1-sty brk and stone side extension, 36.8x10.2, windows to 5-sty brk and stone stable and factory; cost, \$5,000; John Blumers, on premises; ar't, Chas Stegmayer, 168 E 91st st.—831.

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76th st, No 422 East, toilets, vent shaft, partitions, to 5-sty brk and stone tenement; cost, \$2,000; Isaac Portman, 35 Nassau st; ar't, Alfred L Kehoe, 206 Broadway.—857.

79th st, No 82 E, 3-sty brk and stone rear extension, 9.6x6, dumb-waiter to 4-sty brk and stone residence; cost, \$1,000; Maturin L Delafield, 17 East 36th st; ar'ts, Trowbridge & Livingston, 424 5th av.—828.

100th st, s | 225 w 2d av, cut openings, to 5-sty brk and stone 99th st, n s | school; cost, \$400; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—887.

120th st, Nos 536 to 540 E, partitions to three 2-sty brk and stone dwellings; cost, \$500; M H Feder, 60 2d av; ar't, A Arnwitz, 1499 Madison av.—869.

124th st, Nos 220-224 West, door openings, iron stairs, to 4-sty brk and stone telephone exchange; cost, \$2,500; New York Telephone Co, 15 Dey st; ar't, D W Davin, 74 Irving pl.—891.

145th st, No 464 W, partitions, baths to 3-sty brk and stone dwelling; cost, \$900; Dr Thomas M Weed, 495 W 145th st; ar't, T C Visscher, 425 5th av.—837.

Av A, No 34, toilets, windows, partitions, to 3-sty brk and stone dwelling; cost, \$1,000; Ben Trusch, 58 and 60 Clinton st; ar't, O Reissmann, 30 1st st.—816.

Av A, No 1379, fireproof ceilings, partitions, toilets, to 5-sty brk and stone stores and tenement; cost, \$750; V and A Kutil, 1379 Av A; ar't, Otto L Spannake, 233 E 78th st.—886.

Broadway, s e cor 62d st, mezzanine floor, partitions, steel beams, girders to 2-sty brk and stone store and office; cost, \$20,000; Wendel estate, 175 Broadway; ar't, Arthur M Duncan, 15 William st.—838.

Lenox av, Nos 88-90, toilets, windows, partitions, show windows, to two 5-sty brk and stone tenements; cost, \$5,000; Mary Fuchs, 241 E 54th st; ar'ts, B W Berger & Son, 121 Bible House.—899.

Madison av, Nos 1577-1579, partitions, chimneys, piers, walls, to two 5-sty brk and stone tenement; cost, \$5,000; Julius & Jacob Morgenroth, 27 W 126th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—822.

Madison av, No 791, 3-sty brk and stone rear extension, 12x18, partitions, windows, alter bath to 4-sty brk and stone dwelling; cost, \$20,000; Russel Sage Estate, 31 Nassau st; ar't, Jas B Baker, 156 5th av.—834.

Madison av, No 675, 2-sty brk and stone rear extension, 22x25, vent shaft, elevator shaft, show windows, to 4-sty brk and stone store and dwellings; cost, \$19,000; Mrs Bruce Webster, 1 W 70th st; ar't, Alfred H Taylor, 6 E 42d st.—858.

Pleasant av, No 314, 2-sty brk and stone front extension, 22x9, partitions, store windows, stairs, to 4-sty brk and stone store and tenement; cost, \$5,000; Annie M Keenan, 116 Nassau st; ar't, Geo M McCabe, 96 5th av.—900.

1st av, No 2414, fireproof airshaft, partitions, toilets to 5-sty brk and stone tenement; cost, \$3,000; L Singer, 102 Rivington st; ar't, O Reissmann, 30 1st st.—873.

1st av, No 252, toilets, plumbing, windows, to 4-sty brk and stone store and tenement; cost, \$1,000; Peter Butterly, Jericho, L I; ar't, Wm Huenerbey, 923 E 156th st.—845.

1st av, Nos 1135-1137, shaft, partitions, to 5-sty brk and stone tenement; cost, \$1,000; I Crystal, 63-65 E 118th st; ar't, O Reissmann, 30 1st st.—851.

1st av, No 1483, toilets, windows, partitions to 4-sty brk and stone tenement and store; cost, \$5,000; Aaron Wollheim, on premises; ar't, Otto L Spannake, 233 E 78th.—815.

1st av, No 1452, toilets, windows, skylights, to 4-sty brk and stone tenement; cost, \$1,200; J Moses, 1564 1st av; ar't, George Hang, 30 E 20th st.—882.

2d av, No 31, toilets, partitions, windows, to 3-sty brk and stone tenement; cost, \$1,000; K Wergenthaler et al, 860 Bowery; ar't, O Reissmann, 30 1st st.—881.

2d av, No 61, alter roof, partitions, iron columns, beams, to 5-sty brk and stone store and tenement; cost, \$2,000; Meyer Wolff, 58 2d av; ar't, A L Schulz, 214 E 14th st.—863.

2d av, Nos 2488-2490, windows, partitions, skylights, to two 4-sty brk and stone tenements; cost, \$200; Elizabeth P Ingraham, 2109 5th av; ar't, Frank Hausle, 81 E 125th st.—898.

2d av, No 829, toilets, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$2,000; Edward Volz, 829 2d av; ar'ts, T B Ogden & Co, 954 Lexington av.—896.

3d av, No 1862, 1-sty brk and stone rear extension, 25x10.6, partitions, windows, to 5-sty brk and stone store and tenement; cost,

\$5,000; John Schreiner, 104 W 123d st; ar't, Frank Straub, 10 E 14th st.—889.

3d av, No 2273, 1-sty brk and stone rear extension, 22.6x8.6, stairs, floors, to 3-sty brk and stone store and hall; cost, \$1,000; Mary A Jacobs, 255 W 34th st; ar't, Thomas Graham, 192 Lincoln av.—884.

3d av, No 1454, partitions, show windows to 4-sty brk and stone store and tenement; cost, \$3,500; Herman Kahrs, on premises; ar't, Chas Stegmayer, 168 E 91st st.—832.

3d av, n e cor 72d st, show windows, to 4-sty brk and stone tenement; cost, \$150; Harris Levy, 201 E 72d st; ar'ts, Bernstein & Bernstein, 2 E 23d st.—842.

5th av, Nos 124-126, cut door to two 10 and 15-sty brk and stone loft buildings; cost, \$300; Chas A Gould, 1 W 34th st and estate E A Hoffman, 258 Broadway; ar'ts, J B Snooks Sons, 73 Nassau st.—836.

6th av, w s, 100 s 53d st, erect sign to 2-sty brk and stone store; cost, \$75; estate David W Bishop, 985 6th av; ar't, J Kennedy, 128 4th av.—839.

8th av, n e cor 123d st, show windows, stairs, to 5-sty brk and stone store and tenement; cost, \$1,500; Peter Doelger, 407 E 55th st; ar't, Chas Stegmayer, 168 E 91st st.—833.

8th av, No 670, partitions, to 4-sty brk and stone tenement; cost, \$500; Charles Kelly, on premises; ar't, John H Knubel, 318 W 42d st.—897.

9th st, No 430 East, partitions, to 5-sty brk and stone tenement; cost, \$100; Peter Fabel, 116 7th st; ar't, Henry Klein, 191 E 3d st.—848.

11th av, No 534, toilets, windows, store windows, to 4-sty brk and stone store and tenement; cost, \$2,000; Jacob Mayers, 203 Broadway; ar't, L A Goldstone, 110 W 34th st.—875.

11th av, s e cor 38th st, show windows, partitions, to 5-sty brk and stone tenement; cost, \$1,200; David Stevenson Brewing Co, on premises; ar'ts, B W Berger & Son, 121 Bible House.—823.

BOROUGH OF THE BRONX.

Meyer st, n s, 100 e Ft Schuyler rd, 2-sty brk extension, 24.10x11; to 2-sty brk dwelling; cost, \$2,000; Mary A Murphy, on premises; ar't, B Ebeling, West Farms road.—134.

138th st, Nos 738 and 740, new columns, beams, piers, &c, to two 4-sty brk stores and tenements; cost, \$2,500; John Hoops, 61 3d av; ar't, Louis Falk, 2785 3d av.—137.

143d st, n s, 100 w 3d av, build 2 stories of brk upon 1-sty brk store, 66.8x93 and 100; cost, \$8,000; Francis Rogers, North st, New Rochelle; ar'ts, Bart and John P Walthers, 147 E 125th st.—133.

183d st, No 1037, 2-sty frame extension, 20.6x24, to 2-sty frame dwelling; cost, \$1,800; Millie Walcoff, 247 W 111th st; ar't, Emil Ginsberger, 130 Fulton st.—135.

Concourse, w s, 75 n Minerva pl, 2½-sty frame extension, 21½x 14, to 2½-sty frame dwelling; cost, \$300; Dorothea Essig, on premises; ar't, P J Cooney, 148th st and 3d av.—136.

Hunt av, w s, 50 n Sagamore st, 2-sty frame extension, 21x9, to 2-sty frame dwelling; cost, \$1,000; City and County Contracting Co, T D Rhode, 30 Broad st, Pres; ar't, Wm F Garvey, 171 White Plains av.—140.

Hunt av, w s, 50 n Sagamore st, 2-sty frame extension, 21x9, to 2-sty frame dwelling; cost, \$1,000; City and County Contracting Co, T D Rhode, 30 Broad st, Pres; ar't, Wm F Garvey, 171 White Plains av.—139.

Hunt av, w s, 25 n Sagamore st, 2-sty frame extension, 21x9, to 2-sty frame dwelling; cost, \$1,000; City and County Contracting Co, T D Rhode, 30 Broad st, Pres; ar't, Wm F Garvey, 171 White Plains av.—138.

Honeywell av, e s, 165.4 n 179th st, 1-sty frame extension, 12x 12.4, to 2-sty and attic frame dwelling; cost, not given; Henry Damn, on premises; ar't, H G Steinmetz, Bronx st and Tremont av.—143.

Newgold av, n s, 325 e Olmstead av, 1-sty frame extension, 13x13.7, to 2½-sty frame dwelling; cost, \$800; Mrs A B Paff, on premises; ar't, B Ebeling, West Farms road.—142.

White Plains av, e s, 68.7 s 215th st, 1-sty brk extension, 48.6x 15.8 to 3-sty brk stores, hall and dwelling; cost, \$1,000; Vincenzo Ruggiero, on premises; ar't, J Harold Dobbs, 222d st and White Plains av.—141.

Filing Public Papers.

THE COURSE A DOCUMENT TAKES WHEN PASSING THROUGH THE REGISTER'S OFFICE.

By Edwin P. Clark.*

ALL instruments are indexed in a block index, of which there are separate sets for conveyances and mortgages. In this index separate pages are provided for each block, and on these pages are entered only those documents relating to the particular block. All instruments recorded prior to January 1, 1895, have been reindexed in books prepared on the block index system. It thus becomes an easy matter to investigate the record, for all instruments relating to other blocks are eliminated from consideration at once by the index itself, and all the papers, no matter by whom made, are entered in one set of pages, and not scattered through several separate alphabetical indexes. This simplifies the matter very much, although it is somewhat of a question as to whether the block index may not become as bulky and cumbersome in future years as the name indexes were. The general name indexes are also kept up,

*From a lecture before the Bedford Branch, Brooklyn, Y. M. C. A.

as they still serve a very useful purpose, whenever wholesale investigations as to all the property owned or conveyed or mortgaged by a single individual need to be made.

The block index system is really a compromise between the old alphabetical index and a scientific locality index in which only those documents relating to each individual piece of land should be indexed against that land, and everything else not relating to it eliminated from consideration, as is done in the German Grundbuch system, founded on their cadastral surveys, which is greatly superior to our block index; but, on account of the technical skill and careful methods required for its successful maintenance, it is probably impracticable to operate such a system in this country, under our present political methods of procuring our clerical public servants.

Let us now follow a paper through the Register's office. It is taken to the window in the business office and handed to a clerk, who scrutinizes the acknowledgment certificates to be certain that they conform to the legal requirements; he also calculates the recording fee and marks it on the back. It then passes to a clerk who stamps on it the year, month, day, hour and minute of recording, by means of a time clock stamp, and hands it in to the cashier who receives the recording fee, and, if it is a mortgage, the recording tax, and passes it on to a clerk who makes the proper bookkeeping entries on loose sheets.

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The next step, as regards mortgages, is the stamping of the mortgage tax receipt on the paper. It then goes to the tickler clerks, who enter the names of the parties and the section and block in the tickler, which is a temporary index of grantors and mortgagors, arranged alphabetically, and entered chronologically, of which there are separate sets for deeds and mortgages, a separate book for each section, together with one for miscellaneous deeds, and a separate series for each month, so that the total set for a year includes 612 books. It is necessary to use these temporary ticklers in making searches for recent periods, until the papers have been copied into the libers, and properly entered in the permanent block indexes.

From the tickler clerks it passes into the hands of the press clerks, regularly stationed in the building, who make the necessary notes for publication in the Record and Guide and other journals. Next the mortgages go to the State mortgage tax clerks, who prepare certain statements required by the State authorities. All the papers then pass into the hands of the clerks of the title companies, who make brief abstracted copies of them for use in keeping the companies' indexes up to date. They then pass into the custody of the abstract department of the Register's office, where every instrument is carefully considered by the abstract clerks, who make a brief digest of it for the purpose of indexing in the block index, and ascertaining the correctness of the section and block with which it is marked. This memorandum is made in duplicate, and it is somewhat of a mystery what the extra duplicate is for.

The papers remain for some time in cases in the abstract department, until they are handed over to the copyists, who proceed to copy each instrument in full into the permanent liber of record; after which it is compared with the record for correction of errors, stamped with the liber and page where recorded, and certified to by the Register as duly recorded, and returned to the person leaving it for record.

By a ridiculous provision of the statute, every document which affects land in more than one section must be copied as many times as there are sections which it affects, each section having its own series of libers. This results in a scandalous waste of time and public money, for there are many such cases, and some in which the same papers, and these, of course, the voluminous ones, have been copied as many as six or eight times, when, with a little management, once would be amply sufficient.

These later steps of copying, comparing, stamping and returning are frequently several months behind the date of record, which, officially, is the day on which the paper was originally left at the office, and, of late, on account of the great increase of activity in real estate, the limited accommodations in the office, and the difficulties which the Register has experienced, due to civil service regulations and political impediments, in adequately increasing his force of copyists, the final return of papers has been a year and a half behind the record date, a situation unknown before, but which is slowly being improved upon, at the present time the Register [Kings County] being about nine months behind in his work. The present Register has extensively introduced typewriting machines, which produce very excellent libers of record, so far as legibility is concerned, being a great improvement over pen copies, some of which, in recent years, have been most execrable.

In the Register's office there are also filed and recorded all

satisfactions of mortgages. The statute requires that the mortgages themselves shall be left with the Register. This is a foolish provision, for room has to be provided to store them, and we shall have to build a new building, eventually, to store old mortgages. It would be just as effective to have the mortgage produced before the Register, and, after identification, so mutilated by him, by tearing out the signature, or otherwise, as to render it plainly void, as is done in some States, notably New Jersey.

Chattel mortgages and conditional bills of sale are also recorded by filing with the Register, who files them in cases, and keeps separate indexes of them. They affect personal property only, as their names indicate, but they may be of importance to those persons dealing with real estate, for the personal property may consist of furnaces, gas fixtures or other articles very necessary to the actual use of a building for the purpose for what it was intended. The lien of chattel mortgages expires by legal limitation in one year.

Also all maps relating to real estate subdivisions, showing farms cut up into lots, and other information of a similar character important to the questions of title and ownership are filed with the Register and properly indexed for ready reference.

ROUTINE IN COUNTY CLERK'S OFFICE.

We come next to the County Clerk's office. The County Clerk is the custodian of all records of the Supreme and County Courts, and in his office are filed all documents relating to lawsuits. From the real estate standpoint, a very important class of these is Lis Pendens, or Notice of the Pendency of Action; in other words, a notification to the general public that a lawsuit has been commenced that affects the title to a piece of land described in the notice, and which, although not required in all cases, is now generally filed at the commencement of all suits such as foreclosures, partitions, etc. This is constructive notice to all the world, and any person dealing with the land, after the filing of this notice, does so at his peril, for he is quite likely to be utterly ignored in the progress of the suit, and his rights entirely destroyed by the judgment rendered at its termination.

There are also filed with the County Clerk all notices of MECHANICS' LIENS, which are claims by workmen or persons furnishing materials for building purposes, and which attach to the land, and must be disposed of before anybody can safely deal with it. This can be done by paying the money directly to the claimant, and securing a satisfaction piece of the lien, or by either depositing the money with the County Clerk, or furnishing him with a bond to pay the money; the final disposition of the money in either case to await the final determination of the validity of the claim. They expire by limitation in one year unless they are renewed, or suit has been begun to foreclose them.

There are several other items of public record which are also filed with the County Clerk, such as Sheriff's certificates of sales on execution made at the instance of judgment creditors, appointments of receivers of judgment debtors in supplementary proceedings, notices of foreclosure of mortgages by advertisement, general and insolvent assignments of bankrupts, and bonds of various kinds which must be taken notice of, all of which, however, are somewhat infrequent, and do not call for extended description.

PUBLIC NOTICES.

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 BROOKLYN.

List 8922, No. 1. Regulating, grading, curbing and laying sidewalks on Coney Island avenue, from 170 feet south of plaza at Fort Hamilton avenue to Kings Highway.

List 8926, No. 2. Grading, curbing, recurb-ing, laying brick pavement and cement sidewalks in Ninety-seventh street, between Shore road and Fourth avenue, together with a list of awards for damages caused by change of grade.

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, April 11, 1907.

PUBLIC NOTICES.

DEPARTMENT OF FINANCE. CORPORATION SALE OF TAX CERTIFICATE.

Public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will sell at public auction on Monday, May 20, 1907, at 12 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 a certain tax sale certificate registered in the office of the Collector of Assessments and Arrears, Borough of Brooklyn, in Liber 83 of Sales by the certificate number 1279, at the minimum or upset price of \$1,000, and the auctioneer's fees of \$15, such sale to be made on the terms and conditions as published in the City Record from April 11 to May 20, 1907.

HERMAN A. METZ,
Comptroller.

City of New York, April 11, 1907.

DEPARTMENT OF FINANCE. CORPORATION SALE OF TAX CERTIFICATE.

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PUBLIC NOTICES.

istered in the office of the Collector of Assessments and Arrears, Borough of Brooklyn, in Liber 83 of Sales by the certificate number 1149, at the minimum or upset price of \$200, and the auctioneer's fees of \$15, such sale to be made on the terms and conditions as published in the City Record from April 11 to May 20, 1907.

HERMAN A. METZ,
Comptroller.

City of New York, April 11, 1907.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF April 10 to 24, 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:

24TH WARD, SECTION 12 and ANNEXED TERRITORY. TEMPORARY SEWERS, etc., within the district included in the former villages of WILLIAMSBRIDGE and SOUTH MOUNT VERNON with the outlet through Bronx Park and Mosholu Parkway to Webster Avenue at Mosholu Parkway South. Constructed under various contracts.

HERMAN A. METZ, Comptroller.
City of New York, April 9, 1907. (33901-2)

ARCHITECTURAL ENGINEERING COMPANY

HAMILTON BANK BUILDING, 213, 215 AND 217 WEST 125TH STREET, ROOMS 31, 32 AND 32A

VALUATION OF PROPERTY, REAL ESTATE INVESTMENTS, EXPERTS IN LITIGATION AND ARBITRATION

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Table of property valuations and transactions, including entries for S U. S. City Ry Co, The Progress Magazine Pub Co, Alaska Fur Co, etc.

Table of property valuations and transactions, including entries for Bloom, Abraham & Albert M, Claassen, Curtis F, Case, Frank O, etc.

Table of property valuations and transactions, including entries for 63-5th av, No 85, and 16th st, Nos 5 and 7, 64-Freeman st, Nos 1136 to 1142, etc.

CORPORATIONS.

Table of corporations, including Dennett Surpassing Coffee Co, Gansevoort Bank, Fifth Ave Trust Co, etc.

MECHANICS' LIENS.

April 6.

Table of mechanics' liens, including entries for 55-Satisfied, 56-Satisfied, 57-159th st, n s, 92 e, etc.

SATISFIED JUDGMENTS.

April 6, 8, 9, 10, 11 and 12.

Table of satisfied judgments, including entries for Arnone, George and Paul Euell, Abell, John T, Allen B and Peter H, etc.

Table of property valuations and transactions, including entries for 85-2d av, No 2380, Bernard J Reynolds agt Catherine Doran, 86-21st st, Nos 18 and 20 West, etc.

