

REAL ESTATE RECORD AND BUILDERS GUIDE.

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BUSINESS AND THEMES OF GENERAL INTEREST.

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THE FINANCIAL PANIC, from which the country is partially recovering, may prove to be an awful blessing, provided it results in some practicable and adequate scheme of currency reform. It is ridiculous that a business community should have itself exposed to panics of this kind, when their acuteness could be very much mitigated by the adoption of a sound and elastic currency system. The discouraging aspect of the situation is, however, that the measures of reform proposed by the bankers themselves are by no means either as elastic or as sound as they should be. The plan for a so-called asset currency, which could be issued when money was in demand and automatically retired when it was not in demand, is not in accordance with sound banking principles, because it provides for an increase of promises to pay while at the same time doing nothing to increase the reserve of lawful money. It is rarely brought out in the current discussions of this problem that the fundamental difficulty consists in the character of the currency issued by the national banks. The national bank notes are issued irrespective of the actual demand by the business world for currency. Their amount is not diminished in times of easy money, and now when there is a famine in the money market, the Comptroller has to beg the banks to issue as much currency as they are legally entitled to issue. The consequence is that in periods of inactive business, speculation is encouraged by an excess of currency, while in periods of stringency, liquidation is necessitated by the absence of any automatic increase in the circulating medium. It so happens, however, that both the government and the national banks would be unfavorably affected by any change in the method of issuing these notes. The government obtains much better prices for its bonds because of the demand on the part of the national banks, while the banks, which have purchased bonds at high prices for currency purposes, stand to lose a good deal, as a result of a change in the currency system. The difficulty will remain as long as the present system endures, and public opinion should begin to understand that under these conditions important banking interests are engaged in the conservation of a system which is opposed to sound banking principles, and consequently to the public interest.

ANOTHER RESULT of the financial crisis should be a different attitude on the part of depositors towards national banks as compared to trust companies for banking purposes. The trust companies have been increasing enormously in popularity, because of the interest which they paid for accounts, but depositors must realize that when they need their money most they may have to pay too dear for such interest. In all the trust companies which were, or were supposed to be, in difficulties, an ordinary depositor practically could not get his money, so that even if these companies did not nominally suspend, their condition was

for his purpose equivalent to a suspension. But a national bank, as a member of the Clearing House Association, was obliged either to settle up or really to suspend; and if it were solvent it found means to settle up. Its depositors could get their money, in case they needed it, and the depositors in trust companies should be placed in a similar situation. Either the trust companies should be admitted to the Clearing House Association, or else depositors should transfer their accounts to banks that cannot be placed in the equivocal position of partially suspending payment. Fortunately it looks as if this second alternative will not be necessary. It is probable that the trust companies will anticipate corrective legislation by joining the Clearing House, and by conforming to every condition that is demanded by such a change of policy. If this change is brought about it will enormously strengthen the organization of the banks in this city, and improve the city's standing as the financial centre of the country.

THE SALE of the Port Chester and the Westchester roads to the New York & New Haven has passed almost without notice during the excitement of the week, but it is none the less an event of prime importance. These roads were both planned for the particular purpose of competing with the New Haven, and obtained their franchises from the local authorities with that express purpose in view. Now that they have been absorbed by the railroad corporation with which they were supposed to compete, it looks very much as if the inhabitants of Westchester County and the Bronx, who had worked hard for the purpose of encouraging the proposed competition, had been dished. Certain it is that the New Haven company will under existing conditions enjoy a virtual monopoly of the rapid transit privileges of the eastern part of the Bronx and Westchester; but we doubt whether the interests of the residents of that vicinity will suffer thereby. The Record and Guide has never believed in the value of competition in improving the transit service in and near a large city. The New Haven company will be in a position to give the people who live along the line of the two roads a better service than would an independent company. It may not be quite so eager to build; but when the time for building comes, it will control larger resources and can afford to inaugurate a better service. In one respect particularly should it be able to supply its patrons with more adequate means of rapid transit. The great defect of the plans, both of the Port Chester and Westchester companies, was that they failed to make any provision for the transportation of their passengers south of the Harlem. They terminated at the beginning of the Lenox Avenue Subway or a little further south, and their passengers would have been obliged to transfer to the Subway or elevated road. Under these conditions their value to their patrons would have been very much diminished. Such roads cannot give their passengers genuine rapid transit without a four-track line all the way to the City Hall. It is true that the New Haven Railroad is at the present time as incompetent in this respect as is either the Port Chester or Westchester company, but it is inconceivable that it will remain so. Surely the purchase of these roads means that the New Haven company will become a bidder for a four-track East Side Subway. Such a Subway, or even two such Subways, are absolutely necessary for the development of its system north of the Harlem River. It may be predicted with confidence that the New Haven company will within the next ten years build a Manhattan subway, and that it will own an independent terminus in that borough. The management of the road is too capable and too enterprising to overlook the necessity for such a development.

THE EFFECT of the financial crisis on the real estate market is, of course, for the time being, practically to prohibit business. But its ultimate effect will probably be to hasten the day when real estate and building can resume their normal activity, because its ultimate effect will be to accelerate the process of business contraction. If no crisis had occurred, the tide of general business would have receded very slowly; and it might have been a year or more before money would have become released in sufficient quantity for real estate and building operations. Now, however, a sharp contraction is necessarily taking place; and painful as the process is, it will at least have the effect of relieving the strain on the money market very much sooner. Probably money will be extremely plentiful in a few months, and when it becomes plentiful again, it is not

likely to be used to any considerable extent for a recovery in the stock market. A certain rebound in the price of stocks will probably occur as soon as the crisis is safely over; but it will not be carried very far, because the evidences of a reaction in business will become too palpable and too abundant. Railway earnings will begin to decline, and questions will begin to be raised whether they can maintain their dividends. Stocks, consequently, are not likely to find their normal level until it becomes definitely ascertained how far the business reaction will go, and what its effects will be. In the meantime, however, real estate speculation may reap the benefit of this hesitating attitude. Of course, real estate also, particularly in the business districts, will feel the effects of the business reaction; and it is probable that a marked decline will take place in the number of new loft and office buildings erected. But on the whole the real estate market will suffer less than the stock market and general business. By next spring there should be room for the resumption of tenement-house building; and such a resumption will surely take place provided money becomes as plentiful as now seems probable. Speculation will also revive in unimproved property in the middle reaches of Manhattan, and the development of the suburbs, particularly on Long Island and New Jersey, will be resumed. The tide of business may rise and fall, but the growth of a city like New York never ceases, and it will keep on providing multiplied opportunities for operations in real estate.

How Title Insurance Protects

By WALTER LINDNER *

WHEN a transaction in real estate is undertaken some inquiry must be made whether the intending investor or lender will acquire that for which money is about to be paid. Real estate is a permanent possession passing from hand to hand and attached to its ownership are many technical legal incidents which make it necessary that this inquiry be entrusted to lawyers or to professional conveyancers. This work divides into two parts, investigation of facts, and the application of legal principles to the state of facts which appears from such investigation.

A person entering upon a real estate transaction may employ a lawyer or conveyancer to do this work, accepting the liability of the professional man thus employed as a sufficient assurance concerning the title to be acquired. If this is done, the limits of that liability must be clearly understood. The basic principle is that the lawyer or conveyancer is liable only for professional diligence and the application of ordinary skill to the problem. He does not guarantee that the facts which seem to be ascertained from his investigation are true, nor does he insure that the opinion which he expresses concerning the title, is well founded in law. The result of that is that if any of the information from which the conclusions of fact was drawn, be insufficient or untrue, but if the attorney has sought information from the usual sources in the ordinary manner, he is under no liability and the client carries the risk of error.

For instance, if statements of heirship be untrue, if recorded instruments be forged, or if searches made by official searchers be inaccurate, an attorney proceeding according to the usual methods of the profession in examining titles but who had been misinformed or misled, would not be liable but the loss would fall on the person who had invested money upon the advice founded on the erroneous information. Even if all facts necessary to be ascertained be accurately found or if the facts not ascertained but which might influence the result turned out not to cause loss, there still are numerous important and complicated questions of law to be considered with relation to the examination of every title to real property. All that an attorney undertakes in that regard is to render an opinion upon the validity of the title, using ordinary skill and applying reasonable professional learning. If, applying such skill and learning the conclusion is erroneous the attorney is not liable but the client carries the risk.

Title insurance protects better than an attorney's examination and opinion, because a policy of title insurance assumes for the insurer all the risks which are thrown upon an attorney and also all the risks which an attorney throws upon his employer, and expresses that liability in a definite instrument. Even though an attorney be liable, it may be years before a defect is discovered or a loss happens, and then the attorney may not be found, may have become insolvent or may be dead, and the holder of his abstract and opinion be remediless.

Title insurance protects better than attorney's examination because title insurance companies properly conducted do not become insolvent, cannot die and always respond to their obligations.

Title insurance protects because it is known that titles insured by the companies have been examined with the best skill available and with the aid of the mechanism of the best searching plants which can be devised. The result of this is that an owner of property who is known to have a policy of title insurance upon his property is enabled to deal with it freely, purchasers contract with him knowing that his title is not only good but will also be insured to them, lenders consider applications favorably knowing that they can get mortgage policies quickly and can begin soon to earn interest on the sums to be invested.

Title insurance protects because the resources of the companies are ample to respond to any possible losses. The share capital of the companies is more than a sufficient indemnity fund and that is fortified by accumulations of surplus and by stockholders' liability. State registration systems which do not usually involve insurance to the holders of certificates, even if there be superadded an insurance system, have no such guaranties back of them. The only fund which is ready to respond immediately to claims of loss is the accumulation of premiums which at the rates usually provided for in adopted systems would result in an accumulation of \$1,000 when risks amounting to \$1,000,000 have been assumed.

Title insurance protects because the insurers are liable to their policy holders in the first instance, while under any registration system it is necessary that the certificate holder or person injured by the registration, even if entitled to resort to the indemnity fund, must at his own expense as to counsel fees and costs, exhaust his remedies against all other persons before resorting to the fund. In view of the paucity of the fund this is a necessary safeguard.

Title insurance protects because it is conducted by business men upon business principles and must therefore construe its policies liberally and meet claims promptly in manner satisfactory to the policy holder.

Objection is heard from time to time that title insurance does not protect because the companies decline to assume the risk of insuring titles which upon examination are found to be encumbered or invalid or which are liable to successful attack. This charge is founded upon a misunderstanding of the purposes and theory of title insurance. A policy of title insurance should indemnify against all undisclosed defects in the title; all defects which are known should be cured, or if a purchaser or lender desires to take the title of which it is known that it is defective, it is not proper that because the insured desires to speculate and take the possible profits of his speculation, he should throw the risk of known defects upon the title insurance companies. To do this is similar to asking a fire insurance company to issue its policy at ordinary rates upon a risk known to be extra hazardous, or while the property is burning. The companies try to insure all titles which appear to be good and marketable. If they sometimes err in judgment the error is in good faith and not by reason of a capricious declination to issue policies. The companies, being conducted by successful business men, know better than anyone else, that they can make many times more money out of the titles which they insure than out of the titles which they reject.

Title insurance protects the entire real estate community, the policy holders and all others, because the title insurance companies have become the known exchanges and markets for mortgage loans. Before this market was thus centralized, real estate was liable to be influenced immediately by every panicky condition, whether financial or inherent in the real estate business. Now the companies are naturally looked to to protect the real estate market from every such influence, and they have repeatedly done it successfully.

Title insurance protects because it is the natural outgrowth of our institutions and business conditions and is not an alien system attempted to be engrafted upon our institutions, and finally because there is no necessity for waiting until the United States Supreme Court has passed upon many doubtful questions of constitutional law before it can be determined whether the obligations of the title insurance companies are enforceable against them.

A "Skyscraper School."

The latest "wrinkle" in the way of an institution of learning is the "skyscraper school." It is conducted by the West Side Young Men's Christian Association, in 57th st. Its aim is to train men for a work that is becoming more and more important in New York and other cities, that of erecting high buildings. Successful architects, engineers and contractors have direction of the new school. Instruction is given in structural engineering, structural draughting and detailing, estimating, plan reading, and general building construction. The students are taught to work out plans, and to translate those plans into prices, materials or the completed building.

The strength, the weight and the fireproof qualities of different materials are impressed upon those who attend the school. In the buildings under construction all over New York they see illustrations of the lectures which they hear in the classroom. Most of the students are clerks in the offices of architects and contractors. There are some real estate men, too.

*Solicitor for the Title Guarantee & Trust Co.

Sites for Public Structures.

CHANGE PROPOSED BY THE ART COMMISSION IN THE MANNER OF SELECTING THEM.

THINGS are never just right. The Art Commission believes it should have more power. By the charter this board is the judge of art for municipal buildings, but not of location. Hence President Robert W. de Forest considers that it is placed in a delicate position. He does not exactly recommend that the duty of selecting sites for public structures be assigned to the Art Commission, but to a central authority, to which the Art commission would be adviser:

The question of location is of great importance. A mean or in-artistic building is not only made more objectionable and ugly by giving it a prominent location, but excellent sites are all too few in any city, and they should be reserved for worthy buildings. A beautiful structure, upon the other hand, loses much of its beauty if placed in a poor location where it is elbowed by commonplace structures and so shut in that no proper view may ever be obtained. It is important, therefore, that the questions of artistic merit and value should be considered at the earliest stage before the city is committed to the acquisition of any location.

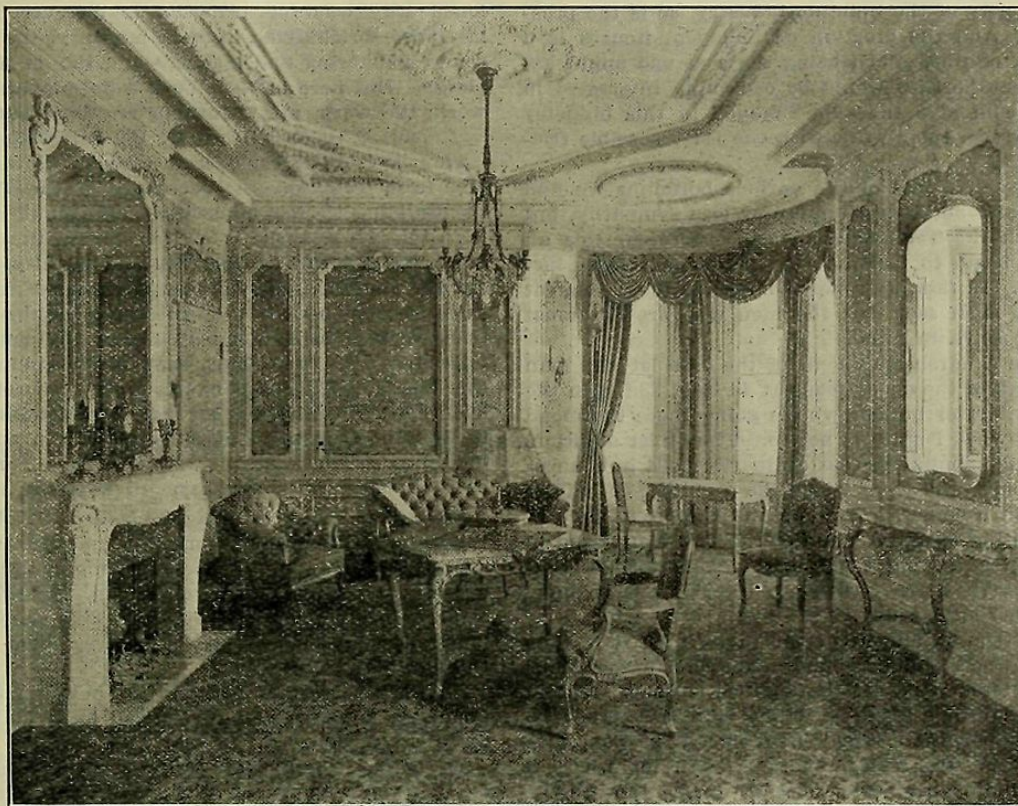
The city annually acquires a large number of pieces of property to be used as sites for public structures. In the main these sites have been selected purely from utilitarian considerations, principally cheapness, and are scattered about without any apparent re-

ford. In Europe, much more has been actually accomplished than in the United States.

The financial side of the solution is also attractive in the view of Mr. de Forest:

The cost of the land for Seward Park was \$1,811,127—an average cost per lot of about \$39,000—which includes not only the land but the buildings thereon. It is reasonably accurate to say that the properties facing the park could have been purchased at the same time for the same amount per lot. Now, since 1894, when the project of a park in this district was first pushed, several lots have been acquired for public purposes in the immediate neighborhood of Seward Park, at an average of \$35,000 per lot, without buildings. Therefore, if the lots bordering on Seward Park had been acquired when the park lands were bought, and if they had rented for amounts equal to the repairs, lost taxes and interest at the low rate paid by the city in the meantime—a reasonable supposition—the city to-day would not have had to pay as much for the fine sites on Seward Park as for the sites it has purchased in inferior locations.

It may be asserted that the price of land has risen throughout the East Side, and that this is merely equivalent to saying that if the city had purchased in 1894 the sites that it had to buy in 1906, it would have profited by the increase in land values. This is true in part, but it is also said that it is the laying out of a park by the city's own action that has caused, to a considerable extent, the rise in values. This is shown by a comparison of the assessed values of lots fronting the park and those



THE PLAZA—TYPICAL DRAWING ROOM.

lation one to the other. Of course there must be a certain amount of geographical distribution, but it is equally true that by using a little foresight certain foci might be created where there would be grouped the public buildings in that immediate neighborhood.

Take for example, Stuyvesant square. Within four minutes' walk from the park, there are four buildings which are owned and used by the city, but not one of them faces the park. Within the same area, there are sixteen semi-public buildings, such as churches, hospitals and charitable institutions, and six of them face the park. About Tompkins square, there are five semi-public buildings, but not one building belonging to the city, although there are six within a short distance. Seward Park is faced by only one public building, but there are seven within three minutes' walk, and there are two semi-public buildings which front upon it. Union square and Washington square can boast of no public buildings upon their borders; and Madison Square, Hamilton Fish Park, Mulberry Bend Park and Battery Park are each favored with only one; yet in every case, there are several public buildings in the immediate neighborhood which might have been grouped about these parks. The uptown parks are even more lacking than those down town. In Brooklyn, several public buildings recently erected near the new McLaughlin Park might easily have been located so as to front upon it. A number of other similar instances in that borough might be cited.

In spite of the evident reasons from the art point of view and the many utilitarian advantages arising from the grouping of the public buildings, Mr. de Forest considers that little has yet been accomplished in New York City. The only focus approaching a civic centre is City Hall Park where there are four municipal buildings, and soon to be five. Scores of buildings have been erected throughout the city in recent years, and many of them might have been grouped about the small parks. Since 1880, only a half dozen building sites on parks have been chosen by the city south of 23d st out of upwards of sixty sites acquired, and no attention has been paid to any plan for artistic grouping.

Plans for the grouping of public buildings have been formulated in several American cities, notably Washington, Cleveland, St. Louis, San Francisco, Minneapolis, Buffalo and Hart-

ford. In Europe, much more has been actually accomplished than in the United States.

From 1894 to 1906 the total assessed valuation of ten lots fronting Seward Park, with buildings that have not been changed during the period, increased 115 per cent. In the same period the average increase for lots with the same sort of buildings, but at a considerable distance from the park, increased only about 80 per cent. The increase in both instances was due in part to the raising of the ratio of assessed value to real value and the rise in real estate values generally, but the additional increase of 35 per cent. was due to the effect of the park. In other words, the city lays out the park and assumes the burden, but when it wishes to buy certain lots fronting on the park, it is asked to pay 35 per cent. more because by its own act it has made the lots it now wishes that much more valuable. President de Forest therefore asks in the annual report of the Art Commission just printed, "Why should not the city be authorized to do what a private corporation would do, viz., buy what additional land it was likely to need and thus save a considerable sum besides securing the suitable locations it ought to have for its public buildings?"

New Theatre For Union Hill.

Property consisting of three lots with a frontage of 75 feet in Lewis st, and 100 feet on New York av, Union Hill, N. J., has just been purchased as a site for a new theatre building. The Star Theatre Company, capitalized at \$100,000, organized by John and Joseph Hass, of 320 Union st, and Lawyer George Frankenstein, 414 Lewis st, Union Hill, will erect the structure, which they approximate will cost about \$75,000. The material will be of light brick and limestone, and will contain a parquet, balcony and gallery, with a seating capacity of 1,200. No building contracts have yet been issued.

THE REALM OF BUILDING.

What Builders Need Most in the Law.

To the Editor of the Record and Guide:

The article in the editorial columns of your last week's issue, entitled "Regulations that Conflict," is very timely and to the point, and must receive the emphatic endorsement of every fair-minded reader, especially that part where you state that "it almost seems that the day may arrive when every brick and every trowel full of mortar will have to be duly inspected and regimented into position by a half-dozen departments" and also, "We cannot go much further without throwing building operations into a state of confusion." In so far as this latter applies to the Tenement House Department it has been for some time "confusion worse confounded."

There is no industry in New York City so vitally connected with its growth and progress than the building business. "As is the prosperity of the iron industry, so is the prosperity of the country; as is the prosperity of the building industry, so is the prosperity of the city." And the erection of tenement houses is a very important part of this. Such being the case one might assume that the city authorities would be especially interested in its progress and would give the men engaged in this industry every facility to perform their work with the least possible friction.

In the Building Departments of the various boroughs we find that the architects and builders get more or less sympathy, but as soon as we touch the Tenement House Department this all disappears, and we begin to feel that we are being treated like a gang of criminals. In fact, any man who reads the Tenement House Law of 1901 must feel that the men who drew it must have had the same spirit in mind.

If this seems to be a harsh statement of the case let any man visit the headquarters of the department at 44 East 23d st in the company of an architect or builder who is going there to amend his plans and see if what I state is not so. The latest addition, I understand, is a cage similar to that ordinarily used in connection with a court house, and from which the architect or builder is called when his turn comes. I understand that it is not unusual to be kept waiting there for from one to two hours, and in some cases, even after waiting that long, to be informed that the gentleman whom they are waiting to interview is so busy that he cannot see any more today.

If the above is a true statement of the facts, then it is time that the property owners, builders and taxpayers' associations should take the matter up and see that justice is done. It does not seem credible that in a great city like New York the administration of so important a department should be placed in the hands of men who are really theorists, with no practical knowledge of the building business, and that during the present year they were allowed to spend \$669,000 of taxpayers' money to exploit their theories, and that for the next year they actually wanted \$79,000 additional, notwithstanding that tenement house building throughout the city had almost ceased.

We all believe fully in building good houses for the poor (and the non-poor) to live in, with adequate provision for light, air, sanitation and cleanliness, but we do not believe that the architects, builders and owners of tenement houses should be subjected to the one thousand and one violations on little matters which in the end amount to a system of petty persecution. What we need in the Tenement House Department is a commissioner who delegates his powers to no man.

I notice in another column of your issue that there has been a suggestion from somewhere that the Tenement House Department be turned over to the Department of Charities. What in thunder has the Charities Department to do with building the "Ansonia" and similar buildings at \$24,000 per annum an apartment? And they also suggest that the Department of Buildings be turned over to the Department of Bridges and Docks! What in name of turf has bridges and docks got to do with the erection of the Singer Building or the little frame dwelling that a man may be building in Williamsbridge? Are not these departments already cumbersome enough?

What we do need most is a consolidation under one roof of all departments that are in any way related to the erection of buildings in the boroughs in which they are to be erected, and all directly under the control and direction of the Borough Presidents. Then we can have some system and the voters will know where to place the responsibility for management or mismanagement as the case may be.

J. H. JONES.

Highbridge, New York City.

—The store and loft building, Nos. 328 to 334 5th av, owned by the John Jacob Astor estate, is to have a new marble front. Alexander Brown, Jr., 156 5th av, is general contractor, Augustus N. Allen, 571 5th av, architect.

Prevailing Rates of Wages.

A number of working plans in individual trades will expire on December 31 and negotiations are in progress for new agreements.

This (Saturday) afternoon there will be a convention composed of five delegates from each of forty-six trades at Labor Hall in East 53d st, when the subject of agreements for 1908 will be talked over. But in general, conditions affecting property interests are pretty well settled.

During the year negotiations for a settlement of the question of which mason trade, the bricklayers or the cement masons, shall do reinforced concrete work, have been proceeding, and a decision has just been rendered by the Arbitration Board in favor of the cement masons. These are the mechanics who lay cement sidewalks and floors, concrete foundations, and do all the various kinds of work that is done with concrete. The old-fashioned way was for a mason to do everything in the line of masonry—bricklaying, cement masonry, tile masonry, stone masonry, plastering and lathing—and this is still the rule in small places. But here in New York a bricklayer must not do cement work, tile work, plastering nor anything but bricklaying.

TILE SURFACE FOR CONCRETE BUILDINGS.

This decision is considered a heavy blow for the bricklayers. Mr. Ross Tomkins, the secretary of the Board of Agents for the Building Trades, himself an all-around mason, is inclined to take this view, as he is of the opinion that reinforced concrete has a great future in this city and vicinity, as well as throughout the country. His advices from San Francisco are that concrete is being heavily used in rebuilding the city and that beautiful work is being done by facing the concrete dwellings and buildings with tile. This, says Mr. Tomkins, is the answer to the question—"How can we make concrete beautiful?" We have learned to make it strong. Mr. Tomkins is persuaded that it is only a question of time when tile surfaces for concrete buildings will become the vogue in New York.

WAGE SCHEDULE.

Prevailing Rate of Wages—Issued October 1, 1907, by the Building Trades of New York City and vicinity, through the office of the Consolidated Board of Business Agents of the Building Trades. Headquarters, Groll's Hall, 145-147 East 53d st, New York City. (Phone 336 Plaza.) This schedule is based on 8 hours per day, except on Saturdays, when work ceases in the Building Trades at noon.

All work performed between the hours of 5 p. m. and 8 a. m., including Sundays and recognized legal holidays, to be figured as "Double Time."

Any person desiring the services of any Union Mechanic, Helper or Laborer, connected with the Building Trades, can secure the same through this office, by applying to the Board Secretary, who will transmit order to the Business Agent of the craft wanted.

Asbestos Workers, Heat, Frost and General Insulators.....	\$4.50
Asbestos Workers' Helpers.....	2.80
Bricklayers.....	5.60
Bricklayers' Laborers.....	3.00
Blue Stone Cutters, Flaggers, Bridge and Curb Setters.....	4.50
Boiler Felters and Pipe Coverers.....	4.50
Carpenters.....	5.00
Cabinet Makers.....	4.00
Cement and Concrete Masons.....	5.00
Cement, Concrete and Asphalt Laborers.....	3.00
Derrickmen, Riggers and Pointers.....	3.75
Decorators and Gilders.....	4.50
Electricians, Electrical Machinists.....	4.50
Electrical Fixture Workers.....	4.50
Engineers, Stationary.....	4.50
Engineers, Portable, \$27.50 per week; daily.....	5.50
Framers.....	5.00
Gas Fitters.....	5.00
House Shorer, Mover, Sheath Piler.....	3.50
House Shorers' Helper.....	2.65
Housesmith, Bridgemen, Ironworkers.....	4.80
Metallic Lather.....	4.50
Marble Cutter and Setter, \$5.00; Marble Carver.....	5.50
Marble Polisher, Bed Rubber, Sawyer.....	4.00
Marble Cutters' Helper.....	3.00
Marble Mosaic Workers.....	4.00
Marble Mosaic Helper.....	2.75
Machine Stone Worker and Rubber.....	4.00
Machine Stone Workers' Helper.....	2.75
Machinists.....	4.50
Plasterers, Plain and Ornamental.....	5.50
Plasterers' Laborers.....	3.25
Plumbers.....	5.00
Painters.....	4.00
Riggers on Machinery, Dynamoes, Boilers, etc.....	3.50
Roofers on Metal.....	4.50
Roofers, Tar Felt, Composite Waterproof Workers.....	3.75
Sheet Metal Workers, Tinsmiths.....	4.50
Stone Cutters, \$5.00; Stone Setters.....	5.50
Stone Masons.....	4.40
Steam and Hot Water Fitters, Hydraulic, Pneumatic Tube, etc.....	5.00
Steam Fitters' Helpers.....	3.00

Tile Layer, Ceramic Mosaic, Marbleitic, Rubber, Glass, En-caustic.....	5.00
Tile Layers' Helper.....	3.00
Wire Workers on Screens, Guards, Grills, etc.....	4.50
Wood Lathers.....	4.50

LATER.—Among the agreements which expire this year are those in the sheet metal trade and the elevator constructing trade, and the men in both are expected to make the usual demands of an increase in pay from \$4.50 to \$5 a day each. But whether granted or not, there can be no strike under the arbitration agreement.

Bulletins from the Tenement House Department.

BULLETIN NO. 14.—In all cases where it is proposed to amend Alteration Plans, after completion of work, for the purpose of removing violations filed against the work as done, it is required that the notice of violation be submitted with the amendment to the Plan Clerk. Amendments to completed alteration plans will not otherwise be accepted, but new plans and application must be filed. The "Reference Copy" need not be returned for such amendment.

BULLETIN NO. 13.—The Tenement House Department has recently made an examination of nearly 2,500 long hopper water closets located in yards of tenement houses throughout the entire city, the same being the entire number installed since the inauguration of the department, under plans conditionally accepted by it (the condition being that the closets should be maintained frostproof). The winter as a whole has been extremely mild, and the weather immediately preceding and during the examination was not at all severe, the temperature at no portion of the period having been below 4 degrees above zero. The department found that one-quarter of all the closets were frozen, and out of service on this account.

In consequence of this examination and the results observed, it has been decided that the department will no longer approve plans filed with it for the installation of long-hopper closets in yards of tenements, unless the plans indicate that the following conditions will exist:

- (1) There will be a separate elevated flush tank for each closet.
- (2) Such tanks will be located in a properly insulated space or enclosure.
- (3) This space or enclosure will be properly heated and ventilated.
- (4) The heating device will be of sufficient power to prevent the freezing of the tanks therein.

BULLETIN NO. 12.—Plans and applications that are filed for the alteration of any tenement house, and which include changes in or additions to the plumbing system of such a building, shall be accompanied by a drainage plan. Such plan must show clearly and distinctly the house drain or connections thereto and their material and diameters, the direction in which they run, and the point at which the house drain leaves the building to connect with the house sewer outside of the building. If, in the examination of any plan, it is discovered that the house drain connects with the drainage system of another building, it will be required that the plumbing system of the building in question be disconnected from the plumbing system of the building or buildings adjoining, and connected directly with the public sewer in the street, in front of the premises, if such public sewer is found to exist.

Jersey City's New Building Code.

Jersey City is now working under a new building code, which recently was adopted by the Board of Aldermen and approved by the Mayor. The code commissioners were Messrs. Hugh Roberts, an architect, William Robertson, a builder, and Edlow W. Harrison, a mechanical engineer.

The model code recommended by the National Board of Fire Underwriters was followed closely in essentials, as: Height and area; thickness of walls for mercantile, manufacturing and dwelling house classes; protection for all vertical openings; regulations for construction of fireproof buildings; regulations for all heating and similar devices; chimney flues, ducts and vent shafts; reinforced concrete construction; requirements for roof coverings which prohibit shingle or other combustible roofs within the city limits; the theatre section which provides that all theatres shall be absolutely fireproof and equipped with automatic sprinklers and other facilities for extinguishing fires; standards for fire doors and shutters, wire-glass window protection, automatic sprinkler installations, requirements for standpipe and hose for internal protection, and other provisions for the protection of property. New fire limits have also been established.

A Wire Glass Test.

Recently the works of the Consolidated Color & Chemical Co., Newark, N. J., were totally destroyed by fire. Owing to the kind of business the flames were unusually fierce, the quality of the chemicals in combustion making about as ugly a fire as it is possible to imagine. Fortunately the buildings were equipped with metal frames in which quarter-inch ribbed and polished Mississippi wire glass were glazed, in accordance with the rules and regulations of the fire underwriters. Although 606 lights of the ribbed wire glass were much cracked and discolored, they

are still all in place. Ninety-six plates of polished wire glass were also cracked, but they have been weather-proof and admit a free view and transmission of light. The tin clad fire underwriter's door in the south end of the varnish building appears to have suffered greater depreciation than the windows. The monitor and pitched sky lights glazed with wire glass resisted the fire equally as well as the windows.

Fireproofing the Highest Dome in the World.

Nearly six hundred feet above crowded Broadway, workmen on the Singer Building have begun to fireproof the highest dome in the world. Only a fringe of the terra cotta blocks is visible at first, many stories above the brick work. Gradually the fringe will widen, upward and downward, until it covers the entire curved surface.

Extraordinary cool-headedness is required for this task. From Broadway the men engaged in it look like flies on the side of a wall. Thousands of people, on the street and in the high buildings, gaze up at the workmen every hour of the day.

On the dome alone there are 8,500 square feet of fireproofing hollow tile. Of the same material 230,000 square feet are used for the floors and 412 square feet for the partitions. In the whole building, as far as the structural part is concerned, it is said that there is not a bushel of combustible matter.

The exterior brick and stone are laid up to the thirty-seventh story at present. The unusual speed in the outside masonry work is partly due to the time saved in the construction of floors and partitions. In a day and a quarter six men can lay the 4,096 square feet of floor for one story. After one day, allowed for "setting," the floor is ready for use.

Foreign Trade Opportunities.

(Inquiries in which addresses are omitted are on file at Bureau of Manufactures. In applying for addresses refer to file number.)

No. 1565. Electrical apparatus.—An American consul in the United Kingdom states that there is no importing of electrical apparatus at the place in question, but a merchant there, whose name he gives, would like to communicate with makers of such apparatus and thinks it probable that he and others might become importers.

No. 1566. Gas engines or gasoline engines.—An American consul in southern Asia furnishes the name of a business firm which would like to hear from American manufacturers of gas engines adapted to the use of "liquid fuel." The engine most in vogue is of 8 to 20 brake horsepower. Catalogues and quotations c. i. f., the place in question, are requested. Two newspaper woodcuts of the type of engine have been received by the Bureau of Manufactures and will be loaned to interested manufacturers.

No. 1567. Catalogues for foreign chamber of commerce.—One of the American consuls in Europe writes that the chamber of commerce in his district will be glad to receive and keep on file catalogues of American wares, and will call the attention of intending purchasers of foreign goods to them. This chamber of commerce has within its jurisdiction very large manufacturing and exporting interests which often desire foreign machinery and wares. As its influence extends to the importer as well as to the exporter, the consul sees no better method, except that of personal representation, for American exporters to call the attention of the buyers in his district to their goods than to mail their catalogues as requested. Advertising matter and catalogues in German, or partly so, would be preferred, although those in English will be acceptable.

No. 1569. Metal ceilings.—An American consular officer in southern Europe writes that a business man at the place in question would like to communicate with manufacturers of metal ceilings like a cut of which he forwards. This business man feels confident that a good sale of such ceilings can be effected.

No. 1571. Competent engineer wanted.—One of the American consuls in Canada writes that the officials at the place in question are desirous of improving the navigation of a certain river and of securing the services of a competent engineer who has had experience in similar work, and who can give them information as to the development work needed, the probable cost, and the time needed to secure the improvement in navigation needed.

No. 1555. Egyptian public works and supplies.—Consul-General L. M. Iddings, of Cairo, has forwarded to the Bureau of Manufactures specifications for bids for certain public works and supplies required by the Egyptian government: (1) Electric installation for the quays at Alexandria; (2) hospital clothing; (3) bridge over the Bahr-el-Aama Canal; (4) road bridge over Nile at Boulac and at Cairo, respectively (limit Dec. 26). Full details and plans in both English and French may be secured from the Bureau.

No. 1556. Brass foundry and soda factory.—A limited liability company in India is desirous of adding a brass foundry and soda factory to their business, and ask to be furnished with estimates of cost of the necessary buildings and machinery. Address Director-General of Commercial Intelligence, Calcutta, India.

No. 1558. Electric fans.—One of the American consuls in Europe gives the name of a business firm in the city in question who would be glad to hear from makers of or dealers in electric fans.

No. 1559. American representative in China.—An American, who is now in China, writes to the Bureau of Manufactures that he has spent the past 18 years there and is quite familiar with the Chinese language. He states that he would like to establish business relations with the Chinese and represent American goods to them.

No. 1560. Bridge construction.—The "Bulletin Commercial" contains a notice to the effect that tenders are invited for the construction of a metal bridge for the railway over the road from Marcinelle to Couillet, at Charleroi, Belgium. The estimated cost is 33,590 francs (franc, 19 3-10 cents), and a deposit of 3,500 francs is required to qualify any tender. Information may be obtained by addressing M. Heymans, ingenieur en chef, Directeur de Service, Avenue des Viaducs 8, Charleroi, Belgium.

No. 1562. Railway bridges.—Bids will be received until Dec. 31 for the construction of five railway bridges in Chile. Address Minister of Communications and Public Works, Santiago, Chile.

No. 1570. Automobiles.—One of the American consular officers in Europe forwards the name of a business firm which would like to hear from American makers of automobiles in regard to the sale of their cars. He also adds the names of two other firms which might be interested. Correspondence with the first firm alluded to may be held in English.

Building Operations.

Statistics of Plans Filed.

The following is a table of the new buildings and alterations projected for Manhattan and the Bronx with the estimated cost, for the past week and also for the corresponding week of 1906:

	1907.	1906.
No. of the new buildings in Manhattan and the Bronx.....	29	57
Estimated cost of new buildings..	\$574,100	\$1,270,700
Total estimated cost of alterations for Manhattan and the Bronx..	\$148,660	\$152,085

New Long Acre Square Theatre Plans.

BROADWAY.—Plans for the new playhouse which Charles B. Dillingham, David H. Taylor and Frederick Manners are about to erect at No. 1555 Broadway (west side of the street) and Nos. 203 to 217 West 46th st., with a frontage of 23.10x89 feet on Broadway and 139 feet on 46th st., will not be ready for figures for some time yet. At the office of the architects, Messrs. Carrere & Hastings, 5th av., and 26th st., it was learned on Wednesday that only preliminary drawings have been prepared. The combined properties make up a plot of the size and shape most in demand among theatre builders; that is, with enough Broadway frontage to provide a suitable entrance connecting with a larger parcel of less valuable ground on a side street. The plot has a total area of about 16,000 feet, so that it will be one of the largest playhouses yet established in the amusement centre around the square. The Record and Guide announced the project several weeks ago, also the sale of this property by the Shanley Bros., through the McVickar-Gaillard Realty Co. as brokers, but the buyers' names at that time were withheld. The estimated cost of the building, it is figured, will reach about \$1,000,000, while the site is said to have cost \$600,000. The theatre will be called the "Gaiety."

Particulars of Sheffield Farms New Uptown Plant.

The Record and Guide was informed on Tuesday, with reference to the new sanitary pasteurization bottling plant which the Sheffield Farms-Slawson, Decker Co. proposes to establish on a plot, 91x150 ft., on the south side of Manhattan st, near Broadway, that so far no plans have been perfected or building details determined upon. The company's milk depot in 57th st, west of 10th av, completed nearly two years ago at a cost of about \$340,000, is the most complete and up-to-date plant for handling dairy products in this city. It is intended that the uptown structure, when erected, will be constructed along almost similar designs. In the 57th st plant are found many noteworthy features, suggested by similar establishments in Europe, which are highly recommended by the Board of Health. The building is six stories in height and 75x100 ft. in ground dimensions. Frank A. Rooke, 489 5th av, was the architect and Messrs. Dawson & Archer, 150 5th av, were general contractors. Further details will be given in later issues.

Enlargement of the Harbison-Walker Works.

Owing to the large increased business being conducted the past six months by the Harbison-Walker Refractories Company, through the New York offices, the firm has been obliged to double the daily capacity of the works which are now still better equipped to handle without delay contracts of any size. The company has secured orders to furnish front brick for most of the largest buildings now being constructed in this city, which include the Hudson River Terminal buildings, the Silversmiths' Building, Van Schaick Building and the Marbridge Building. Since the company opened its New York offices it has made great progress. The office of the brick department is in the St. James Building, 1133 Broadway.

Eugene Christian to Build in the Bronx.

Herbert M. Baer, architect, 542 5th av, is preparing plans for a residence for Mr. Eugene Christian, the well known food expert, to be located at 253d st, Riverdale, the Bronx. The house is to be built entirely of native stone, and will have a number of novel features, such as a private gymnasium, an open air dining room, and open air bedrooms on the roof of the large circular tower. The building will cost approximately \$22,000, and the drawings will be ready for estimates in the course of two or three weeks.

The Ritz-Carlton Hotel Project.

MADISON AV.—The new Ritz-Carlton Hotel which is to be built by English capitalists on property, it is said, located at the northwest corner of Madison av and 46th st, owned by the Golet estate, fronting 105 feet on Madison av and 140 feet on 46th st, it is learned will be delayed indefinitely. The architects, Messrs. Warren & Wetmore, No. 3 East 33d st, have the plans well under way, but no figures have yet been taken or contracts let. The structure is estimated to cost about \$1,500,000.

Twelve-Story Office Building for Broadway and Franklin Street.

BROADWAY.—Louis M. Jones & Company, No. 350 Broadway, have commissioned Architect Frederick C. Browne, No. 143 West 125th st, to prepare plans for a 12-sty high class office building to be situated on a plot 50x150 feet at the northeast corner of Broadway and Franklin st. Materials for the exterior will be light brick, limestone and terra cotta. Figures will not be taken for some weeks yet. No contracts have been issued.

Donald M. Mitchell to Alter a Gould Residence.

5TH AV.—Charles A. Gould of Portchester, N. Y., has awarded to Donald M. Mitchell, 306 West 53d st, the general contract to remodel his town house, No. 714 5th av, into stores and offices, for which Architect Woodruff Leeming, 20 Broad st, has completed plans. At the rear a side extension will be erected, one story will be added over the main building and extensive interior changes, including electric lighting, electric passenger elevator, partitions and plumbing fixtures.

Apartments, Flats and Tenements.

SIMPSON ST.—H. H. Morrison, Westchester av and Southern Boulevard, Bronx, is preparing plans for three 5-sty flat buildings, to be erected at Dongan, Simpson and Fox sts, for the American Real Estate Co., Westchester av and Southern boulevard.

Churches.

FOREST AV.—Goldner & Goldberg, Jackson and Westchester avs, have completed plans for the 3-sty synagogue, 63x87, to be erected on the west side of Forest av, near 160th st, for Congregation Beth Hamdrash Hagodel, 696 Cauldwell av.

Messrs. Carrere & Hastings, 5th av and 26th st, Manhattan, are preparing plans for a 1-sty church for the Christian Science congregation, Philadelphia, Pa. C. Moore, 1811 Filbert st, Philadelphia, Pa., can inform. The cost is placed at \$75,000.

BROADWAY.—In the near future Grace Church, situated at Broadway and 10th st, will undergo alterations and interior changes which will cost in the neighborhood of \$18,000 to \$20,000. A new organ will be a feature. No plans have yet been drawn, architect selected or contracts let.

The new Episcopal Church House at Fulton av and 171st st, Bronx, is now ready for occupancy. The seating capacity is 1,300, the largest auditorium in the Bronx.

Alterations.

4TH ST.—M. M. Loniger, 30 East 12th st, is planning for alterations to No. 56 East 4th st, owned by S. Reiner, 108 West 111th st.

20TH ST.—C. H. Dietrich, 42 Union sq, is making plans for extensive improvements to No. 200 East 20th st, for Henry Glaser, 7 Warren st.

5TH ST.—Mrs. Marie Werckle, 87 East 3d st, will make improvements to No. 614 East 5th st. C. H. Dietrich, 42 Union sq, is making plans.

WATER ST.—Alfred L. Kehoe, 206 Broadway, is preparing plans for \$6,000 worth of improvements to Nos. 336-338 Water st, for G. Tuoti, 206 Broadway.

3D AV.—Sampson & Schwartz, 1111 Madison av, will improve No. 1670 3d av, at a cost of about \$5,000. Sommerfeld & Steckler, 19 Union sq, are architects.

79TH ST.—Charles Hammel & Co., 1089 Lexington av, will make extensive alterations to Nos. 414 to 420 East 79th st, for which Otto L. Spannake, 233 East 78th st, is making plans.

Miscellaneous.

Architect L. C. Holden, 1133 Broadway, Manhattan, is preparing plans for a dormitory 42x100 feet for the Peekskill Military Academy, Peekskill, N. Y., to cost about \$60,000.

Work will shortly be started on the new building to be erected at Marion, N. J., by the H. G. Kotten Co., 120 Liberty st, Manhattan, manufacturer of pneumatic tools. The company recently purchased a tract of land at Marion 150x250 ft., and a building 75x150 ft. is to be erected on the property.

Estimates Receivable.

165TH ST.—J. C. Cocker, 103 East 125th st, will receive estimates Nov. 11 for a 6-sty apartment and store building, 90x125 ft., to be erected at 165th st and St. Nicholas av, for Murray & Hill, 103 East 125th st. Cost is placed at \$100,000.

CANAL ST.—Henri Fouchaux, 105 Hudson st, has not yet awarded contracts for the 10-sty loft building which Alexander M. Powell, 326 West 72d st, is soon to erect at Canal, northeast corner Sullivan st, estimated to cost \$250,000.

5TH AV.—Hoppen & Koen, 244 5th av, have plans ready for figures for the new 5-sty residence, 27x78 ft., which Mrs. J. J. Wysong, 38 East 34th st, will erect at the northeast corner of 5th av and 76th st, to cost \$80,000. No contracts let.

DOWNING ST.—One building will be torn down at No. 42 Downing st, on which Edwin H. Sayre, 56 Hudson st, will erect a 4-sty brick and frame stable, 29x97.8 feet, to cost \$25,000. A. G. Rechlin, 235 5th av, is architect. No contracts have yet been awarded.

BROADWAY.—Plans will soon be ready for figures on the general contract for 14-story store and office structure which H. C. & M. L. Eno are about to erect on the west side of Broadway, between 23d and 24th sts, at an estimated cost of \$2,000,000. Maynicke & Franke, 298 5th av, are the architects.

FULTON ST.—No contracts have yet been issued for the 3-story store and restaurant building, 28x107.6 ft., which Messrs. Raub & Muhlhofer, 90 Nassau st, are to erect at No. 144 Fulton st. W. D. Hunter, 46 Wall st, is architect. Plans specify a brick exterior, mansard composition flat roof, steam heat, wire lath.

WALL ST.—Messrs. McKim, Mead & White, 160 5th av, will soon have plans ready for extensive changes to the old Custom House Building at Wall, Hanover, William sts and Exchange pl, which is to be renovated for banking purposes, and occupied by the National City Bank, now located at No. 52 Wall st. (See also issue Nov. 4, 1905).

Contracts Awarded.

J. F. Gross & Co., 151 West 31st st, Manhattan, have received the plumbing contract for the new Mt. Vernon National Bank at Mt. Vernon, N. Y.

2D AV.—Barr & Gruber, 210 Bowery, have the contract for extensive alterations to the northeast corner of 2d av and 89th st, owned by Isaac Sprung, 126 West 118th st.

34TH ST.—John Jordan & Son, 449 West 28th st, have received the contract for extensive alterations to the hotel and store building No. 412 East 34th st, owned by John J. Radley, East River and 18th st.

18TH ST.—Thomas J. Buckley, 408 10th av, has received the contract for improvements to the 6-story stable Nos. 131-137 West 18th st, for Greenhut & Co., 6th av and 18th st, from plans by James W. Cole, 403 West 51st st.

Milliken Bros., 11 Broadway, Manhattan, have obtained the contract to furnish 1,200 tons of structural steel for the Monteleone Hotel, New Orleans, La., to be 11 stories high, 97x126 ft., with 600 rooms. Total cost, about \$500,000.

H. M. North, engineer in charge of construction of the Lake Shore & Michigan Southern Railway, has awarded the contract for the concrete piles for the footings of the Cuyahoga viaduct of the Cleveland Shore Line Road to the Raymond Concrete Pile Co., of New York and Chicago.

12TH ST.—Messrs. Seider & Stolar, Inc., general contractors, No. 150 Nassau st, have received contracts for alterations to Nos. 722, 724, 726, 728 East 12th st and 19-21 Dry Dock st, for Mr. Marcus Weil. Also to No. 1982 Fulton st, Brooklyn, for Mr. Max Weinhandler from plans by Chas. B. Meyers, and No. 242 Elizabeth st, for Mr. Paolo Bonomolo from plans by Gross & Kleinberger.

Bids Opened.

Bids were received at the office of the Supervising Architect, Washington, D. C., for installing a flash light signal system for the elevators in the New York Custom House: Otis Elevator Co., New York, \$7,280; Elevator Supply & Repair Co., New York, \$7,280.

Bids were opened by John H. O'Brien, Commissioner Water Supply, Gas and Electricity, for constructing piers for two bridges over the Wantagh Stream, Hempstead, L. I., and to do certain grading of Seaman's road: Andrews Bros., \$7,284 (low bid). Other bidders were: William Ficklen Co., Daniel Douglass, Abbot-Gamble Co., 32 Broadway; Phoenix Construction Co., 41 Park Row; Russell Contracting Co., 156 Fifth av; Dorlan & Kennedy, the Stobaugh Burns Construction Co., Walter M. Bristow.

Plans Wanted in Competition.

Plans are wanted by the School Board, Coloma Station, Wis., for a schoolhouse. Address W. A. Roblier, district clerk.

Competitive plans are wanted by C. P. Cary, state superintendent Madison, Wis., for school buildings of one, two, three and four rooms. Prizes will be awarded.

The Y. M. C. A., Council Bluffs, Ia., is planning to erect a building next year, for which plans will be wanted. Harry Curtis is general secretary.

BUILDING NOTES

The office of the Planet Cement Co. has been moved from No. 1 Madison av to the Townsend Building, 1123 Broadway.

A high-class man wants a position as solicitor for a general contracting firm or building line. See Wants and Offers.

A position as superintendent of an office building or large apartment is desired by a good man. See Wants and Offers.

An experienced builder and real estate man seeks change. See Wants and Offers.

"Constant Reader."—Jamaica has, since a previous note in this column, obtained a loan of £800,000 from the British Parliament. By the terms of the measure the treasury may advance by way of loan to the government of Jamaica, for the purpose of restoring, replacing, or improving public and other buildings damaged by the recent earthquake and subsequent fire in the colony or purchasing sites for new buildings to re-

place the same, or for the purpose of making loans to persons within the colony on such security and terms of repayment as may be authorized by the legislature of the colony for the purpose of restoring or replacing such buildings so damaged, or in other ways in repairing the loss and damage caused by the earthquake and fire, any sums not exceeding in the whole £800,000. Loans will be repayable by annuities of fixed amounts, running from seven to twenty years, with annual charges payable quarterly, and provision is made for interest at 3½ per cent. per annum and for the repayment of the principal within the period for which these annuities are made.

New Catalogues.

VALVES AND HYDRANTS.—An illustrated catalogue from the Kennedy Valve Mfg. Co., 131 pp. It represents the dimensions, price lists and all other details as upon the date of issue, July 1. A word about the hydrants: These are so constructed that in case of any obstruction or occasion arising for examination or repair of any of the internal working mechanism, the internal parts, including the inlet valve and drip valve, may be easily lifted out by one man, without derrick or sling, by simply removing the cap and plate, leaving the standpipe undisturbed, obviating the necessity of digging up the street or disconnecting the standpipe from the water main. This feature is very important, enabling examination and replacement or repair of such parts needing it with the minimum of expense, trouble or delay. A drip valve, for draining the standpipe of any water that may remain in it after the main valve has been closed, is situated at the lowest part of the hydrant. It is lined with bronze to prevent corrosion, and is positive and automatic in its action, closed when the main valve is open and open when the main valve is closed, providing a means of escape for any water remaining in hydrant after use, and thus preventing all danger of freezing. This device renders a frost case, as sometimes used, an unnecessary expense. They furnish frost cases, however, at a reasonable price, when desired. Standpipes are amply large, being much greater in area than the inlet valve opening, thus practically eliminating loss of pressure through friction.

ELEVATORS AND DUMBWAITERS.—Catalogue J, from the Sedgwick Machine Works, 128 Liberty st, New York. Herein are illustrated leading types of Sedgwick handpower elevators and dumbwaiters for all purposes. The Sedgwick Automatic Brake Dumb Waiters are a great improvement. The automatic brake is independently supported, which relieves the machine of all end-thrust, strain and unnecessary wear. The brake does not lock fast, but is applied and regulated by the load, holding the car securely at any point, allowing it to be raised and lowered smoothly and easily without jumping and jarring. The Sedgwick hand elevators have a heavy iron frame, with steel braces, that prevents the bearings getting out of line and keeps gears properly in mesh. All shafting is of steel, and all bearings are fitted with steel anti-friction rollers. With the improved band brake and "locking device," the machine is under perfect control, by means of a brake line, from all floors and from the car. A slight pull on brake line partially applies the brake and controls speed of car in lowering, a final pull locks the brake and the outfit cannot move or be moved until the operator releases the brake by pulling up on the brake line. The brake band is lined with vulcanized fibre and is practically indestructible. Two hoist wheels allow the use of separate hoist cables, thus dividing the load, and one acting as a safety for the other. With the larger sizes are furnished two lift wheels or scored iron drum, as may be best suited to the work to be performed: or in place of two cables, one lifting cable-and safety catch on the car. This elevator complete is in use in stores and factories for handling freight, also in private houses and hotels for trunk lifts. With passenger car it is suitable for invalid or passenger service.

TIMEKEEPING.—By the International Time Recording Co. of Binghamton, 23 pp. This company has purchased and succeeded to the business of the following named companies: The Bundy Mfg. Co. of Binghamton, the Willard & Frick Co. of Rochester, the Chicago Time Register Co. and the Standard Time-Stamp Co. The catalogue illustrates the Rochester Card System, the International Recorder, Bundy Key Recorder, Autograph Recorder, Dial Recorder, Standard Time Stamps, Railroad Parcel-Room Stamp, Book of Wage Tables, Pay-Roll Ledger, Filing Cabinet, Job Ticket File. By the Rochester Card System the operation of recording is simple and the results perfect. Each employee makes his record for a full week or pay period on a card by itself. At the beginning of each week or pay period cards are placed in the rack nearest the entrance, or the out rack—one card for each person. The employee, as he enters or leaves, takes the card having his number (and name if desired), passes by the clock and records the exact time (by means of the clock) on the card, verifying the record each time. The record being on a card enables a manufacturer, if he so desires, to utilize the back of the card for entering piecework or distributing the time worked on each job. This condenses at one point all details of each operator, and each kind of piecework or time spent on different orders can be entered so that it only needs adding up at the end of week or pay period to balance against the time recorded on face of card.

PROJECTED BUILDINGS

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

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Downing st, No 42, 4-sty brk and frame stable, 29x97.8; cost, \$25,000; Edwin H Sayre, 56 Hudson st; ar't, A G Rechlin, 235 5th av.—744.
Fulton st, No 144, 3-sty brk and stone store and restaurant building, 28x107.6, composition roof; cost, \$12,000; Raub & Muhlofer, 90 Nassau st; ar't, W D Hunter, 46 Wall st.—743.
Mulberry st, No 82, 1-sty brk and stone outhouse, 16.4x10.4; cost, \$1,000; Mary McGowan Murray, 301 W 104th st; ar'ts, Reiley & Steinback, 481 5th av.—745.
Mulberry st, No 87, 1-sty brk and stone outhouse, 18.10x10.4; cost, \$1,000; Mary McGowan Murray, 301 W 104th st; ar'ts, Reiley & Steinback, 481 5th av.—746.
2d av, No 43, 7-sty brk and stone stores and offices, 22.2x94, gravel roof; cost, \$50,000; Minsky & Engel, 56 2d av; ar't, Fred Ebeling, 420 E 9th st.—742.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

5th av, n e cor 76th st, 5-sty brk and stone dwelling, 27x78, tile and slate roof; cost, \$80,000; Mrs J J Wysong, 30 E 34th st; ar'ts, Hoppin & Koen, 244 5th av.—747.

NORTH OF 125TH STREET.

Broadway, n w cor 127th st, 6-sty brk and stone apartment house, 80.2x90; cost, \$125,000; Charter Construction Co, 198 Broadway; ar'ts, Schwartz & Gross, 347 5th av.—740.
St Nicholas av, w s, 25 s 173d st, 6-sty brk and stone store and tenement, 75x87, slag roof; cost, \$125,000; ow'r, ar't and b'r, A B Kight, 1947 Broadway.—741.

BOROUGH OF THE BRONX.

Crotona Park North, s s, opposite Clinton and Prospect avs, 1-sty brk grand stand, 206x25; cost, \$30,000; City of New York; ar't, C B J Snyder, 500 Park av.—1036.
Harrison st, e s, 230.4 n Davis st, 1-sty frame office, 18x12; cost, \$150; Giovanni Giuseppe, 319 E 111th st; ar't, Harry T Howell, 3d av and 149th st.—1028.
234th st, n s, 125 w Verio av, 2-sty frame dwelling, 20x55; cost, \$6,000; Mrs W E Lockwood, Carpenter av; ar't, Louis Falk, 2785 3d av.—1026.
Brook av, Nos 587 and 589, 2-sty brk storehouse, 100x27.9 and 33.4; cost, \$25,000; Jos and John E Couron, 13th st and 10th av; ar't, James S Maher, 1267 Broadway.—1035.
Beaumont av, e s, 220 s 187th st, two 3-sty brk tenements, 20x65 each; total cost, \$18,000; Kathleen and Ellen Slattery, 159 E 89th st; ar't, Chas S Clark, 709 Tremont av.—1022.
Cromwell av, e s, 545 s 170th st, 1-sty frame shed, 80x16 and 32; cost, \$300; August Ramphner, 33 Inwood av; ar't, J C W Ruhli, 3012 Woodlawn road.—1034.
Decatur av, e s, 150 s 201st st, 1-sty frame tool house, 9x16; cost, \$150; Albert Teller, on premises; ar't, Geo H Budlong, 2303 Loring pl.—1027.
Glebe av, n w cor Zerega av, front 2-sty frame store and tenement, 25x65; cost, \$8,000; Geo Hublutzel, cor Glebe and Parker avs; ar't, Louis Falk, 2785 3d av.—1032.
Glebe av, n w cor Zerega av, rear 1-sty frame stable and shed, 25x16; cost, \$500; Geo Hablutzel, Glebe and Parker avs; ar't, Louis Falk, 2785 3d av.—1031.
Gleason av, n s, 50 w 174th st, two 2-sty frame dwellings, 21x54 each; total cost, \$11,000; Samuel and Sarah McCarthy, 356 E 142d st; ar't, Samuel McCarthy, 356 E 142d st.—1025.
Matthews av, w s, 125 n Van Nest av, 2-sty frame dwelling, 21x38; cost, \$3,500; Andrew J and Lawrence J Snyder, 212 W 105th st; ar't, Timothy J Kelly, Morris Park av.—1024.
Maple av, e s, 100 s 215th st, 4-sty brk store and tenement, 25x83; cost, \$18,000; Sucirano Minutillo, 323 E 213th st; ar'ts, Briganti & Steneken, 205 E 17th st.—1030.
Manida av, e s, 225 s Randall av, 2-sty brk stable and 1-sty brk shed, 25x20 and 20x20; total cost, \$1,200; Simon Dressel, on premises; ar't, Louis Falk, 2785 3d av.—1038.
Park av, e s, 54.6 s 153d st, 1-sty brk slaughter house and stable, 27.3x55 and 65; cost, \$2,500; Fass & Yoels, 137 Eldridge st; ar't, Arthur Arctander, 523 Bergen av.—1033.
Tremont av, s s, 151.9 w Av B, three 2-sty brk dwellings, 20x52; total cost, \$22,500; Caroline Keller, East 179th st; ar't, B Ebeling, West Farms road.—1029.
Tiebout av, e s, 357.4 n 184th st, 2-sty frame dwelling, 21.9x59.6; cost, \$8,000; Mrs O B Hebert, 1 W 72d st; ar't, C H Schumann, 280 Broadway.—1037.
Long Island Sound, w s, from Greene to Morgan avs, 1-sty frame storage building, 22x18; cost, \$300; Mrs A F Leverich, Throggs Neck; ar'ts, Hoppin & Koen, 244 5th av.—1023.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Broome st, No 264, 1-sty brk and stone rear extension, 19x10.10, partitions, stairs, store fronts, to 6-sty brk and stone store and shop; cost, \$2,500; Mrs Mary O'Neill, 29 Essex st; ar't, Henry J Feiser, 150 Nassau st.—2839.
Bank st, s w cor Washington st, store rooms to 3-sty brk and stone warehouse; cost, \$1,500; Western Electric Co, on premises; ar't, Thomas W Lamb, 224 5th av.—2819.
Cherry st, No 39, show windows, partitions, to 4-sty brk and stone tenement; cost, \$800; Vincenzo Di Pasquale, 92 Roosevelt st; ar't, Chas E Miller, 111 Nassau st.—2836.
Grand st, No 598, partitions, windows, toilets, to 2-sty brk and stone dwelling; cost, \$500; Peter P Cappel, 333 W 23d st; ar't, Henry J Feiser, 150 Nassau st.—2826.
Hester st, No 86, partitions to 5-sty brk and stone stores and tenements; cost, \$100; Isidor Bloch, 1111 Forrest av; ar't, Samuel Sass, 23 Park row.—2814.
Madison st, Nos 182 and 184, partition, tank, plumbing to two 5-sty brk and stone tenements; cost, \$1,500; Mrs Letitia King Arnold, 233 West 52d st; ar'ts, Ross & McNeil, 39 E 42d st.—2848.

Rivington st, No 319, toilets, windows, partitions, to 3-sty brk and stone tenement; cost, \$700; Abraham Pasternack, 319 Rivington st; ar't, L F J Weiher, 103 E 125th st.—2834.
Rivington st, No 50, partitions, toilets, windows, to 5-sty brk and stone tenement; cost, \$3,500; Mrs Martha Salomon, Mott av and Edgewater road, Far Rockaway; ar't, Max Muller, 115 Nassau st.—2818.
Reade st, No 127, erect sign to 5-sty brk and stone store and loft building; cost, \$125; Estate of Early, 127 Reade st.—2823.
3d st, No 190 E, partitions, windows to 5-sty brk and stone store and tenement; cost, \$150; Harry F Bruning, 31 Moore st; ar't, Henry Klein, 505 E 15th st.—2843.
4th st, No 98 East, windows, partitions, to 5-sty brk and stone tenement; cost, \$500; L J Freimon, 69 E 123d st; ar't, O Reissmann, 30 1st st.—2800.
5th st, No 708, partitions, store fronts, to 6-sty brk and stone tenement; cost, \$800; Jacob Ferbig, 708 5th st; ar't, Max Muller, 115 Nassau st.—2817.
6th st, No 654 E, toilets, windows, skylights, to 4-sty brk and stone tenement; cost, \$5,000; G E Folsom, 13 Astor pl; ar't, A Brociner, 20 E 42d st.—2831.
10th st, Nos 184 and 186 W, toilets to 5-sty brk tenement; cost, \$600; Henry Staads, 2538 Grand av, Fordham Heights; ar't, Louis Falk, 2785 3d av.—2842.
12th st, No 703 East, air shaft, partitions, toilets, windows, store front, to 5-sty brk and stone tenement; cost, \$3,000; J Kerner, 19 Av A; ar't, O Reissmann 30 1st st.—2797.
13th st, No 14 East, partitions, show windows, to 4-sty brk and stone store and loft building; cost, \$5,000; William Elfeis, 178 E 80th st; ar't, Geo M McCabe, 96 5th av.—2802.
15th st, No 519 E, toilets, partitions, windows, skylights, to two 4-sty brk and stone front and rear tenements; cost, \$1,300; Thomas Krekeler, 83 Somers st, Brooklyn; ar't, Chas H Richter, 68 Broad st.—2813.
17th st, No 506 E, shaft, partitions, toilets, to 5-sty brk and stone tenement; cost, \$800; Thomas Krekeler, 83 Somers st, Brooklyn; ar't, Chas H Richter, 68 Broad st.—2812.
18th st, Nos 131-137 West, metal chimney, to 6-sty brk and stone stable; cost, \$2,000; Greenhut & Co, 6th av and 18th st; ar't, James W Cole, 403 W 51st st.—2803.
23d st, No 402 E, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,000; A M Robinson, 204 W 83d st; ar't, O Reissmann, 30 1st st.—2846.
28th st, Nos 13-15 W, erect iron and asbestos kiln to 12-sty brk and stone loft building; cost, \$500; Eva Deutsch, on premises; ar'ts, Gross & Kleinberger, Bible House.—2840.
34th st, No 412 E, alter foundations to 3-sty brk and stone store and hotel; cost, \$8,000; John J Radley, East River and 18th st; ar't, C H Schumann, 280 Broadway.—2845.
34th st, No 165 W, partitions, show windows, to 3-sty brk and stone residence; cost, \$800; W H Hussey & Son, 150 W 35th st; ar't, Geo Keister, 11 W 29th st.—2829.
42d st, No 651 W, erect sign to 4-sty brk and stone hotel; cost, \$200; James Carroll, 651 W 42d st.—2824.
46th st, No 231 E, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,600; John Gerhardt, 231 E 46th st; ar't, Otto L Spannhake, 233 E 78th st.—2838.
48th st, No 248 East, basement brk and stone rear extension, 18.8 x50, to 3-sty brk and stone dwelling; cost, \$1,500; Anton Rasmussen, 252 E 48th st; ar't, Benj Z Stanger, 16 E 111th st.—2810.
53d st, No 343 W, erect sign to 2-sty brk and stone dwelling; cost, \$60; John A Totten, 368 W 51st st; ar't, A Noblett, 147 E 126th st.—2828.
58th st, No 532 West, partitions, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,500; Abraham Greenberg, 140 Nassau st; ar't, Max Muller, 115 Nassau st.—2801.
59th st, No 306 West, partitions, floors, to 1-sty brk amusement hall; cost, \$1,500; Chas E Appleby, 216 W 59th st; ar't, Wm Neil Smith 20 W 33d st.—2809.
64th st, No 404 East, 1-sty brk and stone rear extension, 6.8x8.8, to 5-sty brk and stone tenement; cost, \$300; Henry Ahrens, 584 11th av; ar't, John H Knubel, 318 W 42d st.—2804.
70th st, No 329 E, partitions, windows to 4-sty brk and stone tenement; cost, \$225; Wolf Boroschek, 24 W 82d st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2841.
98th st, Nos 57-59 E, 1-sty brk and stone rear extension, 27x13, brk wall, to 6-sty brk and stone tenement; cost, \$1,500; Morris Sheindel, 183 Prince st; ar't, Meyer J Harowitz, Pitkin and Stone avs, Brooklyn.—2833.
114th st, No 36 W, show windows to 3-sty brk and stone store and dwelling; cost, \$500; J Sachs, 146 Henry st; ar't, F S Schlesinger, 1623 Madison av.—2835.
116th st, No 300½ W, new vault, columns to 1-sty brk and stone store and shop; cost, \$1,200; Chas H Van Dessen, s w cor 116th st and 8th av; ar'ts, Denby & Nute, 333 4th av.—2844.
144th st, Nos 228 to 232 W, toilets, windows, partitions, to three 5-sty brk and stone tenements; cost, \$5,000; Mrs Floris T Whitaker, 1987 7th av; ar't, Henry J Feiser, 150 Nassau st.—2827.
179th st, No 500 W, store fronts to 5-sty brk and stone store and tenement; cost, \$100; John Mara, on premises; ar't, Louis Falk, 2785 3d av.—2821.
Av A, Nos 233-235, windows, partitions, skylights, to two 4-sty brk and stone stores and tenements; cost, \$5,000; estate of Louis Josephthal, 43 Cedar st; ar't, Otto L Spannhake, 233 E 78th st.—2816.
Av B, No 15, partitions, windows, to 4-sty brk and stone hotel; cost, \$3,000; S Weissberger, 15 Av B; ar't, Samuel Sass, 23 Park row.—2822.
Amsterdam av, e s, from 128th to 129th sts, erect two tanks to 3-sty brk and stone car house; cost, \$4,500; New York City Ry Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—2830.
Broadway, No 1485, erect sign to 4-sty brk and stone store and tenement; cost, \$200; E & S S Chamberlain, 1485 Broadway.—2825.
Lexington av, e s, from 129th to 130th sts, erect two tanks to 3-sty brk and stone car house; cost, \$5,000; New York City Ry Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—2832.
Lenox av, No 423, toilets, partitions, skylights, store fronts, to 5-sty brk and stone store and tenement; cost, \$700; Bauman Marks Realty Co, 47 Vesey st; ar't, Oscar Lowinson, 18-20 E 42d st.—2820.
1st av, No 2428, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$4,000; R Bellino, 45 East Houston st; ar't, O Reissmann, 30 1st st.—2796.
1st av Nos 199-201, toilets, windows, skylights, to two 4-sty brk and stone tenements; cost, \$7,000; Geo E Folsom, 13 Astor pl; ar't, Alexander Brociner, 20 E 42d st.—2807.
1st av, No 388, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$2,000; A M Robinson, 264 W 83d st; ar't, O Reissmann, 30 1st st.—2847.

2d av, No 69, partitions, storm door, to 5-sty brk and stone tenement; cost, \$400; N Rosenzweig, on premises; ar't, O Reissmann, 30 1st st.—2799.

2d av, n e cor 89th st, show windows, partitions, to 5-sty brk and stone stores and tenement; cost, \$6,000; Isaac Sprung, 126 W 118th st; ar't, Fred Ebeling, 420 E 9th st.—2815.

2d av, No 2401, stairs, skylight, to 5-sty brk and stone tenement; cost, \$500; J C Hupfel Brewing Co, 229 E 38th st; ar't, B W Berger & Son, 121 Bible House.—2837.

5th av, No 714, 1-sty brk and stone side extension, 10.11x22.8, add 1 sty, partitions, electric elevator, plumbing fixtures, electric lighting, to 4-sty brk and stone store and office building; cost, \$41,000; Chas A Gould, Portchester, N Y; ar't, Woodruff Leeming, 20 Broad st.—2811.

5th av No 1367, show windows, to 5-sty brk and stone tenement; cost, \$300; L Siegman, 1642 Madison av; ar't, O Reissmann, 30 1st st.—2798.

7th av, No 257, 1-sty brk and stone rear extension, 15x20, partitions, show windows, to 4-sty brk and stone store and tenement; cost, \$1,000; W R Heinrich, 325 8th av; ar't, John J Lawlor, 360 W 23d st.—2808.

7th av, e s, 40.1 s 7th av, 1-sty brk and stone rear extension, 14x20, partitions to two 4-sty brk and stone residences; cost, \$800; James C Thomas, 493 7th av; ar't, Robt E L Washington, 243 W 30th st.—2849.

8th av, s e cor 114th st, erect balcony to 5-sty brk and stone store and tenement; cost, \$1,500; Henry Kensing, 258 W 121st st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2805.

10th av, No 740, fireproof ceiling, to 4-sty brk and stone store and tenement; cost, \$150; August Battenhausen, Valley Stream, L I; ar't, James W Cole, 403 W 51st st.—2806.

BOROUGH OF THE BRONX.

Simpson st, w s, 246 n 169th st, 1-sty frame extension, 22x15, to 2-sty frame dwelling; cost, \$1,000; Sarah Rosenberg, on premises; ar't, Henry Vollweiler, 696 Bushwick av, Brooklyn.—567.

156th st, No 359, 2-sty frame extension, 9.8x15, and new partitions, to 2-sty frame dwelling; cost, \$800; Mrs Johanna Schusser, 733 Courtlandt av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—560.

156th st, s w cor Jackson av, new columns, new store front and new partitions, &c, to 5-sty brk store and tenement; cost, \$1,000; Adolph Bloch, 99 Nassau st; ar't, Chas Stegmayer, 168 E 91st st.—562.

166th st, n s, from Jackson av to Boston road, 1-sty brk extension, 7.9x4.5, to 5-sty brk school; cost, \$1,000; City of New York; ar't, C B J Snyder, 500 Park av.—568.

222d st, s s, 430 w White Plains av, move 2½-sty frame dwelling; cost, \$400; J E Schaefer, 1235 3d av; ar't, John Davidson, 227th st.—571.

222d st, n s, 180.7 e White Plains av, move two 3-sty frame tenements; total cost, \$1,200; Abraham Mogilisky, 221 White Plains av; ar't, J Harold Dobbs, 120 E 220th st.—569.

247th st, s w cor Delafield av, new windows, new partitions, to 3-sty stone dwelling; cost, \$500; Mrs W E Dodge, Riverdale; ar't, J O Cummings, 5 West 31st st.—565.

Boston road, n w cor Tremont av, new store front to 3-sty frame stores and offices; cost, \$150; Wm Wray, 1883 Vyse av; ar't, Chas S Clark, 709 Tremont av.—561.

Bailey av, s e cor 230th st, new partitions, to 2-sty brk dwelling; cost, \$150; Martha Roman, 150 W 120th st; ar't, B Ebeling, West Farms road.—570.

Glebe av, s e cor Grace av, 1-sty frame extension, 12x12, to 2-sty frame dwelling; cost, \$800; Martin Fletcher, Lyon av; ar't, B Ebeling, West Farms road.—566.

Summit av, e s, 175 s 162d st, add 1 story to present 1-sty extension, and new partitions to 2-sty brk shop and dwelling; cost, \$400; Minna Steinberger on premises; ar't, Robt Glenn, 427 E 148th st.—563.

White Plains av, No 128, add 1 sty to present 1-sty extension of 2-sty frame dwelling; cost, \$500; Mrs Rosa Muller, on premises; ar't, Louis Falk, 2785 3d av.—572.

3d av, No 3415, new partitions to 3-sty brk dwelling; cost, \$50; Gustav Strobel, on premises; ar't, Louis Falk, 2785 3d av.—564.

Long Island Sound, from Green to Morgan avs, 1-sty frame extension, 14x10, to 1-sty frame garage; cost, \$800; Mrs A F Leverich, Throggs Neck; ar'ts, Hoppin & Koen, 244 5th av.—559.

Construction News Reports

From the Surrounding Country

Kings County.

SOUTH 2D ST.—R. T. Rasmussen, 30 Graham av, has plans for a 5-sty flat to be erected on South 2d st, n s, 150 e Marcy av, 31 families; cost, \$40,000; Frank Pelcyger, 150 Hart st, is owner.

51ST ST.—Goldstein & Kraslon, 3923 Fort Hamilton av, will build on 51st st, s s, 140 e 2d av, three 3-sty flats, 26.10x70, 6 families; cost, \$24,000. F. Buchar, 1774 Pitkin av, is architect.

JUNIUS ST.—Adolph Koepfel, 124 William av, will build on Junius st, s w cor Sutter av, a 5-sty tailor shop, 90x90, gravel roof; cost, \$50,000. S. Millman & Son, 1782 Pitkin av, have prepared plans.

BUSHWICK AV.—Jacob Mazirow, 177 Hart st, will erect at once on Bushwick av, w s, 142 n Garden st, a 5-sty flat building, 39.6x62.7, 23 families; to cost \$45,000. R. T. Rasmussen, 30 Graham av, is architect.

EAST 4TH ST.—Slee & Bryson, 189 Montague st, have plans ready for the improvement of East 4th st, e s, 100 n Av C, with nine 2-sty frame dwellings, 22x46, shingle roof, 2 families each; total cost, \$49,500. J. L. Kendall, 240 East 12th st, owner.

5TH ST.—A. S. Hedman, 371 Fulton st, has completed plans for fourteen 3-sty brk dwellings to be erected on 5th st, west of Prospect Park West, for E. H. Bishop, 20 Halsey st, to cost a total of \$84,000.

CHURCH AV.—A 2-sty dwelling will be erected on Church av, s w cor East 14th st, 33.6x36, shingle roof, 1 family; cost, \$10,000. Geo. J. Moore, 95 Argyle road, owner; Geo. E. Schower, 800 Coney Island av, architect.

WASHINGTON AV.—Gilbert Elliott, 44 Court st, will improve Washington av, e s, 207.2 s Greene av, with a 4-sty flat, 54.4x108.9, 24 families; to cost \$50,000. G. F. Skrzgnecki, 350 Fulton st, is architect.

53D ST.—Two 4-sty flats will be erected on 53d st, west of 5th av, 40x88.6, 18 families; to cost \$50,000. Dr. Boris De Waltoff, 451 4th st, is owner; Anslander & Green, 1390 Franklin av, architects.

HOPKINSON AV.—On Hopkinson av, w s, 467.11 s Pitkin av, will be erected four 4-sty tenements; total cost, \$180,000; Sasulsky & Isakowitz, 316 Hopkinson av, owners; S. Millman & Son, 1782 Pitkin av, architects.

Queens County.

FLUSHING.—E. A. Richardson, 97 Main st, is receiving estimates for a residence for Dr. F. E. Brennan, 445 Amity st. Cost, \$9,500.

BAYSIDE.—E. A. Richardson, 97 Main st., Flushing, is preparing plans for a 2-sty residence at Bayside, L. I., for J. Graff. Cost, \$6,000.

MURRAY HILL PARK.—E. A. Richardson is preparing plans for a residence at Murray Hill Park, for Edward Richardson, to cost \$5,000.

JAMAICA.—Architect W. I. Halliday is preparing plans and is ready to receive bids for a 2-sty garage for Jones & Leonard, to cost \$15,000.

GARDEN CITY.—Alfred Busselle, Manhattan, has awarded the general contract to Wm. C. Ansell, Garden City, for a stable at Garden City for Alfred Peters.

MALBA.—Godfrey, Emslie Co., Brooklyn, are receiving estimates on steam heating and plumbing for a 1-sty frame station at Malba, for the Malba Land Co. and L. I. R. R., New York City.

RICHMOND HILL.—Mary E. Wills, 231 Maple st, Richmond Hill, will build on Maple st, w s, 580 n of Lexington av, Richmond Hill, a 2-sty frame dwelling, 23x43, to cost \$4,500. Architect, W. H. Wills.

WOODHAVEN.—C. W. Vanderbeck, architect, is planning for a 3-sty store and flat at Woodhaven, for G. Fenaro, Roebbling st, Brooklyn. Cost, about \$8,000.

UNION COURSE.—On Melville pl, n s, 92 e of Enfield st, Union Course; Drew av, w s, n w cor Melville pl, and Enfield st, n e cor of Melville pl, Union Course; Henry Meyer, 55 Norwood av, will build twenty 2-sty brk dwellings, 20x52; to cost \$80,000. Chas. Infanger, architect.

ARVERNE.—The Lewis H. May Co. has sold for Edward B. Marks his Colonial cottage, on plot 80x100, on the west side of Jessica av, Arverne, L. I., to Mrs. N. Goldston, who will occupy the house after making extensive alterations.

MORRIS PARK.—On Vine st, w s, 90 s Broadway, Morris Park, W. H. Shier, Vine st, Morris Park, will build one frame dwelling, 20x50, to cost \$4,300. H. T. Jeffrey, Jr., is architect.

Westchester County.

NEW ROCHELLE.—Marshall L. Emery, 68 Bible House, Manhattan, is preparing plans for a brick and stone Y. M. C. A. building, 86x95 ft., to be erected at Ft. Slocum, New Rochelle, N. Y., to cost \$40,000.

HASTINGS.—Marshall R. Grimes, Manhattan, has awarded to Thomas Hogan the masonry contract and carpenter work to Frederick Schmidt, both of Hastings-on-the-Hudson, for a 2-sty frame and stucco residence, at Hastings, for T. F. Reynolds. Cost is about \$15,000.

MT. KISCO.—Architects Cram, Goodhue & Ferguson, Manhattan, have plans ready for a church at Mt. Kisco for St. Mark's parish.

New York State.

SYRACUSE.—Frank C. Hamilton, 1718 West Genesee st, is promoting a combined hotel and office building, to cost \$1,500,000. It is to contain quarters for the Syracuse Chamber of Commerce.

CANANDAIGUA.—It is understood that the Stecher Lithograph Company of Rochester will build a plant at Canandaigua to accommodate the increasing demand for pulp board and paper boxes.

ALBANY.—The Church of the Atonement, Reformed Episcopal, is planning to erect a new building at the southwest corner of Quail and Spring sts. The Rev. F. H. Reynolds is the pastor.

BINGHAMTON.—It is the intention of the committee appointed by the new Fifth Ward Republican Club to interest the members in a proposition to erect a club house. The details of the scheme have not yet been decided upon but it is thought that bonds or stock will be sold to raise funds for the proposed building.

ALBANY.—An eastern paper concern is planning to erect a factory on the Ham property on Central av, Rensselaer.

SYRACUSE.—A women's dormitory will be erected at the County Home, to cost \$20,000. Bids are being received.—A new school building will be erected on Salina st, to cost \$90,000.—The People's Ice Co. will build a large building to cost \$10,000.

POUGHKEEPSIE.—Architect Percival M. Lloyd has drawn plans for an apartment house for Susie E. Scott at 26-33 Hamilton av.—E. B. Benson will remodel his 3-sty building.

UTICA.—A petition is being circulated for a new State Normal School to be erected in Utica.

ALBANY.—The building committee in charge of the Royal Arcanum is considering several sites for the erection of a large temple.—Charles A. Schlientz will erect a 2-sty frame flat house on Seneca st, between Woodlawn and New Scotland avs.—William Albert will build a house at 249 Second av.—Charles J. McDonough will erect two 2-sty houses at 250 and 252 Partridge st.

TROY.—Architect Harry P. Fielding has drawn plans for a 2-sty brick dwelling, to be erected by William Corrigan at 475 First st.—Walter L. Sanderson will build a house on Cooper av.

SCHENECTADY.—Harry Magee will erect a 15-family flat house on Bailey st., to cost \$6,000.—Mr. Magee will also erect a 3-family house on Hegeman st., to cost \$4,000.—H. Maloney will erect a 5-sty brick store and flat at 780 Albany st., to cost \$19,600.—C. W. Turnbull will erect a house on Bedford road.—Mrs. L. K. Siver will build a 2-sty brick addition to her building at 27 Lafayette st.—B. Schermerhorn will erect a house on Haigh av.—Herman Wagner will erect a 3-sty building at the corner of McClellan st and Eastern av.—H. V. Gormley will erect an apartment house at 208-210 Clinton st., to cost \$24,000.—John Viscusi will erect a house at 127 Bedford st.—E. Burton Ritchie will build a house on Oneida st., to cost \$5,200.—The De Forest-Nichlas Co. will erect a 2-family house on Crane st.

COHOES.—Fuld & Hatch, the large knitting firm of Albany, has awarded a contract for the erection of an immense spinning mill to be built in Cohoes. The building will be 240 ft. on Saratoga st and 270 ft. on Oneida st, and is to be three stories in height.

New Jersey.

NEWARK.—The First Troop of the National Guard of New Jersey is to have a new armory. Work on it will start as soon as the present structure in Roseville av, Newark, can be torn down. The new armory will be built on the site of the old one, and will be constructed of pink granite. Address, State Architect, Trenton, N. J.

ATLANTIC CITY.—H. A. Stout, Bartlett Building, Atlantic City, has prepared sketches and will start working on plans soon, for an 8-sty hotel, 90x200 ft., on the beach front. Estimated cost is \$150,000.

NEWARK.—Architect Julius Strombach has completed plans for a 3-sty frame flat, 30x60, to be erected on South 15th st, near Avon av, by Charles Spengler with offices in the Metropolitan building. The estimated cost of the building is about \$9,000.

NEWARK.—The Calvert Construction Co., Fred Wright, secretary, is about to break ground for 10 single family houses on Lincoln av, between Delavan and Elwood avs. There are to be four houses built on Lincoln av and six on Elwood av.

ARLINGTON.—Plans have been completed by Hyman Rosensohn of 747 Broad st, Newark, for the erection of a 2-family house for Ike Dolgan & Co., of 176 Spruce st, on the northeast corner of Windsor and Grove sts, Arlington.

NEWARK.—About \$27,000 will be expended by Max Fishman, 24 Spring st, on the erection of three double flats at 23-23-27 Hunter st. According to the plans, drawn by Arthur Connolly, of 142 Market st, each building will measure 27x70 ft. The owner will do the carpentry by day's work and award all other contracts.

EAST ORANGE.—Edward V. Warren, of 22 Clinton st, architect, has completed plans and is ready for estimates on the erection of a 2-family dwelling for W. H. R. Nostrand, of 39 Fourth av, East Orange. The cost is estimated at \$5,500.

PATERSON.—K. Krinker is going to erect 2-sty dwelling houses at Nos. 117, 119, 121, 123, 125 and 127 Governor st, at a cost of \$3,400 each. There are six other structures in course of erection near by, being built for Mr. Krinker.—George Williams proposes to erect a dwelling at 328 Totowa av, on plot 25x100, the cost being \$4,500.—Frank R. Jackson, owner, northeast corner East 31st st and 14th av, will erect two dwellings, cost \$4,000 each.—J. B. Florence, 629 and 631 Madison av, will erect a frame dwelling, cost \$3,500.—William Partington, 91 North 4th st, will build frame dwelling, cost \$2,500.

KEARNY.—Plans have been completed by Rizzolo & Gonnellie of 800 Broad st, Newark, for the erection of a 3-sty single frame flat at 81 Pomeroy av, Kearny. The building will be owned and built by Russmanno & Pizella of 97 Boyden st, Newark.

HOBOKEN.—Plans have been completed by Edward M. Patterson for the erection of two double flats on the northwest corner of 15th st and Willow av, Hoboken, for Bridget Bigley of 14th st and Willow av. The cost will be about \$50,000.

NEWARK.—Edward A. Wurth of 75 Market st has completed plans for the erection of a new printing office for the New Jersey Freie Zeitung, located at 75 Market st. The new building will be of brick, three stories, 22x67 ft., and will be erected at 225 Washington st. The architect will superintend the construction and award all contracts, which he estimates will amount to \$25,000.

PATERSON.—Architect William Fanning has nearly completed plans for the new 4-sty brick apartment pavilion and solarium to St. Joseph's hospital. There is a possibility of the work on the building being started before winter. The plans will probably be completed in two weeks.

JERSEY CITY.—Plans have been completed by Walter Hankin for the erection of seven 2-family houses on the north side of Virginia av, adjoining the Hudson Boulevard, by the Hudson Home Building Co. of 15 Exchange pl.

ELMER.—The Elmer Gas Co. will build a plant in Elmer. It is the company's intention to extend mains to Woodstown, N. J., and to supply intervening villages.

Connecticut.

NEW HAVEN.—Architects Charles Coolidge Haight has plans well along and will be ready to figure in a few weeks for the recitation hall to be erected on Sheffield sq for the Sheffield Scientific School, for which Mrs. James B. Oliver of Pittsburgh, Pa., has given funds. It will be a limestone building, fireproof construction.—Plans are being drawn by Architects Allen & Williams for the schoolhouse to be erected corner Audubon and State sts for St. Boniface German Catholic Church Society. It will be of brick construction, two stories high, containing six rooms.

NEW HAVEN.—Architects Brown & Von Beren are drawing preliminary sketches for a skating rink to be erected on Chapel st for Dr. Paul C. Skiff, brick construction, one sty high, 190x60 ft., tar and gravel roof. Steam heat, gas and electric fixtures required.—Plans drawn by Brown & Von Beren are being figured for the store and apartment block to be erected on Orange and Canner st for Mrs. Mary Stiles.—Work has been started in connection with the new house to be erected on West Chapel st for Warner D. Judson. Foote & Townsend are the architects.

BRIDGEPORT.—Peter Dawe is to erect a new house in Clifford st. It will be frame, 25x44 ft., containing 15 rooms, with tar and gravel roof.—Plans are being drawn for the residence to be erected at Fairfield for Miss L. B. Perry, containing nine rooms. The rectory on Spruce st for St. Stephens' Hungarian R. C. church is being raised.—Electric Cable Co. will build a 1-sty addition to factory, south side of Crescent av.—Union Typewriter Co., a 1-sty addition to power house, south side Railroad ave.—Joseph Hedrick,

a 3-family frame, south side of Orland st.—United Illuminating Co., a brick addition to plant, north side of John st.—St. Stephen's church, corporation, frame parsonage, north side of Spruce st.

Pennsylvania.

CONNELLSVILLE.—Plans are being completed for a 5-sty building, to be erected at Pittsburgh and Main sts, for the Second National Bank.

ROSEMONT.—George E. Savage, Philadelphia, has plans ready for bids for a 2-sty stable, at Rosemont, for Mrs. A. E. Girvin.

KITTANNING.—Architect Chas. W. Bier, of Pittsburgh, has been commissioned by the Methodist Episcopal Church to prepare plans for a new brk and stone building, to cost about \$50,000.

PITTSBURGH.—C. M. Bartberger, Westinghouse Bldg., has been selected to prepare plans for the new 10th ward schoolhouse, at Allegheny, to cost about \$125,000.

PHILADELPHIA.—Architects Cope & Stewardson are preparing plans for a 2-sty library and museum, to be erected at a cost of nearly \$300,000.

ERIE.—Architects Eisenwein & Johnson, Buffalo, N. Y., let general contract to Mosier & Summers, Buffalo, for a hotel at Erie, for Wellington Downing, to cost about \$400,000.

POTTSTOWN.—George E. Savage, Philadelphia, is preparing plans for a church at Pottstown for the First Baptist congregation, Rev. J. F. Behrens, pastor.

RALPHTON.—Plans are being drawn by Architect Walker, Somerset, Pa., for a Catholic church, at Ralphton, for about 200 foreign laborers, mostly Poles. D. B. Zimmerman, Somerset, donated the site. The Pittsburgh diocese is promoting the movement and the committee is Rt. Rev. Mgr. John Boyle, Johnstown, and Rev. B. Dembinski, pastor St. Casimir's Polish Catholic Church, Johnstown.

PAOLI.—Duhring, Okie & Ziegler, Bailey Bldg., Philadelphia, are preparing plans for a residence at Paoli, for Geo. J. Wilson, same to cost \$10,000.

WYNCOTE.—E. C. Clothier, 438 Brighthurst st, Philadelphia, will have plans prepared for a residence at Wyncote, to cost \$15,000.

DOYLESTOWN.—Duhring, Okie & Ziegler, Philadelphia, are preparing plans for a 3-sty residence, at Doylestown, Pa.

HILLSIDE.—Hewitt, Stevens & Paist, Bullitt Bldg., Philadelphia, are preparing new plans for a residence at Hillside for C. L. Reynolds.

EBENSBURGH.—The county commissioners have voted in favor of erecting an addition to the county jail at Ebensburg to cost about \$50,000.

CARROLLTOWN.—The citizens have voted in favor of issuing \$25,000 bonds to erect a fire house.

HARRISBURGH.—The State Board of Charities have approved plans for three jails to be erected, one each at Easton, Franklin and Allentown, and also plans for an addition to the dining room and an infirmary at the State Hospital for Chronic Insane at Wernersville.

PHILADELPHIA.—A new 3-sty 40x40 ft. wing at the West Philadelphia General Homeopathic Hospital is under consideration.

PHILADELPHIA.—Thos K. Patton has bequeathed to the Masonic Grand Lodge of Pennsylvania \$1,000,000 as a fund for the establishment and maintenance of an institution for the support and education of male orphans of Masons.

PHILADELPHIA.—A \$2,000,000 filtration plant, with a daily capacity of 50,000,000 gallons, to be erected on the site of the present Queen Lane pumping station and reservoirs, is under consideration by the Dept. of Pub. Wks. If the necessary funds are provided in the \$10,000,000 loan the work of construction will be begun immediately.

TYRONE, PA.—The American Railways Company, through A. S. Nibbs, engineer, have awarded the contract for the foundations of the power-house of the Home Electric Light & Power Co., at Tyrone, Pa., to the Raymond Concrete Pile Company, of Chicago and New York.

ERIE.—Wellington Downing will erect a hotel to cost \$400,000, from plans prepared by Architects Eisenwein & Johnson, of Buffalo, N. Y. The general contract has been awarded to Mosier & Summers, of Buffalo.

FORD CITY.—W. G. Eckles, architect, Lawrence Trust Building, New Castle, Pa., has been authorized to prepared plans for a public school building, which will be erected here next spring at a cost of approximately \$100,000.

PITTSBURGH.—The East End Y. M. C. A., Penn av, has secured a site and will raise funds at once for a \$300,000 building. No architect has been selected. Wilfred W. Frey, Pres., Penn av and 7th st, Pittsburgh, Pa., is interested.

Miscellaneous.

VANCOUVER, B. C.—The British Columbia Electric Railway Co. has decided to expend \$1,000,000 for extension and improvements to its system during 1908. R. N. Sperling of Vancouver is general manager.

MONTEREY, CAL.—Extensive improvements and extensions are to be made to the power plant of the Monterey County Gas & Electric Co. at a cost of \$100,000. B. W. Collins is chief engineer.

CHIPPEWA FALLS, WIS.—Plans have been prepared by Claude & Starke, Badger Annex, Madison, Wis., for the erection of a sanitarium, to cost \$250,000. Plans have been approved by the Progressive League.

CLEVELAND, OHIO.—The Anshe Chesed congregation has decided to erect a synagogue on Euclid av and East 82d st. Cost, \$200,000.

CHATTANOOGA, TENN.—A company has been organized by C. M. Preston, G. B. Glenn and others, for a hotel to be erected, at a cost of \$150,000. J. A. Wardlaw is temporary secretary.

ATLANTA, GA.—Fulton County Commissioners, Clifford L. Anderson, chairman, contemplate erecting jointly a city hall and county court house, to cost \$1,000,000.

BALTIMORE, MD.—Wyatt & Nolting, architects, Calvert and German sts, will soon take bids on construction of children's hospital on the grounds of the Johns Hopkins Hospital, by the trustees of the Harriet Lane Johnston estate. Cost, about \$250,000.

HAVERHILL.—The Haverhill Building Association has accepted plans and specifications for Factory No. 2, to be erected on Walnut st. Estimated cost, \$115,000. C. Willis Damon, Haverhill, Mass., is architect.

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.	
Oct. 25 to 31, inc.		Oct. 26-Nov. 1, inc.	
Total No. for Manhattan.....	162	Total No. for Manhattan.....	265
No. with consideration.....	12	No. with consideration.....	11
Amount involved.....	\$312,375	Amount involved.....	\$383,250
Number nominal.....	150	Number nominal.....	254
Total No. Manhattan, Jan. 1 to date.....		1907. 10,625	
No. with consideration, Manhattan, Jan. 1 to date.....		1906. 18,134	
Total Amt. Manhattan, Jan. 1 to date.....		1907. 719	
		1906. 1,090	
		1907. \$40,028,602	
		1906. \$58,460,887	
1907.		1906.	
Oct. 25 to 31, inc.		Oct. 26-Nov. 1, inc.	
Total No. for the Bronx.....	128	Total No. for The Bronx.....	197
No. with consideration.....	12	No. with consideration.....	5
Amount involved.....	\$68,560	Amount involved.....	\$54,144
Number nominal.....	116	Number nominal.....	192
Total No. The Bronx, Jan. 1 to date.....		1907. 7,813	
Total Amt. The Bronx, Jan. 1 to date.....		1906. 10,498	
Total No. Manhattan and The Bronx, Jan. 1 to date.....		1907. \$6,434,671	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		1906. \$7,004,985	
Total No. for Manhattan, for Oct.....		18,438	
Total Amt. for Manhattan for Oct.....		28,632	
Total No. Nominal.....		\$46,463,273	
Total No. for The Bronx, for Oct.....		\$65,465,872	
Total Amt. for The Bronx, for Oct.....		772	
Total No. Nominal.....		950	
		\$2,189,470	
		\$1,596,800	
		720	
		932	
		675	
		831	
		\$287,833	
		\$318,774	
		631	
		786	

Assessed Value, Manhattan.

1907.		1906.	
Oct. 25 to 31, inc.		Oct. 26-Nov. 1, inc.	
Total No., with Consideration.....	12	Total No., with Consideration.....	11
Amount Involved.....	\$312,375	Amount Involved.....	\$383,250
Assessed Value.....	\$306,800	Assessed Value.....	\$253,500
Total No., Nominal.....	150	Total No., Nominal.....	254
Assessed Value.....	\$6,268,000	Assessed Value.....	\$9,687,000
Total No. with Consid., from Jan. 1st to date	719	Total No. with Consid., from Jan. 1st to date	1,090
Amount involved.....	\$40,028,602	Amount involved.....	\$58,460,887
Assessed value.....	\$26,897,900	Assessed value.....	\$40,803,775
Total No. Nominal.....	10,005	Total No. Nominal.....	17,044
Assessed Value.....	\$314,304,600	Assessed Value.....	\$568,191,210

MORTGAGES.

1907.		1906.	
Oct. 25 to 31, inc.		Oct. 26-Nov. 1, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	151	Total number.....	187
Amount involved.....	\$2,860,861	Amount involved.....	\$332,457
No. at 6%.....	59	No. at 6%.....	115
Amount involved.....	\$325,711	Amount involved.....	\$1,039,288
No. at 5%.....	6	No. at 5%.....	33
Amount involved.....	\$442,000	Amount involved.....	\$5,857,700
No. at 4%.....	46	No. at 4%.....	74
Amount involved.....	\$1,325,150	Amount involved.....	\$3,857,050
No. at 3%.....	5	No. at 3%.....	23
Amount involved.....	\$235,000	Amount involved.....	\$608,500
No. at 2%.....	3	No. at 2%.....	4
Amount involved.....	\$94,400	Amount involved.....	\$210,000
No. without interest.....	32	No. without interest.....	24
Amount involved.....	\$438,600	Amount involved.....	\$159,595
No. above to Bank, Trust and Insurance Companies	21	No. above to Bank, Trust and Insurance Companies	62
Amount involved.....	\$879,500	Amount involved.....	\$7,110,200
Total No., Manhattan, Jan. 1 to date.....	10,393	Total No., Manhattan, Jan. 1 to date.....	15,489
Total Amt., Manhattan, Jan. 1 to date.....	\$276,887,984	Total Amt., Manhattan, Jan. 1 to date.....	\$318,291,822
Total No., The Bronx, Jan. 1 to date.....	7,025	Total No., The Bronx, Jan. 1 to date.....	7,794
Total Amt., The Bronx, Jan. 1 to date.....	\$84,771,802	Total Amt., The Bronx, Jan. 1 to date.....	\$56,479,943
Total No., Manhattan and The Bronx, Jan. 1 to date.....	17,418	Total No., Manhattan and The Bronx, Jan. 1 to date.....	23,283
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$341,659,786	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$374,771,765
Total No. for Manhattan for Oct.....	760	Total No. for Manhattan for Oct.....	1,272
Total Amt. for Manhattan for Oct.....	\$14,012,987	Total Amt. for Manhattan for Oct.....	\$30,084,319
Total No. for The Bronx, for Oct.....	543	Total No. for The Bronx, for Oct.....	731
Total Amt. for The Bronx, for Oct.....	\$3,100,166	Total Amt. for The Bronx, for Oct.....	\$4,040,578

PROJECTED BUILDINGS.

1907.		1906.	
Oct. 26 to 31, inc.		Oct. 27-Nov. 2, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	8	Manhattan.....	15
The Bronx.....	21	The Bronx.....	42
Grand total.....	29	Grand total.....	57
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$419,000	Manhattan.....	\$907,500
The Bronx.....	155,100	The Bronx.....	363,200
Grand Total.....	\$574,100	Grand Total.....	\$1,270,700

Total Amt. Alterations:

Manhattan.....	\$139,910	Manhattan.....	\$132,350
The Bronx.....	8,750	The Bronx.....	19,735
Grand total.....	\$148,660	Grand total.....	\$152,085
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	884	Manhattan, Jan. 1 to date.....	1,512
The Bronx, Jan. 1 to date.....	1,648	The Bronx, Jan. 1 to date.....	1,829
Manhattan-Bronx, Jan. 1 to date	2,532	Manhattan-Bronx, Jan. 1 to date	3,341
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$69,913,960	Manhattan, Jan. 1 to date.....	\$103,580,590
The Bronx, Jan. 1 to date.....	18,118,244	The Bronx, Jan. 1 to date.....	24,173,280
Manhattan-Bronx, Jan. 1 to date	\$88,032,204	Manhattan-Bronx, Jan. 1 to date	\$127,703,870
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan-Bronx, Jan. 1 to date	\$14,580,529	Manhattan-Bronx, Jan. 1 to date	\$18,370,700
Total No. New Bldgs., Manhattan, for Oct.....	60	Total No. New Bldgs., Manhattan, for Oct.....	65
Total Amt. New Bldgs., Manhattan, for Oct.....	\$5,660,650	Total Amt. New Bldgs., Manhattan, for Oct.....	\$3,123,750
Total No. New Bldgs., The Bronx, for Oct.....	142	Total No. New Bldgs., The Bronx, for Oct.....	171
Total Amt. New Bldgs., The Bronx, for Oct.....	\$1,518,275	Total Amt. New Bldgs., The Bronx, for Oct.....	\$1,259,985

BROOKLYN.

CONVEYANCES.

1907.		1906.	
Oct. 24 to 30, inc.		Oct. 25 to 31, inc.	
Total number.....	488	Total number.....	707
No. with consideration.....	21	No. with consideration.....	48
Amount involved.....	\$184,993	Amount involved.....	\$258,760
Number nominal.....	467	Number nominal.....	659
Total number of Conveyances, Jan. 1 to date.....	28,406	Total number of Conveyances, Jan. 1 to date.....	32,130
Total amount of Conveyances, Jan. 1 to date.....	\$17,523,083	Total amount of Conveyances, Jan. 1 to date.....	\$24,356,320

MORTGAGES.

Total number.....	439	Total number.....	673
Amount involved.....	\$1,590,724	Amount involved.....	\$2,785,099
No. at 6%.....	236	No. at 6%.....	314
Amount involved.....	\$572,673	Amount involved.....	\$1,076,474
No. at 5%.....	156	No. at 5%.....	187
Amount involved.....	\$812,500	Amount involved.....	\$680,862
No. at 4%.....	32	No. at 4%.....	208
Amount involved.....	\$152,988	Amount involved.....	\$915,163
No. at 3%.....	2	No. at 3%.....	2
Amount involved.....	\$21,000	Amount involved.....	\$1,000
No. at 2%.....	1	No. at 2%.....	5
Amount involved.....	\$500	Amount involved.....	\$21,000
No. without interest.....	14	No. without interest.....	11
Amount involved.....	\$52,113	Amount involved.....	\$70,100
Total number of Mortgages, Jan. 1 to date.....	29,226	Total number of Mortgages, Jan. 1 to date.....	32,895
Total amount of Mortgages, Jan. 1 to date.....	\$125,763,860	Total amount of Mortgages, Jan. 1 to date.....	\$135,602,923

PROJECTED BUILDINGS.

No. of New Buildings.....	78	No. of New Buildings.....	161
Estimated cost.....	\$1,072,900	Estimated cost.....	\$960,408
Total Amount of Alterations.....	\$110,358	Total Amount of Alterations.....	
Total No. of New Buildings, Jan. 1 to date.....	7,657	Total No. of New Buildings, Jan. 1 to date.....	7,331
Total Amt. of New Buildings, Jan. 1 to date.....	\$58,786,353	Total Amt. of New Buildings, Jan. 1 to date.....	\$54,884,120
Total amount of Alterations, Jan. 1 to date.....	\$5,763,478	Total amount of Alterations, Jan. 1 to date.....	\$4,472,678

The Week.

THE week just past was, from a real estate standpoint, uninteresting. Inactivity—that is the summary of the week. Technically, the market is in somewhat better shape than this time last week. The fact that there have been no forced sales, that owners were able to keep their holdings, that with a couple of exceptions there were no large mortgages recorded, shows that real estate is in good hands. Of course it is to be expected that there are some people who, in the course of the next few weeks, will either have to raise money on mortgage or sell some of their holdings. It is generally believed that the number of people in this plight is so small that it will make no material differences in prices. The present holders of real estate in New York have steadfastly refused to make any concession in price, and they are satisfied to "stand their ground."

Some men who are both holders of real estate as well as securities in Wall st have sacrificed their stocks, and unfortunately the cream of their holdings in this line were the ones that had to be disposed of. They could not get a market on the so-called "cats and dogs." The thought of disposing of their real estate holdings was not considered. The net result of this combination is inactivity. This is the shopping period. Customers are going around from broker to broker asking, "What have you to offer?" After looking over the offerings and not finding many real bargains they leave to make a call on the next nearest broker.

The sales market offerings were pretty well distributed—what there was of them—but there were no sales really worth mentioning except the Manhattan st plot which was bought by a milk concern for a pasteurization plant, a business building in

West 23d st, the sale of 693 to 697 Broadway, 3 5-sty buildings and the adjoining property 4 and 6 West 4th st. In exchange 41 and 43 East 12th st, an 8-sty loft building, was given.

If there was any feature of the real estate business worthy of notice it is the leasing end. The brokers report leases in considerable volume, and while there is no lease of large proportions, still in the aggregate they compare favorably with last week's results.

The total number of private sales reported for the week is 56, of which 16 were below 59th st, 17 above, and 23 in the Bronx.

THE AUCTION MARKET

The week just past was a very poor one from an auction standpoint. With the exception of one sale of 87 lots on Aqueduct av and surrounding streets, there was nothing to inspire special mention. This property brought less than the amount of the incumbrances and this was also the case of the other parcels that were sold by order of the Supreme Court.

It is small wonder that there are few bidders for property put up at auction, owing to the present stringency in the money market. One of the greatest arguments showing the strength of the realty market lies in the fact that there are not many forced sales. Last week there was a total of \$851,092 realized in the auction mart against a figure of \$929,375 for the corresponding week in 1906. From January 1st to date property has brought \$34,622,931, as against \$26,724,779 during the same period last year. There were several large sales earlier in the year, sales of some magnitude, including the Ogden, Thole, Adams and the Doherty offerings. The selling of these parcels brought the total to higher figures than last year.

Among those pieces offered during the week were parts of Edgewater road, between Craven and Worthen sts on the east side of Leggett's creek; also part of East Bay av, east of Leggett's creek, between the same streets; also parts of Worthen st, south and east of Leggett's creek. This sale was by order of the Comptroller. There were only two voluntary sales, 246 East 116th st, which was bought by John J. Doyle for \$14,000, and 339 to 345 East 116th st, which was bought by Lounsberry and O'Connor for a client for \$52,000.

There are no voluntary sales announced for next week.

At the sale of the lots foreclosed by the Knickerbocker Trust Co, the amount realized was \$89,500. A syndicate was formed to lend \$65,000 on this property covering a period of one, two, or three years at the rate of 6% per annum. As each lot was put up for auction the auctioneer, Joseph P. Day, announced how much money would be left on mortgage. This amount was considered an upset price and bids were made accordingly. On one lot the sum fixed was \$450, and the bidder got it for \$475. This means that he has \$25 invested in the lot. There is a peculiar feature of this particular transaction. According to the terms of sale the bidder is required to pay at the time purchased 10% of the cost of the lot. In this instance it amounted to \$47.50. When he takes title there will be due him \$22.50, if he chooses to let the mortgage for \$450 remain.

The southwest corner of Nelson av and Featherbed lane, and the lot on the southwest corner of Plympton av and Featherbed lane brought the highest prices of the day. Both these lots sold for \$3,400. For lots on the west side of Plympton av prices ranged between \$600 and \$1,150 for full lots, one lot only bringing the latter figure. \$475 to \$800 was bid for shorter lots between Featherbed lane and a point opposite 172d st. At first it appeared as though an adjournment of the sale would be necessary. After consultation between Mr. Day and the plaintiff's attorney, an emergency call was made upon Justice McCall for the appointment of a special referee. Robert Jablonski was accordingly appointed and the sale began about 1 o'clock. Of the \$65,000 loaned on the purchase money mortgages, \$25,000 was supplied by the Century Investing Company and \$40,000 by clients of Howard F. Taylor, a lawyer of 111 Broadway.

Small Strip of Land Deeded.

From Warsaw, Ind., comes a story about the transfer of one-sixteenth of an inch of land, so that a real estate deal could go through. The circumstances were as follows: A contract was signed for the delivery of a certain piece of land 120 feet front. This piece of property was owned by a local bank. The purchaser decided that he wanted to get out of taking the property and when the search showed that the bank only had 119 feet 11.98 inches, he tried to throw the contract up on this technicality. Louis Rosenstock was the broker in the transaction, and when this state of affairs was brought to his attention, he spoke to his father, Jacob Rosenstock, who happened to be the owner of 95 feet adjoining the property to be sold. In order that the sale might go through and his son make the commission, the elder Rosenstock deeded a section of his lot—less than one-half an inch of frontage—so that the title could be passed on a full 120-foot frontage. Under these circumstances the purchaser was obliged to take the property and the deal was consummated.

Constitutionality and Feasibility.

THE TWO POINTS THAT ARE BEING PARTICULARLY INVESTIGATED BY THE TORRENS COMMISSION.

The members of the Torrens Commission appointed by the Governor have been doing a lot of "inside work." The Record and Guide printed the fact some weeks ago that the Commission had appointed two committees from out of their number, one to investigate the present system, as applied to New York State, to see what improvements, if any, were desirable, whether the Torrens, or any other system of title registration should be adopted and the present one discarded, and the second committee was to cover the same ground in states and territories outside of New York.

A letter was drafted by the Commission and sent to the Governor of each state in which the Torrens system was used, asking him to advise the Commission whether the plan was popular or the reverse; to state the good points as well as the bad ones. Another letter was sent to the registrar in each county in the state, asking the same questions, but from a local point of view. Still another letter was sent to the Governors of those states in which the Torrens system was not used, asking whether their present system is satisfactory, and whether they contemplated a change, and if so, why?

The Commission is going to take up very shortly the matter of sending letters to the American consuls in foreign countries, asking them to send data as to registration of titles, what systems are used and how they work out.

Much very valuable data has been obtained in this way. The Commission is doing all in its power to get at the bottom of the matter and sift out the facts. There are many points that have come up since this body first sat which have been very interesting. The members of the Commission have been in conference with many prominent lawyers from time to time, and they have all recommended the doing away with the dower right, courtesy and general lien of judgments. The lawyers claim that if these obstacles were disposed of it would make title passing very much easier.

Henry Pegram, the temporary chairman during the absence of David A. Clarkson, this week defined the position of the Commission in the following way:

"In the first place, this Commission was not appointed to investigate and report upon the merits or demerits of the Torrens system bill, which has been annually submitted to the Legislature for the past four years; but to investigate the subject of the Torrens system of title registration throughout the world and, if it should appear, after such investigation, that, in the judgment of the members of this Commission, the adoption of a similar system of title registration in this state would be desirable, then to prepare a suitable bill in order to carry its recommendation into effect.

"In the second place," said Mr. Pegram, "the scope of this Commission's inquiry is not confined to the Torrens system alone; but it is also part of its duty to investigate the nature and condition of real estate titles in this state.

"So that, irrespective of whether this Commission does or does not eventually decide to recommend the adoption of a Torrens system of title registration, it may report the defects discovered by it in our present land laws, with appropriate suggestions as to the method of remedying the same.

"Public hearings will probably be held," continued Mr. Pegram, "on this latter subject upon dates to be hereafter announced through the press."

Prof. Alfred G. Reeves, who is also connected with the Commission, said: "The individual members of the Commission were unbiased when they started. They were using and availing themselves of every avenue and means of getting information on the subject and aiming to gather all there is about it. We have a filing case which is very rapidly filling up with pamphlets and documents on modes of title registration. The public hearings were given to get the public sentiment, especially from dealers and workers in property matters.

"We have not taken any vote," continued Prof. Reeves, "on the question whether we should prepare a bill embodying the Torrens system. We want to be satisfied that some improvement in the real situation can be made, and if we discover this to be the case we shall recommend it. There are two questions relating to the Torrens system which are being exhaustively investigated; its constitutionality and its feasibility. That is the whole matter to be decided. There has been some talk about making whatever system is recommended mandatory, but this has not been decided."

NEXT PUBLIC TORRENS COMMISSION HEARING.

The next public hearing of the Torrens Commission will take place in the Aldermanic Chamber at City Hall on Friday afternoon, Nov. 15. The questions of the constitutionality and feasibility of this plan will be then discussed.

There will also be a public hearing in the Assembly Chamber in Albany on Nov. 29, when facts and arguments for and against the Torrens system and facts and arguments on the revision of the present land laws will be heard.

The Transportation Situation in Queens.

There is every indication that large delegations from many civic bodies throughout Long Island, as well as representatives of realty interests, will attend the hearing on the Belmont Tunnel before the Public Service Commission on Nov. 14. The movement for the early opening and operation of the tunnel has become so comprehensive that the coming hearing, it is believed, will result in solving largely the transportation difficulties of Long Island. The delegations will be headed by D. Maujer McLaughlin, chairman of the Transportation Committee of the Real Estate Exchange of Long Island, H. Stewart McKnight, president of the Exchange, and the presidents of the leading civic bodies and realty companies of Queens Borough.

It was learned yesterday that the combined organizations will probably be represented before the Commission by a prominent lawyer, who will prepare a brief for reference and publication on the subject. While it was at first believed that the matter to be brought before the Commission would concern only the opening of the Belmont Tunnel, the question of a five-cent fare from all parts of Queens to the business centres of Manhattan and Brooklyn has come to the front. It is likely that the views of Queens on this phase of the subject will be presented also to the Commission.

Mr. McLaughlin, vice-president and manager of the McCormack Realty Co., who instituted this movement, in so far as the present combination of realty and civic interests is concerned, said yesterday in discussing the matter with a representative of the Record and Guide:

"I have been very much gratified to find that the substantial citizens of Queens Borough are awake to the importance of the transportation situation there. Nearly all of the more important organizations, and all of the large realty operators have joined in this movement to straighten out our problem. They want a continuous ride and a five-cent fare from the business centres of New York and Brooklyn into Queens Borough. They will get this between New York and the principal centers of population in Queens, over the lines of the New York and Queens Electric Railroad Company by way of the new Blackwells Island Bridge, and they are already getting it over some of the Brooklyn lines, by way of the Brooklyn Bridge.

"When the tunnel at the Battery is completed, Brooklyn Borough will have a continuous subway service at five-cent fares from the Long Island Railroad station to 59th st. Everybody in Queens would like to see a similar arrangement put into effect when the Belmont Tunnel to Long Island City is open for travel. It may be, of course, that this will be found impracticable. Mr. Belmont says that it is impracticable. That is the reason we have got together to present our views of the case to the Utilities Commission.

"The realty operators in Queens know that a very large population will establish itself in our borough as soon as the Belmont and Pennsylvania Tunnels and the Blackwells Island Bridge are ready for business. We know also that our natural accretions of population from Manhattan cannot reach their maximum if we cannot furnish a five-cent transportation system between Manhattan and the borough. We believe that we shall be able to impress upon the Utilities Commission the fact that the best interests of the congested areas in Manhattan, as well as the best interests of Queens Borough, will be subserved if the Commission exerts its authority to give us what Brooklyn already has and what the Bronx already has. We do not ask any more than our sister boroughs have, but we want as much as they have. Our case is rendered particularly strong by the fact that more than half of the only partially developed land in Queens Borough is geographically nearer to the retail section of Manhattan than are Brooklyn, the Bronx or Richmond."

A Broadway Hotel Going Under the Hammer.

The Hotel Saranac property, situated on Broadway between 41st and 42d sts, and running through to 7th av, is advertised to be sold at public auction on Thursday, Nov. 14, at the real estate salesroom by Joseph P. Day. This building is 92.1 on Broadway x 99.10 x 89 on 7th av, x 124.7 on the southerly line. The building that covers the plot was built in 1874 and has been used for hotel purposes. It was purchased by the bank in January, 1904. A statement made by President F. W. Kinsman, Jr., concerning this sale is as follows:

"There has been much competition for the purchase of the property and so much interest manifested in it that it has been decided that in fairness to all the best plan would be to offer it at public auction, the directors feeling sure that Mr. Day will secure such a price for it as to justify this course. The New Amsterdam Bank has had recently numerous favorable propositions to lease this property, several of which were at the rate of \$100,000 a year net for a long term."

The terms under which the property will be offered at auction are 10% on the day of sale, and the balance over an existing mortgage of \$400,000 in 30 days.

Mr. Day will also offer for sale at auction on the same day the Poillon estate property, which includes 428 to 432 Broadway, 85 to 89 Bedford st, and 62 to 68 Barrow st. Some of these properties have been held in the Poillon family since 1804.

Title Registration.

JABISH HOLMES, JR.*

WE open the brief statement which we propose to submit to you by the emphatic statement that this company† is in favor of any measure or measures which will increase the security and facilitate the transfer of interests in land, irrespective of the effect that such measures might have upon the question of the profits to be made by this corporation. We desire, also, briefly to correct some misrepresentations that have been made to you as to the work of title insurance companies as well as to the working of the Torrens System where it has already been introduced:

The title companies' rates, as originally established, were absurdly small, that is to say, as against previous rates, which were universally 1% and disbursements for the examination of title. The title companies' rates were, on sums up to \$40,000, one-half of 1% and \$50 covering all disbursements, and on sums in excess of \$40,000 one-quarter of 1% and \$150 covering all disbursements. In spite of the statement made to you of a subsequent increase in these rates, they have been adhered to by the three larger companies.

The earnings of title insurance companies have been by reason of the enormous expense involved in conducting such a professional business only a fraction of the amounts which have been stated as their enormous profits. The most profitable business of the title companies is in the loaning of money on bond and mortgage, a service which has not been included in or suggested to be included in any system of registration of titles, so that in the matter of the profits of such companies the introduction of a system of registration of titles could not be of material detriment.

It is naturally and properly made part of your duties to examine into the operation of the Torrens or similar systems introduced in other states. While the gentlemen who have already addressed you have stated in general terms that the working of such systems has been beautiful, we fail to discover any facts which they have given you to establish such a conclusion. You, of course, recognize that this branch of your work is of the utmost importance, since you would hesitate to suggest for the great State of New York and its enormous real estate interests a system which so far from having fully established itself in the public confidence should have been surrounded with difficulties and of which even its legal status remains still undetermined.

In 1903 a law was passed in Illinois making it compulsory upon executors and administrators in Cook County to register the lands held in trust by them, although it was provided that they might be excused from such registration by the acting judicial officer, if, in his opinion, it would work a hardship. In every case since the passage of that law, application to be excused from registration has been made by the representatives of the deceased. The executors and administrators of the property of Marshall Field, who held property in the heart of the city worth millions, asked to be excused from registration and were excused by the presiding judge. It is not considered advisable to register land under the Torrens system in Illinois. One of the registrars under a Torrens system in Ireland testified before a committee in Parliament that he himself would not think of registering his land under the system. It seems that the system must be made compulsory before the advocates of the Torrens system will avail themselves of its manifold advantages.

We have examined with great care the system known as the Torrens system of land transfer and are of the opinion that it, or any system of like character, is fundamentally and incurably inadaptable to the condition of things in this state.

Our reasons for this conclusion are: The first objection that has occurred to us, and which we suggest to you, is the cost and confusion of introducing such a system. Unless it be made compulsory, which we think there can be no question would be unconstitutional, the introduction of such a system would necessitate the continuance of the former system, added thereto the large cost which must necessarily be involved in establishing a plant for the inauguration of any system intended to affect the rapid transfer of real estate. The plants which the title companies have been obliged to collect in order to enable them to do their work efficiently and promptly have involved a cost of millions of dollars and long and patient work in their accumulation.

As to the promptness with which the system could be started, we call your attention to this important fact, that under our constitution no title can be registered in the first instance except as a result of a decree of court. Waiving the question as to whether the rights of adverse claimants can be cut off by a notice "To Whom It May Concern" these proceedings will result either in a contest or in a decree by default. If a contest arises as to boundary lines or the rights of any person, then the action must necessarily become one in the Supreme Court and after issue is joined must be disposed of on a regular trial. Unless the courts will prefer these cases over all others on the calendar, then the delay of waiting for this case to be reached will amount to three or four years, during which time the title

*From an address before the Torrens Commission. †Lawyers Title Insurance & Trust Co.

is absolutely unmarketable and suspended. If, on the other hand, there is no contest, then the decree of the judge must be based upon the report of some examiner appointed by the register of the county. If the system is used to any extent, the numbers and expenses connected with the work of these examiners would be enormous, the register being compelled to have under him, if the system is a success, almost as many examiners as is now used in all of the title companies, which amount to about 1,200.

It must be evident to you, therefore, that the Torrens system cannot give an indefeasible title on registration; that it is in effect simply a guaranty system and that the system thus fails in its most essential particulars. The importance of this distinction is great because it resolves itself into the question "Shall the state, either by itself or by an assurance fund, go into the business of guarantying titles to land?" "Is this a proper function of government?"

The main and general argument in support of the Torrens system, as claimed by its advocates, is that after a title is once registered the subsequent transfers of that title are very simple and can be accomplished with great rapidity, and simply amounts to a surrender of the old certificate and the issue by the register of a new certificate. That may be possible in countries where there are no constitutions, but is absolutely impossible in this state. Now, for instance, no act can delegate to the register of any county or any register of titles any judicial functions, and on subsequent transfers of registered titles judicial questions will constantly arise, which to be binding upon anyone must be decided by a court. The question of the legal effect of deeds by trustees, the register's decision as to what the deed means would have no binding effect on anyone unless that it is construed after notice to all parties in interest by a court. The effect of the will as to the legal title stands on the same footing; whether a deed from the executors would be good or not would be a judicial question and the beneficiaries of that will would be bound by no decision which the register of the county could make. Questions arising from bankruptcy could not be passed upon by the register. Every transfer would require the employment of a lawyer to examine papers as much as at the present time.

The theory of the Torrens acts is that the certificate shall recite what incumbrances or liens or what papers have been filed affecting that title. These are filed in the register's office. The substance of these papers are not given and before a person knows what kind of a title he gets on a subsequent transfer somebody has to examine on his behalf practically all the papers which have been filed since the prior registration to determine what legal effect there may be. Leases may contain an option to purchase. Mortgages may contain unusual clauses and the exact condition of each one of these papers would have to be ascertained by the purchaser before he would know whether by the registration by him he obtains a title or not.

Every Torrens system that has been examined apparently exempts from the legal effect of the registered title any easements which may exist, so that a purchaser of a registered title must ascertain at his peril whether there are any easements of any kind affecting the property, as these easements are not affected or cut off in any way by registration. We are not aware that any system of registration contemplates covering the question of taxes or assessments which may be in arrears and searches of this character must be made before a person would take a registered title.

We could multiply the reasons which seem to us sufficient for our conclusion that the Torrens system is inapplicable in this state and that its introduction, in view of the grave questions which arise, both practically and legally, the latter of which remains undetermined by the courts, would be eminently unwise. This company has always considered it a part of its duty to inaugurate or aid any proper measures for the simplification of the law relating to the transfer of titles to real estate and extended such aid to the Block system of indexing which is now in force in this city and in the city of Brooklyn. It extended its aid to the passage of the law for the short forms of deeds and mortgages, and it effected the passage of the Lateral Encroachment Act, as well as other important measures.

We are satisfied that there are many important modifications of the law which might be made that may have a salutary effect, as for example, the abolition of dower in this state; the abolition of the general lien of judgments and a shorter statute of limitations; the question of affidavits which are the basis of orders by publication, etc., and we desire finally to put ourselves on record as expressing the opinion that no proper improvement either in the system of transfer of title to real property or the methods by which it is accomplished can either in principle or in the effects of their operation be detrimental to the interest of this company.

No Torrens system that we have seen insures against fraud, and therefore even the holder of a registered title is liable to have his registration set aside by reason of some fraud in connection with the proceedings subsequent to the original registration, and in this case the subsequent registered holder is without any remedy because he has no claim against the in-

demnity fund, and the same thing may be said in the case of deeds executed by infants or incompetents.

We desire to emphasize the fact that our objections are fundamental and, while they may be minimized, cannot be removed by the form in which any such system may be introduced.

Current Opinion Among Brokers.

The opinion of real estate brokers is that the clearing up of the banking situation will greatly benefit real estate in all its branches. The queries that have come into brokers' offices during the week show a tendency on the part of the public to take up real estate as an investment. They want to have their capital safely placed, where it will not be a cause of worry to them.

Samuel D. Folsom, of Folsom Bros., said that the real estate situation, from a broker's standpoint, was at a standstill:

"No one can purchase property either for cash or place a mortgage on realty on account of the lack of legal tender. Until the banks put more money into circulation there will be nothing doing. At present we are thinking of the good times we have had in the past and the better times that are coming. I am optimistic on the situation in general, but it will take some little time for things to adjust themselves properly."

Mr. Gaillard, of the McVicker, Gaillard Realty Co., said: "Nobody can intelligently foretell the result and ultimate effect of this 'panic' until conditions get back to a normal basis. In a month or six weeks we will be in better shape to say what effect the present money flurry will have on Manhattan real estate."

Joseph P. Day, referring to the present financial situation said: "The monetary condition of the day is of great importance, not alone to present holders of real estate, but to prospective purchasers and investors. The only possible place where real estate will be affected is in certain speculative sections, but as they are almost, without exception, held in exceedingly firm hands, there should not be any unhealthy reaction. In fact, they should be benefited by the direction of moneys into this channel, both in the mortgage loan line and in investments."

"Of course," continued Mr. Day, "we cannot close our eyes to the financial, or Wall st., situation we are just passing through. Let us not waste time or thought in dwelling too much on it, only as it serves us as a means to an end. Let us hope that the situation in that quarter will quickly and properly strengthen itself, and in that way put a healthy and firm reaction into real estate."

Bryan L. Kennelly, appraiser of real estate to the Comptroller, City of New York, says: "In my experience the prices that I've obtained for properties during the past three weeks, at executors' public sales, have been very good and far above the appraised valuations."

"Take, for instance, the Adams sale on Oct. 16, the sale on Oct. 23, of improved properties in West 13th and 127th sts, East 83d st, and other locations; the prices were satisfactory to the owners. Then, at the James Wood estate sale of property in East 116th st, prices were good and above appraised valuations. All this tends to show that there is plenty of money for good real estate, and this class of investors seldom, if ever, invest in Wall st."

"There seems to be no limit to buyers, as was demonstrated at the Aldrich estate sale, when \$5,000,000 worth of real estate was disposed of by me in less than two hours, two of the Broadway parcels bringing over one million dollars each. This sale, right in the midst of panicky times, which holds the world's record for the largest offering to the public in this or any other country, goes to show that there is no reasonable limit to the amount of property which can be absorbed by the public, provided the property is good and is properly handled."

"At my sale on Wednesday I saw no signs of lessening of interest in improved Manhattan realty, but I do not think that the present time is a propitious one for offering unimproved properties in the suburbs. I look for another splendid market for all classes of real estate after January 1, but I think that the wise ones, will buy now while things are a little quiet, rather than wait until the market becomes more active by reason of the completion of the McAdoo and Belmont tunnels, the new Blackwell's Island bridge, and the great railroad depots now in the course of construction and some of which will be completed within the next year."

Personal.

The engagement of Mrs. Adelaide Downey Hastings to Mr. George R. Read has just been announced, and though no date has been set for the wedding, it is understood that it will take place before Thanksgiving.

T. H. Raywood & Co., the real estate brokers, request us to state that they are not the owners of the property 2471 and 2473 Eighth av. The members of this firm do not operate in property for their own account, neither do they build, but confine themselves to the brokerage end of the business. This property in question is owned by a Raywood Company, but has no connection with the real estate firm of a somewhat similar name.

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149 W. 61ST ST., a four-story brown stone dwelling for sale. JACOB A. KING, 596 Broadway, or 51 W. 125th St., N. Y.

YOUNG MAN, thorough experience as salesman, desires position with real estate concern. BOX 160, Record and Guide.

TO LEASE IN JERSEY CITY.

Five minutes from ferry, plot 125x100, covered with buildings, on Hudson Street, between Morris and Sussex R. R. track in front. Possession May 1, 1908. Address J. R. PARSONS, 145 4th Ave., Brooklyn, N. Y.

YOUNG MAN, 30, wants management of improved property, renting and collecting. Thoroughly understands management, repairs, etc. "J. P." c/o Record and Guide.

WANTED—By an exceptionally high-class man of wide experience, position as solicitor for a general contracting firm or any doing business in building line; well known in club and business circles; excellent references. "SOLICITOR," Record and Guide.

A THOROUGHLY practical, experienced man of education, large acquaintanceship, best circles, wants position as superintendent office building or large apartment; highest references. "SUPERINTENDENT," Record and Guide.

A CHANCE to secure services of experienced practical builder and real estate man, having education, appearance and erective ability. In position to meet best people. "BEST REFERENCES," Record and Guide.

SUPERINTENDENTS, building construction, heating, cement work. Engineers, structural and mechanical. Draftsmen, designers; also salesmen and office men, with construction, building and machinery experience, wanted. Write HAPGOODS, 305 Broadway, N. Y.

ASSISTANT ESTIMATOR.—Young man (19), 3 years' experience, general contractor, desires position. BOX 302, Record and Guide.

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YOUNG MAN TO SOLICIT SUBSCRIPTIONS IN NEW YORK CITY FOR THE RECORD AND GUIDE. MUST BE A THOROUGHLY LIVE MAN; AND PREFERENCE WILL BE GIVEN TO ONE FAMILIAR WITH THE FIELD COVERED BY THE RECORD AND GUIDE. GOOD, PERMANENT POSITION FOR RIGHT MAN. APPLY BY LETTER ADDRESSED TO BUSINESS MANAGER, RECORD AND GUIDE, 11 EAST 24TH STREET.

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WANTED POSITION by young man, Real Estate Office; knowledge, stenography; experienced; references. Address G. F. care Record & Guide.

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Bronx Renting Outlook.

NO matter how other real estate owners and brokers may feel, those doing business in the Bronx are optimistic over the outlook in that locality. To them the Bronx holds out opportunities equally as great today as it did last year and the year before. The land is there and from all parts of Manhattan people come to make investments or seeking places in which to live.

In the many new apartment houses erected during the past year few vacant flats are found today. The four and five story apartment houses without elevator service are still very popular in the Bronx, but during the past year several six-story elevator apartments have been erected and quickly rented.

Mr. J. Clarence Davies, said this week that the general condition, at the present time, of Bronx real estate is a little quiet, owing, perhaps, to the scarcity and high rate of mortgage money.

"In face of everything," said Mr. Davies, "there is absolutely no evidence of a decline in prices today and I was very much surprised during the last six or eight weeks at the difficulty in getting owners to accept offers which I thought would be readily accepted on account of the money stringency. Of course, here and there a cheap lot or house, considered an unusual bargain has been picked up, but such chances have been few and far between. The firmness of the real estate market in this section is due, I think, to a realization that the increase in population is so rapid that it forbids any great setback for any length of time.

"The houses projected a year or two ago are now completed and pretty generally filled with tenants and by the coming

spring there will again be a large demand for more apartments.

"To my knowledge," continued Mr. Davies, "there are no new apartment houses started or arranged to be built during the coming winter, which means, that by a year from now a large waiting list for apartments will have been created equaling the demand in 1904, when the demand far exceeded the supply. Then will come increase in rentals again and another and larger demand for real estate, both for apartment houses and private dwellings. This, to my mind, is almost inevitable.

"The situation in the Bronx today is very similar to the conditions said to exist with the large freight carrying railroads. They have all the freight they can possibly handle and more is offered every day, but they can't raise sufficient capital to increase their facilities for handling the same. We have plenty of tenants for which rooms will be needed during the coming year or two, but so far have been unable to finance new buildings which, we know, will be needed to accommodate our rapidly increasing population. The opportunities for investing in Bronx property which assure a steady income is very good today, and will remain so indefinitely. That confidence in real estate has not been materially shaken is shown by the two great auction sales held last week. At the arrison estate sale here in the Bronx over 200 lots were sold at fair prices and at the 'Al' Adams sale, down town, prices exceeded expectations."

—When the banks in Harlem reopen next week real estate brokers expect a rushing business for a few days. They claim that many of the depositors have been looking up realty investments during the past week and will invest.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BEDFORD ST.—The Buscemi Building & Construction Co. sold to Michle B. and Giuseppe Di Santi 31 to 35 Bedford st, southwest cor of Downing st, a 6-sty flat, with store, 90x92.7.

Estate Sells in Canal Street.

CANAL ST.—The estate of John S. Giles sold 171 and 173 Canal st, two 5-sty buildings, 41.8x100.1, 41 ft. west of Elizabeth st.

SPRING ST.—Lowenfeld & Prager have sold to Abbate & Alvino 68 and 70 Spring st, 2 4-sty buildings, 50x100.

Activity in Water Street.

WATER ST.—E. H. Ludlow & Co. sold for a client 83 Water st, a 5-sty warehouse, 24.2x85, north of Old slip.

WATER ST.—Douglas Robinson, Charles S. Brown & Co. have sold 157 Water st, a 6-sty brk business building, 20x51.3x irregular, to Emily T. Kent, who owns the adjoining building, No. 159.

West Fifteenth Street Dwellings Sold.

15TH ST.—Duross Co. sold four private houses in 15th st, 159 West 15th st, lot 20x103.3, for the Prudential Real Estate Corporation; also 338-340-342 West 15th st, each on lot 18.9x81.6, for the estate of Patrick H. Keahon.

15TH ST.—The Duross Co. has resold for the estate of Patrick Keahon to separate buyers the three 3-sty dwellings, 338 to 342 West 15th st, each 18.9x81.6.

17TH ST.—Smith & Stewart and H. J. Sachs & Co. have sold for the Domestic Realty Co. the new 6-sty loft building 114 to 118 West 17th st, 75x92.

West 23d Street Purchase.

23D ST.—Louis Schrag has sold for Joseph Higgons the 7-sty business building 244 and 246 West 23d st, 37.6x98.9, to Minnie Traendley.

27TH ST.—W. Hamilton McBride has sold for a client of the Duross Co. 221 West 27th st, a 4-sty brk building with store, 21.6x98.9. This is the first sale of the property in 27 years.

30TH ST.—Louis Rosenzwaik has sold for the Dobbs estate of Hoboken, N. J., to Lena Rosenzwaik, 242 East 30th st, a 5-sty double tenement, on lot 25x98.9.

51ST ST.—S. Osgood Pell & Co. sold for Com. E. C. Benedict his 2-sty private stable 103 West 51st st, 25x110, to E. Everett Thorp, who will alter the building and use it as his private garage.

A Broadway Deal.

BROADWAY.—A transaction of some magnitude, involving two important business properties, came to light to-day. Frank A. Seitz has sold to Philip Braender 693, 695 and 697 Broadway, southwest corner of 4th st, three 5-sty buildings, 80.5x74; also the adjoining property, 4 and 6 West 4th st, a 6-sty building, 36x80. In exchange for the Broadway corner Mr. Braender gave the 8-sty loft building, 41 and 43 East 12th st, 50.8x117.7x irregular, between University pl and Broadway. Mr. Braender also owns the two loft buildings at 34 and 36 East 10th st, and it is understood that he will improve his Broadway purchase with a tall business building. Mr. Seitz acquired the Broadway parcel from the Equitable Life Assurance Society in April last year, and bought the adjoining street parcel from Baruch Wentheim. They make up a plot 80x110.

1ST AV.—Bryan L. Kennelly has sold for Joseph E. Murphy to the Venture Realty Co., of which Morris Baer is President, the 4-sty building with stores 407 1st av, near 24th st, 20x70.

9TH AV.—Peter P. Sherry has sold 60 9th av, a 4-sty business building, 17x100, for a Mrs. Bass to John Nickels.

Operators Buy on Eleventh Avenue.

11TH AV.—Abram Bachrach sold through Robert Levers to Nechols & Blumenstock 670 and 672 11th av, two 4-sty flats with stores, 50x100.

11TH AV.—Chas. H. Christman has resold 210 to 216 11th av, 3 and 1-sty buildings, 98.9x100, at the southeast cor of 25th st, to Charles H. Zinn. The seller bought the property through Colin M. Eadie a few months ago.

NORTH OF 59TH STREET.

MANHATTAN ST.—The Sheffield Farms-Slawson-Decker Co. has purchased through Bernard Smyth & Sons a large plot on the south side of Manhattan st, near Broadway. The seller was the John C. Orr Co., which sold the plot on the south side of Manhattan st, 375 ft. west of Broadway, 41x150, and the Penco Realty Co., which sold the plot on the south side of Manhattan st, 416 ft. west of Broadway, 50x150.

72D ST.—Kassel & Goldberg have sold 423 and 429 East 72d st, two tenements, each on lot 25x102.2.

73D ST.—Finney & Mathews, in conjunction with Greene & Taylor, have sold for William C. Adams 258 West 73d st, a 4-sty dwelling, 20x102.2. The buyer is Mrs. Julia A. House.

80TH ST.—John J. Kavanagh sold for Mrs. Helene Kisch 116 East 80th st, a 3-sty brownstone front dwelling, 18.4x102.2.

81ST ST.—W. W. & T. M. Hall have sold through Collins Marsh 23 East 81st st, a new 6-sty English basement residence, 20x102.2. The buyer is a prominent New Yorker. This house, together with the one adjoining, No. 21, was recently completed by the Halls and has been held at \$145,000. Both dwellings are of the most advanced type of construction, being equipped with electric elevators and various other modern devices. Having been built at the same time, the yards at the rear of the houses have been so arranged as to provide a maximum of light and air.

94TH ST.—Mary Waters has sold to R. B. Knowles 106 West 94th st, a 3-sty dwelling, 16.8x100.

103D ST.—James J. Connor sold for Jacob Abraham the 4-sty double flat, 153 East 103d st, 24.6x100.11, to Hugo Heyman.

112TH ST.—White & Phipps sold for Louis Schreiber the 5-sty apartment house 13 East 112th st.

116TH ST.—Slawson & Hobbs have sold for Paterno Brothers, to an investor, the new 10-sty fireproof apartment house known as the Fiora Ville, No. 614-618 West 116th st, 75x100.11.

117TH ST.—Robert Levers has sold for Estelle C. Hagedorn the 5-sty private dwelling 121 West 72d st, 18x100.11.

136TH ST, ETC.—S. Ullman and G. Kilp have sold 445 East 136th st, a 5-sty double flat, 25x100; also 579 East 180th st, a 3-family house, 20x91.

Resale of 143d Street Parcel.

143D ST.—Lowenfeld & Prager have resold to Tony Eisler the 5-sty flat 306 West 143d st, 25x100.

153D ST.—Joseph Weill sold for George Hellmuth the 2-family frame house 382 East 153d st, near Melrose av; also for Jacob Keller a 2-family brk house on Chatterton av, Unionport.

182D ST.—R. I. Brown's Sons, in conjunction with William Stonebridge, have sold for Eliza Dayton the southwest cor of East 182d st and Hughes av. The purchaser will erect thereon a 5-sty apartment house with stores on grade floor.

3D AV.—Charles A. Weber has sold for a client to an investor 3625 3d av, a 5-sty double flat with store, 20x100 ft.; also sold for a client to Mr. Bopp for investment a 5-sty double flat with 2 stores, 25x100 ft., located at 544 Brook av.

3D AV.—William Richtberg has sold for C. Gitzen to I. Marks 1225 3d av, 50 ft. south of 71st st, a 4-sty and basement store property, 16.9x110.

3D AV.—A. B. Mosher & Co. have sold for Jas. M. Schaltzel and Edwin J. Gillies to M. Fraade 1441 3d av, a 4-sty building, 25x100. Mr. Fraade has resold the property through John M. Reid to Ferdinand F. Brakmann.

7TH AV.—M. Bargebuhr has sold for Geismann & Musliener 2546 and 2548 7th av, a 5-sty flat, with store, 40x100, to a Mr. Philip Lotze.

7TH AV.—Parish, Fisher & Co. have sold for Austin B. Fletcher, Jabish Holmes, George B. Hurd and Samuel Robert the Chantilly apartment house, at the northeast cor of 7th av and 113th st, a 6-sty elevator structure, 100x100.11, to Isidor Friedlander. The purchase was an entirely cash transaction and was made for investment.

WASHINGTON HEIGHTS.

163D ST.—The Reliable Board of Brokers has sold for Julius Weinstein 436 West 163d st, a 6-sty tenement, 25x112.

AMSTERDAM AVE.—Arnold & Byrne have sold for Israel Hoffman the southwest corner of Amsterdam ave and 168th st, old buildings, 50x100.

BRONX.

151ST ST.—E. Califano has sold for C. Luciano to a client the 3-sty frame dwelling, on lot 50x116, at 537 and 539 East 151st st.

165TH ST.—Weil & Mayer have sold through L. Klinger & Co. to Adolph Schlessinger the northeast corner of 165th st and Stebbins ave, a new 6-sty apartment house, 50x113.4.

Buyers for Bronx Dwellings.

175TH ST, ETC.—Edward Polak reports the following sales: To James P. Archibald 1006 East 175th st, a 2-family frame dwelling, 25x139; to E. Weiser 1715 Bathgate av, near 174th st, a 2-sty frame dwelling, 25x114; for the Thornton Bros. Co. to M. Rourke 1303 College av, a 2-sty frame dwelling, and for the same company to Frank Uher 311 East 169th st, a 2-sty frame dwelling.

179TH ST.—Clement H. Smith has sold the 1-family frame dwelling 230 East 179th st, near Anthony av, to a client for occupancy.

ANDERSON AV.—Louis Meckes has resold the plot of three lots, with building, east side of Anderson av, facing 164th st.

BATHGATE AVE., ETC.—Edward Polak reports the following sales: To E. Weiser, 1715 Bathgate ave, a 2-sty frame dwelling, 25x114; for the Thornton Brothers Company to M. Rourke, 1303 College ave, a 2-sty frame dwelling, and for the same company to Frank Uher, 311 East 169th st, a similar house.

BRUNER AV.—The Whitehall Realty Co. sold in the Bathgate estate property the plot on the east side of Bruner av, 300 ft. south of Nereid av, 50x97.6.

BROOK AV.—Ignatz Pick has bought the 4-sty tenement, 1514 Brook av, 25x100.

BROOK AV.—Charles E. Rosenthal has sold to a Mr. Bopp the 5-sty flat with stores 544 Brook av, 25x100.

EDISON AV.—Steven B. Ayres has sold for a client to Frederick L. Colver and another eight lots, 100x200, on Edison and Pilgrim avs, near the Westchester av extension.

EDENWALD.—The Edenwald Land Companies have sold to various buyers two lots at the junction of Jefferson and Wilder avs, one lot on Monticello av, three lots on Randall av, and one lot on Wright av.

To Build at Van Cortlandt Terrace.

FANSHAW AV.—Henry Hawley sold for the Van Cortlandt Realty Co. the plot 51x200 on the east side of Fanshaw av, 450 ft. north of Leighton av, Van Cortlandt Terrace. The buyer, James S. Pettit, will erect a large frame dwelling on the plot.

JACKSON AV.—The Nicholls-Ritter Realty & Financial Co. has sold 890 and 892 Jackson av, between 161st and 163d sts, a 2-sty 2-family dwelling, 48x83, for Henry C. Lampka to E. K. Stein and E. Benham.

PITMAN AV.—The Whitehall Realty Co. has sold the plot 95x97.6 at the northwest cor of Pitman and Edison avs.

STEBBINS AV.—The Woodstock Exchange has sold the 2-family dwelling, with store, 1084 Stebbins av, 25x168, for C. Vette to Matthew Buhleier.

TINTON AV.—J. Clarence Davies sold for Frederick H. Wefers the 2-family house 923 Tinton av, 25x100; also for Edward Hivsnay the 2-sty brk dwelling 338 Robbins av, 24x100.

UNION AV.—Paul Bultmann sold to an investor 676 Union av, a 4-sty double flat, 29x95.

WALES AV, ETC.—The Theodore Marks Co. sold for Attorney Rieger, 671 Wales av, a 4-sty double flat, 25x72.4x irregular; also, 673 Wales av, a 4-sty double flat, 25x86.8x irregular; also, for Ludwig Sauer, 183 East 205th st, a 3-family frame dwelling, 25x117; also, 223 East 172d st, on the Gleason estate property, a 2-family frame dwelling, 25x100, for Elizabeth Hassard.

LEASES.

DuBois & Taylor report that they have leased the 2-sty store building 477 West 150th st to a laundry company.

Peter P. Sherry has leased the 4-sty stable at 4 Gansevoort st for W. P. Quin to Thomas Cross for a term of years.

The Reliable Board of Brokers has leased for a Mr. Zelenka 556 West 132d st, a 5-sty tenement, to a client, for 5 years.

William Richtberg has leased several floors in the elevator apartment No. 331 Lexington av, southeast cor 39th st.

Maguire & Co. have leased for Sarah E. Mellen her 4-sty residence at No. 61 Riverside Drive for a long term of years.

Davis & Robinson have rented for J. Frederick Pierson, Jr, to Karriek Riggs for the Winter the dwelling 17 West 49th st.

George Nicholas has leased for a term of years, with a possession clause, the dwelling 9 West 35th st. George R. Read & Co. were the brokers.

D. Lang has leased for A. Scheibel the Holly, a 6-sty elevator apartment house at 55-57 West 116th st, for five years at an aggregate rental of \$35,000.

John M. Reid leased for Ferdinand F. Drakmann to Frederick Bartenwerffer the store and basement 1441 3d av, for a term of 5 years, from Nov. 1, 1907, at the yearly rental of \$1,800.

Shaw & Co. have leased for a term of years the plot 99.11x127 on the n w cor of 131st st and 5th av. The building is to be improved and used as a branch of the Hessing Institute of Germany.

James A. McCrea, general manager of the Long Island Railroad, has taken a lease of Mrs. Gardner Sherman's house at 17 East 54th st. It is a 5-sty American basement house and is fully furnished.

McVickar, Gaillard Realty Co. has leased for Mrs. W. E. Wood-ent to Mrs. James Shewan the residence No. 58 West 71st st, furnished; also for Felix Isman the 4-sty dwelling, No. 166 West 47th st.

Heil & Stern have leased in the Judge Building, 110-12 5th av, n w cor 16th st, the ninth loft, containing 15,000 sq. ft. of space, to John Bonwit & Brand. The lease covers a term of years at a total rental of \$50,000.

Fallon & Co. have leased the following dwellings: For Minturn Post Collins 131 East 52d st; for R. Wertheim 143 East 52d st; for Henry Meyers 165 East 62d st, and 160 East 63d st, and for Bloomingdale Bros. 156 East 60th st.

Frederick Fox & Co. have leased for Stern & Zobel for a long term the entire 5-sty building 122 University pl to J. S. Lode-wick & Co.; also for the estate of Henrietta Blumenstock the entire building 62 University pl to E. Pauly and S. Handel.

The McVickar, Gaillard Realty Co. has leased for Harry Levey to the Comptour d'Innovations pour Automobiles the store and base-ment at 1693 Broadway, and for J. Walter Rosenberg to J. Bun the first floor at 259 West 42d st, for a term of years.

The Westmoreland Automatic Shoe Cleaning Co. has leased, through George L. Eckersen, from the New York Electric Music Co., the store at the northeast cor of Broadway and 39th st. The com-pany manufactures slot machines that are expected to put the Italian bootblack trust out of business.

Pease & Elliman have leased the following dwellings for Chas. A. Dards: 174 West 86th st, for N. & L. Ottinger; 981 Madison av, for Miss Alice Wilkes; 131 East 66th st, for Payson Merrill; 26 East 68th st, for Mrs. M. K. Brown; 38 East 38th st, for Hugo Baring, and 347 Lexington av, for Mrs. P. H. Hart.

Du Bois & Taylor have leased the following dwellings: 58 Ham-ilton Terrace, 413 West 148th st, 545 West 149th st, 511 West 182d st, 540 West 149th st, 556 West 149th st, northwest cor of Convent av and 148th st, 544 West 149th st, 428 West 154th st, 609 West 146th st, 577 West 145th st, and 531 West 147th st.

Herbert A. Sherman has leased for John Nichols to Mrs. Bertha E. Williams for a term of years No. 46 5th av, southwest cor of 11th st, a 4-sty brownstone house, 25x100, for occupancy. Mr. Nichols bought this property from the late Randolph Guggen-heimer. He also owns No. 44, which adjoins on the south.

John N. Golding has leased to the Carnegie Foundation for the Advancement of Teaching a large suite of offices in the Howard Building, at the southwest cor of 5th av and 47th st, for a long term at an aggregate rental of about \$80,000; also for J. Sergeant Cram to Dr. G. Lenox Curtis, for a term of years, the 4-sty dwelling 17 East 45th st.

William Cruikshank's Sons have leased 53 West 37th st to a client for a term of years; also, in connection with George R. Read & Co., the top floor of the Glackner Building, at Fulton and Greenwich sts, to J. Edward Way; also, through the H. H. Fuller Realty Co., an entire floor in the new building of the American Felt Co., at 114 and 116 East 13th st, to the Andrew McLean Co.

Louis Schrag has leased for the United Wine & Liquor Co. the top loft in building Nos. 321 and 323 West 13th st, to the Gibson, Ballou & Co., for a term of years; also for Albert Higgons the fifth loft in the building Nos. 244 and 246 West 23d st, to Chas. Green-berger & Co., for a term of years; also for Thonet Bros. the first floor in their new concrete loft building, Nos. 536-8 and 540 West 36th st, to the Zanesville Tile Co., for a term of years.

Henry M. Weill has leased for Ellen A. Pincus the 4-sty dwell-ing at No. 256 West 34th st; for A. Altman the 4-sty tenement at No. 157 West 24th st; for G. Ury the dwelling at No. 203 West 34th st; for Mrs. Margaret Weill the two 3-sty and basement dwellings at Nos. 242 and 244 West 25th st to a Mrs. Thompson; for J. Kreshover the two upper floors in the building at No. 48 West 29th st; to a Mrs. Pontier the 3-sty dwelling at No. 206 West 25th st, and to A. Geaneret the 4-sty building at No. 106 West 32d st.

STATEN ISLAND.

Sales at St. George Heights.

Additional sales reported by Wood, Harmon & Co. at St. George Heights, Staten Island, are as follows: To Charles M. Petersen, a plot 40x100 on Cypress av, near Northern Boulevard; to C. C. Alheit a plot 40x100 on the same street; to August Beck a plot on Renwick av, 101 ft. south of Richmond turnpike; to John Carlson, a plot on Aymar av, 160 ft. west of Cypress av, and to C. G. Horst and W. Farley a large plot on the cor of Northern Boulevard and Cypress av.

SUBURBAN.

Recent Sales in Mount Vernon.

The Anderson Realty Co. has sold for William Adams his resi-dence with 3½ acres of ground on North Columbus av, Mount Ver-non, to Moe A. Isaacs. The same brokers have also sold for Louis Levy to Bernard W. Webel the dwelling on plot 74x106 at Park and Oakley avs, Chester Hill, Mount Vernon; also, for ex-Judge Frank A. Bennett to Theresa A. Kenney, of Atlanta, Ga., the dwell-ing 109 Overlook st, Chester Hill, and for the Franklin Adams Realty Co. to Chas. L. Kumpf, the new dwelling on Adams st, near Franklin av.

Syndicate Sells New Jersey Tract.

Mark Katzman has sold for the Henry Freiberg syndicate to Mrs. Molly Streeter 234 lots in Wavetown, Ocean Co., N. J.

REAL ESTATE NOTES

Mr. John Reiss has moved his offices to 161st st and 3d av. Ludwig Traube, Jr., has changed his office to 1402 Lexington av, corner of 92d st.

The City of New York pays out to its employees the first of every month about \$6,000,000.

A young man, 30, wants management of improved property, renting and collecting. See Wants and Offers.

Wilkens & Miller have recently moved their offices from 1105 Westchester av to 878 Prospect av, in the Bronx.

Julius Lowenthal has secured from Henry Corn a building loan of \$75,000 on the property 32 to 36 West 18th st.

Frank J. Cassidy has to rent several stores desirable for piano warerooms, tailoring and haberdashery, in his new building 229 West 42d st.

E. J. Kehoe, real estate broker and agent, has moved his offices from Webster av, Bedford Park, to the Bishop Building, 271 West 125th st.

The managers of the Leonard Moody Real Estate Co. of Brooklyn have moved their New York office to 116 West 42d st. Geo. L. Long, manager.

Stores on Prospect av, Bronx, well located, are renting for \$100 a front foot. Which is considered a very good price for that sec-tion.

Dean & Fuess, of the Bronx, have purchased 53 acres near Harrington Park, N. J., which they are having surveyed into 700 lots, to be opened early next spring.

Real estate dealers have regained a lot of courage during the past week and are looking ahead more hopefully for an early resumption of business activity in their line.

The New York insurance department has been investigating the Mutual Reserve Life Insurance Company for several months. Its report is expected at an early date.

Goldberg & Greenberg, real estate operators, have discontin-ued their downtown office at 140 Nassau st and will in the fu-ture transact all business at the Bronx office, 145 Brook av near 134th st.

Theodore Marks of Westchester av reports the present outlook for Bronx realty to be very promising. He is among the many who believe that the recent financial flurry will aid the real es-tate market.

Kurz & Uren of 3052 3d av, say that in their opinion the pre-vailing financial troubles will induce small investors to investi-gate the possibilities of safe investments in small parcels of real estate and first mortgages.

The fire insurance rate on the old Singer building was 16.7 cents, and brokers are wondering what will be the rate on the new building, and also on the Metropolitan tower. Brokers estimate between eighteen and twenty-six cents.

The 3-sty tenement houses on 31st st, facing the Pennsylvania property, which apparently are all occupied, are being held up with props against the early day when they are to be demolished to make room for new and modern buildings now being planned.

It is estimated by a real estate man, who has given the mat-ter considerable attention, that during the past five years the population of the Bronx has increased about 110,000. It is ex-pected that the next five years will show a much larger in-crease.

Among the Wants and Offers it will be noticed that a young man of experience seeks a position with a general contractor, and an advertiser wishes it known that he has a large plot in Jersey City to lease, situated within a few minutes' walk of the ferry.

One of the officials of a large title guarantee company is of the opinion that the present unsettled condition of the real estate market will not last more than a month. Then the busi-ness will pick up steadily so that by early spring it will again be in full swing.

A responsible dry goods merchant will pay \$20,000 per year rental to an investor who will put up an 8-sty building in Brooklyn (Williamsburg section) and he will agree to pur-chase building at end of period, subject to 60% mortgage. See Wants and Offers.

Investors that expect a break in real estate prices by the first of November will be very much disappointed, for the expected break is not liable to take place, is the opinion of many brokers. In all parts of the city, but more especially on the East side, prices are very stiff.

F. A. Black, of West 125th st, says the fact that no one is throwing property away on account of the bank excitement shows that the people are keeping cool and that the prices of up-town realty will not be materially reduced, as many in-vestors have been wishing.

Bronx property owners are unanimous in wishing and hoping for more adequate transportation facilities in the near future. The proposed 3d av subway can't come too soon to please not only them but also the many thousands who are compelled to travel daily in the present insufficient accommodations.

Next to 149th st the busiest subway station in the Bronx now is Prospect av, where during the rush hours two ticket agents have

all they can do to handle the crowds. It is estimated that on the average 10,000 tickets are sold at the Prospect av station each working day, an increase over last year of more than 30 per cent.

Renting of store properties in the 125th st district picked up considerably during the week. Three stores were rented on this thoroughfare and one on Madison av which have been vacant since early last summer. Mr. D. H. Scully says that there is considerable more demand just now for East Side than for West Side property.

There is much complaint heard from commission men in the larger brokerage offices that the ranks are being reduced gradually on account of the scarcity of business. "Alleged prospective buyers are found now and then, and some of them even dare to invade our offices," said an East Side broker, "but when a real bargain is shown to them it is quickly seen that what they really seek is not bargains, but pure and simple gifts."

While the prices of improved realty are held firmly, operators try to view existing conditions with hopefulness for an early change for the better. They argue that with the investor losing confidence in stocks and railroad bonds, the natural and after all the safest investment is in realty, and to that he will turn at the first indication of settled financial conditions. The average operator or broker is an optimist and it takes many hard knocks to discourage him for more than five minutes at a time.

William E. Harmon announces that Wood, Harmon & Co. will this month open "St. George Heights," the fifth of their properties at South New York, S. I. "St. George Heights" are situated at Clove Hill, one of the highest points in Staten Island. There are 350 lots in this section, and they are touched by three trolley lines. Mr. Harmon in speaking of this property said that he considers this the most attractively located of all the properties the company has developed in Richmond Borough.

Under the Saxe law an action may be maintained in this state against one or more trustees, directors, managers or other officers of a corporation to procure a judgment, compelling them to account for their official conduct, including any neglect of, or failure to perform, their duties in the management or disposition of the funds or property that have been committed to their charge. They can also be compelled to pay to the corporation, which they represent, or to its creditors, any money and the value of any property which they have acquired to themselves, or transferred to others, or lost, or wasted, or through any neglect, or failure to perform, or by other violation, of their duties.

Long Acre square section is going to have another theatre, built by a company which was incorporated in Albany last week, with a capital of \$500,000. Charles B. Dillingham, David H. Taylor and Frederick Manners are the incorporators. This property has a frontage of 23.10x89 feet on Broadway and 139 feet on 46th st. The sale of this property by the Shanley Brothers was reported some weeks ago, and at the time there was a rumor that a theatre was going to be erected on the site, but it could not be verified until the company was incorporated. This theater, which will be called the "Gaiety," is further uptown than any place of amusement until Columbus Circle is reached. Howard Gould is said to be backing the enterprise.

Swiss Property Handling.

METHODS OF TRANSACTION—BUILDING ACTIVITY AND HIGH PRICES.

St. Gall, Switzerland.—Houses and real estate are for the most part sold in this city by agents to the purchaser. These agents receive for their services generally a commission of 1 per cent. from the owner and 1 per cent. from the purchaser—sometimes, indeed, 2 per cent. from the seller of the property. Sales for cash are not customary. In most cases an installment so considerable is paid that any risk from the side of the debtor in the event of a second sale is thereby obviated if the first seller should be obliged to recall the transaction, as, for instance, in the event of a bankruptcy. For further amounts beyond the installment, mortgages, first and second class, which pay 4½ to 5 per cent., are given. On every sale of a house in St. Gall an official registration fee of 2 pro mille (one-fifth of 1 per cent) is payable. There are about one-third house owners and two-thirds lessees; population about 39,000, with many suburbs under separate government.

House and rent values here are dependent on the prosperity of the export trade. Within eight years these have risen, according to the convenience of their situation for business, 40 to 100 per cent. The United States Government now pays \$800 rent for rooms which, although not in the business centre, eight years ago cost \$360. Exports to the United States of over \$12,000,000, as compared with about \$4,000,000 four years ago, explain the prosperity mentioned and account for the present almost mushroom growth of St. Gall. Buildings are going up everywhere, the population is increasing, and demand for dwellings, or rather quarters or flats, so far outruns the supply that at present buildings not yet started are completely rented for occupancy upon completion next year. Incidentally, exclusive of the rent question, St. Gall is the most expensive residence city in Switzerland, which, in view of the standard fixed in the Republic's cities to some extent by the liberality or extrava-

gance of tourists, is saying a great deal. It might be also interesting to note that there are no single or detached houses for renting to one family. Only under exceptional circumstances, and at enormous rental, can such premises be secured.

LITTLE VARIETY IN HOUSES.

The usual form, from which there are few variations, is a three or four-story structure, with a flat or complete premises for one family upon each floor, each flat having assigned rooms in the attic for servants and boxes, in the cellar for fuel and stores, and each having a right to specific use of wash and ironing rooms in the basement. There are no housemasters, as usual elsewhere on the Continent. In the middle or better class of such houses now going up, each flat has also bath with instantaneous gas heater, an independent hot-water heating apparatus for living rooms, kitchen gas stove, shelving, closets, etc., all furnished by landlord. Such flats of, say, from 5 to 12 rooms, rent, according to location, size, and character of finishing, from \$150 to \$1,500. Above this maximum in renting property are only to be found special cases, while below it range all grades of tenements.

Favorably situated building lots in the town have risen 300 per cent. in value in two years, since which time a number of bankers and more important exporters have erected, or intend to erect, splendid buildings. This is only possible by reason of the quite enormous development of the principal industry of this place—embroideries and laces. Some speculators in house buying or building do so on the chance of a favorable resale. Others again, builders of large banking or business houses, give the management of the building operations into the hands of an experienced architect, paying for the latter's plans for the building and a commission of about 5 per cent. on the value of the building for the entire building management. The architect intrusts the execution of his plans to a master builder after examination of and agreement to his estimates of cost of erection; the architect is thus supervising authority and the master builder executive authority. In quiet business times, when the spirit of enterprise is checked and ground values are low, architect and master builder collaborate in speculative building. Mortgages can often be had, after official valuation of the edifice, on houses which are only in process of building. As these valuers are responsible, they value the object—to avoid any personal risk—very low, and below the real value. [An architect and master builder of St. Gall, who is now conducting large building operations, both residence and business, upon the lines indicated, is listed at the Washington Bureau of Manufacturers. Mr. McFarland adds that from the person in question more specific information could be secured.]

S. C. McFARLAND.

Photography Used in Securing Evidence of Violations.

In Newark the use of photography in securing evidence of violations of building regulations is being employed with great success. It is understood that previous to its adoption in that city the department officials experienced some difficulty in the prevention of violations, more particularly the smaller ones. In the past no effort has been spared to get at the offenders, but almost invariably by the time a suit is brought to trial the alleged violations have been remedied to such an extent that conviction is rendered difficult.

In advocating the adoption of the new system for Jersey City the Evening Journal of that place says:

"There is no reason why such an arrangement could not be worked advantageously in Jersey City, where the many restrictions of the new code will be violated, both intentionally and unintentionally, in the near future. The building laws of Jersey City have been so meagre and primitive that a new code covering all the modern details of construction is sure to impose many restrictions that may seem unjust and unreasonable to those who have built under the old law, and if they are at all unscrupulous they will doubtless attempt to evade them. In such cases, the use of the camera will aid greatly in detecting the offenders."

Speaking of the innovation, a person well informed with regard to the methods now in use in the New York City department ventured the opinion that its employment by that bureau was merely a question of time.

My Good Old Real Estate.

I do not long for Western mines,
I do not care for stocks,
I love Manhattan real estate,
Just give me blocks and blocks.
They cannot take my house and lot,
They can't manipulate
The grand old terra firma,
My good old real estate.

No wave of crime affects it,
No Wall street rumors can;
All classes are its owners—
It makes a home, O man!
There are mansions for us waiting
In our home above so great;
But our children will be happy
With our good old real estate.

WALTER BEVERLEY CRANE.

PROPERTY OWNERS' SECTION.

Condemnation Proceedings.

EAST 105TH ST.—Acquiring title for a school site between Lexington and Park avs. Commissioners Edward L. Patterson, Francis O'Neil and Ferdinand Levy have completed their estimate. Objections may be filed within 10 days from Oct. 25 at room 401, 258 Broadway.

NORTH RIVER.—Acquiring title between West 15th and West 18th sts, and the easterly side of the Marginal st wharf or place adopted by the Board of Docks. Joseph M. Schenck, clerk, gives notice that a bill of costs and expenses will be presented to the Supreme Court Nov. 11.

SEAMAN AV.—Opening and extending from Academy st to Isham st. Commissioners Denis A. Spellissy, John S. Geagan and Michael B. Stanton will present final report to the Supreme Court, Special Term, Part III, Nov. 7.

EAST 197TH ST.—Opening and extending from Bainbridge av to Creston av. Commissioners Albert Elterich and Geo. P. Baisley will present final report for confirmation to the Supreme Court, Special Term, Part III, Nov. 7.

COSTER ST.—Opening and extending from Hunts Point road to Edgewater road. Commissioners Peter J. Everett and John A. Hawkins will present supplemental and final report for confirmation to the Supreme Court, Special Term, Part III, Nov. 7.

BECK ST.—Opening and extending from Prospect av to Leggett av. Commissioners Joseph Jacobs, Wm. H. Buckhout and Charles P. Storrs have completed their estimate and have filed an abstract at 90 West Broadway. Objections may be filed on or before Nov. 16.

3D AV.—Widening opposite East 159th st, Bronx. Commissioner John P. Cohalan and Walter Muller have completed their supplemental and amended estimate. Objections may be filed on or before Nov. 21.

CLEVELAND PL.—To acquire title, etc., for subway purposes, the Corporation Counsel will apply to the Supreme Court Dec. 11 for the appointment of three commissioners to ascertain and apprise the compensation to be made to the owners and all persons interested in the real property, rights, franchises, easements or privileges sought to be taken or acquired by the city of New York for subway purposes. The properties affected are known as lots Nos. 1 and 4, plot X, lot No. 31, lot No. 32, lots Nos. 39, 40, 41, 42 and 43, all of which lots taken together with said plot X form a parcel of land occupying the entire street front on the easterly side of Cleveland place (formerly Marion st), between Broome st and the extension of Delancey st, with a frontage on the northerly side of Broome st, extending about 126.65 feet easterly from the easterly side of Cleveland pl (formerly Marion st), and with a frontage on the southerly side of the extension of Delancey st, extending from Cleveland place (formerly Marion st) to Mulberry st, all in the Borough of Manhattan.

PERRY AV.—Acquiring title from Mosholu Parkway to the southern line of Woodlawn Cemetery. Commissioners Obed H. Sanderson and Maltus J. Newman will present supplemental bill of costs and expenses to the Supreme Court, First Department, at Special Term, Part I, Nov. 15.

PIER (OLD) No. 53, EAST RIVER.—Acquiring title. Commissioners John W. Russell, Louis Leavitt and Patrick J. Conway, under date of Nov. 1, give notice to persons interested to present claims at Room No. 401, 258 Broadway, within ten days from date of this notice.

CARTER AV.—Acquiring title from East 173d st to Tremont av. Commissioners John H. Judge, Pierre G. Carroll and Joseph G. Gay will present supplemental bill of costs and expenses to the Supreme Court, First Department, at Special Term, Part I, Nov. 15.

Henry Hudson Bridge.

At a hearing to be given on November 8 the Board of Estimate will consider the proposed situation for the Henry Hudson Memorial Bridge. The map of the City of New York as described in sections 438 and 439 of the charter includes bridges and tunnels and approaches to bridges and tunnels, and it is deemed proper by the city authorities to formally incorporate in the map of the city this bridge location. This can only be done by following the procedure outlined in section 442 of the charter and after a public hearing upon the plan submitted by the Commissioner of Bridges, and it is recommended that a date be fixed for such hearing.

The Commissioner of Bridges has submitted a plan showing the land required for the building of this bridge and stating that for a certain portion of this land an easement only is required, while for other portions it will be necessary to secure the fee. The Corporation Counsel is to advise the board in detail as to the procedure to be followed by it in the acquisition of such title as may be secured.

Assessments.

PERRY AV.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences from East 207th st to Gun Hill road. Area of assessment: Both sides of Perry av, from 207th st to Gun Hill road, and to the extent of half the block at the intersecting sts. Assessment entered Oct. 24. Payable within 60 days to the Collector of Assessments and Arrears.

EAST 188TH ST.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences, from Park av to Beaumont av. Area of assessment: Both sides of 188th st, from Park av to Beaumont av, and to the extent of one-half the block at the intersecting and terminating sts and avs. Assessment entered Oct. 24. Payable within 60 days to the Collector of Assessments and Arrears.

EAST 62D ST.—Restoring asphalt pavement in front of No. 10, between 5th and Madison avs. Assessment entered Oct. 25. Payable within 60 days to the Collector of Assessments and Arrears.

POPHAM AV.—Opening from West 176th st to Montgomery av. Area of assessment: Beginning at a point formed by the intersection of the southeasterly line of Sedgwick av and the northwesterly prolongation of a line parallel to and distant one hundred (100) feet east of the easterly line of Palisade pl, running thence southerly along said northwesterly prolongation and parallel line to its intersection with a line parallel to and distant one hundred (100) feet northeasterly of the northeasterly line of Popham av; thence southeasterly along said parallel line and its southeasterly prolongation to its intersection with a line parallel to and distant one hundred (100) feet southeasterly of the southeasterly line of Montgomery av; thence southwesterly along said parallel line to its intersection with the southerly prolongation of a line parallel to and distant one hundred (100) feet southwest of the southwesterly line of Popham av; thence northwesterly along said last-mentioned prolongation and parallel line to its intersection with a line parallel to and distant one hundred (100) feet south of the southeasterly line of Popham av; thence southwesterly along said parallel line and its southwesterly prolongation to its intersection with a line parallel to and distant one hundred (100) feet southwest of the southwesterly line of East 176th st; thence westerly along said parallel line to its intersection with the southwesterly prolongation of a line parallel to and distant one hundred (100) feet northwest of the northwesterly line of Popham av; thence northeasterly along said southwesterly prolongation and parallel line to its intersection with a line parallel to and distant one hundred (100) feet west of the westerly line of Palisade pl; thence northwesterly along said last-mentioned parallel line and its northwesterly prolongation to its intersection with the southerly line of Undercliff av; thence easterly along said southerly line of Undercliff av and also the southerly line of Sedgwick av to the point or place of beginning. Assessment entered Oct. 23. Payable within 60 days to the Collector of Assessments and Arrears.

EAST 213TH ST.—Opening from Jerome av to Woodlawn road. Area of assessment: Beginning at the point of intersection of the westerly prolongation of the northerly line of 212th st with a line parallel to and distant 100 feet westerly from the westerly line of Jerome av, running thence northerly along said parallel line to its intersection with the westerly prolongation of the northerly line of the block bounded by Jerome av, Woodlawn road and East 213th st; thence easterly along said prolongation and northerly line of said block and its prolongation eastwardly to its intersection with the line parallel to and distant 100 feet easterly of the easterly line of Woodlawn road; thence southerly along said parallel line to its intersection with the easterly prolongation of the northerly line of East 212th st; thence northerly along said prolongation and northerly line of 212th st and its prolongation westerly to the point or place of beginning. Assessment entered Oct. 23. Payable within 60 days to the Collector of Assessments and Arrears.

KOSSUTH PL.—Opening from Mosholu Parkway to De Kalb av. Area of assessment: Beginning at the point of intersection of a line parallel to and distant 100 feet southwesterly from the southwesterly side of Mosholu Parkway North with a line at a right angle to the middle line of the block between Mosholu Parkway North and East 208th st at a point midway between Kossuth pl on the northwest and Steuben av on the southeast; running thence easterly along the last-mentioned line at a right angle to the middle line of the block between Mosholu Parkway North and East 208th st to its intersection with the southerly prolongation of that part of the middle line of the block between Kossuth pl and Steuben av lying northwardly of East 208th st; thence northerly along the last-mentioned southerly prolongation and middle line of the block to its intersection with a line

parallel to and distant 100 feet southeasterly from the southeasterly side of DeKalb av; thence northeasterly along the last-mentioned parallel line to its intersection with a line parallel to and distant 100 feet northeasterly from the northeasterly side of Gun Hill road; thence northwesterly along the last-mentioned parallel line to its intersection with a line parallel to and distant 100 feet northwesterly from the northwesterly side of DeKalb av; thence southwesterly along the last-mentioned parallel line and its prolongation southwesterly to its intersection with the middle line of the block between Mosholu Parkway North and East 208th st; thence southeasterly along the last-mentioned middle line of the block to a point at an equal distance from Jerome av on the northwest and Kossuth pl on the southeast; thence southwesterly on a line at a right angle to the last-mentioned middle line of the block to its intersection with a line parallel to and distant 100 feet southwesterly from the southwesterly side of Mosholu Parkway North; thence southeasterly along the last-mentioned parallel line to the point or place of beginning. Assessment entered Oct. 23. Payable within 60 days to the Collector of Assessments and Arrears.

RAILROAD AV.—Opening between Unionport road and Glebe av. Area of assessment: Beginning at a point formed by the intersection of a line parallel to and distant three hundred (300) feet southwesterly from the northeasterly line of Unionport road and the westerly prolongation of a line parallel to and distant five hundred (500) feet northerly from the northerly line of Railroad av; running thence easterly along said westerly prolongation and parallel line and its easterly prolongation to its intersection with the northerly prolongation of a line parallel to and distant three hundred (300) feet easterly from the westerly line of Glebe av; thence southerly along said northerly prolongation and parallel line to its intersection with the easterly prolongation of a line parallel to and distant five hundred (500) feet southerly from the southerly line of Railroad av; thence westerly along said easterly prolongation and parallel line and its westerly prolongation to its intersection with a line parallel to and distant three hundred (300) feet southwesterly from the northeasterly line of Unionport road; thence northwesterly along said parallel line to the point or place of beginning. Assessment entered Oct. 23. Payable within 60 days to the Collector of Assessments and Arrears.

CRESTON AV.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences from Burnside av to East 184th st. Area of assessment: Both sides of Creston av, from Burnside av to East 184th st, and to the extent of one-half the block at the intersecting and terminating sts and avs. Assessment entered Oct. 24. Payable within 60 days to the Collector of Assessments and Arrears.

EAST 161ST ST.—Regulating, reregulating, grading, regrading, curbing, flagging, laying crosswalks, building approaches, placing fences and paving, from Elton av to the Grand Boulevard and Concourse. Area of assessment: Both sides of East 161st st from Elton av to the Grand Boulevard and Concourse, and to the extent of half the block at the intersecting and terminating sts and avs. Entered Oct. 24. Payable within 60 days to the Collector of Assessments and Arrears.

EDGECOMBE AV.—Reregulating, regrading, recurbing and reflagging from 147th to 154th st. Area of assessment: Both sides of Edgcombe av, Manhattan, from West 145th st to 155th st and to the extent of half the block at the intersecting sts. Entered Oct. 29. Payable within 60 days to the Collector of Assessments and Arrears.

STEBEN AV.—Opening and acquiring title from Mosholu Parkway to Gun Hill road. Area of assessment: Beginning at the point of intersection of a line parallel to and distant 100 feet southerly from the southerly line of East 206th st with a line parallel to and distant 100 feet easterly from the easterly line of Mosholu Parkway north; running thence northerly along the last-mentioned parallel line to its intersection with a line parallel to and distant 100 feet easterly from the easterly line of Steuben av; thence still northerly along the last-mentioned parallel line and its northerly prolongation to its intersection with the northeasterly line of Gun Hill road; thence northeasterly and at right angles to Gun Hill road to its intersection with a line parallel to and distant 100 feet northeasterly from the northeasterly line of Gun Hill road; thence northwesterly along the last-mentioned parallel line to its intersection with a line parallel to and distant 100 feet northwesterly from the northwesterly line of De Kalb av; thence southwesterly along the said parallel line to its intersection with a line parallel to and distant 100 feet southwesterly from the southwesterly line of Gun Hill road; thence southeasterly along said parallel line to its intersection with a line parallel to and distant 100 feet westerly from the westerly line of Steuben av; thence southerly along said parallel line to its intersection with a line drawn at right angles to the easterly line of Mosholu Parkway north, midway between Kossuth pl and Steuben av; thence southwesterly along said line drawn at right angles to its intersection with a line parallel to and distant 100 feet westerly from the westerly line of Mosholu Parkway north; thence southerly along said parallel line to its intersection with the westerly prolongation of a line parallel to and distant 100 feet southerly from the southerly line of East 206th st; thence easterly along said prolongation and parallel line to the point or place of beginning. Entered Oct. 29. Payable within 60 days to the Collector of Assessments and Arrears.

WALTON AV.—Regulating, grading, curbing, flagging sidewalks, laying crosswalks, building approaches and placing fences from East 172d st to Fordham road. Assessment entered Oct. 31. Payable within 60 days to the Collector of Assessments and Arrears.

QUARRY ROAD.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, placing fences and laying pipe from 3d av to Arthur av. Entered Oct. 31. Payable within 60 days.

EAST 169TH ST.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences, from Clay av to the Grand Boulevard and Concourse. Assessment entered Oct. 31. Payable within 60 days.

WHITLOCK AV.—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences from Longwood av to Hunt's Point road. Assessment entered Oct. 31. Payable within 60 days.

EAST 100TH ST.—Extension of sewer between Harlem River and 1st av. Area of assessment: Both sides of 100th st from Harlem River to 1st av; on the east side of 1st av, between 99th and 100th sts. Assessment entered Oct. 31. Payable within 60 days.

WEST 164TH ST.—Sewer between St. Nicholas av and Broadway. Area of assessment: Both sides of 164th st, between St. Nicholas av and Broadway. Assessment entered Oct. 31. Payable within 60 days.

Public Works

WAVERLY PL.—Regulating and repaving with asphalt from Christopher to Bank st. Bids will be received Nov. 7 by the Borough President.

BROADWAY.—Regulating and repaving with asphalt spaces between tracks and parkways where not already paved, from 110th st to 120th st. Bids will be received by the Borough President Nov. 7.

CENTRAL PARK SOUTH.—Repaving, etc., with asphalt from the Plaza Hotel to 6th av. Bids Nov. 7.

MADISON AV.—Repaving, etc., with asphalt from 23d st to 32d st. Bids Nov. 7.

AMSTERDAM AV.—Repaving with asphalt from 100th to 104th st. Bids Nov. 7.

EDGECOMBE AV.—Repaving with asphalt from 135th to 137th st. Bids Nov. 7.

19TH ST.—Repaving with asphalt from 9th to 10th av. Bids Nov. 7.

91ST ST.—Repaving with asphalt from 1st to 2d av. Bids Nov. 7.

AMSTERDAM AV.—Repaving with asphalt block from 135th to 141st st. Bids Nov. 7.

91ST ST.—Repaving with asphalt block from 2d to 3d av. Bids will be received by the Borough President Nov. 7.

PLATT ST.—Repaving with asphalt block from Gold to William st. Bids Nov. 7.

141ST ST.—Repaving with asphalt block from St. Nicholas av to St. Nicholas pl. Bids Nov. 7.

152D ST.—Repaving with asphalt block from St. Nicholas av to St. Nicholas pl. Bids Nov. 7.

153D ST.—Repaving with asphalt block from St. Nicholas av to St. Nicholas pl. Bids Nov. 7.

154TH ST.—Repaving with asphalt block pavement on concrete foundation from St. Nicholas av to Amsterdam av. Bids Nov. 7.

CORTLANDT ALLEY.—Repaving with asphalt block from Walker to Canal st. Bids Nov. 7.

JEFFERSON ST.—Repaving with asphalt from Henry to South st, where not already paved. Bids Nov. 7.

BROAD ST.—Repaving with asphalt from Stone to Water st. Bids Nov. 7.

PERRY ST.—Repaving with asphalt from Greenwich to Washington st. Bids Nov. 7.

CHAMBERS ST.—Regulating and repaving with asphalt from Centre st to Broadway. Bids Nov. 7.

STANTON ST.—Regulating and repaving with asphalt from Clinton st to the Bowery. Bids Nov. 7.

WESTCHESTER AV.—Change of grade between St. Peters av and Lane av, and of Overing st, between Westchester av and Traitman av. Will be considered by Board of Estimate Nov. 8.

MOTT AV.—Change of grade between East 138th st and a point 100 feet northerly therefrom. Will be considered by the Board of Estimate Nov. 8.

KINSELLA ST.—Opening and extending between Rose av and Bear Swamp road, and Columbus av between West Farms road and Bear Swamp road. A hearing advertised by the Board of Estimate for Nov. 8.

SEAMAN AV.—Extension from the northerly line of Academy st to Dyckman st; a new street from Broadway to the proposed extension of Seaman av, and a new street from the proposed extension of Seaman av to Prescott st, or "F" st; also to close and discontinue the portions of Seaman av and Bolton road not included in the streets laid out above, and lying between the northerly line of Academy st, Prescott st and Dyckman st, and also to establish grades for the street system, as changed, in the Borough of Manhattan. A hearing is advertised by the Board of Estimate for Nov. 8.

HILLSIDE AV.—Opening and extending from Nagle av near Broadway to Nagle av near Dyckman st. A hearing is advertised by the Board of Estimate for Nov. 8.

FILLMORE ST.—Opening and extending between Morris Park av and Columbus av, and Garfield st, between West Farms road and Morris Park av. A hearing is advertised by the Board of Estimate for Nov. 8.

118TH ST.—Regulating and repaving with asphalt pavement on concrete foundation from 1st to 5th av. Bids Nov. 7.

10TH AV.—Regulating and repaving with granite block pavement on concrete foundation from Little West 12th to 23d st. Bids Nov. 7.

19TH ST.—Regulating and repaving with granite block pavement on concrete foundation from 10th av to Marginal st. Bids will be received Nov. 7.

140TH ST.—Regulating, grading, curbing and flagging, from Broadway to Riverside Drive. Bids will be received Nov. 7.

160TH ST.—Regulating, grading, curbing and flagging from Broadway to Riverside Drive. Bids Nov. 7.

12TH AV.—Regulating and paving with granite block pavement on concrete foundation from 48th to 50th st. Bids Nov. 7.

SPRING ST.—Regulating and repaving with wood block pavement on concrete foundation from Broadway to Sullivan st. Bids Nov. 7.

139TH ST.—Regulating, grading, curbing and flagging 139th st from a point 425 ft. west of Broadway to Riverside Drive. Bids Nov. 7.

City Finances and Public Works.

UNTIL such time as in my judgment the finances of the city warrant it you are herewith instructed not to advertise any new contracts for work in your department.—Mayor McClellan's order to heads of city departments.

The Mayor said this would hold up everything but supplies. Of course, it did not affect pavements and sewers, as they were under the jurisdiction of the borough presidents. All work already let out by contract could not be affected by this order. But all work, even authorized, will be held up, and this includes about \$150,000,000 worth of improvements the city officials had contemplated.

The Board of Estimate and Apportionment, at a special meeting, approved the tax budget for 1908, with a total of \$143,-572,266.

The Mayor gave out a statement which included the following:

It is very gratifying to me and to my colleagues on the Board of Estimate and Apportionment to be able to present a budget for 1908 which is practically self-explanatory, owing to the segregation of appropriation accounts. This is an end to which I have been working for four years, and is the result of a careful study of the system in operation in the House of Representatives, and the application of that system, as far as possible at this time, in the making up of our budget. In this work I have had, during the last two years, the hearty co-operation and assistance of the present Controller, the Bridge Commissioner, the secretary of the Board of Estimate and Apportionment and the supervising statistician and examiner of the Finance Department. I hope next year to even further segregate the budget, and to continue along these lines until the entire budget is segregated.*

In the preparation of the budget for the year 1908, it has been necessary to take carefully into consideration the financial condition of the city. The volume of the mandatory and absolutely necessary increases is so great—approximately \$10,700,000—that, in my judgment, the city is not warranted in going unnecessarily a dollar beyond it.

A recapitulation of the items shows the contributions to the budget to be as follows:

City of New York	\$122,756,666.16	\$135,474,403.89	\$12,717,737.73
County of New York	2,872,667.00	3,146,970.00	274,303.00
County of Kings..	1,499,667.50	1,550,956.87	274,303.00
County of Queens.	214,930.00	302,088.01	87,158.01
County of Richmond	77,575.00	97,847.40	20,272.40
Totals	\$127,421,505.66	\$140,572,266.17	\$13,150,760.51
Deficiencies in taxes, chapter 209, Laws of 1906	3,000,000.00	3,000,000.00	—
Totals	\$130,421,505.66	\$143,572,266.17	\$13,150,760.51

The Mayor finds the mandatory increases to be \$10,758,935.62. On this point he says:

The principal items in the budget, which, while not mandatory, are absolutely necessary to the maintenance of the departments and to do away with the issue of special revenue bonds during the ensuing year, are as follows:

Department of Finance	\$100,000.00
Law Department	80,000.00
Commissioner of Accounts	50,000.00
President of Borough of Manhattan	144,624.24
President of the Borough of The Bronx	174,925.85
President of the Borough of Brooklyn	224,812.53
President of the Borough of Queens	134,018.87
President of the Borough of Richmond	66,538.00
Parks, Manhattan and Rihmond	95,903.00
Parks, Brooklyn and Queens	218,871.00
Parks, The Bronx	103,763.57
Total	\$1,393,457.06

The following items may be considered as the only ones in the city budget which are optional and not absolutely required, either by law or to prevent deterioration in departmental work:

Police Department (additional patrolmen)	\$320,000
Department of Water Supply, Gas and Electricity	184,000
Department of Correction (additional materials for manufacturing purposes in institutions)	35,000
Department of Health (extension of milk inspection and increased force)	55,000
Department of Street Cleaning (increase in the pay of the sweepers and others from \$720 to \$780 per annum; of boardmen and scowmen, \$9,527.50; extra pay for Sundays, \$12,295.30)	184,100
Fire Department (installation of three new companies in The Bronx)	45,000
Total	\$832,100

As a result of several conferences between the Mayor, Controller and Chamberlain, representing the city, and Messrs. J. P. Morgan, of J. P. Morgan & Co.; George F. Baker, of the First National Bank, and James Stillman, of the National City Bank, arrangements have been made whereby the bankers are to provide the city with \$30,000,000 for revenue bonds at par, with an option to take \$20,000,000 more. These revenue bonds are to bear six per cent. interest.

The City Chamberlain explained the situation thus:

"Work must continue on many improvements and the actual work of the city cannot be held up. Money has not come in generously as it has in other years, and the city reached a point where it was necessary to make a big loan. We couldn't go on borrowing small sums.

"There is nothing remarkable either in the size of the issue or in the rate of interest paid. In the face of present conditions six per cent. is what might be called a reasonable rate of interest. It is more than we wanted to pay, of course. We tried to dispose of the bonds at a lower rate, but we could not do so. There are too many uses for money at present and people aren't buying bonds the way they sometimes do. We have paid six per cent. before. In fact the last issue, which was made early in October, was put out at six. Other big issues have been disposed of at four and a half and four and three quarters."

Broadway Congestion.

WHAT is the cause of the congestion of traffic on Broadway at the intersection of Fulton, Chambers, Canal and 23d sts? What, if any, is the available remedy and how best apply it? These are questions over which city officials and municipal reformers are pondering and worrying. The trouble is growing more acute every week and existing conditions, which under normal conditions are aggravating, are still more intensified today by the frequent street excavations for underground repairs at intersecting points.

One of the most troublesome points at the present time is at Broadway and Chambers st, where the congestion at certain hours could hardly be made more acute. Chambers st has been torn up now for several weeks thereby crowding the immense traffic on that busy cross-street into the smallest possible space. This blocks the Broadway crossing at times when the east and west meets the north and south traffic, thereby retarding traffic up and down Broadway and across Chambers st.

Broadway in the neighborhood of Chambers st, like the entire downtown section, with a few exceptions, is lacking in actual street room to accommodate a sudden emptying of the large office buildings which daily are being more densely populated. Were the heavy traffic confined solely to the north and south travel on Broadway, without the cross-current travel on Chambers st—which includes the slow-moving horse cars besides ponderous trucks that are frequently overloaded and momentarily liable to accident—traffic regulation might be made adequate to cope with existing conditions, but it is the cross-town traffic which is believed to be chiefly responsible for existing conditions and which first must be relieved before permanent improvement may be expected.

Mr. Calvin Tomkins, who has made and is still making a study of street congestions, not only in this country but also in Europe, believes that the first relief must necessarily come by taking the cross-town cars off the surface, the same as has been done in Boston. He also believes that eventually some of the streets will have to be widened or arcaded. He says the primary cause for the congestion on lower Broadway at the intersection of Fulton, Chambers and Canal sts is the interference of the north and south with the east and west traffic—vehicular and pedestrian having increased very greatly within five years, the trouble is much more noticeable now than formerly. The street railway companies cited this cross traffic interference as the principal cause for their inability to run more cars, and this phase of the perplexity is now before the Public Service Commission. Mr. Tomkins said that along the line of the Strand and Piccadilly Circus, London, the street traffic is much greater than even in New York, but there the 'busses and cabs are not confined to definite lines of rails in streets, and as a consequence of a most effective policing system the larger amount of traffic is passed along with less delay than here in New York. The New York Police Department deserved great credit, he

added, for enforcing much better traffic arrangements than formerly prevailed in this city and the mounted police had accomplished much in a comparatively short time.

It was becoming very apparent, however, that the north and south and east and west intersections of the surface cars in this city were developing centers of congestion at the more important street crossings which would soon make it imperative to take the cross-town cars off the surface. This traffic across Manhattan should be provided for by cross-town subways, through such streets as 14th, 23d, 34th and Chambers sts. These should prove profitable from their inception, and, in Mr. Tomkins' judgment, the Public Service Commission together with the city authorities should promptly consider the building of them.

Some years since in Boston, owing to intolerable congestions and delays, the street cars, which were rapidly becoming useless as a consequence of such delays, were taken off the surface of Tremont st and put under ground. A similar policy would soon remove cars from Washington street, which is at present a most densely thronged street of that city. Of course the street congestion in New York was largely due to the tall buildings which house so many people. The convenience of handling the business of the port of New York made necessary such concentration in different points of Manhattan and principally at the lower part of the Island. The effect of the prospective tunnels and bridges across the East and Hudson rivers would accelerate and intensify this tendency. The removal of some of the lines of rails from the streets and the provision of better policing would materially help the situation, said Mr. Tomkins, but the real difficulty lay in the fact that in certain localities the city was rapidly outgrowing the capacity of its street system. In time it would be necessary to widen certain streets or to arcade them. The underground possibilities for handling traffic should be safeguarded to the utmost possible extent in all the streets of New York, so that underground facilities might be made ultimately as effective as possible.

Will the New Haven Build the New Roads?

After hanging on the brink for several years the New York and Portchester (and Westchester) electric railroad projects have fallen gently into the arms of the New York, New Haven & Hartford Railroad Company. It transpires that the accident really happened a year ago, but it was not officially reported until this week. Previously the two projects had coalesced under the wing of the "Millbrook Company," which was controlled by Mr. Oakleigh Thorne, who is president of the Trust Company of America, in association with Mr. Marsden J. Perry, who is president of the Union Trust Company of Providence.

On the part of the New Haven Company it is announced that the construction of the roads will be undertaken as soon as the condition of the money market will allow and it is called for by public convenience. This does not mean immediately. Irrespective of any question of franchise limitations, it might mean that the new lines will not be advanced until the New Haven's own six-track electric improvement is finished and some idea obtained of just what additional traveling facilities the territory may need and be able to pay for. A natural suspicion would be that the acquisition of the two lines by the New Haven indicated the end of these two rivals, but this does not follow; for trunk lines have learned how to turn competing electric local roads into valuable feeders. The city can and no doubt soon will aid property owners to a better understanding of the practical possibilities.

One or both of the roads has a franchise from the city to cross the streets. This gives the Board of Estimate a look-in, and we are inclined to believe that it is still within the power of this board to determine when the road shall be built—or not built at all. Just at present the board is being restrained by an injunction from acting on a petition to change and combine the routes of the two roads for a distance. No doubt the New Haven will seek to keep the franchise alive, and consult its own financial convenience as to future proceeding, for which no one can blame the New Haven managers; but the city is a partner with the New Haven, as with every real estate owner in Greater New York, and it is the duty of the city to represent the natural rights of the public. It is hoped that private interests and public rights may be harmonized in this case, to the end that in one way or another the northern suburbs will obtain the improvements in commuting facilities which they stand in need of.

Of Interest to Investors in Mortgages.

In transmitting interest payments due Nov. 1 to the holders of its guaranteed mortgages, the New York Mortgage and Security Company, 135 Broadway, Manhattan, takes the opportunity to congratulate the owners thereof upon their possession of a non-fluctuating security, wholly removed from the sphere of the present panic. According to a statement of the condition of the company on Oct. 30, 1907, the proportion which its capital and surplus bear to the amount of guaranteed mortgages outstanding (9.6%) is about double that required by European law and usage and is claimed to be greatly in excess of that shown by any other large mortgage guarantee company in New York.

Local Taxation.

All real and personal property situated or owned within the State is taxable unless exempt by law. In the City of New York and certain other cities the tax on real estate is a valid lien whether or not the owner's name is correctly stated. Elsewhere it is necessary to state the name of the owner with substantial accuracy and to state separately the property of non-residents. All taxable property, both real and personal, must be assessed at its full value.

DETERMINATION OF ASSESSMENT AND PLACE OF TAXATION.

The amount of anyone's property liable to taxation which is held on the second Monday in January determines the amount of his lawful assessment in the City of New York. In other cities of the State the date is fixed by city charters. In the rest of the State the date is the first day of July. Every person is to be taxed in the tax district where he resides. A domestic corporation must be taxed at its principal office. The location of the principal office is determined by the place named in its certificate of incorporation.

The residence of a person on July first is deemed his residence for the purpose of taxation and assessment during that year. A person's residence is largely a matter of intention, and the place where his family lives, where he votes and stays the greater part of his time, and where he is assessed for personal taxes, is his residence for purposes of taxation.

When a person has acquired a residence in a tax district and has been taxed there, his residence is presumed to continue there for the purpose of taxation until he acquires another residence.

The following interesting information is from a publication of the N. Y. Tax Reform Association "Pocket Tax Law for Business Men."

TAXABLE PERSONAL PROPERTY.

The following personal property is taxable:

Cash on hand.

Cash on deposit, exclusive of deposits in savings banks.

Debts due from solvent debtors whether on account, contract, note, bond or mortgage. There is a special law for the taxation of mortgages recorded in this State on or after July 1, 1906. Debts secured by such mortgages are not otherwise taxable.

Merchandise and stock in trade, situated in this State, at market value.

Household furniture, jewelry, horses and carriages, and other chattels, situated in this State, at market value.

Rents reserved in leases of real property within the State in fee or for one or more lives, or for more than 21 years, capitalized at 6%.

EXEMPT PROPERTY.

The following personal property is exempt from taxation:

Money on deposit in savings banks.

Shares of stock of corporations. Bank stock is taxable, but the tax is paid by the bank, and not personally by the shareholder.

United States bonds. Bonds of the City of New York and some bonds issued by the State and municipalities of New York. Debts, including bonds issued by corporations, secured by mortgage, recorded in this State as a mortgage of real property on or after July 1, 1906.

Goodwill of a business.

Patent rights, copyrights, trademarks.

Cost price of goods on hand in unbroken original packages imported from foreign countries.

Vessels registered at any port in this State and engaged in ocean commerce between any port in the United States and any foreign port.

The accumulations of any incorporated co-operative loan association upon the shares of such association held by any person.

A woman, or a man who provides for a family, is entitled to an exemption on account of professional instruments, furniture, and library to the extent of \$250.

Real and personal property of an active or disabled minister or priest to the value of \$1,500.

There are certain exemptions because of the nature of the ownership of the property, such as property owned by Federal, State and local governments, by religious, charitable, educational, and other associations, which are outside the purview of this pamphlet; also certain exemptions of corporations described under the appropriate titles.

DEDUCTIONS FOR DEBT.

From the value of taxable personal property all debts which are legal obligations are to be deducted, provided such debts were not incurred in the purchase of non-taxable property. Debts incurred for the purchase of shares of stock of corporations may be deducted, but not debts incurred for the purchase of United States bonds or imported goods in unbroken original packages, or the good-will of a business.

One who is liable upon a bond secured by mortgage, whether or not he now owns the property mortgaged, may deduct the debt. Contingent liabilities as surety or indorser may not be deducted.

Digest of Recent Legal Decisions.

EMINENT DOMAIN.

Greater New York charter (Laws 1901, p. 351, chap. 466), § 822, authorizes the acquisition by the city of land under water for improving the water front of a river, and provides that if the property of the riparian owner has been built on or improved, and part only of the property is taken, the just value of the entire premises shall first be ascertained, and then there shall be ascertained the value of the premises in the condition in which they will be after the part is taken, and the difference shall constitute the measure of compensation. The city sought to acquire lands originally under water for improving the water front of a river. It sought to acquire a part of a tract on which there were improvements. It also sought to acquire a part of a parcel originally under water, which would be brought to grade on an established street on the completion of the proposed improvement. Held, that the statute was applicable to both parcels, and special benefits resulting to the parcels not taken were properly deducted in estimating the compensation to be awarded for the land taken.—*Matter of City of New York*, 118 App. Div. 865, 105 N. Y. S. (139 St. Rep.) 750.

EASEMENTS.

Where the owner of land is in absolute possession inclosed it with a substantial fence, excluding all others from any interference with it, and there was no use of an easement over the land for 20 years, the same was extinguished. Judgment (Sup.), 51 Misc. Rep. 274, 100 N. Y. S. (134 St. Rep.) 1077, reversed.—*Lewisohn v. Lansing Co.*, 119 App. Div. 393, 104 N. Y. S. (138 St. Rep.) 543.

A grantor, who sold lots and described them as bounded by a street running through his own land, without including in the conveyance the bed of the street, created a private easement for street purposes in favor of his grantee over the land designated as a street and of which he retained the fee; and this easement became appurtenant to the land conveyed, and followed it, unless it was in some way later extinguished. Judgment (Sup.), 51 Misc. Rep. 274, 100 N. Y. S. (134 St. Rep.) 1077, reversed.—*Lewisohn v. Lansing Co.*, 119 App. Div. 393, 104 N. Y. S. (138 St. Rep.) 543.

Where a party had an easement in land for street purposes, his claiming an absolute title to the land was not an abandonment of his claim to an easement therein. Judgment (Sup.), 51 Misc. Rep. 274, 100 N. Y. S. (134 St. Rep.) 1077, reversed.—*Lewisohn v. Lansing Co.*, 119 App. Div. 393, 104 N. Y. S. (138 St. Rep.) 543.

Where a party acquired an easement in a street by grant, the fact that before the street was opened, and before there was any occasion to use it as a street, he occupied and inclosed it, affords no presumption that he intended to abandon, as against any one else, the right to insist upon his easement. Judgment (Sup.), 51 Misc. Rep. 274, 100 N. Y. S. (134 St. Rep.) 1077, reversed.—*Lewisohn v. Lansing Co.*, 119 App. Div. 393, 104 N. Y. S. (138 St. Rep.) 543.

PERFORMANCE OF CONTRACT.

A purchaser is entitled to a title that will enable him to hold the land in peace, and, if he wishes to sell it, to be reasonably sure that no fault or doubt will arise to disturb its market value, and is not required to accept a deed which he will be compelled to defend by litigation.—*Wadick v. Mace*, 118 App. Div. 777, 103 N. Y. S. (137 St. Rep.) 889.

A contract to convey land described therein as the most southerly 20 acres of a tract described required the vendor to execute and deliver "a proper deed," with the usual covenants conveying the property in fee simple free from all incumbrances, except, etc. It was thereafter agreed that the 20 acres should be surveyed, which was never done, but it was discovered that it carried across a street of which both parties had notice and deprived the vendor's remaining property along such street of frontage thereon, whereupon she tendered a deed in the language of the contract. Held, that such deed required a judicial construction to identify the premises conveyed, and was therefore not "a proper deed," as required by the contract.—*Wadick v. Mace*, 118 App. Div. 777, 103 N. Y. S. (137 St. Rep.) 889.

RIGHTS AND LIABILITIES OF PARTIES.

A contract for the sale of land recited that one parcel thereof was subject to two mortgages, which were described therein. The mortgages, which were recorded, in addition to the usual conditions, each stipulated that, if at any time a law should be enacted imposing a tax on mortgages, such tax should be paid by the mortgagor or then owner of the land within 10 days after the enactment of the law, and in default of payment, or in the event the amount of the tax and interest should exceed the legal rate of interest, or in the event the payment of the tax by the mortgagor or owner of the land should be prohibited by law, the entire sum of the mortgage should become due and payable 30 days after the enactment of the law. Held, that the vendee, having notice of the mortgages, was chargeable with notice of the conditions thereof, and could not avoid

his purchase because he did not have actual knowledge that the mortgages contained other than the usual conditions.—*Schnitzer v. Bernstein*, 199 App. Div. 47, 103 N. Y. S. (137 St. Rep.) 860. (Combined Official N. Y. Digest).

The "Mayfield" a Paying Investment.

Owners of and investors in downtown apartment houses who have watched the progress of the recently completed "Mayfield" at 15 East 10th st, will be interested to learn that the building is entirely occupied, and may now be classed among the best paying investments of that kind in New York City.

The house is the first of its type to be erected in the Washington sq section, and is largely tenanted by families that have resided in that section for years. The building has six stories and contains 24 apartments of from five to eight rooms each, renting from \$1,000 to \$2,000 per annum.

The situation of the Mayfield appeals to those who, from necessity, are compelled to live within easy distance of the downtown business centre, since it may be reached in less than twenty minutes from Wall st via the subway. There are no dark rooms in the building, and without exception all have direct light and air. The apartments are arranged in suites of eight rooms in the front, and the rear apartments are in suites of five and six rooms. Each suite has a bathroom equipped with the latest conveniences. Every apartment is fitted up with a gas range as well as a porcelain lined refrigerator. The building contains eleven extra servants' rooms, and is supplied with an electric elevator which is in continuous operation both day and night.

The agents of the building are Messrs. Huston & Asinari of 25 Liberty st, who make a specialty of the management of estates. In speaking of the success of the project Mr. Huston said that it was made possible by its central situation. The building and land cost \$300,000, and it is owned by the Mayfield Construction Company.

Increased Cost of House Construction.

INDICATIVE of the increase which has taken place within the last few years in the cost of dwelling construction hereabouts a prominent builder remarked that once upon a time the unit of estimate for erecting frame dwellings was generally placed at about \$200 per room, in towns outside of New York. It will thus be seen that if a person desired to build a house of eight rooms it would have cost him about \$1,400, exclusive of the cost of the site. Today the price is more than double, due to the increase in the cost of material and the higher wages paid to labor. Were the same person to build at the present time, it is estimated that the cost per room in and around New York would be about \$500, or a total of \$4,000 for a dwelling of the size hereinbefore mentioned. This rule, which is for roughly estimating costs of frame houses of standard type, may be applied with modifications to more pretentious dwellings.

Taxpayers to Fight Riverside Extension Assessments.

At a meeting of the Washington Heights Taxpayers' Association held at Corrigan Hall, 157th st and Broadway, a committee of five was appointed to confer with the Commissioners of Assessment and Award lately appointed, to make assessments for the Riverside Drive extension. It is the opinion of the association that the act recently passed imposing the burden of the extension on the owners of realty in the restricted section is unconstitutional, since the new roadway is park property and should be borne by the municipality. Failing to obtain satisfaction from the Commissioners the association will commence a taxpayers' suit to test the constitutionality of the act. That portion of the district affected is situated west of 8th av and the New York Central tracks and extends from 72d st to Spuyten Duyvil.

Sustains Our Doctrine.

To the Editor of the Record and Guide:

A is the owner of a house which he authorized brokers B and C to rent. B wrote a letter to A that he had offered property to D for lease. Two weeks later C telephones that he has leased house and A accepted the lease. It turns out that the lessee is the same client to whom broker B showed the property. A executed the lease to D and paid the brokerage to C. B brought suit for brokerage and the judge has just decided that Broker C was entitled to commission and gave judgment for costs against B.

Answer.—The above stated case involving the law with regard to the earning of brokerage was sent in by one of our subscribers and is in exact line with the law as recently emphasized by us, that it is the broker who effects the sale who is entitled to the commission. This, too, is of the most difficult class to pre-judge the outcome, the Court having to balance delicately the rival claims of brokers both of whom have contributed to the result finally accomplished and perhaps almost equally due to the efforts of both brokers.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Nov. 4.

Briggs av, from Bronx River to Pelham Bay Park, at 2 p m.
A new avenue, bet Fort Washington av and Haven av, at 11 a m.
Hull av, Perry av, &c, at 12 m.
Edgewater rd, from Garrison av to Seneca av, at 3 p m.
Taylor st, from Morris Park av to West Farms rd, at 2 p m.
West 129th st, from Convent av to Amsterdam av, at 12 m.
Eden av, from 172d to 174th st, at 1 p m.

Wednesday, Nov. 6.

West 150th st, from Broadway to Riverside Drive, at 4 p m.
Classon Point rd, from Westchester av to East River, at 2 p m.
Tremont av, from Eastern Boulevard to Fort Schuyler rd, at 11 a m.
Sewerage District No 43, easements for, constructing trunk sewers, at 1 p m.
East 233d st, from Bronx River to Hutchinson River, at 2 p m.
Bronx Boulevard, from Old Boston Post rd to East 242d st, at 2 p m.

Thursday, Nov. 7.

Corlears Hook Park, addition, at 1 p m.
Public park at Rae, bounded by Rae st, German pl and St Ann's av, at 11 a m.
Spuyten Duyvil rd, from Spuyten Duyvil Parkway to Riverdale av, at 4 p m.
Bronx st, from East 177th to East 180th st, at 1 p m.
White Plains rd, from Morris Park av to northern boundary (closing), at 11 a m.
Two public parks, east of Boulevard Lafayette, at 2 p m.
Cypress av, closing, at 3 p m.

Friday, Nov. 8.

Baker av, from Baychester av to city line, at 2 p m.
Main st, east approach of City Island Bridge to Long Island Sound, at 3 p m.

At 258 Broadway.

Monday, Nov. 4.

Houston and East 2d sts, at 12.30 p m.
Bridge 3, Section No 3, at 2 p m.
Willard Parker Hospital, at 2 p m.
Bridge 4, Section No 2 (Queens), at 3 p m.

Wednesday, Nov. 6.

20th and 21st sts, school site, at 1 p m.
Whale Creek, dock, executive session, at 2 p m.
Bridge 4, Section No 2 (Queens), at 3 p m.

Thursday, Nov. 7.

Piers 2 and 3, E R (hearing on objections), at 10.30 a m.
Pier 13, E R (hearing on objections), at 11.30 a m.
Bridge 4, Section No 2 (2d), at 3 p m.
Fort George Rapid Transit, at 3 p m.

Friday, Nov. 8.

105th st, objections, at 11 a m.
Westchester av, Rapid Transit easements, at 11 a m.
Pier 51, East River, at 3 p m.
Bridge 4, Section No 2 (Queens), at 3 p m.
Carline st, public dock, at 4 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 2, 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 Advertisers' 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.

Lenox av, Nos 661 to 679 | w s, whole front
143d st | between 143d
144th st, No 100 | and 144th sts,
199.10x100, five 6-sty brk tenements and
stores. (Amt due, \$7,825.06; taxes, &c,
\$2,883.54.) Adj to Nov 12
5th av | s w cor 138th st, 99.11
138th st, Nos 2 to 8 | x120, three 6-sty brk
tenements, stores on av. (Amt due, \$9,425.00;
taxes, &c, \$3,800.00.) Adj to Nov 12
Bryant av, w s, 225 n 172d st, runs n 175 x w-
82 x s w 3.11 x s e 51.1 x s 91.10 x s w 36.1 x
e 100 to beg, vacant. (Amt due, \$5,251.87;
taxes, &c, \$310.77.) John H Nickisch6,400
Nelson av, w s, 61 n 172d st, 25x96.5, vacant.
A J Oliver725

Nelson av, w s, 86 n 172d st, 75x96.5, vacant.
D H Taylor2,025
Nelson av, w s, 161 n 172d st, 50x96.5, vacant.
R E Stockel1,375
Nelson av, w s, 211 n 172d st, 75x96.5, vacant.
D H Taylor2,050
Nelson av, w s, 286 n 172d st, 150x96.5, vacant.
N P Waldman4,375
Nelson av, w s, 436 n 172d st, 25x96.5, vacant.
E Dannewitz800
Nelson av, w s, 461 n 172d st, 50x96.5, vacant.
Joseph J Sideman1,725
Nelson av, w s, 120 s Featherbed lane, 100x
96.5, vacant. Benj Schneider4,700
Featherbed lane, s w cor Nelson av, 48x120x48
x113.6, vacant. Benj Schneider5,900
Featherbed lane, s s, 48 w Nelson av, 24x110x
24x113.6, vacant. Louis Meckes2,200
Featherbed lane, s s, 72 w Nelson av, 48x103.2
x48x110, vacant. Henry Krauss4,300
Featherbed lane, s s, 120 w Nelson av, 24x
99.7x24x103.2, vacant. H L Kayser2,250
Featherbed lane, s s, 24 e Plympton av, 24x
96.2x24x99.7, vacant. D H Taylor2,300
Featherbed lane, s e cor Plympton av, 24x92.8
x24x96.2, vacant. Richard R Maslin3,325
Plympton av, e s, 92.8 s Featherbed lane, 100x
96.5, vacant. Petry & Gordon3,400
Plympton av, e s, 192.8 s Featherbed lane,
125x96.5, vacant. E H Dederer3,900
Plympton av, e s, 317.8 s Featherbed lane,
25x96.5, vacant. Daniel Ryan725
Plympton av, e s, 342.8 s Featherbed lane,
75x96.5, vacant.2,000
Plympton av, e s, 250 n 172d st, 25x96.5, vac-
ant. Nathan Greenbaum650
Plympton av, e s, 200 n 172d st, 50x96.5, vac-
ant. D H Taylor1,350
Plympton av, e s, 175 n 172d st, 25x96.5, vac-
ant. Dan Ryan700
Plympton av, e s, 125 n 172d st, 50x96.5,
vacant. J J Vause1,400
Plympton av, e s, 100 n 172d st, 25x96.5,
vacant. D H Taylor700
Plympton av, e s, 75 n 172d st, 25x96.5, vacant.
J J Vause725
Plympton av, e s, 50 n 172d st, 25x96.5,
vacant. E H Dederer750
Plympton av, n e cor 172d st, 50x96.6x55x96.5,
vacant. Thomas Dwyer2,100
Featherbed lane, s w cor Plympton av, 27x108
x25x98.3, vacant. D H Taylor3,400
Plympton av, w s, 108 s Featherbed lane, 25x
75, vacant. E H Dederer800
Plympton av, w s, 133 s Featherbed lane, 25x
75, vacant. Paul S Hayes775
Plympton av, w s, 158 s Featherbed lane, 25x
75, vacant. James R A Hill575
Plympton av, w s, 183 s Featherbed lane, 25x
75, vacant. James J Casey550
Plympton av, w s, 208 s Featherbed lane, 25x
75x25.2x78, vacant. Louis Meckes525
Plympton av, w s, 233 s Featherbed lane, 25x
78x25.2x81, vacant. D H Taylor500
Plympton av, w s, 258 s Featherbed lane, 150x
90x150x81, vacant. Louis Meckes2,950
Plympton av, w s, 408 s Featherbed lane, 125x
90x119x100. D H Taylor2,925
Plympton av, w s, 533 s Featherbed lane, 50x
100, vacant. F W Stephens1,300
Plympton av, w s, 583 s Featherbed lane, 50x
100, vacant. D H Taylor1,325
Plympton av, w s, 633 s Featherbed lane, 25x
100, vacant. Arnold Scherer725
Plympton av, w s, 658 s Featherbed lane, 25x
100, vacant. Thomas Dwyer775
Plympton av, w s, 683 s Featherbed lane, 42x
100x49x100.2, vacant. John H Nickisch1,850
Featherbed lane, s s, 27 w Plympton av, 78.8x
x58.2x119x98.3, vacant. Louis Meckes4,500
Aquaduct av, e s, 105.8 w Plympton av, 65.3x
57.4x119x58.2, vacant. John H Nickisch4,075
Aquaduct av, s e s, 170.11 w Plympton av,
30x66.7x23.8x57.4, vacant. Paul S Hayes2,225
*101st st, No 56, s s, 150 e Madison av, 20x
100.11, 5-sty brk tenement and store. (Amt
due, \$5,894.75; taxes, &c, \$207.89; sub to
morts aggregating \$18,000.) Abraham A
Levin18,500
*Shakespeare av, w s, 150 s 169th st, 50x200,
vacant. (Amt due, \$3,892.31; taxes, &c,
\$409.73.) Orella D Brown2,000
*Prince st, No 101, n s, 75 e Greene st, 25x99.8,
3-sty brk loft and store bldg and 1-sty frame
shop in rear. (Partition.) Rebecca S Kettell
indiv, &c28,600
*121st st, No 317, ns, 175 e 2d av, 25x100.10,
5-sty brk tenement. (Amt due, \$9,237.16;
taxes, &c, \$475.19; sub to a mort aggregat-
ing \$25,500.) Annie Kovner26,500
*121st st, No 319, n s, 200 e 2d av, 25x100.10,
5-sty brk tenement. (Amt due, \$9,184.91;
taxes, &c, \$475.19; sub to morts aggregat-
ing \$25,500.) Annie Kovner27,500
45th st, No 342, s s, 70 w 1st av, 30x100.5,
2 and 4-sty brk building and store. (Amt due,
\$3,364.41; taxes, &c, \$292.25; sub to a prior
mort of \$10,000.) J Fleichhauer & Bro. \$18,425
Nelson av, n w cor 172d st, 61x96.6x55x96.5,
vacant. John Boyle2,100

McVICKAR, GAILLARD REALTY CO.

Water st | s w cor Market slip, 46x
Market slip, No 95 | 25, 3-sty brk tenement
and store. (Amt due, \$4,914.61; taxes, &c,
\$37.80; sub to a mort of \$5,000.) Adj to
Nov 12

SAMUEL MARX.

Carpenter av, e s, 150 n 240th st, 50x100,
Wakefield. (Partition.) Joseph Kucera, de-
fendant3,000

JAMES L. WELLS.

169th st, No 927, n s, 40.2 e Fox (Barretto) st,
20x87.6x119x80.8, 3-sty frame tenement
with store (exr's sale). Henry Miller...9,400

SAMUEL GOLDSTICKER.

Southern Boulevard, s e cor 141st st, 110.6x
135.3x92.5x76.3, vacant. (Amt due, \$11,-
060.30; taxes, &c, \$285.11.) Adj to Nov 13.---

BRYAN L. KENNELLY.

116th st, Nos 339 to 345, n s, 170 w 1st av, 80x
100.11, four 3-sty brownstone dwellings (vol-
untary). Lounsbury & O'Connor for a client.
.....52,000

116th st, No 246, s s, 87 w 2d av, 23x100.11,
2-sty brk stable (voluntary). John D Doyle.
.....14,000

Edgewater rd, being part of same, between
Craven and Worthen sts, e of Leggett's
Creek; part of East Bay av e of w l of Leg-
gett's Creek between Craven and Worthen-
sts; part of bed of Worthen st, e s and e of
w l of Leggett's Creek (corporation sale, by
order of Comptroller). E L Bernard....27,500

L. J. PHILLIPS & CO.

*Broadway, Nos 4360 to 4370 | e s, 50.5 s 187th
187th st | st, runs s 201.10
186th st | to c l 186th st,
x e 176.5 x n 122.10 x w 50 x n 150 to
187th st, x w 50 x s 50 x w 107.7 to beg,
3-sty frame dwelling and 2-sty frame stable
and vacant. Action No 1. (Amt due, \$47,-
083.70; taxes, &c, \$903.44.) Emily G Eman-
uel48,350
*Broadway, e s, 279.8 s 187th st, runs e 176.4
x n — to 186th st, x w — to Broadway, x s
27.4 to beg, vacant. Action No 2. (Amt due,
\$10,719.70; taxes, &c, \$369.12.) Emily G
Emanuel11,250

Total \$381,750
Corresponding week, 1906..... 291,157
Jan. 1st, 1907, to date..... 35,004,681
Corresponding period, 1906..... 27,015,936

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange,
14 and 16 Vesey St., except as elsewhere stated.
Nov. 2.

No Legal Sales advertised for this day.

Nov. 4.
Manhattan av, No 503, w s, 18.5 s 121st st,
15x80, 3-sty stone front dwelling. Martin
Morse agt August Ellingen et al; Eugene
Cohn & Julius Levy, att'ys, 132 Nassau st;
John C Coleman, ref. (Amt due, \$1,791.40;
taxes, &c, \$348; sub to a prior mort of \$10,-
000.) Mort recorded May 1, 1905. By Herbert
A Sherman.

Austin pl, e s, 132.2 n 144th st, runs n 502.1
x e 120.9 x s 519.8 x w 3.2 x s 56.7 x w 70.3
to beg, vacant. Rosetta Jonson agt New York
Chartered Bond & Mort Co et al; action No 1;
Morris Cooper, att'y, 20 Vesey st; John Pal-
mieri, ref. (Amt due, \$12,784.75; taxes, &c,
\$291.75.) By Joseph P Day.

Whitlock av, w s, 120.7 n 144th st, 496.9x
136.10x419.8x134.4, vacant. Same agt same;
action No 2; same att'y; same ref. (Amt due,
\$15,374.50; taxes, &c, \$292.52.) By Joseph
P Day.

Austin pl, w s, 72.8 n 144th st, runs n 561.6 x
w 120.8 x s 393.10 x w 1.7 x s 104.7 x e 71.1
to beg, vacant. Philip Simon agt New York
Chartered Bond & Mortgage Co et al; Morris
Cooper, att'y, 20 Vesey st; Joseph N Tuttle,
ref. (Amt due, \$22,300.03; taxes, &c, \$1,-
029.31.) By Joseph P Day.

Nov. 6.

85th st, No 336, s s, 375 w West End av, 25x
102.2, vacant. Jacob Levy agt William Ro-
senzweig Realty Operating Co et al; Arnstein
& Levy, att'ys, 128 Broadway; Elias B Good-
man, ref. (Amt due, \$2,936.05; taxes, &c,
\$222.74.) Mort recorded Jan 5, 1907. By
Samuel Goldsticker.

Jackson av, No 887, w s, 134.3 n 161st st, 19.9x
75, 2-sty brk dwelling. Charlotte Wolff agt
Julius H Newman et al; Herman Elfers, att'y,
277 Broadway; Charles Levy, ref. (Amt due,
\$3,794.60; taxes, &c, \$—; sub to two morts
aggregating \$4,500.) Mort recorded July 19,
1899. By Samuel Marx.

165th st, No 546, s s, 180.9 e Broadway, 20.1x
117.1x20x118.11, 5-sty brk tenement. Ehrick
(Continued on page 720.)

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 16 to 30, 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 MANHATTAN:

19TH WARD, SECTION 5. ALTERATION AND IMPROVEMENT TO SEWERS IN 1ST AVENUE, between 81st and 84th Streets, and in 82D STREET, between 1st and 2d Avenues, and to curves in 81st and 83d Streets at 1st Avenue.

HERMAN A. METZ,
Comptroller.

City of New York, October 15, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 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 MANHATTAN:

12TH WARD, SECTION 7. EDGEcombe AVENUE—RE-REGULATING, RE-GRADING, RE-CURBING AND RE-FLAGGING, from 147th to 154th Streets.

HERMAN A. METZ,
Comptroller.

City of New York, October 29, 1907. (38907)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 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 RICHMOND:

1ST WARD. 2D STREET—OPENING, between York and Franklin Avenues. Confirmed July 29, 1907; entered October 29, 1907.

HERMAN A. METZ,
Comptroller.

City of New York, October 29, 1907. (38877)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 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 QUEENS:

1ST WARD. 5TH AVENUE AND GRAHAM AVENUE—CATCH BASINS, on the Northeast and Northwest corners. WASHINGTON AVENUE—SEWER, from 5th to 9th Avenues. 3D WARD. 28TH STREET—SEWER, from 14th to 15th Avenues. 29TH STREET—TEMPORARY SEWER, between 14th and 15th Avenues.

HERMAN A. METZ,
Comptroller.

City of New York, October 29, 1907. (38898)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 30 to November 14, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12. STEUBEN AVENUE—OPENING, from Moshulu Parkway to Gun Hill Road. Confirmed July 15, 1907; entered October 29, 1907.

HERMAN A. METZ,
Comptroller.

City of New York, October 29, 1907. (38887)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 25 to November 9, 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 BROOKLYN:

29TH WARD, SECTION 16. LOTT STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Vernon Avenue and Beverly Road.

HERMAN A. METZ,
Comptroller.

City of New York, October 24, 1907. (38629)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 25 to November 9, 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, SECTION 9. EAST 161ST STREET—REGULATING, RE-REGULATING, GRADING, RE-GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, PLACING FENCES AND PAVING, from Elton Avenue to the Grand Boulevard and Concourse. 24TH WARD, SECTION 11. CRESTON AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, AND PLACING FENCES, from Burnside Avenue to East 184th Street. EAST 188TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, AND PLACING FENCES, from Park Avenue to Beaumont Avenue. 24TH WARD, SECTION 12. PERRY AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES AND PLACING FENCES, from East 207th Street to Gun Hill Road.

HERMAN A. METZ,
Comptroller.

City of New York, October 24, 1907. (38638)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 25 to November 9, 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 QUEENS:

1ST WARD. RADDE STREET—SEWER, from Webster Avenue to Payntar Avenue. ACAD-EMY STREET—SEWER, from Webster Avenue to Payntar Avenue. RADDE STREET—SEWER, from Jane Street to Payntar Avenue.

HERMAN A. METZ,
Comptroller.

City of New York, October 14, 1907. (38649)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 25 to November 9, 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 avenues, place and street, in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. POPHAM AVENUE—OPENING, from West 176th Street to Montgomery Avenue. Confirmed July 29, 1907; entered October 23, 1907. 24TH WARD, SECTION 12. EAST 213TH STREET—OPENING, from Jerome Avenue to Woodlawn Road. Confirmed July 10, 1907; entered October 23, 1907. KOSSUTH PLACE—OPENING, from Moshulu Parkway to DeKalb Avenue. Confirmed June 25, 1907; entered October 23, 1907. 24TH WARD, ANNEXED TERRITORY. RAILROAD AVENUE—OPENING, between Unionport Road and Glebe Avenue. Confirmed July 31, 1907; entered October 23, 1907.

HERMAN A. METZ,
Comptroller.

City of New York, October 23, 1907. (38658)

PROPOSALS

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock m. on

THURSDAY, NOVEMBER 7, 1907,

Boroughs of Manhattan, The Bronx and Brooklyn.

Contract for furnishing and delivering 50 sets double truck harness.

For full particulars see City Record.

W. BENSEL,

Commissioner of Street Cleaning.

Dated October 24, 1907.

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock m. on

THURSDAY, NOVEMBER 7, 1907,

Boroughs of Manhattan and The Bronx.

Contract for furnishing and delivering lumber—plain white oak.

For full particulars see City Record.

W. BENSEL,

Commissioner of Street Cleaning.

Dated October 24, 1907.

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

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

THURSDAY, NOVEMBER 7, 1907,

Boroughs of Brooklyn and Queens.

No. 1. For repairs and alterations to and painting of fences around parks and on parkways in the Boroughs of Brooklyn and Queens.

For full particulars see City Record.

SAMUEL PARSONS, JR.,

President;

JOSEPH I. BERRY,

MICHAEL J. KENNEDY,

Commissioners of Parks.

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

TO CONTRACTORS.

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

THURSDAY, NOVEMBER 7, 1907.

For furnishing all the work, labor, services and materials required for the extermination of Rats and Mice, and for the extermination of Roaches and Water Bugs.

For full particulars see City Record.

ROBERT W. HEBBERD,

Commissioner.

The City of New York, October 26, 1907.

(38717)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, NOVEMBER 7, 1907,

Borough of The Bronx.

For furnishing and delivering Three (3) Driving Horses for Parks, Borough of The Bronx.

For full particulars see City Record.

SAMUEL PARSONS, JR.,

President;

JOSEPH I. BERRY,

MICHAEL J. KENNEDY,

Commissioners of Parks.

PROPOSALS

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, NOVEMBER 7, 1907,

Borough of The Bronx.

For furnishing and delivering Two (2) Twelve-Ton, Three-Wheel Steam Road Rollers for the Department of Parks, Borough of The Bronx.

For full particulars see City Record.

SAMUEL PARSONS, JR.,

President;

JOSEPH I. BERRY,

MICHAEL J. KENNEDY,

Commissioners of Parks.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, NOVEMBER 7, 1907,

Borough of The Bronx.

For furnishing and delivering Five Hundred (500) Cubic Yards Screenings of Trap Rock (No. 5, 1907—Botanical Garden), for Parks, Borough of The Bronx.

For full particulars see City Record.

SAMUEL PARSONS, JR.,

President;

JOSEPH I. BERRY,

MICHAEL J. KENNEDY,

Commissioners of Parks.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, the City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, NOVEMBER 14, 1907,

Borough of The Bronx.

For furnishing all the labor and materials for building the granolithic and brick sidewalks and the granite curbing of the Concourse and approach to Baird Court, in the New York Zoological Park, in Bronx Park, in the City of New York.

For full particulars see City Record.

SAMUEL PARSONS, JR.,

President;

JOSEPH I. BERRY,

MICHAEL J. KENNEDY,

Commissioners of Parks.

NOTICE TO CONTRACTORS. Sealed proposals, suitably endorsed on envelope, for Tuberculosis Pavilion—Construction, Heating, Plumbing and Electric Work—at Central Islip State Hospital, Central Islip, N. Y., will be received up to three o'clock P. M. on Wednesday, the thirteenth day of November, 1907, by the State Commission in Lunacy, at the Capitol, Albany, N. Y., when bids will be opened and read publicly.

Drawings and specifications may be consulted and blank forms of proposals obtained at Central Islip State Hospital, Central Islip, N. Y., at the office of the State Commission in Lunacy, No. 1 Madison Avenue, New York City, or by application to Franklin B. Ware, State Architect, Capitol, Albany, N. Y.

Contracts will be awarded to the lowest responsible and reliable bidders unless the bids exceed the amount of funds available therefor, in which case the right to reject all bids is reserved.

N. B. Only bids for the complete work of construction, Heating, Plumbing and Electric Work combined, will be considered.

T. E. MCGARR,

Sec'y., State Commission in Lunacy.

Albany, N. Y., Oct. 21, 1907.

PUBLIC NOTICES.

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

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired for bridge purposes, in the

BOROUGH OF BROOKLYN,

BEING all those buildings, parts of buildings, etc., on property situated between Sands and Front Streets, in the Borough of Brooklyn, which were acquired for bridge purposes and which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 9th, 1907, the sale of the above described buildings and appurtenances thereto will be held by the direction of the Comptroller on

MONDAY, NOVEMBER 18TH, 1907,

at 10:30 o'clock a. m., on the premises.

For further particulars see City Record.

HERMAN A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 17th, 1907.

(38587)

Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.

New York Office: 1 Madison Avenue

IRON and STEEL WORK

FOR

BUILDINGS, BRIDGES, &c.

PUBLIC NOTICES.

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

AT THE REQUEST of the Bridge Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction property owned by the City of New York, acquired for bridge purposes, located in the

BOROUGH OF MANHATTAN,

BEING all those buildings, parts of buildings, etc., on property situated between Monroe Street and the Bowery, in the Borough of Manhattan, which were acquired for bridge purposes and which are more particularly described on certain maps on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 9, 1907, the sale of the above described buildings and appurtenances thereto will be held by the direction of the comptroller, on

FRIDAY, NOVEMBER 15TH, 1907,

at 10 o'clock a. m., on the premises.

For further particulars see City Record.

HERMAN A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 17th, 1907.

(38588)

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

AT THE REQUEST of the President of the Borough of The Bronx, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired for a bridge approach, located in the

BOROUGH OF THE BRONX,

(1) BEING the buildings in what is known as Parcel A of the easterly approach to the City Island Bridge, in the 24th Ward.

(2) BEING the buildings lying within the lines of Main Street, City Island, and the approach of the City Island Bridge to Long Island Sound.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 9th, 1907, the sale of the above described buildings and appurtenances thereto will be held by the direction of the Comptroller, on

MONDAY, NOVEMBER 4TH, 1907,

at 1 p. m., on the premises.

For further particulars regarding the description of the above described properties see maps on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

For further particulars see City Record.

HERMAN A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 17th, 1907.

(38596)

PUBLIC NOTICES.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, NO. 57 CHAMBERS STREET (STEWART BUILDING), NEW YORK, November 1, 1907.

IMPORTANT TO TAXPAYERS.

NOTICE IS HEREBY GIVEN TO ALL PERSONS whose taxes for the year 1907 have not been paid before the 1st day of November of the said year, that unless the same shall be paid to the Receiver of Taxes at his office in the Borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.;

Borough of The Bronx, corner Third and Tremont avenues, The Bronx, N. Y.;

Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.;

Borough of Queens, corner Jackson avenue and Fifth street, Long Island City, N. Y.;

Borough of Richmond, Borough Hall, St. George, Staten Island, N. Y.;

—before the 1st day of December of said year, he will charge, receive and collect upon such taxes so remaining unpaid on that day, in addition to an amount of such taxes, one per centum of the amount thereof, as provided by sections 916 and 918 of the Greater New York Charter (chapter 378, Laws of 1897).

DAVID E. AUSTEN,

Receiver of Taxes.

ADVERTISED LEGAL SALES.

(Continued from page 718.)

Parmlay, trustee, agt John A. Picken et al, John French, att'y, 59 Wall st.; Benjamin Reass, ref. (Amt due, \$21,214.80; taxes, &c, \$825.75.) Mort recorded May 22, 1903. By Joseph P. Day.

Rider av, No 251. In w cor 138th st, 138th st, No 227 old, No 451, 100x75, 2-sty frame tenement and store. Leopold Gusthal agt Wm H. Hamilton et al; Bowers & Sands, att'ys, 31 Nassau st.; James A. Allen, ref. (Amt due, \$9,887.16; taxes, &c, \$1,021.63; sub to two prior mortgages aggregating \$10,000.) By Joseph P. Day. Nov. 7.

Park av, No 1711 s e cor 120th st, 72x18, 4-sty 120th st, No 96 | brk tenement and store. Dierck Schomacker agt Sophia Michaels, Bushby & Berkeley, att'ys; Frederic C. Leubuscher, ref. (Amt due, \$4,057.60; taxes, &c, \$295.95.) By Joseph P. Day.

20th st, Nos 240 and 242, s s, 100 w 2d av, 44x 92, 4-sty brk stable and 2-sty brk stable in rear, leasehold. Sarah Watson agt Mary H. Heckmann; Wm C. Roe, att'y, 370 Fulton st, Jamaica, L. I.; Ralph D. Paoli, ref. (Amt due, \$4,463.42; taxes, &c, \$1,600.) Mort recorded March 8, 1872. By Joseph P. Day.

Broadway | s e s, 125 s w Hawthorne st, runs Vermilyea av | s e 147.11 x n e 25 x s e 150 to Vermilyea av, x s w 75 x n w 298.6 to Broad-

way, x n e 50 to beg, vacant. Emil Heller agt Richard R. Maslen et al; Chas. L. Hoffman, att'y, 320 Broadway; Thomas F. Donnelly, ref. (Amt due, \$9,752.56; taxes, &c, \$1,802.16; sub to a first mort of \$10,000.) By Joseph P. Day.

Park av | s e cor 103d st, 100.11x 103d st, Nos 102 to 110 | 80, two 6-sty brk tenements and stores. Max Levin agt Simon Cohen et al; Manheim & Manheim, att'ys, 302 Broadway; Bankson T. Morgan, ref. (Amt due, \$21,015.43; taxes, &c, \$2,117.63; sub to a mort of \$91,000.) By Joseph P. Day.

253d st, s s, about 400 w Broadway, about 175 x irregular and described in legal notice as lane from N. Y. & Albany Post rd to Riverdale, c. l, 5 chains and 8 links e land of Wm G. Ackerman, runs s 13 chains and 1 link x e 2 chains and 97 links x n w 1 chain and 88 links x e 1 chain and 60 links x n 44 links x n 1 chain and 45 links, x n e 1 chain and 49 links x n e 7 chains and 1 link x w 6 chains and 13 links to beg. Almon W. Griswold et al agt Mary R. Goodridge et al; Geo. E. Weller, ref. (Amt due, \$27,120.17; taxes, &c, \$2,500.) Mort recorded Sept 24, 1897. By J. Barry Lounsbury.

Concord av, w s, 79 n 147th st, late Dater st, 158x100, vacant. Edw. G. Black agt Sadie Klein et al; Alfred W. Varian, att'y, 44 Pine st; George Parr, ref. (Amt due, \$11,792.52; taxes, &c, \$1,100.64.) Mort recorded Dec 6, 1904. By Joseph P. Day.

127th st, No 70, s s, 165 w Park av, 25x99.11, 6-sty brk tenement and store. Alice H. Sturges agt Simon Wolk et al; Stephen P. Sturges, att'y, 55 Liberty st; Henry L. Maxson, ref. (Amt due, \$15,779.62; taxes, &c, \$9,530.) Mort recorded Oct 16, 1906. By Joseph P. Day.

Lewis st, Nos 49 and 51, w s, 100 n Delancey st, 50x100, two 6-sty brk tenements and stores. Nathan Lampont agt Morris Fisher et al; Abraham D. Levy, att'y, 302 Broadway; Benjamin Reass, ref. (Amt due, \$6,038.18; taxes, &c, \$1,611.30; sub to two mortgages of \$34,667.88.) Mort recorded July 30, 1906. By Joseph P. Day.

21st st, No 58, s s, 146 e 6th av, runs e 23.10 x s 60 x e .03 x s 40 x w 23.3 x n e — x w — x n 100 to beginning, 4-sty brk buildings and store. Edward Townsend agt Elizabeth Hard- enbergh et al; Coneys & Townsend, att'ys, 48 Wall st; James G. Graham, ref. (Amt due, \$11,148.98; taxes, &c, \$1,659.83.) Mort recorded April 29, 1865. By Joseph P. Day.

Nov. 8.
Stebbins av, No 1021, w s, 39.4 s 165th st, 55.5x45.10x44.6x31.4, 3-sty frame tenement and store. Lizzie Eder agt Eliza A. Humfrey et al; Phanor J. Eder, att'y, 80 William st; Jesse Silbermann, ref. (Amt due, \$1,336.26; taxes, &c, \$444.44.) Mort recorded May 1, 1901. By Chas. A. Berrian.

Nov. 9, and 11.
No Legal Sales advertised for these days.

REAL ESTATE RECORDS

CONVEYANCES

October 25, 26, 28, 29, 30 and 31.

BOROUGH OF MANHATTAN.

Allen st, No 191, w s, 150 n Stanton st, 25x87.6, 6-sty brk tenement and store. Isaac S. Heller to Celia Siegel. Mort \$35,275. Oct 15. Oct 29, 1907. 2:417-25. A \$14,000-\$32,000.

other consid and 100
Baxter st, No 91, e s, abt 125 s Canal st, 25x100, 6-sty brk tenement and store. Rose Guarino to Serafino Piana. Mort \$30,500. Oct 30. Oct 31, 1907. 1:199-7. A \$19,000-\$40,000.

other consid and 100
Cannon st, No 35, w s, 175 n Broome st, 25x100, 7-sty brk loft and store building. Wolf Kletzky to Fannie Kletzky. All liens. Oct 28. Oct 29, 1907. 2:332-64. A \$13,000-\$28,000.

other consid and 100
Catharine st, No 24 | n w cor Henry st, 19x99.5x18.11x100, 6-Henry st, Nos 5 to 9 | sty brk tenement and store and 1-sty brk extension. CONTRACT. Joseph Diamond with Pietro Traverso. Mort \$39,300. Oct 18. Oct 26, 1907. 1:279-53. A \$24,000-\$48,000.

58,200
Catharine st, No 66, w s, abt 25 n Oak st, 25x50, with use of alley 3 ft wide, 5-sty brk tenement and store. Cornelia R. Nash to Martin Garone. Mort \$15,000. Oct 29. Oct 31, 1907. 1:278-38. A \$11,000-\$17,000.

nom
Cherry st, No 149 (168), s s, abt 130 w Market slip, 20x60, 5-sty brk tenement and store. Nicholas Taranto et al to Martin Garone. ½ part right, title and interest. Mort \$10,000. Sept 23. Oct 29, 1907. 1:250-71. A \$5,000-\$10,000.

nom
Delancey st, No 104, n s, 38.7 e Ludlow st, 25x75, 5-sty brk tenement and store. Bernhard Block to Louis M. Block. All title. Q. C. Oct 25. Oct 26, 1907. 2:410-69. A \$20,000-\$27,000.

other consid and 50

Division st, No 251, s s, 27 e Montgomery st, 27x29.3x29.3x29.4, 3-sty brk tenement. Manfred T. F. Gouraud, Jr, son and HEIR. Manfred T. F. Gouraud to Ferdinand T. Hopkins as EXR, &c, Martha B. T. Hopkins. Q. C. deed and correction of a will. Sept 20. Oct 29, 1907. 1:287-48. A \$6,000-\$7,000.

nom
Same property. Ferdinand T. Hopkins INDIVID and as EXR, &c, Martha B. T. Hopkins to Ferdinand T. Hopkins, Jr, of Brooklyn, N. Y. Oct 17. Oct 29, 1907. 1:287.

10,000
Same property. Release covenant. Abraham Davis to Ferdinand T. Hopkins EXR, &c, Martha B. T. Hopkins. Oct 16. Oct 29, 1907. 1:287.

nom
Ferry st, No 14, s s, abt 280 w Cliff st, —x—, 5-sty brk loft and store building, and being all right, title and interest in real and personal property of party 1st part. Deed of trust. Lewis H. Bullard, of Flushing, L. I., to Lewis P. Bullard and Gordon Gordon in trust for Mary E. wife Lewis H. Bullard. B & S. Oct 26. Oct 28, 1907. 1:99—assessed with lot No. 24.

nom
Forsyth st, No 113, w s, 50 n Broome st, 25x50, 3-sty brk tenement and store. Geo. L. Kanzer to Harris Kanzer, of Brooklyn. All liens. Oct 23. Oct 31, 1907. 2:419-32. A \$12,000-\$14,000.

other consid and 100
Grand st, Nos 249 to 253 | w cor Chrystie st, 50.6x75x51.3x75, 7-sty Chrystie st, No 101 | brk tenement and store. Hermann De Selding to Anna J. wife Hermann De Selding, of Summit, N. J. ½ part. Mort \$153,500. Oct 25, 1907. 1:304-21. A \$70,000-\$130,000.

23,500
Same property. Joel S. De Selding to Anna S. wife Joel S. De Selding, of Brooklyn. ½ part. Mort \$153,500. Oct 25, 1907. 1:304.

25,500
Greenwich st, Nos 802 and 804 | n w cor 12th st, 40.10x65.1x 12th st, No 335 | 41.6x64.10, 3 and 4-sty brk tenements, store on cor. Harry M. Blair to Anna M. Buther. Mort \$20,000. Oct 29. Oct 30, 1907. 2:641-57 and 58. A \$17,000-\$21,500.

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Greenwich st. Nos 802 and 804 | n w cor 12th st, 40.10x65.1x
12th st, No 335 | 41.6x64.10, 3 and 4-sty brk
tenements, store on cor. Herman Nehmelman to Harry M
Blair. Oct 29. Oct 30, 1907. 2:641-57 and 58. A \$17,000-
\$21,500. other consid and 100
Lewis st, No 109, w s, 160 n Stanton st, 20x100, 5-sty brk tene-
ment and store and 3-sty brk tenement in rear. FORECLOS. Oct
3, 1907. Maurice S Cohen referee to Mary Weiser. Mort \$12,-
500. Oct 24. Oct 25, 1907. 2:330-28. A \$12,500-\$17,500.
18,050
Ludlow st, No 88, e s, 125 n Broome st, 26.6x87.6, 5-sty brk
tenement and store. Samuel Werner to Celia Roth. All liens.
Oct 28, 1907. 2:409-38. A \$19,000-\$32,000.
other consid and 100
Madison st, No 293, n s, 46 w Montgomery st, 23x68, 2-sty brk
tenement.
Madison st, No 291, n s, 69 w Montgomery st, 23x88, 3-sty brk
tenement.
Hyman Atlas to Jacob Koffman. 1-3 of 1/2 part. Morts \$31,-
000. Jan 16. Oct 31, 1907. 1:269-58 and 59. A \$25,000-
\$28,000. 2,000
Mercer st, No 191, w s, abt 200 s Bleeker st, 25x100, 4-sty brk
loft and store building. Alexander Reiman to Leona and Rosa-
lind Reiman. C a G. Oct 9, 1906. Oct 31, 1907. 2:523-19.
A \$29,000-\$31,000. nom
Monroe st, No 107, n s, 177.2 w Rutgers st, 26.3x100, 6-sty brk
tenement and store. Release mort. Solomon Frankel to Amanda
Basch. Oct 28, 1907. 1:272-14. A \$18,500-\$37,000. 1,000
Norfolk st, No 179, w s, 150 s Houston st, 25x100, 6-sty brk tene-
ment and store. Morris Levin et al to Isaac Schneiderman.
Mort \$39,500. Oct 28. Oct 31, 1907. 2:355-22. A \$19,000
-\$39,000. other consid and 100
Prince st, No 193 (177), n s, 25 w Sullivan st, 25x78, 4-sty brk
tenement and store. Joseph Fritz et al to Michele Germino and
Domenico Albano. Oct 10. Oct 31, 1907. 2:518-44. A \$14,-
000-\$15,500. nom
Reade st, No 146, n s, abt 218 w Hudson st, 25x63, 4-sty brk loft
and store building. Frances L Glover to Earl G Pier. Mort \$19,-
000. Oct 24. Oct 25, 1907. 1:141-8. A \$16,000-\$22,000.
other consid and 100
Same property. Earl G Pier to Etagloc Holding Co, a corp. n.
Mort \$33,000. Oct 25, 1907. 1:141. other consid and 100
Washington st, No 807, e s, 78.6 n Horatio st, runs n 18.1 x e 91
x s 12.1 x w 7 x s w 5.7 x s w 85.5 to st at beginning, 3-sty brk
tenement and store. Cornelius C Freeborn DEVISEE Cornelius
S Cooper to Garrett H Freeborn, of Brooklyn. Mort \$5,000.
Aug 1. Oct 28, 1907. 2:643-40. A \$7,500-\$8,500. nom
Water st, No 50, n s, 156.5 e Coenties slip, runs w 23.5 x n 65
x e 5.10 x s 2 x e 0.4 x s 2.8 x s 17.5 x s 60.4 to begin-
ning, 4-sty brk loft and store building. Daniel Birdsall to
Frances L Glover, of Philipstown, Putnam Co, N Y. Oct 28.
1907. 1:30-29. A \$12,800-\$17,500. other consid and 100
William st, Nos 93 to 97.
William st, No 99.
Agreement as to encroachments. North River Ins Co with Re-
becca A D W wife Luther A Swope, of Irvington, N Y. Jan 25,
1906. Oct 25, 1907. 1:67. nom
1st st E, No 13, s s, 188.1 e Bowery, 19.8x74.4x19.10x77, 5-sty
brk tenement and store. Maybelle Realty Co to Giuseppe Di-
marco, Andrea Ribando and Antonio Buccola. Mort \$23,000.
Oct 31, 1907. 2:456-20. A \$15,000-\$22,000.
other consid and 100
4th st E, No 385, n s, abt 105 w Lewis st, 20x75, 3-sty brk
tenement. Joseph Krulwich to Max and Hyman Rieder. Mort
\$11,750. Oct 26. Oct 28, 1907. 2:360-29. A \$6,000-\$7,000.
other consid and 100
7th st E, Nos 117 and 119, n s, abt 220 w Av A, —, two 3-sty
brk tenements. Release dower. Etel wife of Solomon Silk to
Abraham Leipzig. All title. Q C. Oct 22. Oct 31, 1907. 2:-
435-43 and 44. A \$26,000-\$32,000. nom
9th st E, No 733, n s, abt 265 w Av D, 25x92.3, 5-sty brk tene-
ment. FORECLOS. Oct 21, 1907. Chas D O'Connell ref to
Joseph Rosenzweig. Oct 30. Oct 31, 1907. 2:379-48. A \$15,-
000-\$27,000. 3,000
11th st E, No 628, s s, 308 w Av C, 25x94.9, 5-sty brk tenement
and store. Rebecca Harris to Leopold Harris. C a G. All tit-
le. Oct 31, 1907. 2:393-21. A \$15,000-\$31,000.
other consid and 100
15th st E, No 415, n s, 369 w Av A, 25x103.3, 5-sty brk tene-
ment and store and 1-sty frame building in rear. David Green-
berg to Max Wachsmann. Q C. Oct 25. Oct 26, 1907. 3:947-
11. A \$11,000-\$16,000. nom
26th st E, Nos 328 and 330, s s, 200 w 1st av, 50.2x98.9x50.4x
98.9, two 5-sty brk loft and store buildings; also 8 inches of
land in rear of lot 91 map Bellevue lots together known as Nos
328 and 330 E 26th st. Bellevue Realty Corp to Jacob, German
and Solomon Kahn. Mort \$24,000. Oct 25. Oct 31, 1907 3:-
931-40. A \$18,000-\$40,000. nom
36th st E, No 111, n s, 155 e 4th av, 25x98.9, 4-sty stone front
dwelling. Benj F Isherwood to Eliza A and Christine E M
Isherwood joint tenants. B & S. Oct 30, 1907. 3:892-7. A
\$42,500-\$58,500. gift
39th st W, No 431. n s, 400 w 9th av, 25x98.9, 5-sty brk
tenement and store and 4-sty brk tenement in rear. Minnie
C Euler to Henry Bollwinkel. Q C. Oct 25. Oct 31, 1907
3:737-17. A \$9,000-\$11,000. nom
40th st W, No 326, s w s, abt 395 w 8th av, 25x98.9, 5-sty stone
front tenement and store and 3-sty stone front tenement in rear.
Melvine R Ellis et al to Arnold H Ellis, of Willsborough, Essex
Co, N Y. C a G. Aug 29. Oct 25, 1907. 3:763-56. A \$10,-
500-\$19,000. nom
42d st E, &c. Agreement as to modifications in detail and of plans
of terminals north of 42d st and approaches thereto. The City
of N Y with N Y & Harlem R R Co and the N Y C & H R R R
Co. July 8. Oct 25, 1907. 5:1277 to 1291 inclu and 1297 to
1310 inclu. nom
42d st, W, Nos 102 to 108 | s w cor 6th av, 100x80, 4 and 6-sty brk
6th av, Nos 729 to 735 | loft and store buildings. Julian B Hart
to David B Hart. 1/4 right, title and interest. C a G. All liens.
Oct 31, 1907. 4:994-33 and 24. A \$510,000-\$570,000. nom
Same property. Declaration by Julian B and John I Hart that
they hold 1/4 interest in above for David B Hart. Dec 30, 1893.
Oct 31, 1907. 4:994.
46th st W, Nos 552 and 554, s s, 100 e 11th av, 50x1/2 blk, 3 and
4-sty brk tenements with all real and personal estate of which
Henry Meyer or Emma A King died seized. J I J Maguire to
Hannah E Forbes and Lavinia R Conrow children of Henry
Meyer. Release. Q C and correction deed. July 8. Re-recorded
from Oct 30, 1907. 4:1074-59 and 60. A \$13,000-\$15,500.
This and all following deeds on same property are Re-recorded
in Section 6 block 1752 only. nom
Same property. Real and personal estate of which Henry Meyer
and Emma A King died seized. William Knapp to Hannah E
Forbes and Lavinia R Conrow, children of Henry Meyer. Re-
lease Q C, &c. Mar 28. Re-recorded from Oct 30, 1907. 4:-
1074-59 and 60. A \$13,000-\$15,500. nom
Same property. Frank E Young et al to same. Release Q C,
&c. Mar 28. Re-recorded Oct 30, 1907. 4:1074; 6:1752. nom
Same property, with all other real and personal estate of which
Henry Meyer and Emma A King died seized. Frank K Proud to
Hannah E Forbes and Lavinia R Conrow children of Henry
Meyer dec'd. Release, Q C, &c. Mar 28. Re-recorded Oct 30,
1907. 4:1074-59 and 60. A \$13,000-\$15,500. nom
Same property. James I J Maguire et al to same. Release Q C,
&c. Mar 28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property, with all other real estate of which Henry Meyer
or Emma A King died seized. Wm W King et al to Hannah
E Forbes and Lavinia R Conrow children of Henry Meyer. Re-
lease Q C, &c. Mar 28. Re-recorded from Oct 30, 1907. 4:1074
59 and 60. A \$13,000-\$15,500. nom
Same property. Chas R King to same. Release Q C, &c. March
28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property. Amanda Sutton to same. Release Q C, &c. Mar
28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property. Belle F Madge to same. Release Q C, &c.
Mar 28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property. Chas F Proud to same. Release, Q C, &c. Mar
28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property, with all real and personal estate of which Henry
Meyer or Emma A King died seized. Mary K Totten to Hannah
E Forbes and Lavinia R Conrow. Release, Q C, &c. Mar 28.
Re-recorded from Oct 30, 1907. 4:1074-59 and 60. A \$13,000
-\$15,500. nom
Same property. Wm G Young to same. Q C and release. Mar
28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property, with all other real and personal estate of which
Henry Meyer or Emma A King died seized. Ella Conover to
Hannah E Forbes and Lavinia R Conrow children of Henry
Meyer. Release, Q C, &c. Mar 28. Re-recorded from Oct 30,
1907. 4:1074-59 and 60. A \$13,000-\$15,500. nom
Same property. Addie S Everett to same. Release, Q C, &c. Mar
28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property. Geo W Knapp to same. Release, Q C, &c. Mar
28. Re-recorded from Oct 30, 1907. 4:1074. nom
Same property. Emma M Harmon and Cecelia G Talley to same.
Mar 28. Re-recorded from Oct 30, 1907. 4:1074. nom
46th st W, Nos 605 and 607, n s, 100 w 11th av, runs w 50 x n
85.6 x e 25 x n — x e 25 x s 100 to beginning, 3 and 4-sty brk
tenements and stores. Joseph Ratzer to Pauline F wife of John
Anderson, of Jersey City, N J. Oct 24, 1907. Oct 31, 1907.
4:1094-27 and 28. A \$11,000-\$13,500. nom
47th st W, No 35, n s, 526.6 w 5th av, 23x100.5, 4-sty stone front
dwelling. TRUSTEES of Columbia College to Harry M Austin,
of Astoria, L I. Oct 24. Oct 25, 1907. 5:1263-16. A \$52,000
-\$58,000. other consid and 100
47th st W, No 35, n s, 526.6 w 5th av, 23x100.5, 4-sty stone front
dwelling. Harry M Austin to Alfred E Marling. Mort \$55,000.
Oct 25. Oct 26, 1907. 5:1263-16. A \$52,000-\$58,000.
other consid and 100
50th st E, No 334, s s, 295 w 1st av, 20x100.5, 5-sty stone front
tenement. Gertrude L Ryan to Mary Palmer. Mort \$6,000.
Oct 30, 1907. 5:1342-39. A \$8,000-\$10,500.
other consid and 100
51st st W, No 418, s s, 525 e 10th av, 25x100.5, 5-sty stone front
tenement. John J Boylan to Elizabeth Boylan. Mort \$16,000.
Oct 24. Oct 28, 1907. 4:1060-43. A \$11,000-\$15,000.
other consid and 100
51st st W, No 335, n s, 396.3 w 8th av, 17.6x100.5, 3-sty stone
front tenement. Wm H Kilgannon and Elizabeth his wife to
William Schek, Jr, of West Nyack, N Y. Mort \$12,000. Oct
17. Oct 26, 1907. 4:1042-16. A \$10,000-\$14,500. nom
Same property. William Schek, Jr, to Elizabeth Kilgannon. Mt
\$12,000. Oct 17. Oct 26, 1907. 4:1042. nom
54th st E, No 323, n s, 250 e 2d av, 25x100.5, 5-sty brk tene-
ment and 3-sty brk tenement in rear. Ida Pieper to Fidelia
Mittelman and Markus Weil. Mort \$16,500. Oct 31, 1907.
5:1347-11. A \$9,000-\$17,000. other consid and 100
54th st E, No 343, n s, 160 w 1st av, 20x100.5, 4-sty brk tene-
ment. Mary Cermak et al to Theresa Lenz. Oct 30. Oct 31.
1907. 5:1347-20. A \$7,000-\$11,000. 100
55th st W, No 115, n s, 83.4 (? should be 183.4) w 6th av, 16.8x
100.5, probable error, 4-sty brk dwelling. Walter B Warren to
Chas T Barney. B & S and C a G. Mort \$84,000 covering Nos
105 to 115 W 55th st. Oct 30, 1907. 4:1008-25. A \$20,000
-\$26,000. other consid and 100
56th st E, Nos 411 to 417, n s, 174 e 1st av, 80x91.11x80.2x97.2,
two 6-sty brk tenements and stores in Nos 411 and 413. Jacob
Bloch to Jacob, Bernhard and Meda Bloch as TRUSTEES. 1/2
part. All title. Mort \$83,000. Oct 28. Oct 31, 1907. 5:1368
-8 and 10. A \$24,000-\$30,000. other consid and 100
56th st E, Nos 411 and 413, n s, 174 e 1st av, 40x94.7x40.1x97.2,
56th st E, Nos 415 and 417, n s, 214 e 1st av, 40x91.11x40.1x94.7,
Two 6-sty brk tenements, stores in Nos 411 and 413.
Release mort. Business Men's Realty Co to Lewis Realty &
Construction Co. Oct 8. Oct 29, 1907. 5:1368-8 and 10. A
\$24,000-\$30,000. nom

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56th st E, Nos 411 to 417, n s, 174 e 1st av, 80x92x80.2x97.2, two 6-sty brk tenements and stores in Nos 411 and 413. Lewis Realty & Construction Co to Rachel Lederer. Mort \$73,000. Oct 28. Oct 29, 1907. 5:1368-8 and 10. A \$24,000-P \$30,000. other consid and 100

Same property. Rachel Lederer to Jacob, Bernhard, and Meda Bloch as TRUSTEES. Mort \$83,000. Oct 28. Oct 29, 1907. 5:1368. other consid and 100

56th st E, Nos 411 and 413, n s, 174 e 1st av, 40x94.7x40.1x97.2, 6-sty brk tenement and store. Release mort. N Y Trust Co to Lewis Realty & Construction Co. Oct 8. Oct 29, 1907. 5:1368-8. A \$12,000-P \$15,000. other consid and 1,000

56th st E, Nos 411 and 413, n s, 174 e 1st av, 40x94.7x40.1x97.2, 6-sty brk tenement and store. Release mort. N Y Trust Co to Lewis Realty & Construction Co. Oct 8. Oct 29, 1907. 5:1368-8. A \$12,000-P \$15,000. other consid and 100

56th st E, Nos 415 and 417, n s, 214 e 1st av, 40x91.11x40.1x94.7, 6-sty brk tenement. Release mort. N Y Trust Co to Lewis Realty & Construction Co. Oct 8. Oct 29, 1907. 5:1368-10. A \$12,000-P \$15,000. other consid and 1,000

Same property. Release mort. Same to same. Oct 8. Oct 29, 1907. 5:1368. other consid and 100

57th st W, No 559, n s, 83.4 e 11th av, 16.8x100.5, 3-sty brk and stone tenement and store. Frederick Van Wyck to Chas L Burnham. Mort \$5,000. Aug 13. Oct 30, 1907. 4:1086-1C. A \$6,500-\$7,500. nom

58th st E, No 435, n s, 231.5 w Av A, 18.1x100.4, 3-sty brk and stone tenement. Simon F Bleyer et al EXRS, &c, Jacob S Bleyer to Morris Rollnick. Oct 25, 1907. 5:1370-15. A \$6,500-\$9,000. 11,000

58th st E, No 345, n s, 160 w 1st av, 20x100.5, 5-sty brk and stone tenement. J Henry Steinkamp to Wm H Steinkamp and Dora his wife tenants by entirety. Mort \$10,000. Oct 21. Oct 25, 1907. 5:1351-20. A \$8,000-\$16,000. other consid and 100

61st st W, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store. Abraham H Altschul and ano to Israel H Goldberg, of Jersey City, N J. B & S. Oct 22. Oct 25, 1907. 4:1153-6. A \$6,000-\$14,000. other consid and 100

Same property. Israel H Goldberg to Fredk W Crawford, of Jersey City, N J. Mort \$16,000. Oct 15. Oct 25, 1907. 4:1153. other consid and 100

65th st W, No 162, s s, 210 e Amsterdam av, 18x100.5, 4-sty and basement stone front dwelling. Max Solomon to Theo J Yost. Mort \$14,000. Sept 27. Oct 29, 1907. 4:1136-56. A \$10,000-\$16,000. other consid and 100

65th st E, No 131, n s, 90 w Lexington av, 20x100.5, 3-sty and basement stone front dwelling. Wm B Isham to Flora I Collins, of Harrison, N Y. Aug 1, 1903. Oct 29, 1907. 5:1400-13½. A \$30,000-\$34,000. gift

66th st E, Nos 339 and 341, n s, 75 w 1st av, 37.6x100.5, 6-sty brk tenement. Louis J Jacoves et al to Tillie Wacht. Mort \$49,800. Oct 25. Oct 26, 1907. 5:1441-22. A \$16,000-\$48,000. other consid and 100

66th st E, No 326, s s, 300 e 2d av, 16.8x100, 3-sty brk and stone dwelling. Joseph Gies INDIVID and as TRUSTEE for Anna M G Schneider et al to Pincus Lowenfeld and William Prager. Mort \$6,000. Aug 19. Oct 30, 1907. 5:1440-40. A \$5,500-\$8,000. 10,875

Same property. Anna M G Schneider et al to same. Mort \$6,000. Oct 30, 1907. 5:1440. nom

66th st E, Nos 335 and 337, n s, 112.6 w 1st av, 37.6x100.5, 6-sty brk tenement. Louis J Jacoves et al to Samuel Loewy. Mort \$47,800. Oct 24. Oct 26, 1907. 5:1441-21. A \$16,000-\$48,000. other consid and 100

67th st E, Nos 342 to 346, s s, 75 w 1st av, 75x100.5, two 6-sty brk tenements. Louis J Jacoves and Joseph White to Newman Dube. All title. Mort \$99,600. Oct 24. Oct 26, 1907. 5:1441-31 and 32. A \$32,000-\$96,000. other consid and 100

68th st W, No 45, n s, 455 w Central Park West, 20x100.5, 4-sty and basement stone front dwelling. Robt S Minturn and ano EXRS Anna M Quicke to Edgar H Rosenstock. Oct 22. Oct 30, 1907. 4:1121-14. A \$15,000-\$28,000. 35,000

Same property. Edgar H Rosenstock to Isaac Stern. Mort \$20,000. Oct 30, 1907. 4:1121. nom

72d st W, No 250, s s, 210 e West End av, runs s 112.2 x e 15 x n 10 x e 5 x n 102.2 to st x w 20 to beginning, 4-sty and basement stone front dwelling. FORECLOS, Feb 27, 1901. Oswald N Jacoby ref to Franklin Bartlett. April 9, 1901. Oct 26, 1907. 4:1163-56. A \$26,000-\$42,000. 39,500

72d st E, No 219, n s, 225.5 e 3d av, 14.7x102.2, with all title to strip on w, 0.5x102.2, 3-sty stone front dwelling. The Industrial Realty Co to Maria Staats. Mort \$10,000. Oct 24. Oct 25, 1907. 5:1427-9½. A \$7,500-\$10,500. 100

72d st E, No 423, n s, 250 w Av A, 25x102.2.

72d st E, No 429, n s, 175 w Av A, 25x102.2.

two 4-sty brk stone front tenements.

Isaac Goldberg et al to Fannie Cronheim. Mort \$30,000. Oct 30. Oct 31, 1907. 5:1467-14 and 17. A \$18,000-\$32,000. nom

73d st E, No 29, n s, 18 w Madison av, 15x80, 4-sty stone front dwelling. Chas C Sargent to Mary E Sargent. Mort \$15,000. Oct 25. Oct 28, 1907. 5:1388-16½. A \$32,000-\$36,000. nom

74th st E, Nos 210 to 214, s s, 135 e 3d av, 50x102.2, two 4-sty brk tenements and stores and 2 and 3-sty brk tenements in rear. Samuel Altschul and ano to Emanuel Levy, of Phoenix City, Alabama. Mort \$28,700. Oct 28. Oct 29, 1907. 5:1428-42 and 43. A \$22,000-\$32,500. other consid and 100

75th st W, No 125, n s, 320 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Mary C Murray to Louis F Rothschild. All title. Oct 30. Oct 31, 1907. 4:1147-19. A \$14,000-\$28,000. nom

76th st W, No 164, s s, 180 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Albert A Morse to Jane and Thos M Jr Stewart and Robt H Hibbard EXRS and TRUSTEES Thos M Stewart. Mort \$29,000. Oct 25, 1907. 4:1147-57. A \$14,500-\$25,000. other consid and 100

80th st E, No 172, s s, 159 w 3d av, 19x102.2, 4-sty stone front dwelling. Saul Deiches et al to Mary F Stanley. Mort \$13,000. Oct 28, 1907. 5:1508-43. A \$10,000-\$16,000. other consid and 100

83d st E, No 418, s s, 281 e 1st av, 25x102.2, 5-sty brk tenement. Joseph Wunsch to Samuel Levin. Mort \$7,500. Oct 30, 1907. 5:1562-37. A \$8,000-\$17,000. other consid and 100

93d st W, No 31, n s, 413 e Columbus av, 19x100.8, 4-sty and basement stone front dwelling. Robt C MacElrath to Mary W Finley. Mort \$11,000. Oct 29. Oct 31, 1907. 4:1207-17½ and 17½. A \$9,500-\$13,000. other consid and 100

93d st E, No 305, n s, 100 e 2d av, 25x100.8, 4-sty brk tenement. Rosa Jackle to Morris Spiegel. Mort \$8,500. Oct 31, 1907. 5:1556-5. A \$8,000-\$13,500. exch and 100

93d st W, Nos 62 and 64, s s, 100 e Columbus av, runs s 100 x e 25 x s 0.8 x e 50 x n 100.8 to st x w 75 to beginning, with all title to strip, 0.4x100.8, adj on east, two 5-sty brk tenements. Joseph L Deering to Mary A Deering. 1-14 part. All title. All liens. Oct 24. Oct 25, 1907. 4:1206-58. A \$47,000-\$75,000. nom

96th st E, No 224, s s, 337 e 3d av, 32x100.8, 5-sty brk tenement. Max Augner to Mary A Smith. Mort \$32,500. Oct 31, 1907. 5:1541-34. A \$13,000-\$29,000. nom

97th st W, No 259, n s, 89 e West End av, 18x91.11, 3-sty and basement brk dwelling. Eliza C Nicoll to Mary E Miller. Oct 30. Oct 31, 1907. 7:1869-4½. A \$8,500-\$14,000. other consid and 100

100th st E, No 158, s s, 250 w 3d av, 25x100.11, 5-sty brk tenement. Moses N Glickman to Clara Glickman. All liens. Oct 21. Oct 26, 1907. 6:1627-47. A \$8,000-\$16,000. other consid and 100

101st st E, No 315, n s, 400 w 1st av, 25x100.10, 6-sty brk tenement and store. Abraham Teichman to Pesie Gang. Mort \$30,150 and all liens. Oct 17. Oct 28, 1907. 6:1673-10. A \$6,000-\$27,000. other consid and 100

106th st E, No 239, n s, 100 w 2d av, 25x100.11, 4-sty brk tenement. FORECLOS (Sept 30, 1907). Edw J Dunphy (ref) to Alwine Ahnert. Oct 23. Oct 28, 1907. 6:1656-20. A \$8,000-\$15,500. 16,600

Same property. Alwine Ahnert to Rose Sullivan. Mort \$11,000. Oct 25. Oct 28, 1907. 6:1656. other consid and 100

109th st W, n s, 150 w Columbus av, 100x171.10 to s s Cathedral Parkway | Cathedral Parkway or 110th st, vacant. Wm G Park to Cathedral Realty Co. All liens. Apr 12, 1905. (Recorded from Oct 8, 1907.) Oct 29, 1907. 7:1864-23 to 26 and 39 to 42. A \$109,000-\$109,000. 98,000

110th st E, Nos 10 to 18, s s, 100 w Madison av, 128x100.11, five 5-sty brk tenements, stores in Nos 16 and 18. Marianne Rosenzweig to Jennie Reichman. B & S. Oct 28, 1907. 6:1615-60 to 64. A \$66,500-\$103,000. other consid and 100

112th st W, No 321, n s, 120 e Manhattan av, 16.8x100.11, 3-sty and basement brk dwelling. Christopher H Steinkamp Jr to Wm H Steinkamp and Dora his wife tenants by entirety. ½ part. B & S and C A G. Mort \$10,000. Jan 8, 1906. Oct 25, 1907. 7:1847-9. A \$6,000-\$9,000. other consid and 100

114th st E, No 123, n s, 175 e Park av, 15x100.11, 3-sty stone front dwelling. Harry Freedman to Isidor Freedman. Mort \$7,250. Oct 30, 1907. 6:1642-9. A \$6,000-\$8,000. nom

115th st E, No 10, s s, 170 e 5th av, 25x100.11, 5-sty brk tenement. Herman Grohman to Joseph Wiener Jr. Mort \$26,000. Jan 18, 1907. 6:1620-65. A \$10,000-\$23,000. Corrects error in issue of Jan 26, 1907, when st No was 110. other consid and 100

116th st W, Nos 614 to 618, s s, 250 w Broadway, 75x100.11, 10-sty brk and stone tenement. Paterno Bros, a corpn, to Jason R and Wm R Westerfield. Mort \$200,000. Oct 31, 1907. 7:1896-80. A \$51,000-P \$55,000. other consid and 1,000

117th st E, No 7, n s, 135 e 5th av, 25x100.11, 5-sty brk tenement. Sadie Hirschberg to Joseph B Rosenback. Mort \$22,375. Oct 30, 1907. 6:1623-6. A \$11,000-\$25,000. other consid and 100

117th st W, No 435, n s, 40 e Amsterdam av, 18.4x100.11, 5-sty brk and stone dwelling. William Gow to The Borough Bank of Brooklyn. Mort \$15,000. Oct 29. Oct 30, 1907. 7:1961-39. A \$13,000-\$23,000. nom

117th st W, No 121, n s, 250 w Lenox av, 18x100.11, 5-sty brk dwelling. Estelle C wife of and Morris M Hagedorn to Wm C Hyde. Mort \$17,250. Oct 25. Oct 30, 1907. 7:1902-21. A \$9,300-\$19,000. other consid and 100

118th st E, No 350, s s, 67 w 1st av, 16.6x50.5, 3-sty stone front dwelling. Lenoria Hughes to John J Walsh. Mort \$3,300. Oct 25, 1907. 6:1689-30½. A \$2,500-\$6,000. other consid and 100

118th st E, Nos 411 to 415, n s, 144 e 1st av, 50x100.11, three 3-sty stone front dwellings. Max Lipman to Max Gold. ½ part. Mort \$13,200. Oct 15. Oct 25, 1907. 6:1806-7 to 8. A \$12,000-\$21,000. other consid and 100

118th st E, No 225, n s, 310 w 2d av, 16.8x100.10, 3-sty stone front dwelling. Release dower. Katie McGowan widow to James A Lynch. All title. Q C. Oct 22. Oct 31, 1907. 6:1783-12. A \$4,500-\$7,500. nom

119th st E, No 212, s s, 175 e 3d av, 37.6x100.5, 6-sty brk tenement and store. Abraham B Keve to Albert L Silberstein. Mort \$50,000. Oct 30, 1907. 6:1783-41. A \$10,500-\$46,000. omitted

121st st W, No 101, n s, 80 w Lenox av, 20.6x75.11, 3-sty and basement stone front dwelling. Chas A Yost to Minnie Y Keeler, Geo A Yost and Lillie Y Jacka. Mort \$15,000. Nov 20, 1905. Oct 29, 1907. 7:1906-28. A \$8,500-\$19,000. nom

122d st W, No 114, s s, 171 w Lenox av, 18x100.11, 3-sty and basement stone front dwelling. Clara V Simons to Fredk C Simons. Mort \$12,000. Sept 11. Oct 31, 1907. 7:1906-40½. A \$8,600-\$18,000. nom

123d st E, No 414, s s, 212 e 1st av, 25x100.11, 4-sty brk tenement. Leonard Del Genio to Raffaella wife of Leonard Del Genio. ½ part. All title. All liens. Oct 22. Oct 31, 1907. 6:1810-40. A \$5,000-\$12,000. nom

REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

Turner Construction Co., 11 Broadway, N. Y. ENGINEERS AND CONTRACTORS

- 123d st E, No 154, s s, 285 w 3d av, 25x100.11, 6-sty brk tenement and store. Samuel Portman and ano to John A Sonntag. Mort \$33,750. Oct 25. Oct 26, 1907. 6:1771-48. A \$8,000—\$32,000. other consid and 100
- 126th st E, Nos 121 and 123, n s, 290 e Park av, 50x99.11, two 6-sty brk tenements and store. Samuel Loewy to Minnie E White. Mort \$83,400. Oct 25. Oct 26, 1907. 6:1775-13. A \$16,000—\$65,000. 100
- 127th st E, No 117, n s, 237 e Park av, 22x99.11, 5-sty brk tenement. John Bergmann to Emma wife of John Bergmann. Mt \$20,000. Oct 25. Oct 26, 1907. 6:1776-11. A \$6,000—\$21,000. other consid and 100
- 127th st W, Nos 413 to 421, n s, abt 170 w Convent av, —x—, two 2 and two 3-sty frame dwellings.
- 4th st W, No 303, e s, abt 20 n Bank st, —x—, 2-sty brk dwelling.
- Also property in Kings Co.
- Lillian M Barrett to Geo A Lacas, Jr. B & S. 1-240 part. Oct 17. Oct 31, 1907. 7:1967-63. A \$28,000—\$28,000. 2: 615-2. A \$7,500—\$8,000. nom
- 127th st E, No 115, n s, 215 e Park av, 22x99.11, 5-sty brk tenement. Morris Rotter to Seventy-Eighth Street Realty Co. Mort \$17,000. Oct 29, 1907. 6:1776-10. A \$6,000—\$21,000. other consid and 100
- 128th st E, No 6, s s, 110 e 5th av, 20x99.11, 3-sty stone front dwelling. Grace G Posey to Geo W Glaze. B & S. Oct 29. Oct 31, 1907. 6:1752-68. A \$8,000—\$17,000. nom
- 129th st E, No 109, n s, 140 e Park av, 25x99.11, 4-sty brk tenement and store. Emma F Garnsey to Annie Goldflam. All liens. Oct 31, 1907. 6:1778-7. A \$6,500—\$12,000. nom
- 129th st E, No 109, n s, 140 e Park av, 25x99.11, 4-sty brk tenement and store. Annie Goldflam to Emma F Garnsey. Mort \$12,750. Oct 30, 1907. 6:1778-7. A \$6,500—\$12,000. nom
- 129th st W, Nos 34 and 36, s s, 460 w 5th av, 50x99.11, vacant. Aaron M Janpole et al to Napoleon Construction Co. Oct 25. Oct 26, 1907. 6:1726-55 and 56. A \$20,000—\$20,000. nom
- 129th st E, No 109, n s, 140 e Park av, 25x99.11, 4-sty brk tenement and store. Saul Adams to Annie Goldflam. Mort \$12,750. Oct 25, 1907. 6:1778-7. A \$6,500—\$12,000. nom
- 130th st W, No 214, s s, 185 w 7th av, 15x99.11, 3-sty and basement stone front dwelling. Chas A Yost to Minnie Y Keeler, Geo A Yost and Lillie Y Jacka. Mort \$6,000. Nov 21, 1905. Oct 29, 1907. 7:1935-41. A \$6,000—\$10,000. nom
- 131st st W, No 215, n s, 208.4 w 7th av, 15.8x99.11, 3-sty stone front dwelling. Geo J Godfrey et al to Honora M Godfrey. Q C. Oct 14. Oct 26, 1907. 7:1937-23. A \$6,200—\$9,500. nom
- 134th st W, No 524, s s, 524.3 w Amsterdam av, 43.9x99.11, 5-sty brk tenement. Release mort. U S Trust Co to Chas E Jones Co. Oct 25. Oct 26, 1907. 7:1987-53. A \$15,000—\$30,000. 40,000
- 136th st W, No 166, s s, 137.6 e 7th av, 12.6x99.11, 3-sty stone front dwelling. Abram C Gibson TRUSTEE Benj F Roe to Eliz A Gibson, of West New Brighton, S I. Oct 26. Oct 28, 1907. 7:1920-58. A \$5,000—\$8,000. 8,100
- 139th st W, n s, 575 e Lenox av, 75x199.10 to s s 140th st W, Nos 18 to 22 | 140th st, 2-sty brk stable. FORECLOS (Oct 17, 1907). Richard H Clarke (ref) to David Kidansky and Louis J Levy. Mort \$42,000. Oct 24. Oct 30, 1907. 6:1737-25, 26 and 27 and 46. A \$36,300—\$45,300. 1,000 over mort of 42,000
- 147th st W, No 439, n s, 325 w St Nicholas av, 22.6x79.11, 3-sty stone front dwelling. Mabel S Cowan to John and Matthias Haffen, of firm J & M Haffen. Mort \$21,500. Oct 25. Oct 28, 1907. 7:2062-19. A \$5,700—\$14,500. nom
- 149th st W, No 528, s s, 310 w Amsterdam av, 15x99.11, 3-sty stone front dwelling. The American Missionary Association to The Norton Realty Co. C a G. Oct 23. Oct 29, 1907. 7:2080-44. A \$6,000—\$11,500. 13,250
- 164th st W, Nos 434 and 436, s s, 325 e Amsterdam av, 50x112.4, 5-sty brk tenement. Harris Rosenthal to Joseph Troy. Mort \$63,000. Oct 24. Oct 25, 1907. 8:2110-78. A \$15,000—\$55,000. other consid and 100
- 164th st W, Nos 442 and 444, s s, 225 e Amsterdam av, 50x112.4, 5-sty brk tenement. Gustav Schultz to Lena Schultz. Mort \$64,000. Oct 7. Oct 29, 1907. 8:2110-74. A \$15,000—\$55,000. other consid and 100
- 169th st W, n s, 518.3 w St Nicholas av, 50x86.7, vacant. FORECLOS, Apr 18, 1906. Elbert B Hamlin referee to Wm C Flanagan. Mort \$2,000. May 15, 1906. Oct 25, 1907. 8:2138-183. A \$6,000—\$6,000. 9,000
- 169th st W, n s, 518.3 w St Nicholas av, 100x86.7, vacant. Wm C Flanagan to The Ascher Detective Agency. Mort \$12,000. Aug 30. Oct 25, 1907. 8:2138-183 and 185. A \$12,000—\$12,000. other consid and 100
- 169th st W, n s, 568.3 w St Nicholas av, 50x86.7, vacant. Adolph F Luckner and ano to Wm C Flanagan. Mort \$5,000. Aug 30. Oct 25, 1907. 8:2138-185. A \$6,000—\$6,000. nom
- 228th st W, late Terrace View av, w s, 100 s Marble Hill av, late Kingsbridge av, runs w 100 x s e 3.2 x e 97.2 to av x — 86.1 to beginning, 2-sty frame dwelling. Melissa Harvey to Reuben C Harvey. ½ part. Oct 29. Oct 30, 1907. 13:3402-579. A \$4,500—\$8,000. nom
- Av D, Nos 55 and 57 | s w cor 5th st, 41x80, two 5-sty stone front 5th st, Nos 750 and 752 | tenements and stores and 2-sty brk tenement and store in st. Paul Shalet to Mary Sturtz. Mort \$75,750. Oct 30. Oct 31, 1907. 2:374-33 and 34. A \$42,000—\$85,000. other consid and 100
- Av D, No 108 | s e cor 8th st, 25x75, 4 and 5-sty brk 8th st, Nos 412 and 414 | tenements and stores. Paul Shalet to Mary Sturtz. Mort \$34,500. Oct 30. Oct 31, 1907. 2:363-36. A \$16,000—\$25,000. other consid and 100
- Amsterdam av | e s, 250 s from n s 172d st, runs e 100 x n Highbridge Terrace | 50 x e 66.9 to w s Highbridge Terrace and bounded on e and s by said Highbridge Terrace on w by Amsterdam av and Edgecombe road.
- Edgecombe road, e s, at s line Highbridge Park, runs s 599.2 x e — x n 595 to said Park x w 211.1 x s w 108.9 to beginning, vacant. John O Baker to Chelsea Realty Co. Mort \$100,000. Oct 27, 1905. Oct 31, 1907. 8:2106—part of lot 375. other consid and 100
- Amsterdam av, No 1726, w s, 74.11 n 145th st, 25x100, 5-sty brk tenement and store. Sarah Elkin and ano to Chas F Coy, of Yonkers, N Y. Mort \$35,000. Oct 28. Oct 30, 1907. 7:2077-32. A \$20,000—\$30,000. other consid and 100
- Amsterdam av, No 2364, w s, 65.4 s 178th st, 40.4x100, 5-sty brk tenement and store. Release mort. N Y Trust Co to Cascade Realty and Construction Co. Oct 30. Oct 31, 1907. 8:2132-40. A \$17,500—\$43,000. other consid and 1,000
- Audubon av, n w cor 173d st, 100x100, vacant. Wm H Jacob to Lawrence Jacob. Mort \$47,000. Apr 30. Oct 25, 1907. 8:2130-19 to 21. A \$36,000—\$36,000. other consid and 100
- Broadway, e s, 322 n c l Sherman av, and being plot 50 map (No 697) of 128 acres Estate Isaac Dyckman, begins at s w cor plot 49, runs e 202 x s e 53.3 x w 220.5 to Broadway x n 50 to beginning, vacant. Maurice W Halpin to Paul Halpin. Mort \$10,000. Oct 16. Oct 25, 1907. 8:2175-6. A \$18,000—\$18,000. other consid and 100
- Broadway, No 3672 | s e cor 152d st, 74.11x20, 3-sty stone front 152d st | dwelling. Clara S Crohen to Mai A Crohen. 1-5 part. All title. C a G. All liens. Oct 24. Oct 25, 1907. 7:2083-63. A \$10,000—\$21,000. nom
- Broadway, s e cor 153d st, 24.11x100, vacant. James R Hay to Ashbel H Barney. Mar 5. Oct 25, 1907. 7:2084-61. A \$22,000—\$22,000. nom
- Broadway, Nos 2281 to 2299 | s w cor 83d st, runs w 104 x s 102.2 82d st, Nos 251 to 255 | x w 5.9 x s 102.2 to n s 82d st x 83d st, Nos 250 to 260 | e 107.7 to Broadway x n 204.4 to beginning, two 2-sty brk stores and 2-sty brk chapel. Samuel Jackson to Samuel Eisenman. ½ part. B & S. Mort \$450,000. Aug 6. Oct 31, 1907. 4:1230-8 and 54. A \$350,000—\$380,000. nom
- Fort Washington av | w s, 45.3 s 182d st, runs s 253.6 to n s 181st st | 181st st, x w 105.9 x n — x e 105 to beginning, with all title to land lying n of above to c l of 182d st, 3-sty brk dwelling and vacant. City Real Estate Co to Apostleship of Prayer. Q C. Mort \$37,500. Feb 3, 1906. Oct 31, 1907. 8:2179-90. A \$60,000—\$65,000. 100
- Lenox av, Nos 661 and 665 | n w cor 143d st, 40x100, 6-sty brk 143d st | tenement and store. FORECLOS (Oct 18, 1907). Joseph P Morrissey (ref) to Emanuel Strauss. Mort on this and other property \$193,165. Oct 26. Oct 28, 1907. 7:2012-29. A \$29,500—\$55,000. 2,000
- Lenox av, Nos 669 and 671, w s, 40 n 143d st, 31.11x100, 6-sty brk tenement and store. FORECLOS (Oct 18, 1907). Joseph P Morrissey (ref) to Emanuel Strauss. Mort on this and other property \$193,165. Oct 26. Oct 28, 1907. 7:2012-31. A \$21,500—\$40,000. 2,000
- Lenox av, Nos 673 and 675, w s, 79.11 s 144th st, 40x100, 6-sty brk tenement and store. FORECLOS (Oct 18, 1907). Joseph P Morrissey (ref) to Emanuel Strauss. Mort on this and other property \$202,038. Oct 26. Oct 28, 1907. 7:2012-33. A \$21,500—\$40,000. 2,000
- Lenox av, Nos 677 and 679, w s, 40 s 144th st, 39.11x100, 6-sty brk tenement and store. FORECLOS (Oct 18, 1907). Joseph P Morrissey (ref) to Emanuel Strauss. Mort on this and other property \$196,538. Oct 26. Oct 28, 1907. 7:2012-34. A \$21,500—\$40,000. 2,000
- Lenox av | s w cor 144th st, 40x100, 6-sty brk tenement 144th st, No 100 | and store. FORECLOS (Oct 18, 1907). Joseph P Morrissey (ref) to Emanuel Strauss. Mort on this and other property \$190,463. Oct 26. Oct 28, 1907. 7:2012-36. A \$29,500—\$55,000. 2,000
- Madison av, Nos 1824 and 1826, w s, 40.11 s 119th st, 40x75, 6-sty brk tenement and store. Release mort. Sender Jarmulowsky to David Cohen. Oct 29. Oct 31, 1907. 6:1745-55. A \$18,000—\$40,000. 10,000
- Madison av, No 1839 | n e cor 120th st, 17.9x83, 3-sty stone front 120th st | tenement and store. Paul Shalet to Jacob Potsdam. All liens. Oct 30. Oct 31, 1907. 6:1747-1. A \$17,000—\$25,000. other consid and 100
- Manhattan av, No 374, e s, 27.11 s 116th st, 36.3x87, 5-sty brk tenement. Joseph Lemelson to Simon S Friedberg. Mort \$28,000. Oct 30, 1907. 7:1848-65. A \$16,000—\$29,000. nom
- Nagle av, s e s, 530 s w from c l Ellwood st, runs s e 200 x s w 50 x n w 200 to av x n e 50 to beginning, vacant. Maurice W Halpin to Paul Halpin. Oct 22. Oct 25, 1907. 8:2171-10. A \$10,000—\$10,000. other consid and 100
- Riverside Drive | s e cor 119th st, 100x100, 9-sty brk and stone 119th st | tenement. Nathan Loewy Realty and Construction Co to Emily Loewy. Mort \$325,000. Oct 25. Oct 26, 1907. 7:1990-40. A \$95,000—\$140,000. other consid and 100
- Riverside Drive, s e cor 129th st, runs s on curve — to n s 127th st x e 352.5 x n w 48.1 x n 156 to c l 128th st as formerly existed x w 12.3 x n e 70.7 to s w s Manhattan st at point 156.6 n w Broadway x n w 394.9 to s s 129th st x w 280.9 to beginning, except lots 1 to 4, 10 to 17, 23, 24, 33 to 43, 5 to 9, 44, 45 and 46, and west 7 ft of lot 47 on map of the Tiemann Tract filed in vol 2, 908, of maps, page 69. The premises intended to be conveyed are lots 18 to 22, 25 to 32, 48 to 53, and easterly 18 ft of lot 47 on said map, parts of 1 and 2-sty brk and frame factory. FORECLOS (Oct 24, 1907). Alvin Untermeyer (ref) to Robert McGill. Mort \$368,500. Oct 25. Oct 29, 1907. 7:1995-1. A \$525,000—\$550,000. 20,000 over mort, &c.
- St Nicholas av, Nos 1360 and 1362 | n e cor 178th st, 50x100, 178th st, No 599 | 5-sty brk tenement and store. Aaron M Janpole et al to Patrick J, Clarence A and Irene J Rothwell joint tenants. Mort \$60,000. Oct 28. Oct 29, 1907. 8:2153-1. A \$25,000—\$65,000. other consid and 100
- St Nicholas av, No 762, e s, 72 n from former c l 148th st, now closed, 19.11x125x19.11x120, 4-sty stone front dwelling. Frank I Vander Beek Jr to Rebecca M wife Frank I Vander Beek Jr. Mort \$18,000. Oct 24. Oct 25, 1907. 7:2053-124. A \$8,000—\$26,000. nom
- Seaman av, n s, 475 w Emerson st, 50x182x50.7x189.9, vacant. Maurice W Halpin to Paul Halpin. Mort \$5,600. Oct 16. Oct 25, 1907. 8:2248-111 and 112. A \$5,600—\$5,600. other consid and 100
- Wadsworth av, e s, 100 s 187th st, 50x150, vacant. Eliz A Toal et al to Joseph P Fallon. Oct 31, 1907. 8:2166-64 and 65. A \$14,000—\$14,000. other consid and 100

LENOX IRON WORKS, Inc.

HUGH J. LAWLER, Treasurer

BEAM YARD: 132d STREET, PARK TO LEXINGTON AVENUES

STRUCTURAL STEEL AND ORNAMENTAL IRON

Office, 1959 Park Ave., CORNER 132d ST.

West End av, No 574, e s, 41.8 s 88th st, 19x99.6, 4-sty and basement brick dwelling. Eugenie Wolf to Annie M Devery. Mort \$22,000. Oct 29. Oct 30, 1907. 4:1235-63. A \$13,500-26,000. other consid and 100

1st av, No 1581, w s, 150 s 83d st, 15.1x100.1x10.2x100, 5-sty stone front tenement and store. Seventy-Eighth Street Realty Co to Morris Rotter. Mort \$14,000. Oct 29, 1907. 5:1545-25. A \$6,000-\$11,000. other consid and 100

1st av | n w cor 125th st (as widened for bridge purposes), runs w 140 x n - 126th st, Nos 343 and 345 | to s s 126th st x e 50 x s 100.11 x e 25 x s 50.11 x e 65 to w s 1st av x s 50 to beginning, 1-sty brk office and frame shed of lumber yard. Harriet P Brown to Ronald K Brown. B & S. All liens. Apr 19, 1900. Oct 29, 1907. 6:1802-20 to 24 and 32 and 33. A \$48,000-\$49,000. nom

1st av, No 14, e s, 24.6 n 1st st, 32.6x70, 5-sty brk tenement and store. Paul Shalet to Jacob Potsdam. Mort \$40,000. Oct 30. Oct 31, 1907. 2:429-2. A \$24,000-\$36,000. other consid and 100

2d av, Nos 1920 and 1922 | n e cor 99th st, 40.11x106, 6-sty brk 99th st, No 301 | tenement and store. Mary Schwartz and ano to Joseph Klein. Mort \$70,095. Oct 24. Oct 25, 1907. 6:1671-1. A \$20,000-P \$55,000. other consid and 100

3d av, e s, 73.11 n 24th st, runs e 97.7 x n 0.7½ x s w - to beginning, gore. Ridgely Hunt to Ridgely Hunt Jr and Virginia L Hunt, of Morristown, N J. All title. Q C. Oct 23. Oct 30, 1907. 3:905. nom

3d av, No 440, w s, 79.1 n 30th st, runs n 19.8 x w 100 x s 31 x e 40 x n 11.4 x e 60 to beginning, 4-sty brk tenement and store. Philip Cowen et al to Louisa H Clausnitzer. Mort \$12,500. Oct 12. Oct 25, 1907. 3:886-47. A \$18,500-\$24,000. other consid and 100

3d av, Nos 1717 and 1719, e s, 62.11 s 97th st, 37.9x100, 6-sty brk tenement and store. Paul Shalet to Jacob Potsdam. Mort \$61,500. Oct 30. Oct 31, 1907. 6:1645-48. A \$23,000-\$53,000. other consid and 100

3d av, No 1441, e s, 77.1 n 81st st, 25.1x101.8, 4-sty brk tenement and store. James H Schmelzel et al to Ferdinand Brakmann. Mort \$20,000. Oct 24. Oct 29, 1907. 5:1527-4. A \$21,000-\$28,000. nom

3d av, No 1831, e s, 25.11 n 101st st, 25x90, 5-sty brk tenement and store. Joseph Dobkin to Lizzie wife Joseph Dobkin. All liens. Oct 28, 1907. 6:1651-2. A \$13,000-\$24,000. other consid and 100

5th av, No 2004, w s, 42.3 n 124th st, 19.8x80, 4-sty and basement stone front dwelling. Harriet P Brown to Ronald K Brown. B & S. All liens. Apr 19, 1900. Oct 29, 1907. 6:1722-35. A \$12,500-\$18,500. nom

5th av, No 728, w s, 73.5 s 57th st, 27x125, 5-sty brk and stone dwelling. Chelsea Realty Co to Chas W Morse. Mort \$150,000. June 16, 1905. Oct 29, 1907. 5:1272-38. A \$250,000-\$330,000. other consid and 100

5th av, No 853, e s, 75.5 n 66th st, 25x100, 4-sty and basement stone front dwelling. Grace G wife of and Chas C Dickinson to Anna E Kidd. C A G. May 27. Oct 31, 1907. 5:1381-4. A \$175,000-\$210,000. nom

6th av, No 843, w s, 41 s 48th st, 19.5x46, 5-sty brk tenement and store. Richard W Buckley EXR Dennis W Buckley to Richard P, Marie J, Eliz B and Cornelia B Lydon. Oct 24. Oct 25, 1907. 4:1000-35½. A \$1,900-\$2,400. nom

7th av, No 303, e s, 22.1 n 27th st, runs e 49.10 x n e - x n 1.3 x e 6.6 x n 14.6 x e 4.6 x n 10.8 x w 13.5 x s 1.1 x w 49.10 to 7th av, x s 27.9 to beginning, 5-sty stone front tenement and store.

28th st, No 160, s s, 56.11 e 7th av, runs e 18.7 x s 50 x w 13.9 x n 9.3 x w 4.7 x n 40.9 to beginning, 4-sty brk tenement and store. Benjamin Sire to Richard J Donovan. All liens. Sept 30. Oct 26, 1907. 3:803-2. A \$24,000-\$29,000 and 72. A \$13,000-\$15,000. nom

7th av, No 2224 | n w cor 131st st, 24.11x75, 5-sty brk tenement 131st st, No 201 | and store. Frank Murphy to John J Murphy. ½ part. Mort \$25,000. Nov 15, 1904. Oct 26, 1907. 7:1937-29. A \$20,000-\$35,000. other consid and 100

7th av, No 2532, w s, 53.6 s 147th st, 27x100, 5-sty brk tenement and store. Sigmund Bishop to Carmela Salvatore. Mort \$20,000. Oct 30. Oct 31, 1907. 7:2032-34. A \$12,000-\$25,000. other consid and 100

7th av, Nos 2546 and 2548, w s, 80 n 147th st, 39.10x100, 5-sty brk tenement and store. Samuel Geisman et al to Philip Lotze. Mort \$45,000. Oct 30. Oct 31, 1907. 7:2033-33. A \$17,500-\$45,000. other consid and 100

9th av, e s, 49.11 s 216th st, 50x100, vacant. Paul Halpin to Maurice W Halpin. Mort \$5,880. Oct 16. Oct 25, 1907. 8:2196-G. A \$8,000-\$8,000. other consid and 100

11th av, Nos 670 and 672, e s, 50.2 n 48th st, 50.1x100, two 4-sty brk tenements and stores. Abram Bachrach to Samuel Blumenstock and Henry Nechols. Mort \$28,000. Oct 16. Oct 28, 1907. 4:1077-3 and 4. A \$18,000-\$26,000. other consid and 100

BOROUGH OF THE BRONX.

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

*Butler pl, n s, 100 w Green av, 50x100, Cebrie Park. Louis Wechsler to John Williams. All liens. Oct 24. Oct 28, 1907. other consid and 100

*Same property. John Williams to Christian Moltzen. All liens. Oct 28, 1907. other consid and 100

*Green lane, s s, 404.9 e Castle Hill av, 25x103.7x25x103.9. Vito Pallitto to Mary M De Canio. Mort \$225. Oct 24. Oct 30, 1907. nom

*Halperin st, n s, 150 w Blondell av, 25x100, Westchester. Wm A Mallett to Lillian M Coakley. Mort \$3,500. Oct 22. Oct 28, 1907. other consid and 100

Hickory st, e s, - n North Oak Drive, and at line bet lots 77 and 78, same map, runs e 122.11 x n 10 x w 124 to st, x s 10 to beginning, being part lot 77 on said map. Henry H Vought to Mary A Vought. April 10, 1900. Oct 25, 1907. nom

*Hickory st, e s, - n North Oak Drive and being lot 78 amended map (No 1038) of Bronxwood Park.

Loring pl, No 2301, w s, abt 410 s Fordham road, 25x100, 3-sty brk dwelling. Release mort. American Mortgage Co to Fred-eric J Middlebrook EXR Wm M Ryan. Oct 30. Oct 31, 1907. 11:3225. nom

Same property. Release mort. N Y Trust Co to same. Oct 30. Oct 31, 1907. 11:3225. 5,500

Same property. Frederic J Middlebrook EXR Wm M Ryan to Eliza wife Charles Elterich. Oct 31, 1907. 11:3225. 10,000

Loring pl, No 2291, w s, abt 535 s Fordham road, 25x100, 3-sty brk dwelling. Same to James O'Connell. Oct 31, 1907. 11:3225. 10,000

Lane or private road, w s, 124.2 n Boston road, 50x87.6, and being lots 19 and 20 map estate Benjamin Richardson near Kingsbridge, vacant. John J Brodbeck to Albert C Nathan. All liens. Oct 30. Oct 31, 1907. 12:3257. other consid and 100

Lane or private road, w s, 99.2 n Boston road, 75x87.6, and being lots 19, 20 and 21 map estate Benjamin Richardson near Kingsbridge, vacant. Wm T Washburn EXR, &c, Benjamin Richardson to John J Brodbeck. Oct 10. Oct 31, 1907. 12:3257. 1,260

Mt Hope pl, s s, 525 w Morris av, late Fleetwood av, 25x125, 3-sty frame tenement. Release mort. Title Guarantee & Trust Co to Solmax Realty Co. Oct 3. Oct 30, 1907. 11:2851. other consid and 100

Same property. Solmax Realty Co to Fannie wife William Conover. Mort \$7,500. Oct 2. Oct 30, 1907. 11:2851. other consid and 100

Oliver pl | n s, 100 e Decatur av, runs n 100 x w 100 to e s Decatur av | catur av x n 1.3 x e 120 x s 100.5 to pl x w 20 to beginning, vacant. Release mort. John Halloran et al to Fredk P Fox. Oct 9. Oct 25, 1907. 12:3279. 3,500

Same property. Fredk P Fox to Mina M Edison, of Orange, N J. Oct 9. Oct 25, 1907. 12:3279. nom

*Palm st, e s, 100 s Albany av, 100x100, and being lot 386 map (No 1106) of the Arden property at East and Westchester. Rachel A Conner to Kath L Stewart, of Montreal, Can. Oct 9. Oct 25, 1907. nom

Rogers pl, No 956, e s, 300.1 n Westchester av, 25x90, 2-sty frame dwelling. Julius Bachrach to Harry and Rebecca Bachrach. Mort \$3,000. Oct 28. Oct 31, 1907. 10:2699. 100

Tiffany st, e s, 100 s Spofford av, 25x100, vacant. Empire Development Co to Michele Fiorelli. Oct 30. Oct 31, 1907. 10:2767. 100

Tiffany st, e s, 100 s Spofford av, 25x100, vacant. Release mort. John H Judge EXR Cath M Andrews to Empire Development Co. July 12. Oct 31, 1907. 10:2767. omitted

*1st st or av | e s, 100 n 237th st, 275 to s s proposed Nereid av | x100. Augusta M de Peyster et al to Haynes & Coryell, a corpn. Oct 1. Oct 25, 1907. other consid and 100

*2d st | n e cor 224th st, late 10th av, runs n 228 x e 205 x s 114 224th st | x w 100 x s 114 to n s 224th st, late 10th av, x w 105 to beginning, Wakefield. Wm F Norton to The Norton Realty Co. All liens. Oct 29. Oct 30, 1907. other consid and 100

*3d st, s s, 150 w Av D, 25x103, Unionport. Lorenzo Vitalone to Rosie Dilevo. ½ part. Mort \$500. Oct 24. Oct 25, 1907. nom

*6th st | s s, 155 e Av C, 50x216 to n s 5th st, Unionport. William 5th st | iam Roach to Thos G Roche. Oct 24. Oct 26, 1907. other consid and 100

*7th st, n s, 180 w Av B, 25x100, Unionport. Caroline Keller to August F Schultz. Mort \$4,000. Oct 24. Oct 25, 1907. other consid and 100

136th st, No 445, n s, 395 w Brown pl, 25x100, 5-sty brk tenement. Leonard Grosjean to Elizabeth Cook. Mort \$15,500. Oct 31, 1907. 9:2281. other consid and 100

136th st, No 378, s s, 166.6 w Willis av, 20x100, 3-sty brk dwelling. John Howes and ano EXRS Sarah Howes to John Quell. Oct 30. Oct 31, 1907. 9:2298. 9,000

Same property. John Howes et al HEIRS, &c, Sarah Howes to same. Oct 30. Oct 31, 1907. 9:2298. nom

136th st, No 362 (606), s s, 256.6 e Alexander av, 37.6x100, 3-sty frame dwelling. J Homer Hildreth to Cora B wife J Homer Hildreth. Mort \$3,500. Oct 22. Oct 25, 1907. 9:2298. gift and 100

140th st, No 607, old No 879, n s, 460 e St Anns av, 40x95, 5-sty brk tenement. Louis Kass to Joseph and Max Weiss, of Branford, Conn. Mort \$40,750. Oct 18. Oct 25, 1907. 10:2553. other consid and 100

140th st, n s, 200 e St Ann's av, 100x95, vacant. FORECLOS (Oct 22, 1907). Jacob W Block (ref) to American Mortgage Co. Oct 24, 1900 (?); should be 1907. Oct 29, 1907. 10:2551 and 2552. 9,000

149th st, s s, 149.4 w St Anns av, 200x100, vacant. Louis Grimm to Moorehead Realty and Construction Co. Mort \$40,000. Oct 25. Oct 26, 1907. 9:2275. other consid and 100

149th st, s s, 149.4 w St Ann's av, 200x100, vacant. Release mort. Adolf Mandel to Louis Grimm. Oct 25. Oct 28, 1907. 9:2275. nom

152d st, No 333, n s, 225 w Courtlandt av, 25x100, 3-sty frame dwelling. Angelo Tirabasso to Cristina Tirabasso. Mort \$7,250. Oct 30, 1907. 9:2412. nom

155th st, No 336, s s, 175 w Courtlandt av, 25x99.3, 4-sty brk tenement. Geo W McDermott to Margaret McKeon. Mort \$15,000. Jan 29. Oct 28, 1907. 9:2414. other consid and 100

160th st, No 315, old No 575, n s, 29.4 e Park av, 18.8x51, 2-sty frame dwelling. Elisabeth Pfleger to August Dooper, of Ilchester, Md. B & S. Oct 28. Oct 31, 1907. 9:2419. nom

165th st, No 588, s s, 60 w Cauldwell av, 25x120, 5-sty brk tenement. Kath M Tiernan to Rose G Cornell. Mort \$22,000. Oct 29. Oct 30, 1907. 10:2622. other consid and 100

170th st, Nos 451 and 453, old Nos 715 and 719, n s, 126.4 e Park av, runs n 104 x e 23.4 x s 7.8 x e 24 x s 96.11 to st x w 48 to beginning, two 2-sty frame dwellings. Flora Schreiber to Joseph Isear. Mort \$9,500. Oct 30. Oct 31, 1907. 11:2902. other consid and 100

*172d st, w s, 175 n Gleason av, 25x100. Elizabeth D Hassard widow and DEVISEE Robert Hassard to August A Hoglund. Mort \$4,000. Oct 31, 1907. other consid and 100

172d st, No 1219, n s, 75 e Hoe av, 25x77.2x29.4x61.9, 2-sty frame dwelling. Pauline Itzkowitz to Henry Froehlich and Kath-

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arina his wife tenants by entirety to 1/2 part and Michael Herbert and Mary his wife tenants by entirety to 1/2 part. Mort \$5,500. Oct 26. Oct 28, 1907. 11:2989. other consid and 100

*172d st, w s, 168 s Westchester av, 25x100. Dorothy Reutler to Mauro Salerno. Oct 26. Oct 28, 1907. other consid and 100

*173d st, e s, 265 s Westchester av, 50x100. Jos J Gleason to Bernard Rowley. Oct 12. Oct 29, 1907. nom

176th st, No 364 s e cor Walton av, 26.10x100x51.5x102.11, 3-sty frame tenement. Caroline Keller to Ernst Keller. B & S. All liens. Oct 26. Oct 30, 1907. 11:2826. nom

177th st, s s, 85.9 e Jerome av, 75x125, vacant. Wm C Dewey to Fredk J Winston. Q C and correction deed. Oct 28. Oct 30, 1907. 11:2852. nom

*178th st, n s, and being lots 103, &c, map Neill estate, 24th Ward. Release restriction covenants, &c. Edw M Neill and Coles Morris EXRS J Josepha Neill with Joseph Green et al. March 11, 1907. Oct 25, 1907. nom

179th st, No 743, n s, 148 w Prospect av, 24x100, 2-sty frame dwelling. F Charles Heuser to Cecilia A Forman. Mort \$3,000. Oct 30. Oct 31, 1907. 11:3094. other consid and 100

181st st, n s, 122.2 w Clinton av, 23x66.1, 2-sty frame dwelling. Harry Feller to Giovanni Ciofalo. Mort \$4,500. Oct 28. Oct 29, 1907. 11:3098. nom

187th st, No 789, n s, 60.10 e Bathgate av, 22x72.7, 2-sty frame dwelling. Henry Brower to Catherine Cavanagh. Mort \$2,900. Oct 29. Oct 30, 1907. 11:3056. nom

200th st, or e s, 200 n Valentine av, 25x117.8x37.5x Southern Boulevard, 145.6, vacant. U S Trust Co of N Y EXR Josephine L Horton to Jules E E Lavanoux. Q C and Correction deed. Oct 24. Oct 31, 1907. 12:3306. nom

205th st (Ernescliff pl), n s, abt 472.2 s w Grenada pl, 28x117.11 x25x105.7, 2-sty frame dwelling. Ludwig Sauer et al to Anthony Rieger. Mort \$6,500. Oct 30. Oct 31, 1907. 12:3312. 100

208th st, n e cor Rochambeau av, runs n 489 x s across Rochambeau av 64.6 to w s of said av x s 465.4 to n s 208th st x e 60 to beginning, being land in bed of said av, vacant. Robt M Farrington to the City of New York. B & S and Confirmation deed. July 25. Oct 28, 1907. 12:3338. nom

*214th st, s s, 125 w Tilden av, 25x100, Laconia Park. Abraham Shatzkin to A Shatzkin & Sons. Mort \$225. Oct 25. Oct 28, 1907. 100

*215th st, late 1st av, n s, 439.8 e White Plains road, 28.4x86.6x 28.4x92, w s, Williamsbridge. Gaspere Candino to Provvidenza Candino. Oct 24. Oct 29, 1907. other consid and 100

*215th st, late 1st av, s s, abt 357 w 5th av, 34.8x87.6, Wakefield. Francesco Maccarrone to Domenico Bonomolo. 1/2 part. All title. Mort \$2,000. Oct 24. Oct 25, 1907. other consid and 100

*221st st, late 7th st or av, n s, 205 e 4th av, 100x114, Wakefield. Geo S Livingston et al to A Shatzkin & Son, Inc. Mort \$3,375. Oct 25, 1906. Oct 26, 1907. other consid and 100

*225th st, late 11th av, n s, 205 e 2d st, 100x114, Wakefield. PARTITION, Sept 25, 1907. Geo A Steves ref to Jay Lehrbach. Oct 24. Oct 26, 1907. 4,025

*226th st, late 12th av, n s, abt 255 e 4th av and being part lot 345 map Wakefield, bounded n by lot 344 e by line parallel with most easterly line lot 345 and 25 w therefrom and w by line 50 w therefrom 25x114. Joseph Reitano et al to Agnes Stanion. Mort \$4,000. Oct 25. Oct 26, 1907. nom

*226th st, late 12th av n s, extends from w s 2d st to e s Bronx 2d st Terrace, 210x223, Wakefield. Wm F Norton to The Norton Realty Co. 1-3 part. Mort \$7,000. Oct 7. Oct 30, 1907. other consid and 100

*229th st, late 15th av, n s, 255 e 2d st, 50x114, Wakefield. Oscar D Weed to Lydia Taylor. Mort \$2,000. Oct 24. Oct 30, 1907. other consid and 100

236th st, n s, 175 e Oneida av, 175x100, vacant. Fredk G Lak to Ernst Keller. Mort \$6,000. Oct 28. Oct 29, 1907. 12:3371. other consid and 100

236th st, n s, 100 w Kepler av, 50x100, two 2-sty frame dwellings. Edw M Tessier to Fredk G Lax. Mort \$4,000. Oct 26. Oct 29, 1907. 12:3371. other consid and 100

*239th st (Kossuth av), s w s, abt 109 e Fulton st, 36.4x137.6, South Washingtonville. Ida E B Lawrence to Maria L Luedke. Mort \$3,000. Oct 22. Oct 28, 1907. other consid and 100

*240th st, late Westchester av, n e s, at s e s Matilda st, 100x100, being lots 149 and 150 map Washingtonville. 256th st (St Vincent av), s s, 176.1 w Sylvan av, 25.2x96.6x 25.8x99.8, vacant. Release mort. The Park Mortgage Co to Kate Sheridan. Oct 28, 1907. 13:3421. nom

Same property. James S Segrave to Sadia E Baird. Oct 28, 1907. 13:3421. nom

*Arnov av, s s, 152 e Pelham road, 25x127x26.6x136.3. Louise Ludder to Chas H F King. Oct 25. Oct 28, 1907. other consid and 100

*Arnov av, s s, 127 e Pelham road, 25x136.3x26.6x145. Charlotte Recke to same. Oct 25. Oct 28, 1907. other consid and 100

Andrews av, w s, 475 s Fordham road, 50x125, vacant. Frederic J Whiton to Wm Richtberg. Oct 25. Oct 26, 1907. 11:3225. other consid and 100

Arthur av, No 2472, e s, 275 n 188th st or Bayard st, 25x87.6, 2-sty brk tenement and store. Mort \$4,000.

Park av West, No 4445, w s, 299.6 s 182d st, 18x94.2x18x93.6, 2-sty frame dwelling. Mort \$2,500.

Park av West, No 4447, w s, 281.6 s 182d st, 18x93.6x18x92.11, 2-sty frame dwelling. Mort \$2,500.

Giuseppe Baldo to Rosino Baldo. Oct 24. Oct 25, 1907. 11:3077-3030. nom

*Beech av, s s, 76 e Elm st, 50x100, Laconia Park. Release mort. Josephine Chedsey to Abraham Shatzkin. Oct 21. Oct 25, 1907. 400

*Same property. A Shatzkin & Sons, Inc, to Frank Soricello. Mort \$1,200. Oct 24. Oct 25, 1907. 100

Bryant av, e s, 75 s 172d st, 25x100, vacant. Release two mort. Jackson Construction Co to Hyman Davis. Oct 25. Oct 30, 1907. 11:3000. each, 100

Bryant av, e s, 100 s 172d st, 25x100, vacant. Release two mort. Same to same. Oct 25. Oct 30, 1907. 11:3000. each 100

Briggs av, w s, 193.8 n 194th st, 44x81.10x44.3x77.2, two 2-sty frame dwellings. William H Wright & Son, Inc, to Edna W Ogden. All liens. Oct 9. Oct 29, 1907. 12:3300. other consid and 100

Briggs av, w s, 148.4 n 194th st, 25.4x74.5x23.5x69.11. Mort \$4,000.

Briggs av, w s, 171.8 n 194th st, 22x77.2x22.1x74.11, two 2-sty frame dwellings. William H Wright & Son to Irene E Wright. Oct 22. Oct 31, 1907. 12:3300. other consid and 100

Briggs av, w s, abt 153.5 n 194th st, 27x77.2x27.5x74.2, 2-sty frame dwelling. Release mort. Wm H Valentine and ano to Wm H Wright & Son, Inc. Oct 23. Oct 25, 1907. 12:3300. 1,750

Briggs av, w s, 148.4 n 194th st, 23.4x74.11x23.5x72.5, 2-sty frame dwelling. William H Wright & Son, Inc, to Annie E Murphy. Mort \$4,000. Oct 24. Oct 25, 1907. 12:3300. other consid and 100

Broadway, late South Broadway (Post road to Albany), e s, bet 234th st and 236th st, 75 n land conveyed to Wm L Burke by deed recorded in L 507 page 381 Westchester Co, runs e 200 x n 28.6 x w 200 to st x s 25 to beginning, except part for Broadway. Annie M English to Chas P McKenna. Mort \$2,500. Oct 30. Oct 31, 1907. 12:3269. other consid and 100

*Columbus av, n e cor Fillmore st, 25x100, 2-sty frame dwelling. Peter W Paulsen to Samuel Leiman and Louis Kaplan. Mort \$4,200. Oct 21. Oct 28, 1907. other consid and 100

Creston av, No 2741, w s, 319.9 n 196th st, 25x100.4, 2-sty frame dwelling. Ernst Keller to Edward M Tessier. Mort \$5,000. Oct 26. Oct 28, 1907. 12:3318. other consid and 100

Cauldwell av, w s, 74.9 n Westchester av, 25x115, vacant. Leopold Kaufmann to Jonas Weil. Mort \$15,000. Oct 24. Oct 28, 1907. 10:2624. other consid and 100

Crimmins av, Nos 317 to 327, w s, 96.2 n 141st st, 143.6x80, three 5-sty brk tenements. Moritz Klein Realty & Construction Co to Mary Schwartz and Gertrude Hartnett, of Jersey City, N J. Mort \$72,000. Oct 24. Oct 25, 1907. 10:2556. other consid and 100

Crimmins av, Nos 329 and 331, w s, 239.8 n 141st st, 47.8x80, 5-sty brk tenement. Moritz Klein to Mary Schwartz and Gertrude Hartnett, of Jersey City, N J. Mort \$25,000. Oct 9. Oct 25, 1907. 10:2556. other consid and 100

Cauldwell av, w s, 399.7 n Westchester av, 25x115, vacant.

Cauldwell av, w s, 424.7 n Westchester av, 25x115, vacant. Joseph Hyman to Hyman Construction Co. Mort \$8,500 on this and other property. Oct 16. Oct 30, 1907. 10:2624. other consid and 100

Crotona av or n e s, 294 n e 181st st, late John st, runs n w Grove av 150 x n e 50 x s e — to n w s Crotona av x s w — to point 294 n e 181st st, late John st, x n w — to beginning, vacant. Frances A Regan to Bridget M Regan. All title. B & S. Oct 28. Oct 31, 1907. 11:3083. nom

College av, No 1350, e s, 376.8 s 170th st, 16.8x100, 2-sty frame dwelling. Bertha Knauf to Anna Stuebing. Mort \$3,000. Oct 28. Oct 29, 1907. 11:2783 and 2785. nom

Crotona av, e s, 400 n 183d st, 20x100, 2-sty frame dwelling. John O'Leary to Patk J O'Rourke. Mort \$6,750. Oct 23. Oct 25, 1907. 11:3102. other consid and 100

College av, No 1350, e s, 376.6 s 170th st, 16.8x100.

College av, No 1352, e s, 359.10 s 170th st, 16.8x100.

Two 2-sty frame dwellings. Release mort. Hamilton Bank of N Y City to Bertha Knauf. Oct 8. Oct 29, 1907. 11:2783 and 2785. 100

College av, No 1352, e s, 359.10 s 170th st, 16.8x100, 2-sty frame dwelling. Bertha Knauf to Nicholas Bernhard. Mort \$3,000. Oct 28. Oct 29, 1907. 11:2783 and 2785. nom

College av, w s, 62 n 165th st, strip 0.6x84.10. Release mort. Manhattan Mortgage Co to Joseph Reiss. Oct 22. Oct 26, 1907. 9:2437. nom

*Crosby av, e s, 275 s Waterbury av, 50x100. Salvatore Carlo et al to Pietro P Blundi. Mort \$987.83. Oct 12. Oct 30, 1907. nom

Clay av, No 1041, w s, 49.11 n 165th st, 25.1x100, 3-sty brk dwelling. Eva Neugroschl to Amelia Neugroschl. Q C. Oct 24. Oct 30, 1907. 9:2428. nom

Decatur av, w s, 125 s 209th st, 25x100, 2-sty frame dwelling. Jacob H Amsler et al to Anna Moosbrugger. Mort \$5,000. Oct 23. Oct 30, 1907. 12:3351. other consid and 100

Elton av, e s, 149 s 158th st and 51 n 157th st, runs e 100, boundary line agreement, &c. Moorehead Realty and Construction Co with John Paul. Oct 17. Oct 26, 1907. 9:2379. nom

Elton av, Nos 782 to 788, e s, 75 s 158th st, 75x100, two 5-sty brk tenements and stores. Moorehead Realty and Construction Co to Louis Grimm. Mort \$52,000. Oct 24. Oct 26, 1907. 9:2379. other consid and 1,000

Fulton av, No 1346, e s, 466.10 n 169th st, 25x211, except part for av, 2-sty frame dwelling. Henry Goeltz to Henry Brune, of Brooklyn. Oct 31, 1907. 11:2931. other consid and 100

Franklin av, No 1188, s e s, abt 265 n 167th st, 30x100, 2-sty frame dwelling. George Friedgen to Mary wife George Friedgen. Q C and C a G. Oct 24. Oct 31, 1907. 10:2614. nom

Fulton av, No 1342, e s, 413.9 n 169th st, 25x207.8x25x207.9, 2-sty frame dwelling. Walter G Walsh to Maria wife Domenico Colucci. Oct 23. Oct 25, 1907. 11:2931. other consid and 100

*Fulton av or st, n w s, 200 n 239th st, 100x100. Rosa Marini to Rafael Maretzek. B & S and C a G. May 11. 1857. Oct 30, 1907. 300

*Same property. Raphael Maretzek to Mrs Appotone B Maretzek his daughter-in-law. All title. June 27, 1857. Oct 30, 1907. nom

Forest av, No 780 (Concord), e s, 83.4 s Cedar st, or pl, now 158th st, 16.8x75, 2-sty frame dwelling. Chas W Callahan to Julia C Munro. Mort \$2,500. Oct 29. Oct 30, 1907. 10:2655. other consid and 100

*Gunter av, w s, abt 331.10 s Barnes av, 50x97.6. Hugo Scheeren to Caroline Knobloch. Mort \$1,100. Oct 24. Oct 28, 1907. other consid and 100

Hoe av, e s, 75 s 172d st, 25x100, vacant. The Belmont Realty & Construction Co to Eastburn Construction Co. Mort \$2,000 and all liens. Oct 1. Oct 28, 1907. 11:2988. nom

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Jesup av, e s, 1,084.9 s Featherbed lane, 50x110, vacant. Lawrence Rath to City Real Estate Co. Mort \$2,200. Oct 29. 100
Oct 30, 1907. 11:2872.
Jackson av, No 1062, e s, 138.9 s 166th st, 20x77.8, 3-sty frame tenement. Mathilde Teschemacher to Christoph Glock. Mort \$4,000. Oct 30, 1907. 10:2650.
Jesup av, e s, — s Featherbed lane, and being lots 163 to 167 map Upward Realty Co, 125x110, vacant. Release mort. Bankers Trust Co to Upward Realty Co. Oct 30, 1907. 11:2872. 5,000
Jesup av, e s, 1,084.9 s Featherbed lane, 50x110, vacant. Upward Realty Co to Lawrence Rath. Mort \$—. Oct 28. Oct 31, 1907. 11:2872. 100
Jesup av, e s, 1,009.9 s Featherbed lane, 75x110, vacant. Upward Realty Co to John C Holahan. Mort \$—. Oct 28. Oct 31, 1907. 11:2872. other consid and 100
Kingsbridge av (Church st), w s, 328 n proposed new st, which point is at n e cor land conveyed by Putnam to Law, Nov 10, 1885, 50x100. Thos E Thorn to Caroline A Thorn. B & S and C A G. Sept 13. Oct 30, 1907. 13:3406. nom
Liebig av, late Forest st, w s, 175 n 259th st, late Rock st, 25x100, 2-sty frame dwelling. Charles Lohr to George Lohr. Oct 28. Oct 29, 1907. 13:3423. other consid and 100
Morris av (Av A), No 2272, e s, 75 s 3d st, 25x100.9, except part for av, 2-sty frame dwelling. John Glynn to Catherine wife John Glynn. All liens. Oct 25. Oct 28, 1907. 11:3171. nom
Marion av, No 2787, w s, 150 s 198th st, 25x70.8x25.3x66.11, vacant. Wm C Bergen to Joseph J Kriegel. Mort \$4,500. Oct 25, 1907. 12:3289. other consid and 100
*Morris Park av, s w cor Jefferson st, 50x100. Bertha Knauf to Frances Fernekes. All liens. Oct 29. Oct 31, 1907. other consid and 100
Nelson av, s w cor Boscobel av, runs s 57.9 x w 100 x n 25 x e — x n e 63 to Boscobel av x s 32.9 to beginning, vacant. Catherine Duffy to Stephen J Duffy. Mort \$2,870. Oct 18. Oct 31, 1907. 9:2521. 4,400
Ogden av, w s, 80 s 164th st, 75x94.6, part 2-sty frame dwelling. Cath C Messer widow and ano HEIRS James Sayers to Mary M McCann. Q C. Aug 10. Oct 28, 1907. 9:2524. nom
Pelham av, n s, 50 w Hoffman st, 50x93, vacant. James J Hart to Universal Cement Brick & Block Co. All liens. Jan 22. Oct 30, 1907. 12:3273. nom
Perry av, w s, 289.11 s Gun Hill road, 25x130.3x26.4x138.10, vacant. Charles Lindner to Mary E Sheehan. Mort \$850. July 1. Oct 29, 1907. 12:3343. nom
Same property. Mary E Sheehan to Elizabeth Williams and Emma Jackson. Mort \$850. Oct 29, 1907. 12:3343. nom
*Pelham av, w s, and being lots 107 and 108 map (No 1122) lands of the Dutchess Land Co, Benson Estate, Throggs Neck. Release mort. Rose Baer to The Bronxdale Realty Co. Oct 26. Oct 29, 1907. other consid and 1,500
Reservoir Oval E, or "The Drive," e s, 75 s Holt pl, 50x110.9x 60x89.8, vacant. Emma Smith to Abraham Oppenheimer. Mort \$1,600. Oct 24. Oct 31, 1907. 12:3343. nom
*Rosedale av, n e cor Merrill st, 75x100. Lyman W Divine to Jacob Fries. Morts \$4,000. Oct 24. Oct 25, 1907. other consid and 100
*St Lawrence av, e s, 75 s Merrill st, 25x100. Bessie Nelson to Jacob Schwartz and Abraham Docteroff. Mort \$3,500. Oct 26. Oct 28, 1907. other consid and 100
*St Lawrence av, e s, 75 s Merrill st, 25x100. Nelsen-Rodof-Levine Bldg Co to Jacob Schwartz and Abraham Docteroff. Q C and Correction deed. Oct 26. Oct 28, 1907. other consid and 100
Southern Boulevard | s e cor Anthony av, now Grand Boulevard and Anthony av | Concourse, runs s 81 x e 125.1 x n w 141.8 x s w 23.10 to beginning, except part for Grand Boulevard and Concourse, vacant. John C Barr to Jules E E Lavanoux. All title. Q C. All liens. Oct 31, 1907. 12:3306. nom
Tremont av, n e cor Webster av, 32x100, vacant. National Mortgage Co to Harry H Mecks. 1/2 part. Mort \$—. Oct 23. Oct 26, 1907. 11:3027. nom
*Van Nest (Columbus) av, n s, 50 e Wallace av (Jefferson st), 50x100. Samuel Leiman et al to Peter W Paulsen. Mort \$10,000. Oct 21. Oct 28, 1907. other consid and 100
Willis av, No 482, e s, 125 n 146th st, 25x100, 2-sty frame tenement and store. Dorothea Ludder widow et al HEIRS, &c, Frederick Ludder to Dorothea Ludder. B & S. Mort \$1,172. Oct 19. Oct 29, 1907. 9:2291. nom
*Wright av, w s, 350 n Nelson av, 50x100. Land Co "C" of Edenwald to Thomas Callahan. Aug 30. Oct 28, 1907. nom
*Westchester av, e s, 89.4 s Ferris pl, 25x—x21.9x—, Westchester. Marcus Nathan to Thomas Masterson. Mort \$—. Oct 15. Oct 28, 1907. other consid and 100
Washington av, Nos 2085 and 2087, w s, 42.10 s 180th st, 43x98, 2 and 3-sty frame dwellings. Emma Frank to Henry Prager. Mort \$9,000. Oct 14. Oct 30, 1907. 11:3036. other consid and 100
Woodycrest av, e s, 25 n 165th st, late Devoe st, 75x100.9, vacant. Joseph Cohen to Annie R Levy. Mort \$11,500. Oct 26, 1907. 9:2509. nom
*William av, e s, 69 n Centre st, 23x90, City Island. Sarah B Scofield to Charles Harold. Sept 17. Oct 26, 1907. other consid and 100
Washington av, Nos 1937 and 1939, w s, 135 s w 178th st, 81x150, except part for av, 2-sty frame dwelling and 1-sty frame store. Clara Waterman et al to The G H Lester Realty Co of N Y. Oct 24. Oct 25, 1907. 11:3034. other consid and 100
*West Farms road or road from Westchester Landing to Bear Swamp. Madison av. w s, 100 n 3d st, 50.3x123.6 to Madison av, x60x118, Westchester, 2-sty frame dwelling. Mary L Arnow to Owen F Dolen. Mort \$7,335 and all liens. Oct 30. Oct 31, 1907. other consid and 100
Whitlock av, w s, 400 s Tiffany st, 150x100, vacant. Release mort. Josephine F Burghard to Albert Rothermel. Oct 28. Oct 31, 1907. 10:2732. nom
Washington av, e s, 65 n 167th st, 125x137, except part for av, vacant. FORECLOS (Oct 9, 1907). Maurice Block (ref) to the E and W Construction Co. Oct 30. Oct 31, 1907. 9:2372. 4,625
Same property. Release judgment. Philip Weinberg to same. Oct 30. Oct 31, 1907. 9:2372. nom

West Farms road, e s, 570.8 n 174th st, strip, 3.5x29, to bulkhead on w s Bronx River, x4.3x—. Edwin De Voe and ano EXRS et al HEIRS, &c, Smith W De Voe to Daniel Mapes Jr. QC. All title. Oct 10. Oct 25, 1907. 11:3020. 125
Willis av, No 327 | s w cor 141st st, 16.8x81, 2-sty frame 141st st, Nos 384 to 388 | dwelling and store. Release assignment of rents recorded June 8, 1907. London Realty Co to Emma F Tierney. Oct 25. Oct 28, 1907. 9:2303. 625
3d av, or | w s, 201.2 s 173d st, 50.1x80.6x50x85.5, vacant. PAR-Fordham av | TITION, Sept 19, 1907. Francis L Patton, Jr, ref to Wm E Read, of Bayonne, N J. Oct 25, 1907. 11:2920. 9,500
5th av, e s, bet Rockwood st and Belmont st, and being lots 120 and 121 map Mt Eden, 100x100, except part for Belmont st. Adam T Green to Harold Swain. Jan 10. Oct 29, 1907. 11:2836 and 2838. 6,000
*Lots 355, 356, 373 and 434 to 437 map (No 1106) of Arden property at Westchester.
*Lots 9 and 10 on parcel 2 map Frances Scofield Estate on City Island, with a gore or strip bet lot 9 and lands conveyed by Scofield to Loundes by deed dated Nov 4, 1901. Geo A Scofield and ano EXRS, &c, Frances Scofield to Isabella C Cotter. Correction deed. Oct 26, 1906. Oct 28, 1907. other consid and 700
*Lots 11 to 16 and 23 to 26 blk 18. Lots 30 to 32 blk 25, except part for Briggs av. Lots 29 to 32 blk 27, all on map of Pelham Park. Fanny B Moral to Agnes K Mulligan. Morts \$—. Nov 16, 1906. Oct 30, 1907. nom
Plot 560, map (No 208) showing addition to map of Arden property as filed of plots 533 to 560. Martha I Douthitt to Jacob Greenfield. Mort \$3,900. Oct 18. Oct 31, 1907. 100
*Same property. Herman W Rapp to Martha I Douthitt. Mort \$3,900. July 2. Oct 31, 1907. 100

MISCELLANEOUS.

N Y & Harlem R R, e s, opposite Woodlawn Cemetery, and bounded on n, e and s by the Bronx River as it winds and turns, contains 5 630-1,000 acres.
N Y & Harlem R R Co, e s, and bounded on s and w by said railroad and n and e by Bronx River, contains 1 594-1,000 acres. Also so much of the land conveyed to Peters by Tier et al by deed dated Mar 28, 1864, as lies east of said railroad, being part of the land excepted out of conveyance of Peters to Woodlawn Cemetery in deed dated May 31, 1864.
Bronx River, c l, opposite junction of the old river and bounded on w by former course of river and lands formerly of Jeremiah Tier and on e by present course of river, contains 1 1-100 acres.
Plot bounded e and n by Bronx River, s by small creek and w by line parallel with c l of the railroad and 75 e therefrom, contains 1 43-100 acres.
With all title to East 233d st, sub to exceptions as to awards and w 1/2 of Bronx River; also excepts parcels heretofore conveyed and parts for sts, &c.
The Associates Land Co, a corpn, to N Y, N H & H R R Co. B & S. Oct 29. Oct 31, 1907. 12:3360 and 3399. other consid and 100

LEASES

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

October 25, 26, 28, 29, 30 and 31.

BOROUGH OF MANHATTAN.

Attorney st, No 60. Surrender lease. Joseph Kohen to Karl M Wallach. All title. Oct 23. Oct 28, 1907. 2:342..... nom
Bleecker st, Nos 27 to 31, store and basement. Leo Holstein to Paul M Berger et al; 3 1-12 years, from Jan 1, 1908. Oct 29, 1907. 2:529 4,400
Canal st, No 308, ground floor and basement. Mary J Mills to Leon L Chevanney; 10 years, from Feb 1, 1908. Oct 25, 1907. 1:210..... 2,100 to 2,700
Carmine st, Nos 7 and 9. Subordination of lease to mortgages for \$43,000. Chas R Faruolo with Cornelia K Averill. Oct 25. Oct 26, 1907. 2:589..... nom
Crosby st, s e cor Spring st. Subordination of lease to mort for \$360,000. Sigmund Langsdorf et al with Metropolitan Life Ins Co. Oct 29. Oct 30, 1907. 2:482..... nom
Front st, No 29, all. C Amory Stevens and ano EXRS, &c, Calvin Stevens to the J Pitman Co; 10 years, from May 1, 1908. Oct 28, 1907. 1:5 portion of taxes, &c, and 1,700
Front st, No 83, all. Joseph J O'Donohue to S A Schonbrunn & Co; 5 years, from May 1, 1908. Oct 29, 1907. 1:35 2,500
Greenwich st, Nos 102 and 104, 3d floor. Geo J Faour et al to German American Ins Co; 3 years, from Oct 15, 1907 (2 years' renewal). Oct 31, 1907. 1:53 2,400
Greenwich st, No 394, n w cor Beach st, all. Charles Bettels to Interstate Distributing Co; 5 5-12 years, from Dec 1, 1907. Oct 30, 1907. 1:216..... 3,500
Greenwich st, No 187 | Cancellation of lease. Brent Good with Dey st, No 58 | Constantin M Scheid. Oct 29. Oct 30, 1907. 1:81.....
Houston st, No 273 East, all. Lillian Weber to Lewis Diamond; 3 years, from Apr 1, 1910. Oct 25, 1907. 2:350..... 1,850
Lafayette st, e s, bet Bond and Great Jones sts. Assign lease. Leon Rechtschaffen to Samuel Horowitz. Sept 21. Oct 25, 1907. 2:530. nom
Maiden lane, No 166. Assign lease. Henry W Schroeder to Harry Gauz. Oct 18. Oct 31, 1907. 1:37 nom
Monroe st, No 299, all. Sackett M Barclay to Wm Koster Jr; 3 years, from May 1, 1908. Oct 30, 1907. 1:263..... 700

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

Mulberry st, No 230, all. Orazio La Cagnina to Vito Casalavino; 5 years, from Sept 1, 1907. Oct 31, 1907. 2:494..... 4,300	121st st, Nos 407 and 409 East, 1-sty front building, 45x23. Abraham J Levin and ano to Wm Davis; from Dec 1, 1907, to Dec 31, 1915. Oct 25, 1907. 6:1809..... 840
Norfolk st, No 142. Agreement as to additional security under lease, &c, Abraham Schwartz with Louis Joseph. Oct 25. Oct 28, 1907. 2:354.....	123d st, No 414 East, east store and basement and 5 rooms on 1st floor east. Leonard Del Genio and ano ADMRS Joseph D'Amico to Joseph Fodor; 5 years, from Nov 15, 1907 (5 years renewal, \$800). Oct 28, 1907. 6:1810..... 600
Rivington st, No 355, s w cor Tompkins st, all. John R Doscher and ano EXRS Claus Doscher to Martin L McInerney; 5 years, from May 1, 1908. Oct 31, 1907. 2:323..... 1,200	125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11. *Assign lease. John P Flannery to Joseph Mitchell. Oct 28. Oct 30, 1907. 6:1723..... nom
St Mark's pl, No 12 (8th st), all, except room on 4th floor. The Deutsch Amerikanische Schutzen Gesellschaft to Louis Werner; 2½ years, from Jan 5, 1908. Oct 29, 1907. 2:463..... 3,700	125th st, No 524 West. Assign lease. John Allen to Davies J Marshall. Oct 25. Oct 28, 1907. 7:1979..... nom
Same property. Assign lease. Louis Werner to Hudson County Consumers Brewing Co. Oct 17. Oct 29, 1907. 2:463..... nom	Same property. Re-assign lease. Davies J Marshall to John Allen. Oct 26. Oct 28, 1907. 7:1979..... nom
St Marks pl, No 17, east store, &c. Josephine Lederer to Max Corpuel; 3 years, from Aug 1, 1907. Oct 30, 1907. 2:464..... 756	126th st, No 155 West, all. Jacob P Baiter to Harriet J Risbey; 2 11-12 years, from Nov 1, 1907. Oct 25, 1907. 7:1910..... 1,200
Stanton st, No 178, stoop store. Marcus Neustaedter to Max Schimkevitz; 3 years, from April 1, 1907. Oct 25, 1907. 2:350.....	140th st, Nos 305 to 309 West, portions for college station. Hyman and Henry Sonn to U S of A by George von L Meyer, Postmaster-General; 10 years, from Dec 15, 1906. Oct 30, 1907. 7:2042..... 6,000
University pl, No 122, all. Louise Schultz to Harold Stern and ano; 5 years, from Feb 1, 1906, with 5 years renewal at \$5,000. Oct 25, 1907. 2:571..... 4,000 to 4,500	Amstredam av, Nos 1697 to 1699, n e cor 144th st, store and basement. Martin D Fink to Charles Holscher; 5 years, from May 1, 1907. Oct 30, 1907. 7:2059..... 1,200 to 2,000
Water st, No 614, west store and 4 rooms over store. Charles Stadler to Daniel Mongno; 5 years, from Nov 15, 1907. Oct 30, 1907. 1:259..... janitors service and 216 and 264	Amsterdam av, No 1500. Assign lease. Wm H Muller and ano to Patrick J Cryan. Oct 21. Oct 29, 1907. 7:1988..... nom
Water st, No 674, south store, &c. Wolf Finkelstein to Chas Frick; 5 years, from May 1, 1907. Oct 30, 1907. 1:264..... 480	Av A, Nos 1334 to 1344 n e cor 71st st, runs n 204.4 to s s 71st st, Nos 501 to 509 72d st x e 98 x s 102.2 x e 100 x s 72d st, No 500 102.2 to n s 71st st x w 198 to beginning, with machinery, &c. Chas C Clausen to American Malting Co; 3 years, from Nov 1, 1907. Oct 28, 1907. 5:1483..... as per rent specified in contract dated Oct 21, 1907
5th st, No 509 East. Assign lease. Stephan Bors to Joseph Rutmayer. Oct 25. Oct 29, 1907. 2:401..... nom	Av B, No 30. Assign lease. Rachel Arnowitz to the Eastern Brewing Co. Oct 15. Oct 28, 1907. 2:398..... nom
8th st, Nos 121 and 123 East, store. Sigmund Schnee to Sam Lewin; 3 years, from Nov 1, 1907. Oct 28, 1907. 2:436..... 420	Broadway, n w cor Cedar st, rear basement, &c. Title Insurance Co of N Y to Isaac Westervelt Co; 10 years and 15 days, from Nov 15, 1907. Oct 29, 1907. 1:50..... 4,000 to 6,000
11th st, No 519 East. Surrender lease. Salaman Lachar to Jacob Kantor. Oct 29. Oct 30, 1907. 2:405..... nom	Broadway, s w cor 96th st, Agreement as to 75-year lease, erection of new building, mortgage, &c. Leo M Klein et al with Jesse W Ehrlich. Oct 26. Oct 30, 1907. 4:1243..... nom
12th st, No 705 East, east store, &c. Gates Hamburger to Charles Jaeger; 5 years, from Feb 1, 1907. Oct 30, 1907. 2:382..... 336	Lenox av, No 113. Assign lease. Eugene L Lezinsky to Eugene L Lezinsky Co. Sept 28. Oct 31, 1907. 7:1825..... nom
14th st, No 7 West. Assign lease. Sadie H Jacobs to Ada G Gray. Mort \$4,000. Oct 29. Oct 31, 1907. 3:816..... nom	Lenox av, No 136. Assign lease. John A Sonntag to Samuel Portman. Oct 25. Oct 26, 1907. 6:1600..... nom
14th st, No 7 West, leasehold. FORECLOS (Oct 17, 1907). Abraham G Meyer (ref) to Sadie H Jacobs. Oct 29. Oct 31, 1907. 3:816..... 12,000	Madison av, No 1663, store, floor with rooms in rear. Adolph Rosenberg to Regina Neuman; 2 years, from May 1, 1907. Oct 31, 1907. 6:1616..... 1,440 and 1,500
15th st, No 409 East, store. James Fellows to Charles Gauss; 5 years, from Oct 1, 1908. Oct 25, 1907. 3:947..... 600	Madison av, No 1589, store, &c. Henry Steiner et al to Samuel Dressler; 7 years, from Sept 1, 1907. Oct 25, 1907. 6:1613..... 1,200 to 1,440
Same property. Assign lease. Charles Gauss to Theodore Muller. Oct 10. Oct 25, 1907. 3:947..... nom	Park av, No 1268, s w cor 98th st. Assign lease. Chas P McGovern to George Kienzle. Oct 24. Oct 25, 1907. 6:1603..... nom
17th st, No 137, n e s, 170.11 n w 3d av, 20.11x92, all. Augustus Van H Stuyvesant to Elizabeth Assmann; 21 years, from Mar 1, 1907. Oct 30, 1907. 3:873..... taxes, &c, and 600	Same property. Reassign lease. George Kienzle to Chas P McGovern. Oct 25, 1907. 6:1603..... nom
20th st, No 233, n s, 220 w 2d av, 20x40.6.....	1st av, No 1740 n e cor 90th st, cor store and bowling alley 90th st, No 401 in basement. Charles Seifert to Michael Knaisch; 5½ years; from Nov 1, 1907. Oct 31, 1907. 5:1570..... 900 and 960
Plot begins 38.9 n 20th st and 200 w 2d av, runs n 28.3 x w 17 x s 13.1 x w 13 x s 16.1 x e 30.1 to beginning, with use of alley to 20th st.....	1st av, Nos 193 and 195, s w cor 12th st, store, &c. Louis Kalinsky to Antonio Rettino; from Nov 1, 1907, to Apr 30, 1912. Oct 25, 1907. 2:453..... 2,700
Edward Kates to Link Provision Co; 21 years, from Nov 1, 1907. Oct 31, 1907. 3:901..... taxes, &c, and 1,150	1st av, No 1605, 1st floor, store and basement on s s. William Holschuh and ano to William Sturzel and ano; 5 years, from Apr 1, 1907. Oct 29, 1907. 5:1546..... 900
22d st, No 18 East, 26.4x98.9, all. Geo R Schieffelin to Philip Arzberger and ano; 10 years, from Feb 1, 1905. Oct 29, 1907. 3:850..... 4,400	1st av, No 1895, all.....
28th st, Nos 253 and 255 West, all. Assign lease and consent by Chas A Wirth. Joachim Devoluy to Theo C Godron. All title. Oct 24. Oct 25, 1907. 3:778..... nom	98th st, Nos 334 and 336 East, rear ½ of bsaement..... Agreement modifying of lease; also as to assignment of rents. Bessie C Clark with Jacob Stahl Jr & Co. Oct 30, 1907. 6:1669..... nom
33d st, No 10, s s, 200 w 5th av, 25x98.9. Assign lease. Robin D Compton and ano to Waring Denham. 1-3 part. April 15, 1905. Oct 26, 1907. 3:834..... 4,170.80	2d av, No 96. Agreement modifying lease, &c. Chas W Frank with Max Kahn. June 1. Oct 30, 1907. 2:447..... nom
Same property. Assign lease. Waring Denham to Fannie E Wright. 1-3 part. April 15, 1905. Oct 26, 1907. 3:834..... 4,170.80	2d av, No 489. Assign lease. Daniel Schatz to The Ebling Brewing Co. Oct 18. Oct 25, 1907. 3:908..... nom
35th st, No 41 West, all. Irvin J Messinger et al HEIRS, &c, Elmer S Messinger to Mordicay F Tepper; 5 1-12 years, from Sept 1, 1907. Oct 31, 1907. 3:837..... 3,600	3d av, No 1338, store, &c. Lewis E Ransom EXR Phebe A B Ransom to Michael Lekas and ano; 7 years, from May 1, 1908. Oct 29, 1907. 5:1411..... 1,400
36th st, No 553 West. Assigns two leases. Christian Cordes to John Meincke. Oct 14. Oct 28, 1907. 3:708..... nom	6th av, No 697, s w cor 40th st. Assign lease. Louisa M and Laura C Dickinson to John D Haase. Oct 23. Oct 29, 1907. 3:815..... nom
39th st, No 317 West, all. Daniel F Mahony to Benj G Rosenheim; 5½ years, from Nov 1, 1907. Oct 29, 1907. 3:763..... 2,200	Same property. Re-assign lease. John D Haase to Louisa M and Laura C Dickinson. Oct 24. Oct 29, 1907. 3:815..... nom
42d st, No 420 West, store, &c. Daniel J McDonald to Fredk J Strohm and ano; 5 years, from May 1, 1906. Oct 30, 1907. 4:1051..... 960 and 1,080	6th av, No 697, s w cor 40th st. Assign two leases. William Zoll to Louise M Dickinson. Oct 22. Oct 28, 1907. 3:815..... nom
45th st, No 411 West, all. Aaron Coleman to Fannie A White; from Mar 1, 1907, to Oct 1, 1910. Oct 25, 1907. 4:1055..... 1,400 and 1,500	6th av, n e cor 42d st, Rooms 513, 514 and 515. Improved Property Holding Co to Joseph Fleischman; 19 years, from May 1, 1907. Oct 30, 1907. 5:1258..... 3,000
47th st, No 35 West. Bill of sale of the building on leased land. Wm H Lefferts and Chas V Faile EXRS Sarah H Crane to the TRUSTEES of Columbia College. Mar 4. Oct 25, 1907. 5:1263..... 20,475.76	Same property. Consent to assign lease. Same to same and Fleischman Baths. Oct 10. Oct 30, 1907. 5:1258..... nom
49th st, No 17, n s, 264 w 5th av, 25x100.5. The TRUSTEES of Columbia College to Richard Mortimer and ano HEIRS Anna E Mortimer; 21 years, from Oct 1, 1906 (with renewal). Oct 29, 1907. 5:1265..... 2,905	Same property. Assign lease. Joseph Fleischman to Fleischman Baths. Oct 16. Oct 30, 1907. 5:1258..... nom
64th st, No 317 West, all. Cornelius Walke to Joseph C Roth; 10 years, from May 1, 1905. Oct 31, 1907. 4:1176..... 900 and 1,000	6th av, n e cor 42d st, Bryant Park Arcade Building, Rooms 509 to 512 on 5th floor, and all of 6th and roof floors. Improved Property Holding Co of N Y to Joseph Fleischman; 19 years, from May 1, 1907, with privilege of renewal. Oct 30, 1907. 5:1258..... 29,000
65th st, Nos 417 and 419 East, all. Mark Kahn to Tobia Acciani; 3 years, from Nov 1, 1907. Oct 31, 1907. 5:1460..... 4,850	Same property. Consent to assign lease. Same to Joseph Fleischman and Fleischman Baths, a corpn. Oct 10. Oct 30, 1907. 5:1258.....
65th st, Nos 421 and 423 East, all. Mark Kahn to Tobia Acciani; 3 years, from Nov 1, 1907. Oct 31, 1907. 5:1460..... 4,850	Same property. Assign lease. Joseph Fleischman to Fleischman Baths, a corpn. Oct 16. Oct 30, 1907. 5:1258..... nom
66th st, No 159 West, 5-sty flat. Alice M Beck to Micha Zuckerman; 5 years, from Nov 1, 1907. Oct 31, 1907. 4:1138..... 3,200	7th av, s w cor 46th st, store and basement. Joseph Silverson and ano to Maxwell Andress and ano; 5 4-12 years, from Jan 1, 1908. Oct 30, 1907. 7:2031..... 1,320 to 1,500
74th st, No 317 East. Consent to assign lease. Samuel Cohen to Elizabeth Stein. Oct 9. Oct 26, 1907. 5:1449..... nom	8th av, No 795, 2 upper floors above store. Joseph Cohen to Chas L Fox; 4½ years, from Mar 1, 1907. Oct 31, 1907. 4:1039..... 600
86th st, Nos 205 to 209 East, 2d or top floor. Frank D Ames to Diedrich O Woehrmann and ano; 5 years, from May 1, 1907. Oct 29, 1907. 5:1532..... 1,400	8th av, No 644, that part of American Hall known as Day Room. The N Y District Council of the Brotherhood of Painters, Decorators and Paperhangers of America to Journeymen Plasterers Society of City N Y, Local 24 O P I A; 3 years, from Sept 1, 1907. Oct 25, 1907. 4:1013..... 425
100th st, n s, 150 e Broadway, 50x66, all. Bloomingdale Leasing Co to Lucille R Hayman; 20 10-12 years, from June 1, 1907. Oct 30, 1907. 7:1872..... taxes, &c, and 100	8th av, No 2451, store, &c. Martin Bamberger to Albert Geugelin; 5 years, from May 1, 1907. Oct 25, 1907. 7:1958..... 1,400 and 1,500
100th st, No 158 East, all. Moses N Glickman to Julius B Garfunkel; 3 years, from Oct 1, 1907. Oct 26, 1907. 6:1627..... 1,200 to 1,500	
111th st, Nos 229 and 231 West, all. Isaac A Harris and ano to Jessie R Proctor; 4 11-12 years, from Nov 1, 1907. Oct 29, 1907. 7:1827..... 7,200	
113th st, Nos 204 to 208 East. Surrender lease. Joseph Larocca to Leopold Harris. All title. Oct 22. Oct 26, 1907. 6:1662..... 732.32	
113th st, Nos 241 and 245 East, all. Henry Rosenstein to Marco Marcini; 3 years, from Nov 1, 1907. Oct 26, 1907. 7:1663..... 5,100	

ATLAS PORTLAND CEMENT

Is the Standard American Brand

30 Broad Street (Send for Pamphlet) New York

8th av, No 688, store, &c. Mary J Quinlan and ano to Raphael Steintal and ano; 5 years, from May 1, 1908. Oct 29, 1907. 4:1015.....2,300
10th av, No 435 | Assign lease. Michael Dennigan and ano
34th st, No 501 West | to James Breen. Oct 18. Oct 29, 1907. 3:706.....nom
13th av, No 156, e s, 100 n 23d st, store. Charles Beckman to Paul Silberstein; 5 years, from Oct 1, 1907. Oct 30, 1907. 3:669.....2,500

BOROUGH OF THE BRONX.

174th st, No 496 East, west store, &c. One Hundred and Seventy-Fourth Street Construction Co to Max Rubenstein; 4½ years, from Nov 1, 1907. Oct 28, 1907. 11:2915 480 to 540
Bathgate av, No 1698, 2-sty frame dwelling. Adelbert S Nichols EXR to Ferdinand Forrest; 5 years, from May 1, 1908. Oct 29, 1907. 11:2921.....360
Boston road, No 1306, store, &c. Joseph Zeman to Rebecka Barre; 5 years, from May 1, 1908, with 5 years renewal at \$1,800. Oct 25, 1907. 11:2961.....1,500 to 1,680
Melrose av, s e cor 152d st, all. Henry Kruse to Johann Bergmann; 5 years, from Sept 1, 1907. Oct 31, 1907. 9:2374.....1,200 and 1,500
Prospect av, w s, 155 n 160th st, 18x—, store and basement. James F Meehan to Joseph Brown et al; 7 years, from Oct 1, 1907. Oct 30, 1907. 10:2677.....1,800 to 2,100
St Anns av, No 741. Assign lease. John Berwind to The Ebling Brewing Co. Oct 25, 1907. 9:2360.....nom
Tinton av, n w cor 150th st, store, &c. Assign lease. Thos J Clines to John Hoey. Mort \$2,500. Oct 28. Oct 29, 1907. 10:2653.....nom
3d av, No 4217. Bill of sale, lease, &c. Allan A Irvine (auctioneer) to Alexander Greenwald. Oct 31, 1907. 11:3043..210

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.

October 25, 26, 28, 29, 30 and 31.

BOROUGH OF MANHATTAN.

Altman, Leopold to Louise M Lee. 5th st, No 746, s s, 102 w Av D, 22x95. 5 years, 5%. Oct 31, 1907. 2:374. 12,000
Averill, Cornelia K to Harriet A Boyd and ano. Carmine st, Nos 7 and 9. Certificate that mort dated Oct 17, 1907, is a valid lien on above premises. Oct 23. Oct 26, 1907. 2:589.
Austin, Harry M to trustees of Columbia College in City N Y. 47th st, No 35, n s, 526.6 w 5th av, 23x100.5. P M. Oct 24, 5 years, 4½%. Oct 26, 1907. 5:1263. 55,000
Ahmert, Alwine to Jacob Manheimer. 106th st, No 239, n s, 100 w 2d av, 25x100.11. P M. Oct 25, due, &c, as per bond. Oct 28, 1907. 6:1656. 11,000
Beglan, Eugene with Clair Foster, G Edw Escher and John H Hutaff. 29th st, No 542, s s, 200 e 11th av, 25x98.9. Extension mort. Oct 25. Oct 29, 1907. 3:700. nom
Bleier, Dora wife of and Ignatz to Virginia Danziger. Av C, No 105, s w cor 7th st, No 228, 21.1x83. Oct 23, 5 years, 5%. Oct 29, 1907. 2:389. 35,000
Birnbaum, Saml to Joseph Rabinowitz. 1st av, Nos 18 and 20, e s, 89 s 2d st, 44x100; Madison st, No 328, s w cor Scammell st, No 27, 25x90.6. Oct 28, installs, 6%. Oct 29, 1907. 1:266-2:429. notes, 2,300
Blumenstock, Samuel and Henry Nechols to Julia Bachrach. 11th av, Nos 670 and 672, e s, 50.2 n 48th st, 2 lots, each 25x103. 2 P M mortgages, each \$12,000. 3 years, 5%. Oct 28, 1907. 4:1077. 24,000
Same to Abram Bachrach. Same property. 2 P M mortgages, each \$2,000. 2 prior mortgages, \$12,000 each. 2 years, 6%. Oct 28, 1907. 4:1077. 4,000

Brakmann, Ferdinand to James H Schmelzel and ano. 3d av, No 1441, e s, 77.1 n 81st st, 25x101.8. P M. Prior mort \$20,000. Oct 28, due, &c, as per bond. Oct 29, 1907. 5:1527. 5,500
Brown, Eliz W and Julia A, and Caroline L Weeks to Fredk A Booth. King st, Nos 56 and 58, s s, 91.9 e Varick st, 41.8x180. Nov 15, 1905, 1 year, 5%. Oct 25, 1907. 2:519. 3,700
Blumenstock, Samuel and Henry Nechols to Abram Bachrach. 11th av, Nos 670 and 672, e s, 50.2 n 48th st, 50.1x100. P M. Prior mort \$28,000. 1 year, 6%. Oct 28, 1907. 4:1077. 1,000
Brigando, Michael or Michele Brigante to ITALIAN AMERICAN TRUST CO of City N Y. Mulberry st, No 280, e s, 151.6 s Houston st, 20x90.7x20x90.2; Mulberry st, No 282, e s, abt 135 s Houston st, 20x ½ blk. Prior mort \$34,500. June 12, due Dec 1, 1907, 6%. Oct 28, 1907. 2:509. 20,000
Bryan, William exr Annie V Bryan with Ruth A Bruce-Brown guardian William Bruce-Brown and ano. 96th st, No 228, s s, 401 e 3d av, 32.6x100.8. Extension mort. Oct 8. Oct 25, 1907. 5:1541. nom
Birkenfeld, Fannie to NEW YORK LIFE INS CO. 132d st, No 124, s s, 266.8 w Lenox av, 16.8x99.11. Sept 24, due Jan 1, 1911, 5%. Oct 25, 1907. 7:1916. 3,000
Blair, Harry M to Herman Nehmelman. Greenwich st, Nos 802 and 804, n w cor 12th st, No 335, 40.10x65.1x41.6x64.10. P M. Oct 29, due, &c, as per bond. Oct 30, 1907. 2:641. 20,000
Buthfer, Anna M to Harry M Blair. Greenwich st, Nos 802 and 804, n w cor 12th st, No 335, 40.10x65.1x41.6x64.10. P M. Prior mort \$20,000. Oct 29, due, &c, as per bond. Oct 30, 1907. 2:641. 5,000
Block, Anna to Harry Bloch. Lewis st, Nos 185 and 187, n w cor 5th st, Nos 819 and 821, runs w 114 x n 97 x e 22 x s 48.6 x e 85 to w s Lewis st x s 48.10 to beginning. Oct 30, 1907, due Apr 30, 1908, 6%. 2:360. 2,500
Brien, Henry to Geo A Weber and ano exrs Caroline C Weber. 115th st, No 202, s s, 100 e 3d av, 25x100.11. Oct 30, 1907, 3 years, 5%. 6:1664. 15,000
Bissell, Kate to TITLE GUARANTEE & TRUST CO. 46th st, No 214, s s, 197.9 w Broadway, 18.7x100.5. Oct 29, due, &c, as per bond. Oct 30, 1907. 4:1017. 12,000
Bollwinkel, Henry to Morris S Thompson and ano exrs Mary A Cooper. 39th st, No 431, n s, 400 w 9th av, 25x98.9. Oct 30, 1907, 3 years, 5%. 3:737. 6,000
Burger, Jean to THE GERMAN SAVINGS BANK in City N Y. 64th st, No 18 (32), s s, 275 w Central Park West, 25x100.4. Oct 24, 3 years, 5%. Oct 25, 1907. 4:1116. 18,000
Coleman, Michael to Elihu Root and ano trustees Henry H Cook for benefit John G Evans et al. 38th st, Nos 52 and 54, s s, 245 e 6th av, 42x98.9. Aug 5, 10 years, 4%. Oct 30, 1907. 3:839. 90,000
Cremin, Anna C and Mary K Hennessy with Katie Freund. 2d av, No 988, e s, 40 n 52d st, 20x71. Extension mort. Oct 26. Oct 29, 1907. 5:1345. nom
Cohen, David to John R Waters. Madison av, Nos 1824 and 1826, w s, 40.11 s 119th st, 40x75. Oct 25, 5 years, 5%. Oct 30, 1907. 6:1745. 38,500
Cohen, Max to Abraham Alexander. Broome st, Nos 127 to 131, s s, 20 w Pitt st, 60x60. Prior mort \$46,000. May 20, due, &c, as per bond. Oct 30, 1907. 2:341. 5,000
Coy, Chas F to Sarah Klein and ano. Amsterdam av, No 1726, w s, 74.11 n 145th st, 25x100. P M. Oct 28, due Jan 2, 1910, 6%. Oct 29, 1907. 7:2077. 4,000
Collins, Lena B wife Wm N, of North Hatley, Province Quebec, Can, Noel J Becar, of Santa Cruz, Cal, Mary J wife Wm H Lawton of Newport, R I, and Alfred Becar, now sojourning at Mt Clemens, Mich, to BOWERY SAVINGS BANK. Broadway, No 187, w s, 45.8 s Dey st, 25.6x100x25.6x100.2. Oct 4, 1 year, 5%. Oct 29, 1907. 1:63. 30,000
Clarke, Eliz J with Frederic de P Foster and ano exrs Sarah A Sands. 16th st, No 39 West. Extension mort. Oct 17. Oct 25, 1907. 3:818. nom
Crawford, Fredk W, of Jersey City, N J, to Israel H Goldberg. 61st st, No 247, n s, 125 e West End av, 25x100.5. P M. Oct 15, due July 1, 1908, 6%. Oct 25, 1907. 4:1153. 1,000
Clarke Construction Co to Eltoma Realty Co. Certificate as to mort for \$51,000 on property in Kings Co. Oct 23. Oct 26, 1907. Misc.
Callender, Mary R with Morris Singer. 1st av, No 278, w s, 50 n 16th st, 19x94. Extension mort. Oct 25. Oct 31, 1907. 3:948. nom
Cronheim, Fannie to Abraham Kassel and ano. 72d st, No 423, n s, 250 w Av A, 25x102.2. P M. Prior mort \$15,000. Oct 30, 3 years, 6%. Oct 31, 1907. 5:1467. 4,000
Casey, James with BANK FOR SAVINGS in City N Y. 87th st, No 343 East. Extension mort. Oct 29. Oct 31, 1907. 5:1550. nom
Century Holding Co to EQUITABLE TRUST CO of N Y. 24th st, Nos 117 and 119, n s, 204 e 4th av, 46x98.9. Certificate as to extension of mort for \$37,000. Oct 31, 1907. 3:880.
Cohen, Elias A with Isaac N Walter exr Emanuel Walter. St Nicholas av, No 81, n w cor 114th st, 59.2x108.8x50.5x139.8. Agreement as to assignment of mort and participation agreement, &c. Sept 12. Oct 30, 1907. 7:1824. nom

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289 FOURTH AVENUE. Corner 22d Street NEW YORK

Cunningham, Josephine E with Anna R Spring. Water st, No 671. Extension mort. Oct 5, 1907. 1:243. nom

Cohn, Bertha with Godspeed Realty Impt Co. 108th st, Nos 103 to 107 West. Extension mort. Oct 31, 1907. 7:1863. nom

Cronheim, Fannie to Abraham Kassel and ano. 72d st, No 429, n s, 175 w Av A, 25x102.2. Oct 30, 3 years, 6%. Oct 31, 1907. 5:1467. 4,000

Cascade Realty & Construction Co to Amelia R Godfrey. Amsterdam av, No 2364, w s, 65.4 s 178th st, 40.4x100. Oct 30, 3 years, 5%. Oct 31, 1907. 8:2132. 33,000

Dressler, Samuel to Lion Brewery. Madison av, No 1589. Saloon lease. Oct 23, demand, 6%. Oct 25, 1907. 6:1613. 2,250

Dummeyer, Henry to Lion Brewery. Cherry st, No 281. Saloon lease. Oct 25, demand, 6%. Oct 30, 1907. 1:247. 1,482.21

Donovan, Richard J to Peter Otten. 28th st, No 160, s s, 56.11 e 7th av, runs e 18.7 x s 50 x w 13.9 x n 9.3 x w 4.7 x n 40.9 to beginning. P. M. Prior mort \$8,000. Oct 24, 3 years, 6%. Oct 26, 1907. 3:803. 2,500

Dahn, Josephine to Francis Frey. 1st av, No 1789, w s, 75.8 s 93d st, runs s 25 x w 100 x n 25.8 x e 33.10 x s 0.8 x e 66.2 to beginning. Prior mort \$16,000. 3 years, 6%. Oct 28, 1907. 5:1555. 3,500

Engel, Marie individ and extrx Carl Engel with Isidor Ollendorff. 116th st, No 140 West. Extension mort. Oct 26, 1907. 7:1825. nom

Ellis, Arnold H, of Willsborough, N Y, to Almira J Brown. 40th st, No 326, s s, 400 w 8th av, 25x98.9. Oct 25, 5 years, 5%. Oct 26, 1907. 3:763. gold, 15,000

Epstein-Cohen Co to Harris Mandelbaum and ano. 118th st, Nos 238 and 240 East; 119th st, Nos 441 to 449 East; 120th st, Nos 438 to 446 East. Extension of mort covering entire premises and assignment of rents of premises Nos 238 and 240 E 118th st. Oct 29, 1907. 6:1667 and 1807. nom

Epstein-Cohen Co to Harris Mandelbaum and ano. 120th st, Nos 436-446 East. Assignment of rents to extent of \$98,468.66. Oct 29, 1907. 6:1807. nom

EQUITABLE TRUST CO of N Y with Century Holding Co. 124th st, Nos 117 and 119, n s, 204 e Park av, 46x98.9. Extension mort. Oct 31, 1907. 3:880. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Henry S Schendel and ano. 104th st, No 224, s s, 260 e 3d av, 25x100.11. Extension mort. Oct 29, 1907. 6:1653. nom

EQUITABLE TRUST CO of N Y with Eliz K Lorillard. 39th st, No 40, s s, 360 e 6th av, 25x98.9. Extension mort. Oct 30, 1907. 3:840. nom

EMPIRE CITY SAVINGS BANK with Mabel E Brennan. 152d st, No 304, s e cor Bradhurst av, 125x34.3. Extension mort. June 24, Oct 25, 1907. 7:2046. nom

Finley, Mary W to Robert C MacElrath. 93d st, No 31, n s, 413 e Columbus av, 19x100.8. P. M. Prior mort \$11,000. Oct 30, due Jan 1, 1910, 6%. Oct 31, 1907. 4:1207. 4,000

Friedman, Sarah to Leopold Katzenstein. 92d st, No 18, s s, 237.10 e 5th av, 17.8x100.8. Oct 30, due, &c, as per bond. Oct 31, 1907. 5:1503. 25,000

Five Boroughs Realty Co to Selena Simpson. 56th st, Nos 146 and 148, s s, 145 e Lexington av, 40x100.5. Due, &c, as per bond. Oct 31, 1907. 5:1310. 30,000

Same to same. Same property. Certificate as to above mort. Oct 29, 1907. 5:1310. nom

Fletcher, Emeline T wife Geo M, of Oyster Bay, L I, to Frederic de P Foster trus. Carlisle st, Nos 1 and 3, n s, 59.2 w Greenwich st, 49.4x57.5x47.9x58.9. 5 years, 5%. Oct 31, 1907. 1:53. 16,000

Ficken, Rebecca to Elvina Quast. Mott st, Nos 69 and 71, n w s, 234.9 n w Bayard st, runs s w 38.7 x n w 100 x n e 35.9 x s e 100 to beginning. Oct 29, due Sept 17, 1910, 5%. Oct 31, 1907. 1:200. 7,000

Friesner, Mary wife of and Isaiah to UNION TRUST CO of N Y. 90th st, No 104, s s, 65 w Columbus av, 35x100.8. 5 years, 5%. Oct 31, 1907. 4:1220. 30,000

Fallon, Joseph E to Eliz A Toal widow John T Toal et al. Wadsworth av, e s, 100 s 187th st, 50x150. P. M. Installs, 5%. Oct 31, 1907. 8:2166. 5,000

Funck, Charles and August with John F Frees. 115th st, Nos 307 to 311 East, leasehold. Estoppel certificate. Aug 31, 1907. Oct 26, 1907. 6:1687. nom

Flanagan, Wm C to A Henry Dickinson. 169th st, n s, 518.3 w St Nicholas av, 50x86.7. Prior mort \$2,000. Aug 30, due, &c, as per bond. Oct 25, 1907. 8:2138. 3,000

Farowich, Gussie with Louise Hartshorne. 115th st, Nos 19 and 21, n s, 298.6 w 5th av, 45.8x100.11. Extension mort. Oct 29, 1907. 6:1599. nom

Flanagan, Wm C to Adolph F Lucker. 169th st, n s, 568.3 w St Nicholas av, 50x86.7. Prior mort \$5,000. Aug 30, due, &c, as per bond. Oct 25, 1907. 8:2138. 3,000

Goetschius, John H to Mary M Fitzpatrick. Washington st, No 609, e s, abt 58 s Morton st, 18.9x63.6x18.9x63 s s. Oct 29, 3 years, 5½%. Oct 30, 1907. 2:602. 20,000

Greiff, Ernest F to Chas F Schmidt. 88th st, No 37, n s, 408 e Columbus av, 21x100.8. 5 years, 4½%. Oct 31, 1907. 4:1202. 28,000

Garone, Martin to Daniel W Harnett. Catharine st, No 66, w s, abt 25 n Oak st, 25x50. P. M. Prior mort \$15,000. Oct 29, 5 years, 6%. Oct 31, 1907. 1:278. 8,000

Germino, Michele and Domenico Albano to Joseph Fritz et al. Prince st, No 193, n s, 25 w Sullivan st, 25x78. P. M. Oct 30, due Jan 1, 1913, 5%. Oct 31, 1907. 2:518. 15,000

Godspeed Realty Impt Co to Helene Rendsburg. 108th st, Nos 103 to 107, n s, 100 w Columbus av, 75x100.11. Prior mort \$31,000. 1 year, 6%. Oct 31, 1907. 7:1863. 4,000

Same to same. Same property. Certificate as to above mort. Oct 31, 1907. 7:1863. nom

Godspeed Realty Impt Co to Mary Frank. 85th st, s s, 75 e Madison av, 25x102.2. Prior mort \$15,000. 1 year, 6%. Oct 31, 1907. 5:1496. 5,000

Same to same. Same property. Certificate as to above mort. Oct 31, 1907. 5:1496. nom

Godspeed Realty Impt Co and Bertha Cohn with Mary Frank. 85th st, No 42, s s, 75 e Madison av, 25x102.2. Subordination mort. Oct 31, 1907. 5:1496. nom

Gilson, Anna B to Edw F Browning. 107th st, Nos 60 and 62, s s, 55 w Manhattan av, 48.9x100.11. P. M. Prior mort \$40,000. Oct 26, 1907, 5 years, 5%. 7:1842. 30,000

Gaynor, Edw F J to Chas A Vandehoof and ano exrs, &c, Albert H Randell. 88th st, No 151, n s, 357 e Amsterdam av, 17x100.8. Oct 25, 3 years, 5½%. Oct 26, 1907. 4:1219. 5,000

Gottilla, Ferdinando and Pietro Genchi to Charles K Beekman and ano trustees Wm B Beekman. 60th st, No 321, n s, 325 w 1st av, 25x100.5. Sept 30, 3 years, 5%. Oct 28, 1907. 5:1435. 12,500

Gottilla, Ferdinando and Pietro Genchi and STATE BANK with Charles K and Kath M Beekman trustees Wm B Beekman. 60th st, No 321, n s, 325 w 1st av, 25x100.5. Subordination mort. Sept 25, Oct 28, 1907. 5:1435. nom

Gottilla, Ferdinando and Pietro Genchi and Fitzhugh Smith with same. Same property. Subordination agreement. Sept 25, Oct 28, 1907. 5:1435. nom

Glover, Frances L, of Phillipstown, N Y, to Daniel Birdsall. Water st, No 50, n s, 156.5 e Coenties slip, runs w 23.5 x n 65 x e 5.10 x s 2 x e 0.4 x s 2.8 x e 17.5 x s 60.4 to beginning. P. M. Oct 28, due, &c, as per bond. Oct 29, 1907. 1:30. 15,000

Garone, Martin to Cath Barbieri individ and as guardian. Cherry st, No 149, s s, abt 130 w Market slip, 20x60. Oct 29, 1907, 3 years, 5½%. 1:250. 10,000

Geugelin, Albert to Lion Brewery. 8th av, No 2451. Saloon lease. Oct 17, demand, 6%. Oct 25, 1907. 7:1958. 1,500

Goldman, Kalman, of Ellenville, N Y, and Saml Wohlstdatter to Wm J Amend. Av D, Nos 112 and 114, n e cor 8th st, Nos 393 and 395, 47.6x77; also property in Kings Co. Oct 24, installs, 6%. Oct 29, 1907. 2:365. 6,100

Gucker, Henry to GERMAN SAVINGS BANK of N Y. Jones st, No 7, n s, abt 70 w 4th st, 25x100. Oct 29, 1907, 3 years, 5%. 2:590. 16,000

Harney, John with Geo Freygang. 2d av, No 2436, e s, 20.11 s 125th st, 20x75. Extension mort. Oct 16, Oct 28, 1907. 6:1801. nom

Harney, Eliza L to TITLE GUARANTEE & TRUST CO. 39th st, No 242, s s, 363.1 e 8th av, 17.1x98.9. Oct 28, due, &c, as per bond. Oct 29, 1907. 3:788. 8,500

Hillman, Frank to Solomon Frank and ano. 116th st, Nos 234 and 236, s s, 193 w 2d av, 39x100.11. Prior mort \$41,000. Oct 28, due Nov 1, 1913, 6%. Oct 29, 1907. 6:1665. 15,000

Haims, Rebecca and Zbarazer Realty Co with Hannah Plastrik. 6th st, No 423 East. Agreement modifying mort. Oct 24, Oct 25, 1907. 2:434. nom

Hebert, Emma L wife of and Henry B to J Ralph Burnett as committee Mary A Wilkinson. 73d st, No 152, s s, 270 e Amsterdam av, 20x102.2. Oct 25, 1907, 1 year, 5%. 4:1144. 2,000

Harney, John with New York & New Jersey Land & Impt Co. 54th st, No 306 West. Extension mort. Oct 15, Oct 28, 1907. 4:1044. nom

Hensle Construction Co to The Greenwood Cemetery. Manhattan st, No 131, n e cor Broadway, No 3200, 47.2x100.1x98.4x112. Oct 23, 1907, 5 years, 5½%. 7:1982. Corrects error in last issue, when Broadway No was 320. 110,000

Hollander, Adolph to Chas L Halberstadt. 3d av, No 913, s e cor 55th st, No 200, 25.5x60. Prior mort \$30,000. Oct 25, 1907, due Nov 1, 1909, 6%. 5:1328. 5,500

Hynes, Wm A to Lillian M Coffey. 3d av, No 1938, s w cor 107th st, No 174, 20x83. Prior mort \$30,000. Oct 25, 1907, 3 years, 5%. 6:1634. 3,500

Hart, Phebe H, of Forest Hill, N J, to Augustus A Levey et al exrs Isaac Levy. Lexington av, No 347, e s, 55.7 s 40th st, 18.6x87. 1 year, 5%. Oct 31, 1907. 3:895. 12,000

Hall, Arlington L to Julia Hallgarten trustee Adolph Hallgarten. 80th st, No 124, s s, 315 w Columbus av, 20x102.2. Oct 30, 1907, 5 years, 4½%. 4:1210. 19,000

Hutcheson, Henrietta R to Siegfried Peierls and ano firm S Peierls & Co. 26th st, Nos 102 and 104, s s, 80 e 4th av, 40x98.9. Prior mort \$85,000. Oct 30, 1907, secures agreement dated Dec 6, 1905, —. 3:881. 30,000

Isaacs, Heiman S with Ruth A Bruce-Brown guardian William Bruce-Brown and ano. 11th st, No 323, n s, 117.3 w Greenwich st, 28.8x95.4x irreg x95.4; 11th st, No 327, n s, 174.4 w Greenwich st, 28.8x95.5. 2 extensions of mort. Oct 22, Oct 25, 1907. 2:634. nom

Jacoves, Louis J, of N Y, and Joseph White, of Bound Brook, N J, to Saml Wacht. 67th st, Nos 342 to 348, s s, 75 w 1st av, 75x100.5. Prior mort \$—. Oct 24, installs, 6%. Oct 26, 1907. 5:1441. 4,000

Jacoves, Louis J, of N Y, and Joseph White, of Bound Brook, N J, to Saml Wacht. 66th st, Nos 335 to 341, n s, 75 w 1st av, 2 lots, each 37.6x100.5. 2 mort. each \$2,000; 2 prior mort. each —. Oct 24, due Oct 24, 1908, 6%. Oct 26, 1907. 5:1441. 4,000

Jaroslawsky, Meyer and Philip to Moses Phillips and ano. Front st, Nos 354 and 356, n s, 325.2 w Jackson st, 40.10x70. Due Nov 28, 1908, 6%. Oct 28, 1907. 1:243. 2,000

Jaeger, Louisa widow to Michael Ackermann. 84th st, No 608, s s, 152 e East End av or Av B, 20.6x102.2. Oct 24, 5 years, 4½%. Oct 26, 1907. 5:1590. 8,000

Jones, Louis M and Thomas W with Janet Muller. 134th st, No 524, s s, 524.3 w Amsterdam av, 43.9x99.11. Subordination agreement. Oct 25, Oct 26, 1907. 7:1987. nom

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Jones (Chas E) Co to Janet Muller. 134th st, No 524, s s, 524.3 w Amsterdam av, 43.9x99.11. Oct 25, 3 years, 5½%. Oct 26, 1907. 7:1987. 44,000
Same to same. Same property. Certificate as to above mort. Oct 24. Oct 26, 1907. 7:1987.
Johannsen, Emil B to Philipp Messenkopf. 2d av, No 1804, e s, 50.8 n 93d st, 25x75. P M. Prior mort \$10,000. 5 years, 6%. Oct 31, 1907. 5:1556. 7,000
Jacobs, Sadie H to Wm A Bragg. 14th st, No 7, n s, 150 w 5th av, 25x103.3. Leasehold. Oct 29, demand, 6%. Oct 31, 1907. 3:816. 4,000
Jaeger, Charles to Lion Brewery. 12th st, No 705 East. Saloon lease. Oct 23, demand, 6%. Oct 30, 1907. 2:382. 800
Jackson, Saml to Callman Rouse. Broadway, Nos 2551 to 2557, s w cor 96th st, No 250, 100.8x125. Leasehold. All title. Prior mort \$12,500. Oct 24, 1 year, 6%. Oct 30, 1907. 4:1243. 5,000
Kosminsky, Isidor to Julia Samuels. 130th st, No 495, n s, 125 e Amsterdam av, 25x99.11. Prior mort \$17,000. Oct 30, 1907, due Nov 1, 1909, 6%. 7:1970. 2,000
Keys, Chas H with Henry and George Freygang. West Broadway, No 253, s e cor Walker st, 18.8x60; West Broadway, No 251 (133), e s, 18.8 s Walker st, 18.8x57 to alley; West Broadway, No 249 (131), e s, 37.4 s Walker st, 18.8x60. Extension mort. Aug 8. Oct 29, 1907. 1:191. nom
Kresner, Lewis with Rosa R Martin. Delancey st, No 34, n w cor Forsyth st, No 137, 25x80. Extension mort. Oct 2. Oct 29, 1907. 2:420. nom
Koref, Ignatz to David Mayer Brewing Co. Av B, Nos 227 to 231, s e cor 14th st, Nos 600 and 602, 68.9x88. Prior mort \$59,000. Oct 29, due, &c, as per bond. Oct 30, 1907. 2:396. 3,500
Koransky, Aaron S. of Brooklyn, N Y, to Robert Marsh and ano. Clinton st, No 93, w s, 175 s Rivington st, 25x100. Prior mort \$28,000. Oct 25, due June 1, 1908, —%. Oct 31, 1907. 2:348. Secures indebtedness 3,300
Karpas, Gottlieb M to Joseph Wittner. 121st st, No 158, s s, 124 e 7th av, 18x100.11. May 17, 3 years, 6%. Oct 26, 1907. 7:1905. 5,000
Kuhn, Charles and David to LAWYERS TITLE INS & TRUST CO. Hamilton Terrace, No 9, e s, 90 n 141st st, 17.6x66.3x17.6x64.11. Oct 30, 5 years, 5%. Oct 31, 1907. 7:2050. 6,000
Keenan, Annie M to N Y LIFE INS & TRUST CO. 117th st, No 508, s s, 98 e Pleasant av, 25x100.10. Oct 25, 1907, 3 years, 5%. 6:1715. 8,000
Kleinfeld, Isaac and E H Ogden Lumber Co with American Mortgage Co. 160th st, n s, 100 e Broadway, 265x99.11. Subordination agreement. Dec 21, 1906. Rerecorded from Dec 24, 1906. Oct 25, 1907. 8:2119. nom
Keenan, Annie M to Abraham Beller. Pleasant av, Nos 310 to 314, e s, 50.5 s 117th st, 50.5x98; Pleasant av, No 308, e s, 80 n 116th st, 20.10x98. Oct 25, 1907, due Aug 14, 1909, 6%. 6:1715. 6,000
Kalchheim, Henry to Louis and Gabriel Herman. 6th st, Nos 806 to 812, s s, 129 w Lewis st, 84x97. Oct 29, 1907, due Apr 29, 1908, 6%. 2:360. 1,200
Kaplan, Samuel and Ely to Sadie Brill. 111th st, No 29, n s, 449 w 5th av, 30x100.11. Oct 28, 2 years, 6%. Oct 29, 1907. 6:1595. 2,000
Kalb, Edward M with Clair Foster, G Edw Escher and John H Hutaff. 29th st, No 544, s e s, abt 175 e 11th av, 25x98.9. Extension mort. Oct 16. Oct 29, 1907. 3:700. nom
Lederer, Rachel to Lewis Realty & Construction Co. 56th st, Nos 411 and 413, n s, 174 e 1st av, 40x94.7x40.1x97.2. P M. Prior mort \$37,000. Oct 28, 5 years, 6%. Oct 29, 1907. 5:1368. 10,000
Lewis Realty & Construction Co to Virginia K White. 56th st, Nos 411 and 413, n s, 174 e 1st av, 40x94.7x40.1x97.2. Oct 10, 3 years, 5%. Oct 29, 1907. 5:1368. 37,000
Same to same. Same property. Certificate as to above mort. Oct 8. Oct 29, 1907. 5:1368.
Lewis Realty & Construction Co to Joseph F Stier. 56th st, Nos 415 and 417, n s, 214 e 1st av, 40x91.11x40.1x94.7. Oct 8, 3 years, 5%. Oct 29, 1907. 5:1368. 36,000
Same to same. Same property. Certificate as to above mort. Oct 10. Oct 29, 1907. 5:1368.
La Sala, Michele to Philip Durante. 108th st, No 216, s s, 237.6 e 3d av, 24.6x100.11. Prior mort \$9,000. Oct 29, 1907, 3 years, 4%. 6:1657. 900
Lawrence, Joseph W trustee Bryan Lawrence with Eliz A Westendorf. 183d st, No 569 West. Extension mort. Oct 19. Oct 25, 1907. 8:2154. nom
Loewy, Samuel with Daniel C Moynihan. 126th st, No 123, n s, 315 e Park av, 25x99.11; 126th st, No 121, n s, 290 e Park av, 25x99.11. Extension of three mort. Dec 3, 1906. Oct 26, 1907. 6:1775. nom
Lauer, August G to Geo Weissensee. 10th av, No 468, e s, 24.8 n 36th st, 24.8x72. Oct 25, 3 years, 6%. Oct 28, 1907. 3:734. 4,000

Levin, Hyman to Myron A Livingston. 2d av, Nos 2410 to 2414, e s, 40 s 124th st, 60x80. Oct 21, 2 years, —%. Oct 28, 1907. 6:1800. 1,300
Levy, Mary exr Lewis S Levy with Cornelia K Averill. Carmine st, Nos 7 and 9. Extension mort. Oct 22. Oct 26, 1907. 2:589. nom
Luipold, Geo A with Wm J Wilson and ano exrs Cornelius Van Benschoten. 122d st, No 106, s s, 54 e Park av, 18x75. Extension mort. Oct 15. Oct 25, 1907. 6:1770. nom
Loewy, Emily to Nathan Loewy Realty & Construction Co. 119th st, s e cor Riverside Drive, 100x100. Prior mort \$325,000. Oct 25, due Jan 1, 1911, 6%. Oct 26, 1907. 7:1990. 50,000
Lenz, Therese to Antonie Meyer and ano. 54th st, No 343, n s, 160 w 1st av, 20x100.5. P M. Oct 30, 5 years, 5%. Oct 31, 1907. 5:1347. 7,000
Levin, Samuel to Joseph Wunsch. 83d st, No 418, s s, 281 e 1st av, 25x102.2. P M. Prior mort \$7,500. Oct 30, 1907, due Nov 1, 1910, 6%. 5:1562. 8,000
Marks, Henry and Casper Levy to whom it may concern. Amsterdam av, No 1726. Certificate as to amount due on mort. Oct 28. Oct 30, 1907. 7:2077.
Moody, Geo F to TITLE GUARANTEE & TRUST CO. Madison av, No 695, e s, 41.4 n 62d st, 19.4x50. Due, &c, as per bond. Oct 30, 1907. 5:1377. 25,000
Meakin, Ellen V to EMIGRANT INDUSTRIAL SAVINGS BANK. 130th st, No 19, n s, 260 w 5th av, runs n e 104.11 x s e 25 x n e 10 x n w 75 x s w 15 x s e 30 x s w 99.11 to st x s e — to beginning. 3 years, 5%. Oct 30, 1907. 6:1728. 15,000
Murray, Geo W with Morris Singer. 1st av, No 276, w s, 25 n 16th st, 25x94. Extension mort. Oct 25. Oct 31, 1907. 3:948. nom
Miller, Mary E to Charles H Phelps and ano exrs John G Butler. 97th st, No 259, n s, 89 e West End av, 18x91.11. P M. 3 years, 5%. Oct 31, 1907. 7:1869. 12,000
McDermott, John to Thomas J Droogan. Perry st, No 8, s s, 107.8 w Greenwich av, 22x95. Oct 28, due Nov 1, 1908, 6%. Oct 31, 1907. 2:612. 3,000
Muldoon, John to Hulbert Peck. 58th st, No 444, s s, 350 e 10th av, 25x100.5. Oct 25, due, &c, as per bond. Oct 26, 1907. 4:1067. 15,000
Meinke, John to V Loewers Gambrinus Brewing Co. 36th st, No 553 West. Saloon lease. Oct 14, demand, 6%. Oct 28, 1907. 3:708. 901.98
Martin, Wm A with Frank J Baumert. 122d st, No 4 West. Extension mort. Oct 24. Oct 28, 1907. 6:1720. nom
Muller, Theo to Lion Brewery. 15th st, No 409 East. Saloon lease. Oct 10, demand, 6%. Oct 25, 1907. 3:947. 2,200
Morse, Chas W to John E Berwind. 5th av, No 732, w s, 73.5 s 57th st, 27x125. Prior mort \$150,000. Oct 28, due Nov 1, 1908, 5%. Oct 29, 1907. 5:1272. 350,000
McGuire, Mary A to BOWERY SAVINGS BANK. 58th st, No 118, s s, 195 w 6th av, 20x100.5. Aug 5, 5 years, 4½%. Aug 6, 1907. 4:1010. Corrects error in issue of Aug 10, when distance w of 6th av was 495. 15,000
METROPOLITAN TRUST CO of N Y with Abraham E Levy individ and as exr, &c, Louis Levy et al. Park av, Nos 1652 and 1654, s w cor 117th st, No 70, 50.5x90. Extension mort. Oct 28. Oct 31, 1907. 6:1622. nom
N Y Finance Co to Cath S Wood and PROVIDENT LIFE & TRUST CO of Pa as exrs Wm B Wood. Assignment of all right, title and interest in estate of Danl C Kingsland to secure \$15,000. Oct 17. Oct 25, 1907. nom
Nathan Loewy Realty & Construction Co with METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 119th st, 100x100. Extension mort. Oct 18. Oct 30, 1907. 7:1990. nom
Norton Realty Co to American Missionary Assoc. 149th st, No 528, s s, 310 w Amsterdam av, 15x99.11. P M. Oct 23, due Nov 1, 1910, 5%. Oct 29, 1907. 7:2080. 10,000
Same to N Y Operating Co. Same property. P M. Prior mort \$10,000. Oct 23, due, &c, as per bond. Oct 29, 1907. 7:2080. 2,000
Napoleon Construction Co to Austin B Fletcher and ano trustees Jackson S Schultz. 129th st, Nos 34 and 36, s s, 460 w 5th av, 50x99.11. Building loan. Oct 25, due June 1, 1911, 5%. Oct 26, 1907. 6:1726. 60,000
Same to same. Same property. Certificate as to above mort. Oct 25. Oct 26, 1907. 6:1726.
New York & White Plains Construction Co to Martin M Stone. Certificate as to mortgage for \$7,000 on property in White Plains, N Y. Oct 22. Oct 31, 1907.
Ottinger, Marx and Moses to Charles Steckler. 116th st, No 371, n s, 136 e Morningside av East, 36x100.10. 5 years, 5%. Oct 30, 1907. 7:1943. 50,000
Our Saviour's Norwegian Evangelical Lutheran Church of Harlem to Treasurer of the Church Extension Fund of the Synod for the Norwegian Evangelical Lutheran Church of America. 123d st, No 237, n s, 230 w 2d av, 25x100.11. Oct 15, 5 years, ½%. Oct 31, 1907. 6:1788. 3,000

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- Olson, John E to METROPOLITAN LIFE INS CO. Spring st, Nos 72 to 78, s e cor Crosby st, Nos 65 to 73, 100x100x100x92.4. Oct 29, 1907, 5 years, 6%, until building is completed, and 5½% thereafter. 2:482. 360,000
- Pier, Earl G to Frances L Glover. Reade st, No 146, n s, abt 218 w Hudson st, 25x63. P M. Prior mort \$19,000. Oct 24, due, &c, as per bond. Oct 25, 1907. 1:141. 11,000
- Paton, Morton S to Chas Weiland. Reade st, No 131, s s, 25x75, and Chambers st, No 149, n s, 25x75. Leasehold. Certificate as to payment of \$2,000 on account of mort. Oct 30, 1907. 1:140. —
- Price, Sabina to Lambert Suydam and ano trus Angelina Henry. 5th st, No 744, s s, 124 w Av D, 22x95. Due, &c, as per bond. Oct 31, 1907. 2:374. 12,500
- Palmer, Mary to Gertrude L Ryan. 50th st, No 334, s s, 295 w 1st av, 20x100.5. P M. 3 years, 6%. Oct 30, 1907. 5:1342. 5,500
- Phelan, Katherine to TITLE GUARANTEE & TRUST CO. Suffolk st, No 169, n w s, abt 125 s Houston st, 24x100. Oct 29, due, &c, as per bond. Oct 30, 1907. 2:355. 6,000
- Rosenstock, Edgar H to TITLE GUARANTEE & TRUST CO. 68th st, No 45, n s, 455 w Central Park West, 20x100.5. P M. Due, &c, as per bond. Oct 30, 1907. 4:1121. 20,000
- Rothschild, Louis F to Anita L Bassford. 75th st, No 125, n s, 320 w Columbus av, 20x102.2. Oct 30, due, &c, as per bond. Oct 31, 1907. 4:1147. 25,000
- Ribaudo, Andrea, Antonino Buccola and Giuseppe Dimarco to Maybelle Realty Co. 1st st, No 13, s s, 188.1 e Bowery, 19.8x74.4x 19.10x77. P M. Installs, 6%. Oct 31, 1907. 2:456. 2,500
- Realty Mortgage Co, Emanuel Heilner and Moses J Wolf with LAWYERS TITLE INS & TRUST CO. Morningside av West, s w cor 118th st, No 400, 125x100.11. Subordination agreement. Oct 30, 1907. 7:1961. nom
- Rubino, Jacob to James B Haggin. 73d st, No 272, s s, 100 e West End av, 18x100. Oct 25, due Nov 25, 1907, 5%. Oct 26, 1907. 4:1164. 20,000
- Reader, Ella R to U S TRUST CO of N Y. 93d st, No 266, s s, 84 e West End av, 16x84.5. Oct 25, due Feb 1, 1908, 6%. Oct 26, 1907. 4:1240. 3,000
- Rafter, Edward to Joseph N Carpenter et al. 1st av, No 179, n w cor 11th st, Nos 343 and 345, 22.11x100. Prior mort \$45,000. Oct 18, installs, 6%. Oct 28, 1907. 2:453. 10,000
- Rhein, Meyer L to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 61st st, No 38, s s, 177 e Madison av, 20x100.5. Prior mort \$25,000. Oct 26, due Dec 1, 1908, 5%. Oct 28, 1907. 5:1375. 15,000
- Rollnick, Morris to Simon F Bleyer et al exrs, &c, Jacob S Bleyer. 58th st, No 435, n s, 231.5 w Av A, 18.1x100.4. P M. Oct 25, 1907, 5 years, 5%. 5:1370. 7,000
- Rodenbach, Wm J to Cath Wigand. Amsterdam av, No 953, e s, 25 s 107th st, 25.5x100. Prior mort \$25,000. Oct 24, 1 year, 6%. Oct 29, 1907. 7:1861. 11,000
- Seal, Harris to Dora Krugman. Ludlow st, Nos 141 and 143. Certificate as to payment of \$2,500 at 6% from Dec 3, 1906. Dec 3, Oct 30, 1907. 2:411. —
- Swedish Evangelical Bethesda Church of City N Y (and Nels Hendrickson, Carl Holmquist and Carl Hallstrom in bond only) to John C Gulick. 50th st, Nos 138 and 140, s s, 260 w 3d av, 40x100.5. Oct 29, 5 years, 5%. Oct 30, 1907. 5:1304. 15,000
- Schreiber, Isaac to Rudolph Teichman. Canal st, Nos 67 to 71, n e cor Allen st, No 14, 50x55.6. Due, &c, as per bond. Oct 30, 1907. 1:299. 1,500
- Schenkein, Pesel widow, Joseph, Max, Benj and Louis, and Gittel Kister heirs Aaron Schenkein to Henry G Schloendorf and ano trus Adelaide C Korner. Av C, No 196, s e cor 12th st, No 700, 27.6x62.6. Prior mort \$18,000. Oct 29, due, &c, as per bond. Oct 30, 1907. 2:381. 4,000
- Schiff, Joseph to Sarah E Ames. 102d st, No 110, s s, 130 e Park av, 25x100.11. 3 years, 5%. Oct 30, 1907. 6:1629. 10,000
- Silberstein, Albert L to Abraham B Keve. 116th st, No 36, s s, 414 w 5th av, 27x100.11. Oct 30, 1 year, 6%. Oct 31, 1907. 6:1599. 4,000
- Schreiner, Arthur to Wm F Murray. Manhattan av, No 443, w s, 50.11 s 119th st, 25x100. Prior mort \$28,000. 1 year, 6%. Oct 31, 1907. 7:1945. 1,000
- Schiff, Joseph, of Brooklyn, N Y, Jonas Weil, Bernhard Mayer and Morris Rosentover with Sarah E Ames. 102d st, No 110, s s, 130 e Park av, 25x100.11. Subordination agreement. Oct 28, Oct 31, 1907. 6:1629. nom
- Securities Equity Co to PEOPLES TRUST CO of Brooklyn, trus. Consent and certificate to mort upon all stocks, bond, &c, of above Co. Oct 28. Oct 31, 1907. —
- Simpson, Ray to Max Reiss. 114th st, No 235, n s, 200 w 2d av, 25x100.11. Oct 26, due Oct 28, 1909, 6%. Oct 29, 1907. 6:1664. 1,800
- Salvatore, Carmela to Sigmond Bishop. 7th av, No 2532, w s, 53.6 s 147th st, 27x100. P M. Prior mort \$20,000. Due, &c, as per bond. Oct 31, 1907. 7:2032. 7,000
- Spiegel, Morris to Rosa Jackle. 93d st, No 305, n s, 100 e 2d av, 25x100.8. P M. Prior mort \$8,500. 3 years, 6%. Oct 31, 1907. 5:1556. 5,000
- Schwab, Mary B guardian for Henry B Schwab with Morris Lewkowitz. 8th av, No 2857. Extension mort. Oct 22. Oct 31, 1907. 7:2046. nom
- Storch, Abraham and Saml Bleustein and Virginia Danziger and Wm Hyams exrs Max Danziger with Mayer Katzenberg. 3d av, No 1813. Subordination agreement. Apr 4. Oct 26, 1907. 6:1650. nom
- Stanley, Mary F widow to Stephen D Pringle. 80th st, No 172, s s, 159 w 3d av, 19x102.2. P M. 5 years, 5%. Oct 28, 1907. 5:1508. 12,950
- Sanders, Cora with Lawyers Mortgage Co. 83d st, No 62 West. Extension mort. Oct 21. Oct 28, 1907. 4:1196. nom
- Sullivan, Rose to Alwine Ahnert. 106th st, No 239, n s, 100 w 2d av, 25x100.11. P M. Prior mort \$11,000. Oct 25, due, &c, as per bond. Oct 28, 1907. 6:1656. 3,000
- Schiff, Harry to Abraham Schiff. 111th st, Nos 308 and 310, s s, 185 e Manhattan av, 37.6x106.6. Prior mort \$42,000. Oct 29, 1907, due, &c, as per bond. 7:1846. 12,500
- Starr, Alfred R to Caroline F wife Millard F Griffiths. 92d st, No 8, s s, 158 e 5th av, 17x100.8. All title to strip on east 0.11 wide. Also easement of light and air over strip 3.10 wide x100.8 on east. Oct 26, 1 year, 4%. Oct 28, 1907. 5:1503. 3,500
- Siegel, Celia to Isaac S Heller. Allen st, No 191, w s, 150 n Stanton st, 25x87.6. P M. Prior mort \$30,000. Oct 15, 6 years, 6%. Oct 29, 1907. 2:417. 11,000
- Sill, Harold M and Thomas H Dougherty, of Philadelphia, Pa, trustees Amelia W Dougherty with Wm Hafner. 20th st, No 134, s s, 428.11 w 6th av, 24.8x92. Extension mort. Oct 24, Oct 29, 1907. 3:795. nom
- Sill, Harold M, of Philadelphia, Pa, with Wm Hafner. 20th st, No 134, s s, 428.11 w 6th av, 24.8x92. Extension mort. Oct 24. Oct 29, 1907. 3:795. nom
- Siegel, Celia to Isaac S Heller. 62d st, s s, 350 e West End av, 50x100.5; given to secure P M mort on Allen st, No 191, w s, 150 n Stanton st, 25x87.6. Oct 15, due Feb 15, 1908, 6%. Oct 29, 1907. 4:1153. 5,000
- Seventy-Eighth Street Realty Co to Morris Rotter. 127th st, No 115, n s, 215 e Park av, 22x99.11. P M. Prior mort \$17,000. Oct 29, 1907, 3 years, 6%. 6:1776. 4,000
- St Christophers Home, a corpn, with Eagan & Leake and Austin Leake. Macdougall st, No 8, s e s, 115.8 n e Spring st, 22x76.1x 21x75, with all title to alley adj on south. Extension mort. July 30. Oct 28, 1907. 2:504. nom
- Schaefer Co to Moses Taylor Pyne and ano trustees, &c, Moses Taylor for benefit Kate W Winthrop and ano. 3d av, Nos 980 to 988, s w cor 59th st, Nos 152 to 164, 100.5x200. Oct 28, 3 years, 4½%. Oct 29, 1907. 5:1313. 125,000
- Same to same. Same property. Consent to above mort. Oct 25. Oct 29, 1907. 5:1313. —
- Same to same. Same property. Certificate as to above mort. Oct 28. Oct 29, 1907. 5:1313. —
- Stanford, Mary A with Ruth A Bruce-Brown guardian Wm Bruce-Brown and ano. 102d st, No 12 West. Extension mort. Oct 8. Oct 25, 1907. 7:1837. nom
- TITLE GUARANTEE & TRUST CO with Joseph Silverson and ano. 7th av, Nos 2512 and 2514, w s, 40 s 146th st, 40x100. Extension mort. Oct 23. Oct 28, 1907. 7:2031. nom
- TITLE GUARANTEE & TRUST CO with Joseph Silverson and Bernard London. 7th av, Nos 2504 and 2506, w s, 119.10 s 146th st, 40x100. Extension mort. Oct 23. Oct 28, 1907. 7:2031. nom
- TITLE GUARANTEE & TRUST CO with John D Murphy. 7th av, Nos 711 to 715, e s, 50.4 s 48th st, runs e 79 x n 50.4 to s s 48th st, Nos 168 and 170, x e 41 x s 100.4 x w 120 to av x n 50 to beginning. Extension mort. Oct 23. Oct 25, 1907. 4:1000. nom
- Talbot, Charles N to Anna H Mildeberger. 100th st, No 255, n s, 70 e West End av, 15x85. Oct 24, 3 years, 5%. Oct 28, 1907. 7:1872. 16,000
- Uhl, Christian to Louise Albers. 16th st, No 513, n s, 190.6 e Av A, runs — 92 x e 23.9 x — 92 to st x w 23.9 to beginning. Oct 30, due Jan 1, 1913, 5%. Oct 31, 1907. 3:974. 6,000
- Uhl, Christian J to Louise Albers. 1st av, No 239, n w s, 23.3 n e 14th st, runs n w 79 x s w 23.3 to 14th st, Nos 351 and 353, x s e 79 to av x n e 23.3. Given as collateral security for mort of \$6,000 on No 513 E 16th st. Oct 30, due Jan 1, 1913, 5%. Oct 31, 1907. 3:921. 6,000
- Van Nest, Geo W with Grace G Posey. 60th st, No 117, n s, 160 e Park av, 20x100.5. Extension mort. Oct 25, 1907. 5:1395. nom
- Van Norden Trust Co and Golde & Cohen, a corpn, with Henry Waters. Madison av, Nos 1824 and 1826. Subordination agreement. Oct 29. Oct 31, 1907. 6:1745. nom
- Van Cott, Mary C to David J Oliver. Amsterdam av, No 1741, e s, 25 n 146th st, 25x100. Prior mort \$26,000. Oct 25, 1 year, 6%. Oct 28, 1907. 7:2061. 4,000
- Volinsky, Fannie and Jonas Weil and Bernhard Mayer with Harlan F Stone trustee for Marion S Buckler will David Stevenson. Monroe st, No 5, Subordination mort. Oct 21. Oct 25, 1907. 1:276. nom
- Van Zandt Realty Co to UNION TRUST CO of N Y. William st, No 169, w s, 22.8 s Beekman st, runs s 26.8 x w 26.11 x n 1.11 x w 31.9 x n 26.6 x e 54.7 to beginning. Oct 24, due Nov 1, 1912, 5%. Oct 29, 1907. 1:92. 24,000
- Same to same. Same property. Certificate as to above mort. Oct 24. Oct 29, 1907. 1:92. —
- Vigorito, Jack and Angelo Mottola to Lion Brewery. 120th st, No 239, n s, 160 w 2d av, 25x100.11. Oct 28, demand, 6%. Oct 29, 1907. 6:1785. 1,380.70
- Wagner, Helen G to TITLE GUARANTEE & TRUST CO. 39th st, No 103, n s, 96.8 e 4th av, 16.8x98.9. Oct 29, 1907, due, &c, as per bond. 3:895. 30,000
- Werner, Hyman Jennie Polowe widow, Martin Polowe, Tillie Weiner, Pessie R Mogilewsky widow, Annie Bernstein, Minnie Levine, Benj Mogilewsky and Fannie, David and Paul Mogilewsky children of Reuben Mogilewsky by Meyer Bernstein their guardian to Philip Polowe. Grand st, No 391, s e cor Suffolk st, No 32, 20.1x80.1. Prior mort \$38,000. Oct 28, due May 15, 1910, 6%. Oct 29, 1907. 1:313. 22,000
- Wacht, Samuel with Louis J Jacques. 66th st, Nos 335 and 337, n s, 112.6 w 1st av, 37.6x100.5. Extension mort. Oct 28, 1907. 5:1441. nom
- Watt, Thos L, of Scarsdale, N Y, to Henry A C Taylor. 48th st, Nos 168 and 170 West, and 7th av, Nos 711 to 715. Extension mort. Oct 12. Oct 25, 1907. 4:1000. nom
- Wallau, Lottie to TITLE GUARANTEE & TRUST CO. 80th st, No 68, s s, 80.6 w Park av, 20x81.2. Due, &c, as per bond. Oct 28, 1907. 5:1491. 30,000
- Wortmann, Eva widow to Scotch Presbyterian Church in City N Y, a corpn. 79th st, No 126, s s, 244 e Park av, 15x102.2. Oct 24, 5 years, 5%. Oct 25, 1907. 5:1413. 20,000
- White, Minnie E wife Joseph, of Bound Brook, N J, to Samuel Lowey. 126th st, Nos 121 and 123, n s, 290 e Park av, 50x99.11. P M. Oct 25, due Apr 10, 1909, 6%. Oct 26, 1907. 6:1775. 1,900
- Wilmerding, Ida S (now Ida S Costantini) by atty with Chas W Kane. 48th st, No 342 West. Extension mort. Oct 30. Oct 31, 1907. 4:1038. nom

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Weiser, Joe to Wm J Amend. Lewis st, No 109, w s, 160 n Stanton st, 20x100; all $\frac{1}{2}$ part, all title to Delancey st, No 316, n s, 50 w Goerck st, 24.7x100; Stanton st, No 321, s e cor Goerck st, Nos 110 to 116, 30x81.4. Oct 24, due Feb 1, 1908, 6%. Oct 25, 1907. 2:330-328-324. 5,900

Westerfield, Jason R and Wm R to Paterno Bros, a corpn. 116th st, Nos 614 to 618, s s, 250 w Broadway, 75x100.11. P M. Prior mort \$200,000. Due, &c, as per bond. Oct 31, 1907. 7:1896. 53,000

Wolf, Louis to Louis Volker. 2d av, No 1634, e s, 50 s 85th st, 25x88. Oct 29, 3 years, 6%. Oct 30, 1907. 5:1547. 4,000

West Side Construction Co to LAWYERS TITLE INS & TRUST CO. Morningside av West, s w cor 118th st, No 400, 100.11x125. 3 years, 5%. Oct 30, 1907. 7:1961. 200,000

Same to same. Same property. Certificate as to above mort. Oct 30, 1907. 7:1961. nom

Wildner, Wm R and John S and Janet F Baird trustees John Baird with Domenico Bonomolo. 12th st, Nos 336 and 338, s s, 412.8 e 2d av, 37.2x49.6 to c l of former Stuyvesant st x44x74. Extension mort. June 26. Oct 31, 1907. 2:467 or 453. nom

Wollheim, Bertha P and Isidor A with Lina E Roth. 79th st, No 308, s s, 127 e 2d av, 18.6x102.2. Extension mort. Oct 24. Oct 31, 1907. 5:1453. nom

BOROUGH OF THE BRONX.

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

Betz, Sophia A O with John W Baird trustee John Baird. Jackson av, No 823, w s, 198.5 n 158th st, late Cedar pl, 18x75. Extension mort. Sept 10. Oct 30, 1907. 10:2637. nom

*Bonomolo, Domenico to Francesco Maccarrone. 215th st, late 1st av, s s, abt 357 w 5th av, 34.8x87.6, Wakefield. $\frac{1}{2}$ part. All title. Prior mort \$2,000. Oct 24, due June 1, 1910, —. Oct 25, 1907. 1,000

Blass, Gustave to Conrad P Schmitt trustee Christiane Goenawein. Olinville av, w s, 600 n 216th st, 25x100.4. Oct 30, 3 years, 5 $\frac{1}{2}$ %. Oct 31, 1907. 4,200

*Bronx Mortgage Co to Harry H Meeks. Maclay av, e s, 300 n St Peter's av, runs n 89 to Overing av, x e 5 x s 48.4 x s e 127.7 x s 13.2 x w 129.5 to beginning; also all title to following strips, West Farms road, s s, bet old and new line of West Farms road, extends from St Peter's av to Overing av; St Peter's av, s e s, bet old line Union av, now St Peter's av, and present s e s St Peter's av; also strip known as Maclay av, extends from St Peter's av to Overing av; also strip bet Washington st, now Overing av, and new s w s Overing av, as now laid out; also all title to strip known as Montgomery pl. Oct 24, due, &c, as per bond. Oct 28, 1907. 10,000

Bernhard, Nicholas to Bertha Knaufl. College av, No 1352, e s, 359.10 s 170th st, 16.8x100. P M. Oct 28, installs, 6%. Oct 29, 1907. 11:2783 and 2785. 2,500

Belmont Realty & Construction Co to Susan M Tuthill. Plot begins 184.1 from w s Hughes av and 382.8 s 180th st, runs s 25.2 x e 86.8 x n 25.1 x w 84.1 to beginning, with right of way 4 ft wide on east. Oct 26, due, &c, as per bond. Oct 28, 1907. 11:3069. 1,500

Belmont Realty & Construction Co to Susan M Tuthill. Plot begins 184.1 from w s Hughes av and 382.8 s 180th st, runs s 25.2 x e 86.8 x n 25.1 x w 84.1, with easement of right of way 4 ft wide on east. Certificate as to mort for \$1,500. Oct 26. Oct 28, 1907. 11:3069. —

Bauer, John A to Wm Seitz. Bryant av, e s, 275 s Jennings st, 25x100. Oct 15, 1 year, 6%. Oct 28, 1907. 11:2999. 500

Boyle, Margt C to Mary B Maltby. Grand (6th) av, c l, 334.4 n Fordham road or Fordham Landing or Highbridge road, runs n 41.2 x w 132.3 to Croton Aqueduct x s 41.2 x e 132.3 to beginning. Oct 25, 1907, 5 years, 5%. 11:3213. 4,000

*Brennfleck, Henry to Killian Klauer. Plot begins 740 e White Plains road, at point 920 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. Prior mort \$3,500. Oct 24, 5 yrs, 6%. Oct 25, 1907. 1,200

*Cohen, Hyman to David Cohen. 178th st, s s, 200 e Bronx Park av, 25x100. P M. Oct 12, 4 years, 6%. Oct 25, 1907. 1,000

Colucci, Maria wife Domenico to Walter G and Mary C Walsh joint tenants. Fulton av, No 1342, e s, 413.9 n 169th st, 25x207.8x25 x207.9. P M. Oct 24, 5 years, 5%. Oct 25, 1907. 11:2931. 7,000

Central Trust Co of N Y with Louis Grimm. St Ann's av, s w cor 149th st, 84.11x149.4. Agreement apportioning mort. Oct 23. Oct 28, 1907. 9:2275. nom

*Coakley, Lillian M to Wm A Mallett. Halperin st, n s, 150 w Blondell av, 25x100. Oct 22, 3 years, 6%. Oct 28, 1907. 2,200

Ciofalo, Giovanni to Harry Feller. 181st st, n s, 122.2 w Clinton av, 23x66.1. P M. Prior mort \$4,500. Oct 28, 3 years, 6%. Oct 29, 1907. 11:3098. 1,750

Same to same. Same property. P M. Prior mort \$6,250. Oct 28, due Apr 28, 1908, 6%. Oct 29, 1907. 11:3098. 500

*Dragnett, Amelia to Lion Brewery. Morris Park av, s s, 172 w Bronxdale av, 25x100. Oct 23, demand, 6%. Oct 25, 1907. 1,577.55

*Dolen, Owen F to Mary L Arnow. West Farms road, w s, 100 n 3d st, 50.3x123.6 to Madison av, x50x118. P M. Oct 30, 5 years, 5%. Oct 31, 1907. 7,335

Davies, Dora A to Albert Adler. 156th st, No 947 East. Certificate as to reduction of mort. Oct 26. Oct 30, 1907. 10:2701. —

Davis, Hyman and Frank E Silverman to Jackson Construction Co. Bryant av, w s, 100 s 172d st, 125x100. Building loan. Prior mort \$13,000. Sept 11, due July 15, 1908, 6%. Oct 29, 1907. 11:2995. 31,500

Davis, Hyman to GERMANIA FIRE INS CO. Bryant av, e s, 75 s 172d st, 2 lots, each 25x100. 2 mort, each \$7,500. Oct 28, 3 years, 5 $\frac{1}{2}$ %. Oct 29, 1907. 11:3000. 15,000

Davies, J Clarence with LAWYERS TITLE INS & TRUST CO as trustee Abraham Scholle. Melrose av, n e cor 149th st, 78.2x — to w s 3d av, 88.5x—. Extension agreement. Oct 23. Oct 26, 1907. 9:2328. nom

*Dilevo, Rosie to Lorenzo Vitalone. 3d st, s s, 150 w Av D, 25x 103, Unionport. P M. Prior mort \$—. Oct 24, 1 year, 6%. Oct 25, 1907. 700

Deane, Wm C to Catharine E Weber. Jerome av, n e cor 165th st, 87.4x194.9 to w s Cromwell av x87.3x191.8. Oct 19, 3 yrs, 6%. Oct 25, 1907. 9:2503. 5,000

*Dragnett, John J to Lion Brewery. Morris Park av, No 105. Saloon lease. Oct 22, demand, 6%. Oct 25, 1907. 1,577.55

*D'Angelo, Antonio to BRONX SAVINGS BANK. Maple av, n w cor Logan st, 23x100.10, Williamsbridge. June 28, 3 years, 5 $\frac{1}{2}$ %. Correction mort. Rerecorded from July 1, 1907. Oct 25, 1907. 7,500

*Same to same. Maple av, w s, 23 n Logan st, 27x100.10, Williamsbridge. Correction mort. June 28, 3 years, 5 $\frac{1}{2}$ %. Oct 25, 1907. 5,500

Eastburn Construction Co to Belmont Realty & Construction Co. Hoe av, e s, 75 s 172d st, 25x100. P M. Oct 1, due, &c, as per bond. Oct 28, 1907. 11:2988. 2,000

E & W Construction Co to Gerson M Krakower. Washington av, e s, 65 n e 167th st, 125x137, except part for av. P M. Oct 30, due May 1, 1908, 6%. Oct 31, 1907. 9:2372. 2,000

Eggerking, Henry to TITLE GUARANTEE AND TRUST CO. Tinton av, No 1027, w s, 121 n 165th st, 18.9x100. Oct 30, due, &c, as per bond. Oct 31, 1907. 10:2660. 2,000

Ehrlich, Edw to Edwin B Meeks TRUSTEE. Decatur av, e s, at s w s, 201st st, 124.4x42.7x110x71.11. 3 years, 5 $\frac{1}{2}$ %. Oct 31, 1907. 12:3280. 8,500

Elterich, Eliza wife of Charles Elterich to Frederic J Middlebrook exr Wm M Ryan. Loring pl, No 2301, w s, abt 410 s Fordham road, 25x100. P M. 5 years, 5%. Oct 31, 1907. 11:3225. 8,000

Fitz Gerald, Thomas E and ano exrs Albert B Harley with Henry Brower. 187th st, No 789 East. Extension mort. Oct 20. Oct 30, 1907. 11:3056. nom

Feller, Harry with Morris J Bluen. 181st st, n s, 122.2 w Clinton av, 23x66.1. Agreement as to additional advance of \$500 on mort dated June 27, 1907. Oct 28. Oct 29, 1907. 11:3098. nom

Faiella, Joseph to Sebastian J Breihof. Hoffman st, s w cor 187th st, 70.4x94.11x72.5x94.11. Oct 19, due Jan 2, 1908, 6%. Oct 28, 1907. 11:3054. 10,000

*Fries, Longin P to Sarah C Buckenham. Eastchester road, e s, 35.3 n of an old lane, 114.1x126.9x88.4x163.4. Oct 25, 3 years, 6%. Oct 28, 1907. 5,500

*Farrell, Alberta C to Wm W Penfield. Penfield av, s s, and being lots 157a and 157b map subdivision of portion Penfield property, lying east of White Plains av, Wakefield. P M. Aug 6, 1906, 3 years, 5%. Oct 28, 1907. 924

Grimm, Louis to Adolf Mandel. Elton av, Nos 782 and 786, e s, 75 s 158th st, 2 lots, each 37.6x100. 2 mort, each \$12,000. 2 prior mort, each \$26,000. Oct 25, due Apr 25, 1911, 6%. Oct 28, 1907. 9:2379. 24,000

Gaines-Roberts Co to Robt W Ebling. Prospect av, w s, 100 s 163d st, 42.11x106. 3 years, 5%. Oct 28, 1907. 10:2677. 30,000

Same to same. Same property. Consent to above mort. Oct 28, 1907. 10:2677. —

Same to same. Same property. Certificate as to above mort. Oct 28, 1907. 10:2677. —

Glock, Christoph to Mathilde Teschemacher. Jackson av, No 1062, e s, 138.9 s 166th st, 20x77.8. P M. Prior mort \$4,000. 3 years, 5%. Oct 30, 1907. 10:2650. 1,000

Goldman, Nicholas to Georgiana Kendall. 189th st, No 210, s s, 145.5 w Valentine av, 22.7x93.4. Oct 29, 3 years, 5 $\frac{1}{2}$ %. Oct 31, 1907. 11:3152. 5,250

Heideman, Annie with GERMANIA FIRE INS CO. Bryant av, e s, 75 s 172d st, 25x100. Subordination agreement. Oct 22. Oct 31, 1907. 11:3000. nom

*Hoglund, August A to Eliz D Hassard. 172d st, w s, 175 n Gleason av, 25x100. P M. Prior mort \$4,000. Due Nov 1, 1909, 6%. Oct 31, 1907. 1,200

Holmes, Emma G to Grace C Marvin. Anthony av, No 2017, w s, 44.5 n Bush st, 19.5x80.2x18.5x86.3. Aug 5, 2 years, 6%. Oct 30, 1907. 11:2813. 1,000

Harney, John with Salvatore Di Meo and Alessandro Risoli. Courtlandt av, No 554. Two extensions of mort. Oct 9. Oct 28, 1907. 9:2328. nom

*Haynes & Coryell, a corpn, to Augusta M de Peyster. 1st st or av, e s, 150 n 237th st, 275 to s s proposed Nereid av x100. P M. Oct 24, 5 years, 5%. Oct 25, 1907. 5,000

Harney, John with Joseph Stevenson. 237th st, n s, 200 e Katonah av, 75x200 to 238th st, x75x200; Martha av, s e cor 238th st, 100x100; Verio av, s w cor 238th st, 110x92.8x100x139.2; Katonah av, s e cor 237th st, 44.6x350x47.1x350. Extension mort. Oct 9. Oct 28, 1907. 12:3385-3386 and 3391. nom

Ignatz Florio Co-operative Assoc Among Corleonesi to Union Woodworking Co. 137th st, n s, 101 w Cypress av, 75x99.11. Given as collateral security for money due under contract. Prior mort \$100,000. Oct 8, due Jan 1, 1909, —. Oct 25, 1907. 10:2550. 10,000

Same to same. Same property. Certificate as to above mort. Oct 8. Oct 25, 1907. 10:2550. —

Jackson Construction Co with GERMANIA FIRE INS CO. Bryant av, e s, 75 s 172d st, 2 lots, each 25x100. 2 subordination agreements. Oct 25. Oct 31, 1907. 11:3000. nom

Keller, Ernst to Fredk G Lax. 236th st, n s, 175 e Oneida av, 100x100. P M. Prior mort \$3,500. Oct 28, due, &c, as per bond. Oct 29, 1907. 12:3371. 500

*King, Chas H F to Louise Ludder. Arnow av, s s, 127 e Pelham road, 50x127x53x145, Westchester. P M. Oct 25, 3 years, 6%. Oct 28, 1907. 425

Kunzler, Kunzler or Kensler, Eliz widow, Frank Kunzler or Kensler, Emma Kuhlman, Frank Kunzler or Kensler, Cornelius A Kunzler or Kensler children and grandchildren Franz Kunzler to Cath Kensler. Elton av, late Washington av, w s, 25 n 153d st, late Schuyler st, 25x100. Sept 13, 3 years, 5 $\frac{1}{2}$ %. Oct 28, 1907. 9:2375. 2,800

Klein, John to Sabina R Debus and ano. Bathgate av, No 2167, old line, w s, 150 n 181st st, old line, 25x147.4x25x146, except part for av. Oct 24, installs, 5%. Oct 25, 1907. 11:3049. 5,000

Kriegel, Joseph J to Wm C Bergen. Marion av, No 2787, w s, 150 s 198th st, 25x70.8x25.3x66.11. P M. Oct 25, 1907, 2 years, 5%. 12:3289. 1,250

Keeler, Saml trustee Sarah E Wilson with Hugh McKeon. 205th st (Ernescliff pl), n s, 320.2 s w Grenada pl, 25.7x124.9x25x131. Extension mort. Oct 24. Oct 25, 1907. 12:3312. nom

NON-CRAZING TILE

Mart & Lawton
1123 Broadway
New York, N. Y.

LAWYERS TITLE INS & TRUST CO with John C Lankenau. 162d st, n s, 240 w Teller av, 20x115. Extension mort. Oct 5. Oct 31, 1907. 9:2422. nom

Lauritano, Guiseppe to Warren B Sammis. 180th st, s w s, 100 w Crotona av, 50x88.2. Oct 30, 1907, 3 years, 5%. 11:3080. 3,000

*Landgrebe, Hattie A to Regent Realty Co. Morris Park av, n s, 195 w White Plains road, 50x70, Bronx View Park. Oct 24, 3 years, 5½%. Oct 25, 1907. 6,000

Lester (G H) Realty Co of N Y to Leopold Loewus. Washington av, w s, 135 s w 178th st, 25x150, except part for av. P M. Oct 14, 3 years, 6%. Oct 25, 1907. 11:3034. 4,000

Same to Clara Waterman et al. Washington av, w s, 160 s w 178th st, 56x150, except part for av. P M. Oct 24, 10 years, 5%. Oct 25, 1907. 11:3034. 30,000

*Lignoski, Marzian to Jacob Martin. 220th st, late 6th av, n s, 255 w 5th av, 25x114, being part of lot 249 map Wakefield. Oct 22, 3 years, 6%. Oct 28, 1907. 1,000

*Lucke, Frederick to Sophia M Doepel. Catharine st, w s, 100 n Becker av, 50x100, Washingtonville. Oct 29, 3 years, 6%. Oct 30, 1907. 2,000

Lavelle Construction Co to Wm H Turrell et al trustees Helen E Weed. Bryant av, e s, 225 s 173d st, 25x100. Oct 29, due, &c, as per bond. Oct 30, 1907. 11:3001. 8,500

Lavelle Construction Co to Wm H Turrell et al TRUSTEES. Bryant av, e s, 225 s 173d st, 25x100. Consent of stockholders to mort for \$5,000. Oct 29. Oct 31, 1907. 11:3001.

Same to same. Same property. Certificate as to mort for \$5,000. Oct 29. Oct 31, 1907. 11:3001.

Liebertz, Joseph to Geo P McEneaney. Prospect av, w s, 225 s 165th st, 65x160; Prospect av, n e cor 165th st, 25x81. Oct 30, demand, 6%. Oct 31, 1907. 10:2691, 2678. 10,000

Lamberti, Pasquale J to Eliz K Dooling. Arthur av, e s, 123.11 s Pelham av, 50x79.3x50x79, except part for av. Oct 30, 3 years, 5%. Oct 31, 1907. 11:3078. 20,000

Lavelle Construction Co to Daisey E Booss. Bryant av, e s, 165 s 173d st, two lots, each 20x100. 2 morts, each \$8,000. Oct 30, 3 years, 5%. Oct 31, 1907. 11:3001. 16,000

Same to same. Same property. Two consents as to above morts. Oct 29. Oct 31, 1907.

Same to same. Same property. Two certificates as to above mort. Oct 29. Oct 31, 1907. 11:3001.

Lavanoux, Jules E E to Eliz K Upham. Grand Boulevard and Concourse, n e cor 200th st or Transverse road at 200th st, 48.4 x 127.1x138x72.9. 3 years, 6%. Oct 31, 1907. 12:3306. 5,000

Muller, Geo A and Emma with Joseph C Hoffman. 164th st, No 759, n s, 259.11 w 3d av, 25x200. Extension mort. Oct 23. Oct 30, 1907. 9:2369. nom

*Magnalla, Charles to Lion Brewery. Av D, s e cor 13th st, Unionport. Saloon lease. Oct 1, demand, 6%. Oct 30, 1907. 1,019.73

Moosbrugger, Anna to Jacob H Amsler and ano. Decatur av, w s, 125 s 209th st, 25x100. P M. Prior mort \$5,000. Oct 29, due Oct 23, 1910, 6%. Oct 30, 1907. 12:3351. 2,100

Munro, Julia C to Ellen Mulhare. Forest av, No 780, e s, 83.4 s 158th st, 16.8x75. P M. Prior mort \$2,500. Oct 29, 3 years, 6%. Oct 30, 1907. 10:2655. 1,000

Meyer (Louis) Realty Co to Sigfried Steiner and ano. 134th st, No 623, n s, 525 e St Anns av, 25x100. Prior mort \$8,500. Oct 28, due Jan 1, 1909, 6%. Oct 29, 1907. 10:2547. 4,500

Same to same. Same property. Certificate as to above mort. Oct 28. Oct 29, 1907. 10:2547.

*Milton Realty Co to Wm Hanselmann. Matilda av, w s, 100 n 237th st, 50x100. 3 years, 6%. Oct 28, 1907. 1,200

Meehan (James F) Co to Samuel E Jacobs et al exrs, &c, Elias Jacobs. Prospect av, s w cor 163d st, 100x106. Prior mort \$120,000. Oct 25, 2 years, 6%. Oct 28, 1907. 10:2677. 20,000

Manzella, Salvatore, Biagio Calandra, Frank Falotico and John Rumore with City Mortgage Co. 137th st, n s, 450 w Home av, 150x100. Subordination agreement. Oct 22. Oct 25, 1907. 10:2550. nom

Same with Realty Operating Co. Same property. Subordination mort. Oct 22. Oct 25, 1907. 10:2550. nom

Manzella, Salvatore, Biagio Calandra, Frank Falotico and John Rumore with Ignatz Florio Co-operative Assoc Among Corleonesi, a corpn, and Union Wood Working Co. 137th st, n s, 101 w Cypress av, 75x99.11. Subordination mort. Oct 8. Oct 25, 1907. 10:2550. nom

Murphy, Annie E to Wm H Wright & Son, Inc. Briggs av, w s, 148.4 n 194th st, 23.4x74.11x23.5x72.5. P M. Oct 24, 3 years, 5%. Oct 25, 1907. 12:3300. 4,000

Neugroschl, Amelia, Eva and Leopold to Annie A Colgate. Clay av, No 1041, e s, 49.11 n 165th st, 25.1x100. Oct 22, 3 years, 5%. Oct 25, 1907. 9:2428. 9,500

Same and Ernest Wenigman with same. Same property. Subordination agreement. Oct 22. Oct 25, 1907. 9:2428. nom

New York Academy of Sciences with Patrick Brennan. 135th st, s s, 133.11 w 3d av, runs s 100 x e 24.7 x n 49.9 x e 1.7 x n 50.4 to st, x w 26.10 to beginning. Extension mort. Oct 22. Oct 30, 1907. 9:2319. nom

*Newman, Joseph to George Decker. Augusta pl, w s, 274.5 n Eastern Boulevard, 25x103.11x25x103.5. Oct 23, 3 years, 6%. Oct 25, 1907. 2,000

Nathan, Marcus to Mary P Clonghen. Charlotte pl, n w cor Jennings st, being lots 759 to 761 map Section C Vyse estate. Oct 29, 3 years, —. Oct 31, 1907. 11:2977. 5,000

O'Connell, James to Frederic J Middlebrook exr Wm M Ryan. Loring pl, No 2291, w s, abt 535 s Fordham road, 25x100. 5 years, 5%. Oct 31, 1907. 11:3225. 8,500

One Hundred and Seventy-Fourth Street Construction Co to Louis Lese. Bathgate av, s w cor 174th st, 100x114.5. Prior mort \$82,500. Oct 24, due Aug 15, 1908, 6%. Oct 25, 1907. 11:2915. 7,700

O'Rourke, Patrick J to John O'Leary. Crotona av, e s, 400 n 183d st, 20x100. P M. Oct 23, 5 years, 5%. Oct 25, 1907. 11:3102. 2,000

Phillipp, Joseph to Chas J Miller Jr. Anthony av, s e cor 174th st, 21.9x100.2 to Carter av x23.1x100.5. Oct 25, 1907, due, &c, as per bond. 11:2889. 4,000

*Paulsen, Peter W to Samuel Leiman and ano. Van Nest (Columbus) av, n s, 50 e Wallace av (Jefferson st), 50x100. P M. Prior mort \$10,000. Oct 21, 2 years, 6%. Oct 28, 1907. 1,200

*Pizzente, Cristoforo to Hudson P Rose Co. Crosby av, e s, 325 s Waterbury av, 25x100. P M. Oct 5, due Nov 1, 1910, 5½%. Oct 29, 1907. 550

Peck, Max to Paul Bultman. 133d st, No 677, n s, 100 e Cypress av, late Trinity av, 20x103.9. Oct 23, due, &c, as per bond. Oct 30, 1907. 10:2562. 5,500

Polzello, Domenico with GERMANIA FIRE INS CO. Bryant av, e s, 100 s 172d st, 25x100. Subordination mort. Oct 1. Oct 31, 1907. 11:3000. nom

Quell, John to Louisa Howes and ano. 136th st, s s, 166.6 w Willis av, 20x100. P M. Oct 30, 4 years, 5%. Oct 31, 1907. 9:2298. 5,000

Reichman, Jennie with Joseph Rosenzweig. Eastburn av, e s, 188.2 n 174th st, 50x95. Subordination agreement. Oct 18. Oct 28, 1907. 11:2796. nom

Rothermel, Albert to Theo Wentz. Whitlock av, w s, 400 s Tiffany st, 150x100. Building loan. Due July 1, 1908, 6%. Oct 31, 1907. 10:2732. 33,000

Rosenblum, Abram, Martin Rafalovitz and Joseph A Solomon to Leslie Coffman. Southern Boulevard, No 583, n s, 69 e Alexander av, 22.5x80; Southern Boulevard, No 585, n s, 91.6 e Alexander av, 20x100. May 1, due, &c, as per bond. Oct 26, 1907. 9:2296. 2,000

Reiss, Anna with Manhattan Mortgage Co. College av, n w cor 165th st, 62.6x84.10. Subordination agreement. Oct 22. Oct 26, 1907. 9:2437. nom

Richtberg, William to Carl A Bausch. Andrews av, w s, 475 s Fordham road, 50x125. P M. Oct 25, 3 years, 5%. Oct 26, 1907. 11:3225. 3,500

Read, Wm E, of Bayonne, N J, to Geo H Coutts. 3d av, w s, 201.2 s 173d st, part of Bathgate farm, 50.1x80.6x50x85.5. Oct 25, 1907, 3 years, —. 11:2920. 6,000

Rath, Lawrence to Edna W McClellan. Jesup av, e s, 1,084.9 s Featherbed lane, 50x110. Oct 29, 2 years, 6%. Oct 30, 1907. 11:2872. 2,200

Swain, Harold to TITLE GUARANTEE & TRUST CO. 5th av, w s, 100 n Walnut st, 50x100, except part for Walton av; 5th av, e s, bet Rockwood st and Belmont st, and being lots 120 and 121 map Mt Eden, 100x100, except part for Belmont st; 5th av, n e cor Walnut st, 100x50; 5th av, e s, 150 s Walnut st, 50x100, except part for Grand Boulevard and Concourse. Aug 14, due, &c, as per bond. Oct 29, 1907. 11:2836. 5,000

*Stanion, Agnes to Joseph Keitano and ano. 226th st, late 12th av, n s, 255 e 4th av and being plot bounded n by lot 344, e by line 25 w from e s lot 345, s by 12th av and w by line 50 w from e s lot 345, being part of lot 345 map Wakefield. P M. Prior mort —. Oct 25. Oct 26, 1907. 1,000

Stuebing, Anna to Bertha Knaf. College av, No 1350, e s, 376.8 s 170th st, 16.8x100. P M. Oct 28, installs, 6%. Oct 29, 1907. 11:2783 and 2785. 2,500

*Schuessler, Christina to Bernheimer & Schwartz Pilsener Brewing Co. Av B, s e cor 7th st, 100x50, Unionport. Prior mort —. Demand, 6%. Oct 31, 1907. 1,500

Solmax Realty Co to Sol Rothschild. Mount Hope pl, s s, 525 w Morris av, late Fleetwood av, 25x125. Oct 2, 3 years, 5%. Oct 30, 1907. 11:2851. 7,500

Same to same. Same property. Certificate as to above mort. Oct 2. Oct 30, 1907. 11:2851.

Sinnot, or Sinnott, Peter and Samuel Rosen with GERMANIA FIRE INS CO. Bryant av, e s, 75 s 172d st, 2 lots, each 25x100. Two subordination agreements. Oct 25. Oct 30, 1907. 11:3000. nom

*Sumergrad or Somergrad, Barney, Ike Melnik and Hyman Ducor to Henry H Longstreet as trustees for Henry M Longstreet. Plot begins 590 e White Plains road, at point 595 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. Oct 28, 3 years, 5½%. Oct 29, 1907. 3,500

*Shatzkin (A) & Sons, Inc, to Louis Frankenthaler. 214th st, s s, 125 w Tilden av, 25x100, Laconia Park. Oct 28, due May —, 1909, 6%. Oct 29, 1907. 600

Schwartz, Mary and Gertrude Hartnett, of Jersey City, N J, to Moritz Klein Realty & Construction Co. Crimmins av, Nos 317 to 327, w s, 96.2 n 141st st, 3 lots, each 47.10x80. 3 morts, each \$17,250; 3 prior morts \$24,000 each. Oct 24, 8 years, 6%. Oct 25, 1907. 10:2556. 41,750

Same to same. Crimmins av, Nos 329 and 331, w s, 239.8 n 141st st, 47.8x80. Prior mort \$25,000. Oct 24, 2 years, 6%. Oct 25, 1907. 10:2556. 17,250

Sloane, Thos O'C with Henry Fuellert and ano. Washington av, No 2049. Extension mort. Oct 25, 1907. 11:3036. nom

Schwarzler, Albert J to City Mortgage Co. Washington av, w s, 108 n Fitch st, also 102.11 n 175th st, 80.2x112.10x80.1x112.10. Oct 24, demand, 6%. Oct 25, 1907. 11:2908. 60,000

Schaefer, Geo with GERMAN SAVINGS BANK in City N Y. 138th st, No 353, n s, 231.6 e Alexander av. Agreement modifying terms of mort. Oct 28, 1907. 9:2301. nom

*Salerno, Mauro to Dorothy Reutler. 172d st, w s, 168 s Westchester av, 25x100. P M. Oct 26, 3 years, 5½%. Oct 28, 1907. 4,000

*Same to same. Same property. P M. Prior mort \$4,000. Oct 26, 3 years, 6%. Oct 28, 1907. 1,000

*Schwartz, Jacob and Abraham Docteroff to Bessie Nelson. St Lawrence av, e s, 75 s Merrill st, 25x100. P M. Prior mort \$3,500. Oct 26, due Apr 21, 1909, 6%. Oct 28, 1907. 850

*Shatzkin (A) & Sons (Inc) to Max Hoffman. Beech av, s s, 176 e Elm st, 25x100, Laconia Park. Oct 26, due Sept 15, 1908, 6%. Oct 28, 1907. 200

*Same to same. Cedar av, n s, 51 e Elm st, 25x100, Laconia Park. Oct 26, due Feb 1, 1909, 6%. Oct 28, 1907. 200

ARCHITECTURAL IRON WORK | EXCELLENCE | **HERVEY THOMPSON**
ECONOMY | 176-178 E. 119th St., New York, N. Y.

BANZAI MATT ENAMEL

Banzai Manufacturing Co., 24 East 23d Street

*Same to same. 213th st, s s, 75 w 5th av, 25x114x—, Laconia Park. Oct 26, due Feb 1, 1909, 6%. Oct 28, 1907. 200
Same to same. 230th st, s s, abt 380 e White Plains road, 25x114, Wakefield. Oct 26, due Feb 1, 1909, 6%. Oct 28, 1907. 250
*Shatzkin (A) & Sons, Inc to Geo S Livingston and ano. 221st st, late 7th st, n s, 255 e 4th av, 25x114, Wakefield. P M. Prior mort \$—. Oct 25, due Jan 4, 1909, 6%. Oct 26, 1907. 450
*Same to same. 221st st, late 7th st, n s, 205 e 4th av, 25x114. P M. Prior mort \$—. Oct 25, due Jan 4, 1909, 6%. Oct 26, 1907. 450
*Same to same. 221st st, late 7th st, n s, 230 e 4th av, 25x114. P M. Prior mort \$—. Oct 25, due Jan 4, 1909, 6%. Oct 26, 1907. 450
*Same to same. 221st st, late 7th st, n s, abt 280 e 4th av, 25x114. P M. Prior mort \$—. Oct 25, due Jan 4, 1909, 6%. Oct 26, 1907. 450
Taylor, Geo to Alice P E Washburn as committee Maria J Edwards. 134th st, n s, 100 e Willis av, 25x100. Oct 25, 3 years, 5%. Oct 30, 1907. 9:2279. 3,000
Thornton Brothers Co to Bronx Investment Co. College av, w s,

123.9 n 169th st, 16.8x92.6. 3 years, 5%. Oct 31, 1907. 11:2785. 3,000
Same to same. Same property. Certificate as to above mort. Oct 31, 1907. 11:2785.
Tismer, Berthold to Susan W Wiggins. Cambreling av, w s, 20 n 189th st, 17.2x100. Oct 25, due, &c, as per bond. Oct 26, 1907. 11:3091. 500
Weisberger, Adolf to Lewis Landsberg. 3d av, Nos 4036 and 4038, e s, 35.11 n 174th st, 54.9x100; 159th st, No 374, s s, 217 e Courtlandt av, 50x98.4. Oct 28, due Nov 1, 1908, 6%. Oct 30, 1907. 11:2930—9:2405. 2,000
Walsh, Juliet L wife of Thomas to DOLLAR SAVINGS BANK of N Y. Briggs av, n w s, at n e s 198th st, 77.4x25x84x25.11. Due Dec 1, 1908, 6%. Oct 30, 1907. 12:3302. 10,000
Wainwright, Eliz to Paul M Herzog. Tiffany st, w s, 356.3 n 165th st, 90x100. Prior mort \$10,000. Oct 25, demand, 6%. Oct 28, 1907. 10:2716. 300
*Zingaro, Flc do to Hudson P Rose Co. Stillwell av, s w cor Rhinelande av, abt 65x103.7x52.6x abt 129. P M. Oct 24, 3 years, 5½%. Oct 28, 1907. 900
*Zerrender, Jacob to Saml Leiman and ano. Grant av, s s, 175 e Garfield st, 25x100. Oct 28, 3 years, 5½%. Oct 29, 1907. 1,500

JUDGMENTS IN FORECLOSURE SUITS.

Oct. 24.
10th st, n e s, 200 n w 3d av, 25x94.7. Catherine Biehm agt Mary Skiff; Francis M Eppley, att'y; Aaron J Colnon, ref. (Amt due, \$6,253.)
Lot 1, map of property of Sisters of Charity on Eastern Boulevard, Bronx. Vivian Green agt Geo F Gminder; Jellenik & Stern, att'ys; Edward Browne, ref. (Amt due, \$1,082.02.)
54th st, No 63 West. Mable R Cushing agt Netherlands Corporation of N Y; Roby & Taylor, att'ys, Paul L Kiernan, ref. (Amt due, \$5,239.17.)
Rider av, n w cor 138th st, 100x25. Leopold Gusthal agt Wm H Hamilton et al; Bowers & Sands, att'ys; James A Allen, ref. (Amt due, \$9,481.76.)
Oct. 25.
73d st, s s, 200 w West End av, 30.7x102.2. Geo H Robinson agt Mary de G Trenholm, extr; Olney & Comstock, att'ys; Frank M Tichenor, ref. (Amt due, \$16,067.50.)
141st st, s s, 100 e Robbins av, 75x102.11. Century Investing Co agt Broadway Reliance Realty Co; Action No 1; Richard G Babbage, att'y; Isaac B Brennan, ref. (Amt due, \$7,244.01.)
Southern Boulevard, n w s, 144.5 n 140th st, runs w 115.9 x n 148.5 to 141st st, x e 50 x s 28.9 x e 117.9 to Wales av, x s 44.6 x s w 94.5 to beg. Same agt same; Action No. 2; same att'y; same ref. (Amt due, \$26,802.90.)
Southern Boulevard, w s, 57.9 n 140th st, 86.7x 166.2x75.7x113.3. Same agt same; Action No 3; same att'y; same ref. (Amt due, \$14,177.60.)
Robbins av, n e cor 139th st, 180x95. Same agt same; Action No 4; same att'y; Chas S Simpkins, ref. (Amt due, \$9,882.64.)
139th st, n s, 95 e Robbins av, 75x180. Same agt same; Action No 5; same att'y; John J Hynes, ref. (Amt due, \$5,948.86.)
Southern Boulevard, e s, 119.6 s 141st st, 57.9x 164.2x50x135.3. Same agt same; Action No 6; same att'y; same ref. (Amt due, \$10,283.75.)
140th st, n s, 286.5 e Southern Boulevard, 50x 125. Same agt same; Action No 7; same att'y; same ref. (Amt due, \$2,845.09.)
Southern Boulevard, s e cor 140th st, 115.6x 86.3. Same agt same; Action No 8; same att'y; Wm W Baldwin, ref. (Amt due, \$16,560.)
140th st, s s, 161.8 e Southern Boulevard, 75x 100. Same agt same; Action No 9; same att'y; same ref. (Amt due, \$4,916.25.)
149th st, n s, 144.4 e Southern Boulevard, 75x 100. Same agt same; Action No 10; same att'y; same ref. (Amt due, \$4,916.25.)
149th st, n s, 294.4 e Southern Boulevard, 75x 100. Same agt same; Action No 11; same att'y; James C Brady, ref. (Amt due, \$4,657.)
139th st, n s, 369.4 e Southern Boulevard, 75x 100. Same agt same; Action No 12; same att'y; same ref. (Amt due, \$4,657.50.)
117th st, n s, 98 e Pleasant av, 30x100.10. Benjamin Nieberg agt Cornelius O'Callaghan; Krakower & Peters, att'ys; Geo E Weller, ref. (Amt due, \$9,922.75.)
Wales av, s w cor 141st st, 43.10x111.9x28.9x 117.9. Knickerbocker Trust Co agt Adolph Schoenberger et al; A Lincoln Westcott, att'y; Edw J McGoldrick, ref. (Amt due, \$7,624.08.)
54th st, n s, 95 e 6th av, 04x—x03½x—, right, title, &c.
54th st, n s, 95.4 e 6th av, runs e 12.8 x n 100.5 x w 13 x s — x e 03½ x s — to beg. Geo J Daniel agt Netherlands Corporation of N Y; Baldwin & Blackman, att'ys; Paul L Kiernan, ref. Amt due, \$31,566.67.)
Oct. 26.
Walton av, w s, 166.8 n e 150th st, 16.8x100. Germania Life Ins Co agt Lars G Ericson; Dulon & Roe, att'ys; Owen W Bohan, ref. (Amt due, \$1,411.08.)
3d av, s w cor 182d st, 80x103. Henry R Hoy agt Jacob Rosborg; Chas K Carpenter, att'y; James A Donegan, ref. (Amt due, \$15,647.91.)
Av A, No 1409. Mark J Kalashen agt Jacob Till et al; Lawrence E Brown, att'y; James A Foley, ref. (Amt due, \$5,708.28.)
Oct. 30.
Old Broadway, s e cor 130th st, 125.1x100. Charlotte A Williams agt Fleischman Realty

Co; Wesselman & Kraus, att'ys; Albert Ritchie ref. (Amt due, \$21,500.)
102d st, n s, 227.6 e Park av, 50x100.11. Freehold Construction Co agt John W Gannon et al; Bowers & Sands, att'ys; Sylvester L H Ward, ref. (Amt due, \$18,440.39.)
3d av, n e cor 79th st, 124.4x100. Isaac Lowenfeld agt Isaac Klienfeld et al; Arnstein & Levy, att'ys; Edw Endelman, ref. (Amt due, \$44,310.71.)

LIS PENDENS.

188 TENEMENT HOUSE LIS PENDENS.

Oct. 26.
7th av, w s, whole front between 144th and 145th sts., 199.10x100. Samuel Geisman et al agt Fleischman Realty & Construction Co; counter claim; att'ys, Kurzman & Frankenhaimer.
238th st, n s, 200 w Keppler av, 25x100. John Stahl agt Amelia C Wirsching et al; action to foreclose mechanic's lien; att'y, E L Barnard.
Oct. 28.
Cauldwell av, w s, 525 s 156th st, 26.7x115. Sem Sobel agt John Counes; action to foreclose mechanic's lien; att'y, D Galewski.
Oct. 29.
26th st, No 29 West. Carl A Stonehill et al agt Geo G Hastings et al; action to set aside deed; att'y, M H Cane.
12th st, s s, 130 w Av C, 25x108. Bronx. Bernhard Ebeling et al agt Edward Pirner et al; action to set aside deed; att'y, C P Hallock.
Valentine av, n s, 7.6 w Southern Boulevard, 112.6x62.6. George Ruffe agt Mary R Flynn et al; action to foreclose mechanic's lien; att'y, F G Wild.
24th st, No 43 West. May King agt Cyrus S King et al; admeasurement of dower; att'y, M Steinert.
112th st, n s, 200 e Broadway, 25x100.11. Jennie W Clark agt University Construction Co; action to foreclose mechanic's lien; att'ys, Augustine & Hopping.
Madison av, No 1318. R A Schoenberg & Co agt Gustav Stilljes et al; action to foreclose mechanic's lien; att'ys, Leventritt & Brennan.
130th st, No 55 West. Edw E Moffat agt Mary E Moffat; action to declare trust; att'y, C V O Hughes.
Oct. 30.
8th av, n e cor 54th st, 62.11x25. John R Prendergast et al agt Grace L Cloos-Longo; specific performance; att'y, J Conville.
Newman st, w s, 450 n 150th st, 75x111.6. Thomas Cowan agt John Husson et al; action to foreclose mechanic's lien; att'y, J Davis.
Oct. 31.
Forsyth st, Nos 39 and 39½. Caroline McCarthy agt Dora Frankenstein et al; action to impress lien; att'ys, Strauss & Anderson.
Railroad av, e s, lot 37, map of Fordham, Bronx. Cambreling av, n e cor Bayard st, 100x50.
Julia T Martin agt Margaret McCann et al; partition; att'ys, Berry & Davis.
98th st, No 48 West. August Mugler agt Neils D W Jorgensen et al; action to foreclose mechanics lien; att'ys, Herman & Hirschman.
7th av, n e cor 146th st, 101x199.10 to 147th st. August Mugler agt Fleischman Realty & Construction Co; action to foreclose mechanics lien; att'ys, Herman & Hirschman.
Nov. 1.
126th st, No 419 West. Aaron C Horn agt New York Leasing Co; action to declare vendee's lien; att'y, E D Newman.
Southern Boulevard, n s, 150 w St Johns av, 150x121. Jacob Burckel agt William Wainwright; action to foreclose mechanics lien; att'y, M Gollubier.
146th st, s s, 175 e Broadway, 75x99.11. Charles Cohen agt Rae Ginsberg et al; action to foreclose mechanic's lien; att'y, I Seigel.
Broadway, n w cor 168th st, 180x150 to 169th st.
127th st, Nos 105 and 107 West.
Loton H Slawson agt Alberta S Woodruff et al; partition; att'ys, Corbin & O'Ryan.

FORECLOSURE SUITS.

Oct. 26.
28th st, No 9 East. City Real Estate Co agt Geo D Ebermayer et al; att'y, H Swain.
162d st, No 542 West. Directors' Realty Co agt Robert M MacDonald et al; att'ys, Shaw, Fisk & Shaw.
140th st, Nos 24 to 28 West. Morris Levy et al agt Afro-American Realty Co et al; att'y, G A Rogers.
Oct. 28.
Parts of lot 155, map of Village of Morrisania, Bronx, two actions. Catherine E Neher agt Jacob Blum indiv & adm et al; att'y, W H Siebrecht Jr.
Washington av, n w cor 186th st, 50x91. Lina Ettlinger agt Ignatz Roth et al; att'ys, Bowers & Sands.
126th st, No 120 West. The Mutual Life Ins Co agt Wm A Tuttle et al; att'y, J McKeen.
Robbins av, n e cor 149th st, 100x105. Anna B Graham agt Wm B Brownell et al; att'y, J A Walsh.
Oct. 29.
136th st, s s, 333.4 w Lenox av, 16.8x99.11. Trustees of Robert College of Constantinople agt Wm H Flitner et al; att'ys, Thornton & Earle.
109th st, No 234 East. Abraham Cohen agt David Left; att'y, W J Lippmann.
166th st, s s, 90.2 e Edgecombe rd, 25x117.4x 25.3x121.1. Julius H Caryl agt Max Rollnick; att'y, L Lewin.
Market st, No 85. Borough Iron Works agt Israel Jacobson et al; action to foreclose mechanic's lien; att'ys, Morrison & Schiff.
Lexington av, No 1841. Jacob T Hildebrandt agt Ida Hess; att'ys, Wentworth, Lowenstein & Stern.
8th st, n s, 239.1 e Av B, 41.3x69.10. Lawyers' Mortgage Co agt Annie Kursrok et al; att'ys, Cary & Robinson.
Oct. 30.
Oak terrace, n e cor Crimmins av, 86.1x100. Wm H McCord et al agt Lorenz Weiher; att'y, F B Chedsey.
Washington av, w s, 75 n 173d st, 25x90. James Buchanan et al agt Margaret McAneny et al; att'y, S G Giboney.
123d st, s s, 100 w Pleasant av, 100x100.11. Harry Fischel agt Louis A Solomon et al; att'y, J A Seidman.
Union av, n w cor 150th st, 25x100. Moses S Nordlinger agt Carlo Massaro et al; att'y, S Nordlinger.
124th st, s s, 200 w Amsterdam av, 100x100.11. Mathilda Veith agt Geo W Sanford et al; att'y, E G Kremer.
Southern Boulevard, s s, 54.7 e Av St John, 420.7x102.7x390.9x100. Mutual Life Ins Co of N Y agt Northwestern Realty Co et al; att'y, J McKeen.
St Nicholas pl, w s, 164.4 n 153d st, 60x104. Frederick N Du Bois agt Fran Frankel et al; att'y, W V Simpson.
Oct. 31.
Riverside Drive, e s, 600.2 s 127th st, 75x86. The Commonwealth Mortgage Co agt Rutland Realty Co et al; att'y, C L Westcott.
Same property. Metropolitan Improvement Co agt same; att'y, C L Westcott.
125th st, s s, 300 e 2d av, 100x100.11x irreg.
125th st, s s, 249.6 w 1st av, 06x100.
Aetna Mortgage Co agt Dora Dubinsky et al; att'y, S B Rosenthal.
145th st, n s, 470 w 7th av, 205x99.11; two actions. Samuel Wacht et al agt Northwestern Realty Co et al; att'ys, Arnstein & Levy.
131st st, s s, 90 e Old Broadway, 85.3x107x irreg. Thomas Keenan agt J Goldman Realty & Construction Co et al; att'y, W A Schumacher.
117th st, Nos 523 to 529 East. Fanny Heilbrunn agt Montifore Realty Co et al; att'y, M Silverstein.
Nov. 1.
Allen st, No 44. Hyman Hein agt Harris L Feldman et al; att'ys, Kuntz & Oppenheim.
68th st, n s, 150 w Av A, 50x100.5. Pincus Lowenfeld et al agt Richard Cross et al; att'ys, Arnstein & Levy.

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Lexington av, Nos 1590 to 1594. Doretha S
Warsawer agt Lasar Wallenstein et al; att'ys,
Eisman, Levy, Cohen & Lewine.
Jones st, No 9. Bergen Realty Co agt Frederick
K Platt et al; att'ys, McKenna & Goodhue.

JUDGMENTS.

Oct. and Nov.

26 Ardeni, George—Dairy Products Co. 129.87
26 Arons, Alfred H—Julia C Bauer et al 247.10
29 Alcott, Delafield S—Windsor Trust Co. 7,120.61
29 Allen, John H—Eagle White Lead Co. 43.56
29 Alexander, Henri P—Geo W Jacoby. 43.11
29 Ansorge, Mark P—Jeremiah C Lyons. 111.50
29 Adams, Garrett B—Wyckoff Church &
Partridge. 4,837.80
29 Albers, Henry F—Beaver Building Co. 775.52
30 Averell, Florence L—Simpson-Crawford Co. 235.91
30 Alexander, Henri P—Marston Lumber Co. 62.31
30 Aronson, Max—Sarah Kaplan. 3,020.65
30 Allen, John W—Watson Wagon Co. 1,607.00
30 the same—the same. 1,607.00
31 Aufenanger, Julius C—Samuel Wilds Sons
Co. 66.71
31 Andrews, Lillian H—Manhattan Leasing Co. 392.79
31 the same—the same. 247.65
1 Appel, Benjamin—Edith R Schoenblum. 131.91
1 Apolant, Lydia—N Y Telephone Co. 31.87
1 Andrews, Frank M—Robert Goetel. 5,109.28
26 Burlin, Wm A—Marcellus Roper. 474.92
26 Beebe, Ira L Jr—Max Amberg. 434.98
26 Bronstein, Chas A—Acker, Merrill & Con-
dit Co. 182.15
26 Bernstein, Herman—Maynard N Clement.
1,822.82
26 Brown, Edw P—Louis Ettlinger. 363.19
28 Blum, Fanny or Fannie or Frances—City of
N Y. 379.02
28 Bohan, Patrick F—Emma Hoecker. 220.40
28 Blum, Bernard—Metlife Construction Co. 52.52
28 Barnett, George—the same. 52.52
28 Block, Jacob W—Lawyers' Co-operative
Pub Co. 48.91
28 Bellanti, Sebastiano—Jeanette Goldreyer. 459.08
28 Backus, Augustus—Michael Hoffman et al. 113.61
28 Booth, Caroline—Henry Coggeshall. 15.00
29 Biederbeck, Peter F—Irving J Ussiker. 71.69
29 Bauer, Harry—the same. 71.69
29 Baumann, Adolph—Frank Wanier. 268.81
29 Berger, Rose—John S Sills et al. 47.46
29 Beagan, Owen—Frank J Derr. 38.91
29 Bernstein, Chas S—Philip Garfunkel. 70.71
29 Bronstein, Chas A—Caroline Brickelmaier
et al. 194.25
29 Bulino, Ruggiero—Antonio Bogarozky. 30.00
29 Byrne, Daniel J—Hapgoods. 25.73
30 Beach, Frederick H, exr—Mary F Rose. 11,846.44
30 Brooks, Byron—Emil Jefferscorn. 78.72
30 Bleicher, Edward—James M Holland. 153.51
30 Berger, Bernard—Charles Tomkins. 504.40
30 Benoit, Ferdinand E—Emma Hoefling. 217.01
30 Beers, Wm H—Herbert S Bridgman. 420.67
30 Blaikie, William—Marston Lumber Co. 62.31
30 Benz, Sylvester L—Augustus R Keller. 113.41
30 Bell, Brinton C—Studebaker Bros Co of N
Y. 204.12
30 Berry, Hattie D—C G Gunther Sons. 169.22
30 Bennett, Chas L—Westboro Realty Co. 784.64
30 Bosch, John—Mussgiller Mangels Co. 44.92
31 Bernstein, Jacob—Philip Tanner. 29.72
31 Brown, Isidor—Herman Seimer et al. 39.08
1 Berkowitz, Yetta—Meyer Neveloff. 119.40
1 Baldwin, Marshall D—Mark Cross Co. 138.66
1 Benedict, Bernard—N Y Telephone Co. 26.40
1 Bauer, Alfred G—the same. 38.31
1 Benedict, Bernard—the same. 37.91
1 Bell, Geo M—the same. 51.90
1 Barnado, Fred W—the same. 62.93
1 Brenner, Samuel—the same. 32.17
1 Byrnes, Michael—the same. 41.33
1 Blum, Helen H—the same. 63.57
1 Baum, Pauline—the same. 24.95
1 Bertucci, Raphael—the same. 67.64
1 Brown, Pratt A—Geo A Chance. 225.36
26 Cardone, Antonio—People & Co. 2,000.00
26 Curran, Thomas—David M Levy. 51.25
28 Cox, Chas P—Manhattan Leasing Co. 39.31
28 Coleman, John S—City of N Y. 470.88
28 Chapey, Kate A—Lena T Pomeroy. 42.11
28 Chevelier, Thomas—Jacob Fein et al. 118.51
29 Corrier, Vincent C—Hirsch Lumber Co. 422.67
29 Clement, Maynard N comn—Lewis Said-
man. 78.78
29 the same—Federal Union Surety Co. 77.40
29 Clarkpfe, James G—People & Co. 1,000.00
29 Clark, David B—Sovereign Bank of Canada. 477.31
29 Carr, Joseph—Standard Plumbing Supply
Co. 124.73
29 Craighead, Walter B—Tiffany & Co. 173.88
29 Carver, Geo L—Frederick S Converse. 47.23
30 Coleman, Eugene J—Chelsea Auto Storage
Co. 229.41
30 Courmettes, Marius A—Nora E P Bergmann.
costs, 208.82
30 Caggiano, Carmine—Tommaso Giobine. 99.41
30 Casanova, Lanti—Carl Hirsch. 40.81
31 Crell, Thomas A—Georgiana McGinley. 39.65
31 Ceburic, Generosa & Henry—Henry G Sil-
leck, Jr. 98.68
31 Cohen, Heinrich—Louis Gordon et al. 86.73
31 Clark, Andrew—Robert G Thomas & Son.
123.88
31 Cadieux, Victor C—Samuel G Estabrook. 114.10
31 the same—Chas G Fischer et al. 94.13
31 the same—Williamsport Furniture Co. 86.65
31 Cohen, Joseph C—Sun Ins Office. 201.38

31 Cohen, Louis J & Fanny—Jefferson Bank. 374.41
31 Crowe, Marguerite admrx—Heermance Stor-
age & Refrigerating Co. costs, 76.50
1 Cooley, James C—Bouton Motor Co. 305.09
1 Cassella, Giacomo—John Weber & Sons.
costs, 68.18
1 Carman, Chas M—Edwin T Wood et al. 152.65
1 Church, E Vail—National Lead Co. 85.52
1 Cohen, Nathan—Benjamin Griffen. 39.53
1 Corrier, Vincent C—Chas A Goldreyer. 1,487.98
1 Colell, Edw H—Augustus Appel. 404.31
26 Da Via, Giovanni—Albert Zammatti. 258.21
26 Duryea, Carl S—Press Pub Co. 18.20
28 Demorest, Horace E—LeRoy G Freeman. 116.97
28 Dawson, Brooks—Eva M Vile. 351.76
28 DeVall, Samuel—Stallman & Fulton Co. 328.20
29 Donohue, Thomas F—Harry B Arden. 32.41
29 De Bruckeleer, or Enwer, Laura—Henry
P Lincoln et al. 288.11
29 Dreyer, Louis—Louis A Jaffer. costs, 104.72
29 Dodge, D Frank—J Ottmann Lithographing
Co. 318.60
29 Denison, Geo H—John Tilley. 293.65
30 Dixon, Elmer B—Lillian B Leavitt. 563.86
30 Doring, Catherine—Title Guarantee & Trust
Co. 115.91
31 Deutsch, Louis—Frederick J Groehl. 73.31
31 Dougine, James T—John Eckner. costs, 124.10
31 De Witt, Thomas D—Locomobile Co of Am.
518.73
31 Doty, Henry—Mallard Distilling Co. 98.35
28 Epstein, Leon—Grand Theater Co. costs, 68.38
29 Ellinger, August—Isidor Fajans. 440.83
29 Enwer or De Bruckeleer, Laura—Henry P
Lincoln et al. 288.11
29 Elijah, Touma—Jannis Basha et al. 122.91
30 Ebbitt, Geo E—Foster Milliken. costs, 571.23
31 Eastman, Joseph, Albert B & Mary E—Long
Island Sand Co. 786.58
31 Ettleson, Julius—Louis Ottman et al. 374.18
31 Ellis, Frederick G—Nassau Bank. 49.41
26 Flatow, Charles—Barnett Berman. 49.41
26 Feldman, Max—Jacob Maisel et al. costs, 102.13
28 Frawley, James—Samuel E McRickard et al. 114.22
28 Friedman, Armand—Adolph Danziger. 71.18
29 Feuer, David—Joseph L B Mayer. 553.01
29 Frank, Felix—Louis H Abenheimer. 924.42
29 Furniss, Wm R—Paul N Turner. 378.00
30 Friedman, Robert—Henry G Silleck, Jr. 515.86
30 Feigensohn, Dr Daniel—the same. 515.86
30 Fleming, Laurence—Hapgoods. 62.22
30 Fellerman, Isidor—Peter Eisenstein. 111.91
30 Friedman, Robert—Morris Rose et al. 1,018.99
30 Friedman, Charles & Henry—Chas H Dan-
iels. costs, 138.41
30 Fuchs, David* & Abraham—Franklin L
Sheppard et al. 1,748.95
30 Flinn, Geo P—Hoshor Platt Co et al. 107.85
30 Flynn, James D—Norman F Kerr. 120.93
31 Funkel, Minnie T* & Francis M—Allerton
Clarke Co. 312.84
31 Feinberg, Maurice M—Charles Duttelbaum. 160.47
31 Friedman, Robert—Moses Esberg. 829.40
31 Fox, Edward—Francis Higgins. costs, 233.45
1 Frisbie, Chester C—Erastus N Crandal et al. 272.68
1 Fishman, Jacob—Jacob Barron et al. 66.19
1 Faeder, Solomon—Joseph Schwartz. costs, 32.61
1 Franco, Louis—Adam Ickstadt. 89.67
1 Flam, Salo—John C Tredwell. 654.41
26 Graber, Morsin—Louis Zuckerman et al. 32.06
26 Goldman, Morris—Nathan Dalsimer et al. 50.72
26 Graham, John—Rudolph Guenther. 44.66
28 Grover, Wm T & Leonard Jr—J Ottmann
Lithographing Co. 1,668.48
28 Goldberg, Hyman B—Geo E Sealy. 112.72
28 Goldman, Harry—Chas A Miller et al. 44.17
28 Goodman, Sol—Isaac Harris. 120.57
29 Goldstein, Abraham—Abraham Brill. 519.41
29 Gabriel, Abraham—Tobias Zindler. costs, 75.43
29 Gantz, Maximillius M—Bert K Bloch. 233.51
29 Goldstein, Isidore, by gdn—N Y City Ry
Co. costs, 138.88
29 Goldberg, Hyman B—Klingenbeck & Co. 483.87
29 Greenfield, Louis—Peter Comes. 714.21
29 Garman, David—Frank L Froment et al. 339.55
30 Groes, Marion—Simpson, Crawford Co. 70.98
30 Ginty, Frank A—Acker, Merrill & Condit
Co. 78.25
30 Gluck, Samuel—Diedrick Blendersmann. 158.07
30 Gaylord, Alice B—H Jantzen Shoe Co. 19.51
30 Goodeve, Geo E—City Credit Co Inc. 45.41
30 Goldberg, Hyman B & Isaac—Solomon
Golembe et al. 74.81
30 Galt, James H—Richard H Williams et al. 13.72
30 George, Ernest—Lawrence Bastable et al. 269.00
30 Golden, Bernard F Jr—Wm H Penny et al. 89.39
30 Ginsberg, Max—Butler Bros. 86.19
31 Greenberg, Ike—Simon Brinn et al. 422.01
31 Gross, Joseph—Malka Madden et al. 32.40
31 Grauert, Emil W—Henry Phipps. 76.31
31 Greenberg, Jacob—Nicholas E Kern et al. 167.43
1 Grochowiak, Stanislaus—Bert K Bloch. 486.35
1 Greenberg, Samuel—Adam Ickstadt. 89.67
1 Geory, Daniel* & Julia—Noah C Rogers. 100.98
1 Geilhard, Robert J—Brislin Co. 364.66
1 Gallagher, Geo S—the same. 364.66
26 Hopeller, Sigmund—Ernst Grate. 91.91
26 Howard, Louis C—Geo M Tuttle. 727.62
26 Hahn, Frank & Anna—Joseph L Rosenberg.
1,015.14
28 Houghton, Ella V—Frederick Currie et al. 765.40

28 Harris, Aaron—Emma Hoecker. 220.40
28 Hambrecht, Christofer—Dimock & Fink Co. 88.42
28 Hanlon, Patrick—St Regis Hotel Co. costs, 108.44
28 Hankinson, John C—Empire Brick & Sup-
ply Co. 1,135.35
28 Holst, Christian—James W Conlon. 1,712.60
29 Haijck, Joseph—Tannis Basha et al. 122.91
29 Hogg, James A—O J Gude Co. 115.98
29 Hackenbruch, Henry—Benjamin Pritz et al. 167.05
29 Halleran, Aloysius G—Sterling Hardware
Co. 146.33
29 Hoch, Henry—Edwin H Sayre et al. 125.37
29 Herter, Frank W—Isidor Fajans. 278.22
29 the same—the same. 71.07
29 Hendrick, Frank—Samuel P Skinner. 132.67
29 Hoeng, Edw A—Isidore Ashley. 27.21
29 Hartlett, Geo D & Helen A—Edw D Sniffen. 1,091.27
30 Homeyer, William—Acker, Merrill & Con-
dit Co. 52.15
30 Herrich, Herman—Davide Jasse. 219.64
30 Hayes, Wm J—Chas P Pearson. 321.10
30 Hoagland, Thomas H exr—Mary F Rose. 11,846.44
30 Herz, Leopold H & Max H—Sam Newman. 30.91
30 Howth, James D L—Century Holding Co. 89.72
30 Hartjens, Geo H—Charles Jacobs. 149.77
30 Hyman, William & Morris—Hyman Sha-
piro. 385.64
31 Holly, I Mac Munn—Cryder & Co. 84.48
31 Heineman, Isaac—Isbell Porter Co. 3,113.70
31 Hoover, Wilson W—Frank M Jordan. 415.89
31 Hall, Jessie M—Reine Conrad. 257.70
31 Hall, Chas M—Mary L Patterson. 143.32
31 Hennessy, Patrick—Morris Rosenfield et al. 73.11
1 Hannes, Lazarus—Ignatz Bloch. 885.35
1 Hyman, Jacob—Abraham Fabricant. 584.98
1 Honigsberg, Jake—Gus L Fleissner. 14.65
1 Hansen, Nick—Lord & Taylor. 297.94
1 Hindin, Theodore—David L Gluck. 397.66
29 Irving, Ingram—William Fleming. 33.40
1 Isaacs, Phil—Joseph A Goulden et al. 229.32
28 Jacobs, Louis—N Y Hollow Ware Co. 65.11
29 Jaroff, Jacob—Morris Politzuier et al. 66.76
30 Jackson, Edwin B—Walter A Builder. 41.41
30 Jordan, John L & Isabella—Chelsea Ex-
change Bank. 7,097.36
31 Jetter, Frederick J—United Confectioners
Supply Co. 293.64
1 Jakob, George—Swift & Co. 12.58
1 Jacobowitz, David—John Bogart. 438.65
1 Just, Joseph P—John W Johnston et al. 1,915.56
1 Jacobowitz, Jacob—William Feuer. 27.40
1 Jurgenson, Edgar C—Cecil B Stockbridge. 156.11
28 Klein, Edward—Louis Westpfal. 164.90
28 Keenan, Sarah A admx—Levi C Weir. 28.47
28 Katz, Samuel—John D Nussbaum et al. 41.41
28 Korn, Moritz—George Gortman. 215.85
28 Kiefer, Frederick—Maynard N Clement. 10.00
28 Klein, Edward—K M Forrest et al. 156.03
29 Koblenzer, Adolph—Isaac C Bishop. 149.77
29 Kantrowitz, Joseph—Isidor Mosson et al. 120.41
29 Killer, Wm C—A Silz. 120.41
29 Kelly, Carrie—George Schleicher. 34.41
29 Knepper, Herman—Morris Funk. 698.31
30 Kerrigan, Margaret Y admx—N Y City Ry
Co. costs, 107.88
30 Kleinfeld, Isaac—Pierce, Butler & Pierce
Mfg Co. 2,706.56
30 Kessler, Samuel—the same. 2,706.56
31 Kamp, Chas J K—Albert B Gross et al. 30.15
31 Kahn, Sam—Herman Levy. 116.31
31 Koch, Frank—Emil Brandstetter. 265.92
31 Kleinfeld, Isaac—German Exchange Bank.
840.80
31 the same—the same. 1,957.30
31 Kowalewski, John—John Tomezak. 143.66
31 Kleeman, Abraham—Horace London. 103.02
31 Kenny, John*—Thomas & Timothy—Charles
Young. 412.92
31 Kelly, Thomas F—Laurent Porier. 69.72
1 Kohn, Sigmund & Isidor—Levi C Weir. 14.91
1 Kealinge, Joseph M—Bordens Condensed
Milk Co. 50.44
26 Lieder, Wm J A—Joseph W Strauss et al. 175.73
26 Lewish, Herman—Hanie Freedman. costs, 69.03
28 Loughran, Eugene—Maynard N Clement. 10.00
28 Langsam, Jacob—Adolf A Lindemann. costs, 68.22
28 Lublinsky, Mordecai—Pinus Friedman. costs, 17.65
28 Lefkowitz, David—Simon Farber. costs, 27.85
29 Leras, James—Peter Gianakouros. 131.20
29 Lauber, John—People & Co. 1,000.00
29 Laddon, Esther—H B Clafin Co. 82.19
29 Lockwood, Robert H Jr—Henry B Simmons. 375.70
30 Levick, M G—Clyde A Finley. 47.50
30 Leitner, Rosie—Morris Freedman et al. 23.41
30 Lantry, Michael R—N Y City Ry Co. costs, 107.88
30 Leash, George—Mary F Rose. 11,846.44
30 Lange, Gustav G—Dr Paul Wilhelm et al. 2,277.71
30 Linthwaite, Grace—Schwarzschild & Sulz-
berger Co. 101.36
30 Levy, Jacob—Marston Lumber Co. 62.31
30 Linden, William—Charles Jacobs. 149.77
30 Lum, Albert T, Harriet S & Albert C.
Cleveland D Manville. 83.52
31 Luntz, Chas I—George Colon. 37.11
31 Longabardi, Guiseppe—Abraham Mach et
al. 44.72
31 Leibowitz, William—Simon Brinn et al. 422.01
31 Levy, Joseph—Mollie Markowitz. 144.41
31 Lavery, Richard—Export Corporation. 85.77

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31 Levy, Benjamin—Isidor Aronson et al.	172.15
31 Linthwaite, Grace—Chas A Bruhns.	115.25
31 Leibovitz, Samuel—Claude W Gould.	3,598.30
1 Lissner, Sigmund—William Davis	102.41
26 Miller, Isaac—James W Pettit et al.	100.45
...P F50.SGSW2..	v-N1.x WV1
26 Miller, Hattie—same	127.61
26 Marsh, Chas W—Geo A Lewis.	212.00
28 Meyrowitz, Herman or Hyman—City of N Y	284.65
28 Metzger, Bernard—A J Bates & Co.	59.72
28 Mahler, Stephen—Wm E Ehler.	34.72
28 Meyer, Adolph—Charles & Co.	40.02
28 Morgenroth, Jacob & Julius—Morris Gelof.	1,600.06
28 McGuinness, Cornelius—Margaret Foley.	37.41
28 Morgenroth, Nathan—Israel L Feinberg.	513.31
29 Miller, Fred A—International Textile Co.	52.75
29 Morrison, Llewellyn A—Ontario Bank.	284.28
29 Murphy, Zedrick A. by gdn—Orlando W Butler	68.18
29 McMullen, Robert M—Minnie L Wagman.	937.20
29 Miller, Mary & Jacob C—Henry H F Lounbery	102.82
29 Mayer, Bernard—Louis Ettinger.	46,954.51
29 Medzigan, Martin & Dickson—Frederick Rode	491.57
29 Morse, Wm F—Frederic Leure	3,366.95
29 McCartney, Harry S—Chatham Nat Bank.	4,088.42
30 Murphy, Thomas H—Oscar Bartelstone et al	39.12
30 Meyer, Albert A—Thomas F Turley.	76.72
30 Masterson, Terence—Interurban St Ry Co.	107.88
30 MacDonald, Neil—Oscar A Daube.	1,393.52
30 Mahon, Elizabeth, admx—Remington Construction Co	108.18
30 Mallaghan, Sophia, admx—Chas T Willis.	138.28
30 Manassehewitz, Jacob—Mary O'Brien.	35.00
30 Messimer, Hillary C—Walter A Builder.	41.41
30 Meadow, Jacob—Sarah Kaplan.	3,020.65
31 Martin, Benjamin—Don M Warner.	85.17
31 Mateer, Samuel A—Joseph A Solomon.	111.81
31 Maiman, Morris—Herman Sennet et al.	39.08
1 Martin, John C & Jane—Mary C Simonds.	35.41
1 Mierkiewicz, Michael—Bert K Bloch.	142.05
1 Medole, Geo J—Florence Waters.	149.41
1 McDowell, Wm T—Chas S Knowles.	129.66
1 Mooney, Chas J—Chas J O'Brien	43.15
1 Milgrim, Max—William Feuer.	27.40
1 Murray, Walter A—Frederick Wolters.	75.29
1 Malone, Frank E—Automobile Topics.	198.95
1 McDonald, Robert M—Alfred J Walker.	354.71
26 Nappi, Giuseppe & Saverio—Brown & Fleming Con Co	394.19
30 Neuberger, Appolina—Standard Plumbing Supply Co	101.72
30 Nelson, Chas H—Walter S Rafferty et al.	167.77
31 Neuwirth, Henry C—Aaron Siegman.	86.86
31 Nelson, Alexander—Emil Heuel.	12.41
31 Newman, Max—David Rausch.	66.07
26 O'Brien, Sanford—Samuel Jacobs.	34.67
26 Owens, Benj A—Meyer C Jacobs et al.	251.69
28 O'Gorman, Maurice J—John E Heins.	30.59
28 Osborne, John—Stallman & Fulton Co.	328.20
29 Orr, Frank—Andrew J Connick	163.16
30 Outten, Frederick S—Ariston Realty Co.	251.66
1 Oppenheim, Samuel—Alexander McBride Construction Co	154.40
1 Ossmann, Emil—National Lead Co.	127.80
26 Phillips, Henry—David Mayer Brewing Co.	32.72
28 Puyo, Thomas—Diaggia Pecci.	18.67
28 Palmer, Washington—Occidental Realty Co.	238.06
28 Paston, Charles—Fred Fear & Co.	27.29
28 Perlman, David—Israel Caroline et al.	311.46
28 Perlman, Robert—Max Muller	29.41
28 Post, Henry—Mary Appiarus	254.65
29 Packer, Flavius—Ellen E Warner.	25,253.94
29 Page, Cornelia B—James Dempsey.	100.69
29 Person, Clarence A—John R Post.	280.50
29 Phyfe, Alice J—Hugh R Healey.	1,397.05
30 Popper, Fred—August Ernstthal et al.	107.76
30 Philbrick, Allan E—Edwin C Philbrick.	4,670.90
31 Post Edwin M—Knickerbocker Trust Co.	10,424.53
31 Pinles, Eli—Samuel Lauterbach.	373.77
31 Priesinger, Abbie—P T Kamenoff.	122.71
31 Pelton, David—David Kidansky et al.	26,060.04
1 Prager, John—N Y Telephone Co.	26.40
1 Parelle, James A—Fernando Montibello et al	89.41
1 Pollard, Daniel W—Henry Wellbrock Co.	166.72
1 Pulard, Teresa—Gaetano Lodato et al.	88.60
26 Quinn, James—Edward Poppe Co.	48.69
31 Quinn, Eugene—R Furlong.	118.22
26 Rega, Luigi—Carmela Rega.	115.19
26 Rendle, Arthur E—Neal & Brinker Co.	735.36
28 Rubin, Max—Israel Caroline et al.	311.46
29 Raffel, Samuel—Philip Garfunkel	70.11
29 Richman, Harris—Peter Comes.	714.21
29 Roth, Henry—Wm S Bainbridge.	183.62
29 Reichenbach, John G—Theodore D Werner	310.15
29 Rippes, Gustav H—Geo F Weimann Co.	237.40
30 Roth, Joseph—Jacob Hyman	76.12
30 Ryan, Mathew G—Wm H Penney et al.	89.39
30 Rothfeld, Isaac—Pierce, Butler & Pierce Mfg Co	2,706.56
30 Rockwood, Geo G—Augustus W Schmidt.	39.36

30 Regan, Patrick J—Vogel Clothing Co.	47.09
30 Rexer, Helena—Emma Hoefling	217.01
30 Roche, William—Chas G Riehl	151.32
30 Rosenberger, Benjamin—J P Flannery	90.85
30 Rubin, Jacob—James Plunket et al.	64.60
30 Rothschild, David—Orazio La Cagnina.	163.41
30 Reissman, H Benno—T J McGuire Construction Co	132.31
30 Rod, Barnet W—Pierce, Butler & Pierce Mfg Co	1,432.07
31 Rouwell, Paul & Marie—James Bailey.	216.65
31 Rothfeld, Isaac—German Exchange Bank.	840.80
31 the same—the same.	957.30
31 Reynolds, Benjamin J—Gaylord Wilshire.	519.41
31 Runkle, Pauline & Maurice—Matthews M Black	519.40
31 the same—the same.	519.40
31 Rheinheimer, Isaac—Julius Lehrenkrauss.	542.40
31 Rosenthal, Sam, Abraham & Joseph—John S. Sills et al.	38.20
1 Rosenberg, Charles & Jacob—Chas R Part-ridge	163.76
1 Randel, Oscar & Clara—Nannie E Fowler.	26.72
1 Roberts, Alexander A—Hans Hansen et al.	84.65
26 Sweeney, Ralph—Ballou, Dickson Co.	70.61
26 Schmalholz, Edw B—Margaret Schmalholz.	168.54
26 Sigman, William—Julius Goldstone et al.	302.69
26 Stalls, Edmund K—First Nat Bank of Mid-dletown, N Y	10,151.23
26 Stratton, Wm D—same	10,151.23
26 Slater, Isaac & Frank—Howard C Pyle et al.	47.20
26 Schwenker, John—Paul Pfeiffer.	175.41
26 Smith, John—People & Co.	2,000.00
26 Sklaar, William—Electrical Repair Co.	23.62
26 Spies, Francis—Patrick F Keogh.	422.57
26 Sora, Morris—Meyer Vesell.	70.22
26 Schley, George C—Elmore Smith.	107.97
26 Stewart, S H Gardyne—Frank F Blessing.	2,081.60
28 Seessell, Sarah—Wm H Freystadt	79.41
28 Selke, Richard—James Williams.	23.20
28 Singer, Julius—Wm R Ehler.	34.72
28 Stoermer, Frederick M—Ernst C Bartels Aktiengesellschaft	6,773.99
28 Stone, Frederick M—Oldham Mills.	99.06
28 Stotz, Francis—Phelps Bros Co.	21.37
28 Sargent, Thomas P—Barnes Crosby Co.	266.72
28 Sanford, Henry—Lang & Co.	451.46
28 Soteldo, Chas A—Duparquet Huot & Mon-euse	152.87
29 Simmons, John—Ignace Neumann	38.31
29 Schmitzler, Conrad—Eagle White Lead Co	37.20
29 Sherman, Louis—People & Co.	1,000.00
29 Still, Stephen G—Frank Habeck	1,105.19
29 Safford, Louis L—Edmund P Fowler.	160.00
29 Stannard, Ambrose B—John C Rodgers.	11,465.58
29 Schmitt, Raymond—James B Johnston Co.	108.18
29 Steuer, Chas D—Campbell Printing Press & Mfg Co	1,131.40
29 Silverman, Isaac—Mayor Lane & Co.	2,810.55
29 Selinik, Harris—Louis Halpert	147.84
30 Struever, Herman—Acker, Merrill & Con-dit Co	52.15
30 Strong, Geo W—the same	82.50
30 Schwartz, Jacob—Schwartzschild & Sulz-berger Co	221.91
30 Stikeman, George—Justus J Wakelee et al.	130.22
30 Stoddard, Leroy R—Bioplasm Co.	37.35
30 Steward, William—Kaskel & Kaskel.	65.27
31 Savage, Anna J—James W Henning.	1,417.38
31 Silverman, Barnet—Barnet Sedolsky.	350.48
31 Stuebing, Chas H—Martin Kramer.	380.35
31 Schoenfeld, Nathan—Louis Brinn et al.	422.01
31 Sukoff, Morris—Horace London.	103.02
31 Smith, Robert—Robert J Mahoney.	3,655.22
31 Shapiro, Samuel—Samuel Teperson.	76.85
31 Schnitker, Harry F—Geo R Wilcoxson.	402.95
1 Stanger, Louis—Herman Weinberg.	67.91
1 Shapiro, Isaac—Michael Meyers.	79.40
1 Shipman, Frank J—Ernest Tapping et al.	81.93
1 Swanberg, Herman—Sterling Hardware Co	66.90
1 Singer, Julius—Francis McD Sinclair et al	38.56
1 Schar, Saul J—Abraham Fabricant.	584.98
1 Shippey, Reglus W—Meyer Sichel.	2,077.84
1 Salzman, Israel—Herman Gerder.	265.91
1 Schaefer, Marie P—Edmund L Goodman.	79.41
1 Shatz, Abram—Chas A Goldberger.	1,487.98
1 Stanford, A Stanley—Hugh McCarren.	121.33
1 Stone, Nina M—John D Hollingshead.	119.30
1 Stoecker, John P—Henry S Clark et al.	73.34
1 Solomon, Louis A—Am Mortgage Co.	11,669.83
1 the same—the same (D)	11,669.83
26 Toher, Owen—J Marcus Woodworking Co.	169.51
28 Thom, Chas I—James T Smith.	99.38
28 Traunek, Carl V—Commercial Advertiser Ass'n	113.82
29 Turk, William—Alpine Automobile Co.	136.41
29 Thuman, Nathan—Samuel Michlowitz.	39.41
29 Tolk, Nathan—Arthur M Levy.	356.04
30 Tegeler, John H—Simon C Marum.	7,204.56
30 Thyll, Lillian M—Isidore Witmark.	130.36

31 Typermass, Max—Horace London.	103.02
31 Taggart, Thomas J—Wm A Leggett et al.	31.31
1 Taylor, Ralph P—Robert Goelet.	5,109.28
1 Tirabasso, Angelo—Vincent Spano.	53.41
29 Vitzitsky, Charles—People & Co.	1,000.00
29 Van Clief, James—James Y Watkins & Son.	449.37
26 Van Buren, Cora—North Am Distilling Co.	160.33
26 the same—the same	171.36
30 Volkammer, Joseph—Ariston Realty Co.	251.66
31 Vidder, Emil & Emma—Louis Frooks et al	34.96
31 Vogel, John—National Gas Fixture Co.	312.04
26 Weisen, Elias, Max, Leon & Henry—Paul-ine Beck	230.15
26 Weil, Adolph—Colonial Distributing Co.	178.47
26 Wiener, Julius—Hanlie Friedman.	69.03
28 Wolfson, Adolph—Israel Lewis et al.	21.15
28 Wegner, Wm F—John G Wendel	381.32
28 Wendelburg, Alexander—the same.	381.32
28 Wolff, Anthony—Brookfield Glass Co.	255.20
29 Wilgus, Sidney D—Ellen E Warner.	25,253.94
29 Weiss, Barbara & John—Robert Dix Shoe Mfg Co	123.67
29 the same—James Luddy et al.	123.27
29 Weil, Jonas—Louis Ettinger	46,954.51
29 Whaley, Annie K—City of N Y.	131.35
30 Waterbury, Nelson J—Utica City Nat Bank.	4,011.09
30 Wilmot, De Borden—Acker, Merrill & Con-dit Co	189.80
30 Walther, John W—Chelsea Auto Storage Co	229.47
30 Welcker, Louis—the same	229.41
30 Weiss, Wm S—Edison Co of N Y.	17.41
30 Wegner, Wm F—Walter A Builder.	41.47
30 Waldo, Richard H—Sarah F Blake.	100.01
30 Wagner, John—Morris Weiss.	89.61
30 Wattenberg, John—Henry A Ritchie et al.	37.86
31 Watnick, Harris—Horace London.	103.02
31 Washburne, Susan N—Harcourt Realty Co.	101.98
31 Wells, Chas M—Shaw Pub Co.	59.72
31 Wittigschlager, Gustav—Rudolph Deing.	586.47
31 Weil, Leo—Mussgiller Mangels Co.	275.29
31 Waterbury, Lawrence—Chas E Ball.	636.25
31 Weinberg, Frank—Johnstone Heating Co.	202.05
1 Wallenstein, Samuel—Herman Weinberg.	80.01
1 Wright, J Bodine—Edmund L Goodman et al	130.03
1 Whitner, Wm R—Hallock W Beals.	150.51
1 Wiener, Louis—Samuel Wollman.	444.75
1 Wilcox, Algernon H—Frederick Wolters.	37.33
1 Walter, Wm T—Emanuel E Kleiner et al.	98.01
29 Young, Alexander C—Italian Am Trust Co.	72.44
30 Young, John—Henry A Ritchie et al.	95.41
30 Zarek, Siegfried S—Franklin Brewing Co.	1,494.09

CORPORATIONS.

26 New York City Ry Co—Gabriel Nazzaro.	250.00
26 The City of N Y—Adele Winkler.	7,303.55
26 Met St Ry Co—Maria A Keim.	250.00
26 The Motor Top Co of N Y—Geo M Tuttle.	727.62
26 Alabama Securities Co—First Nat Bank of Middletown, N Y	10,151.23
26 Bruckner Engineering & Importing Co—Anna Holden et al	25.51
26 The City of N Y—Elisabeth Ramsford.	103.45
26 N Y City Ry Co—Theodore Kunze.	464.57
26 Mildred Realty Co—Henry B Senft.	49.00
28 The Independent Building Material Co—Hiram Snyder et al.	199.73
28 Aster Co—Edw T Platt	1,818.67
28 Michigan Millers Mutual Fire Ins Co—Mil-ton C Bucky	3,128.78
28 British Dominions Ins Co—the same.	2,128.78
28 Thomas J Reilly Co—Jacob H Roberts.	3,156.70
28 City of N Y—Anton J Gerlich	2,120.85
28 Woodhaven House & Home Building Co—Western Mantel Co	364.77
28 Berman Painting & Decorating Co—Syrac-use Co of N Y	173.95
28 Wilkes Construction Co—Atlantic Cement Co	1,534.70
28 Mildred Realty Co—Harry B Senft.	324.35
28 The Birmingham News Pub Co—Dana A Patten	1,356.34
28 Eastern Vitrae Mosaic Co—Martin Kellow.	271.71
28 Morning Journal Ass'n & Star Co—Mar-garet Ensing	3,155.14
28 Convertible Metal Mfrs—General Electric Co	590.35
29 Union Ry Co of N Y City—Julius Kinder-man Sr	365.35
29 Nat Relief Assurance Ass'n—Commercial Nat Bank of Syracuse	615.93
29 Pillsbury Island Pyrites Co—Heller, Hirsh & Co	677.78
29 The Newfoundland Exploration Syndicate—the same	6,183.65
29 Gleason Peters Air Pump Co—Waterbury Mfg Co	207.12
29 N Y City Ry Co—Clara A Wood.	1,000.00
29 The H A Post Printing & Pub Co—J P Nawrath & Co.	34.72
29 National Food Products Co—Hygela Dis-tilled Water Co	114.97

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NEW YORK, N. Y.

29 City of N Y—Wm P Collins et al. costs, 176.56
29 Spiral Nut Lock Co—Chatham Nat Bank. 4,088.42
29 Engineering & Development Co—the same. 4,088.42
29 Old Dominion Steamship Co—Israel Eisenstein et al. 542.22
30 S & R Construction Co—Oscar E Kronkel. 391.05
30 Stuyvesant Engineering Co—Ferdinand Steiger. 58.19
30 New York City Ry Co—Michele Maldarelli. 1,336.48
30 the same—Henry Gold. 206.20
30 the same—Morris Garber. 206.20
30 the same—David Blank. 209.20
30 Ludwigs & Romm Realty Co—Morris Rose et al. 1,018.99
30 Alfred Boote Co—Andrew Kallas et al. 159.33
30 Church Economist Pub Co—Herbert S Bridgman. 420.67
30 David & Abraham Fuchs—Franklin L Shepard et al. 1,748.95
30 Stephanidis Bros Co—Musgiller Mangels Co. 247.11
30 Lexington Hotel Co—Frank B Hutchison. 615.25
30 Jackson Baggage Express—Emma Van V Rapallo. 748.87
30 American Bonding Co of Baltimore—Pierce, Butler & Pierce Mfg Co. 2,706.56
30 J P Case—Joseph Tino et al. 189.46
30 Heningway Paper Mfg Co—Eugene A Hardy. 27,473.74
31 Aetna Ins Co—Max Dick. 707.75
31 Union Ry Co of N Y City—Jeremiah Fitzgerald. 243.75
31 Rialto Automobile Exchange—Claude W Gould. 3,598.30
31 Automatic Beverage Co—Sam Brosovan et al. 115.90
31 New York City Ry Co—Joseph Zurkowski. 254.22
31 the same—Louis Klatt. 124.22
31 Ribbed Concrete Building Co—John A Roeb-lings Sons Co, of N Y. 46.76
31 Gregorian Hotel Co—Chas H Nolte. 506.58
31 Hotel Rand—Daniel Winant Inc. 138.27
31 Bay State Realty Co—Matthew M Black. 519.40
31 Home Ins Co—Max Dick. 2,049.68
31 Congregation Beth Hamedrasch Hagodol—Emma L Radler. 29.70
1 The City of N Y—Pearl Marcus. 433.10
1 Peckham Foster Box Co—Bernhard Kupfer et al. 223.70
1 Chas E Pearsall & Son—Wm G Sanderson. 302.65
1 Interborough Rapid Transit Co—Wm E Hicks. 300.00
1 Hamilton Carhart Manufactures Corp—Singer Sewing Machine Co. 583.60
1 Hotel Rand—Paul M Herzog et al. 120.77
1 the same—Paul M Herzog. 112.17
1 Sidgwick Flower Co—Edward Rode. 207.92
1 Hemingway Paper Mfg Co—Joseph B Dickson et al. 249.70
1 The City of N Y—John Kahler. 200.00
1 T J Bartley & Co—N Y Telephone Co. 140.20
1 Botolph Co—the same. 62.59
1 Barrena Mining Co—the same. 20.00
1 American Municipal Securities Co—the same. 35.73
1 The Stephanidis Bros Co—J M Horton Ice Cream Co. 486.33
1 New York City Ry Co—Benjamin Imersheim. 1,082.00
1 the same—Jane Connelly. 150.00
1 H O S Engineering Co—Felix Hamburger. 12,418.62
1 Tuscarora Nevada Mines Co—Douglas Stewart. 89.89
1 Mfrs Mercantile Co & J T Stone Co—Morris Brett. 517.97

SATISFIED JUDGMENTS.

Oct. 26, 28, 29, 30, 31 and Nov. 1.

Anderson, Clarence E—E G Brown. 1907. 481.11
Same—same. 1907. 871.21
Atwood, Frederick J H—F S Sanchz. 1900. 214.59
Bieber, Max—M Friedner et al. 1907. 85.01
Cohen, Wolf—B Rauth. 1907. 131.91
Clayton, Walter H, Furman O, Sarah B and Anna A—Sterling Bronze Co. 1907. 172.25
Cohn, Abraham—M Cohn. 1907. 166.88
Delmore, Wm H—C E Diefenthaler et al. 1907. 208.89
Dixon, Frederick B—J E Nash. 1902. 1,733.53
de Alaungay, J Baxera—M Crawley. 1907. 130.36
Fox, Arthur W—City of N Y. 1906. 211.39
Fargo, James C—Agents Supply Co. 1907. 174.28
Fanshawe, Henry E—A D Meloy. 1907. 293.41
Goldfarb, Philip—F Levy. 1907. 74.65
Horowitz, Philip & Meyer, also Abraham Rosen—Bank of M & L Jarmulowsky. 1907. 257.15
Harris, Harry, Edward Nimark & Joe Friedberg—N Lyons. 1907. 123.45
Holmes, Myron W—B Jacobs et al. 1907. 42.49
Lesser, Wm A—A G Evans et al. 1907. 51.02
Lipkowitz, Philip—C F Smith. 1907. 106.05
Lauria, Pasquale—H Cohen. 1907. 1,531.48
Merrill, Winifred E—F De Jorio. 1907. 122.16
Same—E Frank. 1907. 83.55
Minter, Samuel F—The Bank of Jarratts. 1907. 523.62

Mullins, Mary E—M Dicklauer. 1907. 341.23
McNamara, Neally—Swift & Co. 1907. 60.78
Murray, Mary C—The Greenwich Bank. 1907. 716.23
Miller, Jacob—A Caplan. 1903. 119.41
Mautner, Isaac & Joseph E, also Louis Jacobovs—A Bleier. 1907. 336.40
Minter, Samuel F—B E Cogbill. 1907. 524.44
Mendelson, Samuel—A Seligsohn. 1907. 10.15
Milgrin, Herman & Max Freyer—People & Co. 1906. 500.00
McGarry, Wm P—Vulcanite Paving Co. 1907. 2,942.29
Maisel, John & Max L Rohman—B Conte et al. 1907. 80.41
Oppenheimer, Max—Associated Merchants of N Y. 1905. 75.01
Osterberg, Paul M—R Friedlander et al. 1907. 100.72
Oestreicher, Henry & Louis Schwarz—A Freund et al. 1907. 242.53
Ring, Chas E—H Johnston. 1907. 32.40
Stern, Joseph W & Edw B Marks—Attucks Music Pub Co. 1907. 36.28
Siegel, George—American Ice Co. 1907. 113.92
Smith, Isaac L—E C Bridgman. 1900. 223.70
Shober, Chas E—W W White. 1907. 1,821.24
Schmalholz, Edw B—M Schmalholz. 1907. 168.54
Swoboda, Albert & Anton—J Y Mueller. 1900. 417.80
Souther, Geo H—S Holcombe. 1907. 632.96
Shepherd, Wm J—P McMahon. 1899. 146.97
Sheldon, Walter S—A B Madden. 1907. 1,705.87
Tucker, Chas A—W Crawford. 1898. 630.77
Tismer, Berthold—Josephine M Ford. 1907. 800.00
Vallerio, John B & Jacob Vigorito—People & Co. 1907. 500.00
Wenzel, William—V Loewer's Gambrinus Brewery Co. 1907. 2,061.93
White, Michael J—H J Baierlein. 1906. 315.55
Woods, Albert H—E J Ratcliffe. 1907. 1,898.24
Weisberg, Moritz—J P Hayes. 1907. 226.63
Willeshauser, Adam—R H M Dawbarn. 1906. 169.41
Ward, Julia—H Corn et al. 1907. 47.19
Zimmerman, Harris—H B Claffin Co. 1897. 191.66

CORPORATIONS.

H D Comb Co—The Klebold Press. 1907. 731.14
The German-American Brewing Co—A Lillenthal et al. 1907. 1,918.03
H O Co—W W Fawcett. 1907. 526.12

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS.

Oct. 26.

391—Broadway, Nos 766 to 770. 9th st, Nos 68 to 90 East. 4th av, Nos 54 to 58. Yale & Towne Mfg Co agt John Wanamaker or A T Stewart Realty Co. 2,896.00
392—34th st, Nos 43 and 45 West. 35th st, Nos 62 and 64 West. Pittsburg Plate Glass Co agt Samuel Green. 2,914.00
393—Home st, n s, whole front between Prospect and Stebbins avs, 260x90xirreg. Manhattan Rolling Mill agt M & V Construction Co and Municipal Iron Works. 72.31
394—Tremont av, n s, 25 e Clinton av, 75x88. M Noonan agt Ignatz Modry and John Higgins. 220.20
395—153d st, s s, 150 e 8th av, 100x100. New York Cornice & Skylight Works agt David Zipkin. 300.00
396—Worth st, s e cor Mulberry st, 48.5x42. Jacob Rubin agt Joseph Longobardi and Goodman Telzer. 550.00
397—136th st, Nos 504 to 518 West. John Cullo & Bro agt Besse C Clark. 625.00
398—Summit av, n e cor 16th st, 25x100. Louis C Bergman agt Margaret P Collieran and John Collieran. 70.00
399—Allen st, n w cor Delancey st, 75x100. Samuel Rosenberg agt Catharine Hamerschlag and Harry Slepian. 35.00
400—Spring st, No 191. John Callahan et al agt Catherine Bisso and Astor Construction Co. 107.75
401—Mapes av, n e cor 17th st, 115x145.2. Henry G Sillock, Jr, agt Herbert Realty Co. 91.00
402—34th st, Nos 43 and 45 West. 35th st, Nos 62 and 64 West. Kertscher & Co agt Robert S Minturn and Samuel Green. 12,684.62

Oct. 28.

403—34th st, Nos 43 and 45 West. 35th st, Nos 62 and 64 West. Howell & Laurence agt John Doe and Samuel Green. 620.00
404—146th st, n s, 125 w Broadway, 75x99.11. American Marble & Slate Works agt Rae Ginsberg and Sam Ginsberg. 557.00
405—136th st, s s, 250 w Amsterdam av, 50x100. Geo F Moore, Inc, agt Bessie C Clark. 31.25

406—College av, e s, 97 s 166th st, 252x100. Emanuel Liguori agt St Marks Construction Co. 4,950.00
407—165th st, Nos 953 and 955 East. Tiffany st, Nos 1005 and 1007. Geo Fiencke agt Frankfeldt & Lippmann and Henry Lippmann. 209.83
408—116th st, Nos 18 and 22 West. German Grob & Son agt First Hungarian Ohab Zedek Congregation and Schaffer-Carroll Construction Co. 445.00
409—Riverside Drive, e s, 332.2 s 127th st, 120 x100. Atlantic Terra Cotta Co agt Bergen Realty Co. 987.00
410—34th st, Nos 43 and 45 West. 35th st, Nos 62 and 64 West. Harry Alexander agt Robert S Minturn and Samuel Green. 5,240.10
411—Bradhurst av, s e cor 146th st, 119.10x112.6. Berry B Simons agt Austin B Fletcher and Lewis H Schultz. 576.00
412—136th st, s s, 200 w Willow av, 25x100. Herrmann Horenburger agt Albertine E Ericsson and Ludwig & Co. 6,453.31
413—Riverside Drive, n e cor 95th st, 109x174. W C Vosburgh Mfg Co agt George W Levy Building Co. 3,182.50
414—124th st, No 510 West. A Larsen & Co agt Geo W Sandford. 71.78
415—34th st, Nos 43 and 45 West. A D Granger Co agt Robert S Minturn, The Monolith Realty Co and Samuel Green. 1,550.00
416—35th st, Nos 62 and 64 West. 34th st, Nos 43 and 45 West. John Byrne agt Robert S Minturn and Samuel Green. 6,169.00

Oct. 29.

417—Satisfied.
418—Katonah av, s w cor 238th st, 85x100. Lozenpone Vitantonio agt Hibbert C Simmonds. 1,050.00
419—Washington st, n w cor Franklin st, 88x75. Cosgrove Bros agt Fruit Auction Co and William Young Co. 378.00
420—116th st, s s, 200 w 5th av, 100x100. Levering Gerrigues Co agt First Hungarian Congregation of Ohab Zedek and Schaeffer & Carroll Construction Co. 1,000.00
421—Longfellow av, e s, 225 n Freeman st, 25 x125. Charles M Gray Marble & Slate Co agt Albert C Swoboda. 48.00
422—34th st, Nos 43 and 45 West. 35th st, Nos 62 and 64 West. Frank Voigtman agt Robert S Minturn and Samuel Green. 1,025.00
423—Pelham av, Nos 561 and 563. Samuel Hodgkinson agt Nathan Lamport and Universal Cement Brick & Block Co. 225.00
424—Tracks, &c, of 42d St, Manhattanville & St Nicholas Ry Co on Broadway, from s s to n s Sherman Square. John P Kane Co agt 42d Street, Manhattanville & St Nicholas Ry Co and New York City Ry Co. 565.00
425—Tracks, &c, of N Y City Ry Co on Park av, from s s 41st st to n s 42d st. Same agt Metropolitan St Ry Co and New York City Ry Co. 68.00
426—Tracks, &c, of Metropolitan Street R R Co on Broadway, from s s to n s Houston st. Same agt Metropolitan Street R R Co and New York City Ry Co. 124.00
427—Tracks, &c, of Metropolitan Street R R Co on 1st av, from 95th to 97th st. Same agt Metropolitan Street R R Co and New York City Ry Co. 370.00
428—Tracks, &c, of Metropolitan Street R R Co on 3d av, from s s 65th st to n s 66th st. Same agt Metropolitan Street R R Co and New York City Ry Co. 80.00
429—Tracks, &c, of Dry Dock, East Broadway & Battery R R Co on Grand st, from e s to w s Centre st. Same agt Dry Dock, East Broadway & Battery R R Co and N Y City Ry Co. 48.00
430—Honeywell av, w s, 184 s 180th st, 75x100. Brown Sash & Door Co agt Jacob Koehm. 495.40
431—214th st, s s, 118 w Barnes av, 25x100. Same agt Mary Capodilupo. 190.00
432—214th st, Nos 738 East. Same agt Ermino Corti. 235.00
433—Teller av, Nos 1354 and 1356. Same agt Isaac Brown. 777.82
434—34th st, Nos 43 and 45 West. 35th st, Nos 60 to 64 West. John S Kelly agt Samuel Green. 2,207.00
435—53d st, n s, 250 w 8th av, 40x60. Eureka Fire Hose Co agt New York City Ry Co. 309.00
436—3d av, No 2174. A C Horn Co agt Sanders and Emma Gutman, John Regan and Adolph Klein. 83.20
437—117th st, n s, 248 e Pleasant av, 75x100. B Masor & Co agt The Montifore Realty Co. 2,900.00
438—Riverside Drive, s e cor 97th st, 100x75. Same agt Robert T Lyons. 2,425.00
439—Corlears st, s e cor Water st, 190x232 to East River. The Barnett & Record Co agt Hecker-Jones-Jewell Milling Co. 88,171.57

Oct. 30.

440—34th st, Nos 43 and 45 West. A D Granger Co agt Robert S Minturn & The Monolith Realty Co & Samuel Green. 1,550.00
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The most desirable class of tenants are those who can afford to pay a good rent. They usually wont unless the store has all the modern improvements. If it hasn't Luxfer Prisms it is not up-to-date. Make your property more valuable by increasing the amount of real daylight into it. Let us explain matters to you either by mail or personally.

*Phone 3276 Gramercy
8

AMERICAN LUXFER PRISM CO., 160 Fifth Ave., NEW YORK.

441-89th st, No 9 East. Fordham Stone Ren-
ovating Co agt Falcon Realty Co & H M
Weed & Co85.00
442-Satisfied.
443-Essex st, Nos 85 and 87. Sam Biller agt
Abraham Kosower96.50
444-1st st, No 91 East.
East Houston st, No 196.
Mallie Nussbaum et al agt Klar Bros & To-
bias Schwartz215.00
445-1st av, No 1612. Isidor Sinkovitz agt Da-
vid Nathan & Seider & Stolar Building Co.
.....205.00
446-80th st, No 164 East. Israel Schneider
agt Anna Garner & Wm F Garner Jr.63.00
447-117th st, n s, 248 e Pleasant av, 75x100.
George Dellon agt Montifore Realty Co....
.....2,200.00
448-Pelham av, Nos 561 and 563. Peter Smith
agt John Doe & Universal Cement Brick &
Block Co410.00
449-Pelham av, n s, 50 w Hoffman st, 50x93.
Joseph Buellesbach agt Universal Cement,
Brick & Block Co1,515.85
450-Van Nest av, e s, 25 s Van Buren st, 25x
100. Philip Bauman et al agt John B Ma-
rion200.00
451-131st st, Nos 528 to 532 West. G Cerniglio
Co agt I Goodman Realty & Construction
Co5,300.00
452-Perry av, e s, 125 s 209th st, 75x100.
Daniel Nathanson agt Helena Poppelan &
John A Muller165.00
453-34th st, No 163 West. Jacob Fauerbach
agt William L Sutphin & Pierri Rivesalles.
.....189.03
454-Montgomery st, s e cor Monroe st, 50x
100. Wm A Thomas Co agt John Berliner
& John Greenberg & John Kowaleski & John
Thomas66.25
455-3d st, No 231 East. Brown Supply Co agt
Joseph Rothman & Hymes Construction Co.
.....30.00
456-Broome st, s e cor Essex st, 25x75. Boh-
land & Ackier agt Albert Sokolski3,274.00
457-Pelham av, Nos 561 and 563. Reddy Ele-
vator Co agt Universal Cement Brick &
Block Co1,800.00
458-34th st, Nos 43 and 45 West.
35th st, Nos 62 and 64 West.
Berger Mfg Co agt Samuel Green & Robert
S Minturn968.60
459-50th st, No 404 West. Rafferty Bros agt
A Busehbaum & Geilhardt & Gallagher.50.88
Oct. 31.
460-Eastburn av, e s, 188 n 174th st, 50x95.
Nicholas Mascio agt Eastburn Construction
Co606.72
461-36th st, No 23 West. Cosgrove Bros agt
Albert Friedlander and Aldhouse Construc-
tion Co431.00
462-54th st, No 30 East. Evans & Buscale agt
Cornelia H Peabody1,422.00
463-146th st, s s, 125 w Broadway, 75x99.11.
Caggiano & Carlucci agt Rae Ginsberg and
Samuel Ginsberg800.00
464-1st av, No 176. Italian Building Trades
Ass'n agt Carmelo & Giuseppe De Benedictis
.....3,040.00
465-Houston st, No 196 East.
1st st, No 91 East.
Samuel Rosenberg agt Klar Bros and T
Schwartz45.00
466-146th st, Nos 506 and 508 West. L Rie-
ger & Son agt Albert & Olive M Hughes.115.76
467-Cauldwell av, Nos 669 and 671. Marian
Rachowski agt Joseph Hyman and Frank
Miller115.00
468-3d av, s w cor 74th st, 52.2x104.10. Gio-
vanni B De Marco agt Max Lurie and Jacob
Weinstein and John Vogel250.00
469-98th st, No 48 West. August Mugler agt
Niels O W & Louise Jorgenson160.00
470-Rutherford pl, No 2. C Volney King agt
Joseph N Osborn, Myron W Holmes and
Oreste Formigli263.05
471-Henry st, No 99. David Meyer agt Julius
Tischman, and Solomon & Schwartz151.00
472-Kelley st, No 48. Max Posner agt H
Feinberg420.70
473-Prospect av, n e cor 164th st, 128.7x75.
Brooklyn Fireproof Sash & Door Co agt New-
mark Jacobs Construction Co150.00
474-Lenox av, n e cor 135th st, 99.11x110.
Same agt Kinley Realty & Construction Co.
.....600.00
475-68th st, Nos 433 and 435 East. Emil
Janovic agt Fallak Millman and John Wolf.
.....78.00
Nov. 1.
1-36th st, No 23 West. Simons & Mayer agt
Albert Friedlander and Aldhouse Construc-
tion Co1,631.85
2-Eastburn av, e s, 188.4 n 174th st, 50x95.
Long & Trenholm Co agt Eastburn Construc-
tion Co15,195.00
3-8th st, Nos 311 and 313 East. Garaventa &
Peirano Co agt Annie Kurzrok120.00
4-42d st, No 251 West. David Shuldiner agt
Regert Realty Co and Siegel Rosenberg Co.
.....650.00
5-36th st, No 23 West. Kertscher & Co agt
A B Friedlander, Albert Friedlander, James
K Whottaker, Elizabeth D Robbins and Ald-
house Construction Co820.00
6-36th st, No 23 West. Samuel S Palmer
agt John Doe and Aldhouse Construction Co.
.....420.00
7-Daly av, e s, 260 s 177th st, 130x150.
Thomas B Bowne & Son Co agt Maurice
Frankel and Richard Keil2,084.40
8-12th st, No 413 East. Murtagh & Mc-
Carthy agt Giovanni A De Bellis and D'Ursie
& Co2,102.50

9-Ryer av, w s, 202.11 n 181st st, 50x102.
Thomas B Bowne & Son Co agt Richard Keil
.....2,033.41
10-131st st, s s, 90 e Old Broadway, 85x107.
Wise Fireproof & Construction Co agt J
Goldman Realty & Construction Co130.00
11-All tracks of New York City Ry Co in
Borough of Manhattan. Sicilian Asphalt
Paving Co agt Dry Dock, East Broadway &
Battery R R Co and New York Ry Co.235.87
12-Mulberry st, No 113. Santo Astorino agt
Mary E and Catherine C Ward and Geo H
Riley90.00
13-Pelham av, Nos 561 and 563. New York
Tennis Racket Co agt James J Hart and
Universal Cement Brick & Block Co225.00

*Editor Record and Guide.

I wish to state that I have paid in full John
Jordan & Son, general contractors, for my new
building, Nos. 61, 63 and 65 Lexington Avenue.
I hold a bond for \$25,000 furnished to me by the
general contractors for protection against any
liens that might be filed.

Oct. 30th, 1907.

BERNARD REICH.

BUILDING LOAN CONTRACTS.

Oct. 26.
129th st, Nos 34 and 36 West. Austin B
Fletcher and Lewis H Schultz loan Napoleon
Construction Co to erect a - sty building; -
payments\$60,000
Oct. 29.
Bryant st, w s, 100 s 172d st, 25x100. Jackson
Construction Co loans Hyman Davis and
Frank E Silverman to erect six 3-family
dwellings; 8 payments31,500
Oct. 31.
18th st, Nos 32 to 36 West. Henry Corn loans
Julius Loewenthal to erect a 10-sty loft;
- payments75,000
Nov. 1.
Washington av, w s, 102.11 n 175th st, 80x
112. City Mortgage Co loans Albert J
Schwarzler to erect two 6-sty tenements; 7
payments60,000
Zerega av, s s, 654.9 e Castle Hill av, 25x
103. Pauline Hecht loans Allemano Toz-
zini, Attilio Tozzini and Silvestro Tozzi
to erect a 3-sty dwelling; - payments5,000

SATISFIED MECHANICS' LIENS.

Oct. 26.
157th st, Nos 511 and 513 West. Abraham
Steckler et al agt Pauline Miller et al.
(June 25, 1907)\$125.00
Essex st, Nos 85 and 87. Max Cohen agt
Abraham Kosower. (Aug 28, 1907)93.00
Same property. Celia Grossman agt same.
(Aug 23, 1907)1,562.60
Oct. 28.
Perry av, e s, 100 s 209th st. G B Raymond
& Co agt Helene Oppelan et al. (Sept 9,
1907)74.84
66th st, Nos 335 to 339 East. Schneier Schae-
fer agt Louis J Javoces et al. (April 16,
1907)144.75
66th st, Nos 335 to 341 East. Samuel Eisen-
stein et al agt Joseph White et al. (April 30,
1907)224.85
6th av, No 411. Theodore Thylstrup agt
George H Denver et al. (April 27, 1907)42.25
27th av, e s, whole front between 141st and
142d sts. E F Keating Co agt Crystal Realty
Co. (Oct 17, 1907)1,298.99
102d st, No 124 East. Herman First agt Moses
I Falk. (Aug 26, 1907)84.45
Wadsworth av, Nos 9 to 15. Frederick W Cohn
agt Edward Osserman. (March 28, 1907)96.81
Bryant av, e s, 75 s 172d st. Thomas C Ed-
monds & Co agt Hyman Davis. (Oct 22,
1907)142.00
34th st, Nos 33 and 35 West. Julius L Engel
agt Oppenheim, Collins & Co et al. (June
11, 1907)894.00

Oct. 29.

Southern Boulevard, s s, 100 e Alexander av.
Richard C Routledge agt Bordens Condensed
Milk Co et al. (Oct 25, 1907)143.50
Morton st, No 5. Weisberh-Mark Co agt Mary
Simpson et al. (July 12, 1907)30.25
46th st, No 606 West. Sam Sitt et al agt
John Epstein. (Sept 23, 1907)275.00
Downing st, No 17. Same agt Isaac Ruben-
stein. (Sept 23, 1907)125.00
23d st, No 231 East. Wienza Kallach agt
Joseph Rothman. (Sept 5, 1907)37.00
Same property. Max Levine agt same. (Sept
5, 1907)98.00
Same property. Issy Lewine et al agt same.
(July 30, 1907)800.00
Same property. Abraham Lichtig agt same.
(Sept 5, 1907)152.00
8th av, e s, whole front between 52d and 53d
sts. The Eureka Fire Hose Co agt N Y
City Ry Co. (Oct 22, 1907)309.00
108th st, Nos 339 and 341 East. Morris
Rodomsky agt Raphael Kurkrok. (April 3,
1907)38.50
Brook av, w s, 230 n 139th st. Moses Launer
et al agt Joseph Wolkenberg. (March 14,
1907)56.00

Park av, s w cor 97th st. The Colonial Gas
Fixture Co agt Philip Leizerkowitz et al.
(July 10, 1907)440.00
Bryant av, e s, 75 s 172d st. Thos C Ed-
monds & Co agt Hyman Davis. (Oct 22,
1907)142.00
Oct. 30.
13th av, Nos 156 and 158. John Karlson agt
Charles Beckman et al. (Dec 12, 1906)48.00
Same property. Erik Karlson agt same. (Dec
12, 1906)48.00
St Lawrence av, e s, 50 s Merrill st, Bronx.
Zambetti Bros agt Bessie Nelsen et al. (Oct
8, 1907)357.00
Madison st, No 162. Wm H Zerbe agt Emil
Reibenstein et al. (Aug 14, 1907)100.00
Same property. Samuel Shanker agt same.
(July 29, 1907)210.00
Amsterdam av, e s, whole front between 158th
and 159th sts. M Rambow & Co agt Vedo-
rato Bros et al. (Aug 24, 1907)836.46
Riverside drive, s e cor 97th st. Kertscher &
Co agt Robert T Lyons et al. (Oct 30, 1907)11,069.50
Hudson st, s e cor Horatio st. Person & Co agt
Samuel Lipman et al. (Oct 17, 1907)124.60
47th st, Nos 161 and 163 West. Wm G Maher
agt Horace M Swetland et al. (Jan 24, 1907)2,932.77

Oct. 31.

Tremont av, n s, 25 e Clinton av. M Noonan
agt Ignatz Modry. (Oct 26, 1907)220.20
Villa av, e s, 25 s 205th st. J Marcus Wood-
working Co agt Rosina Avallone et al. (Oct
29, 1907)457.88
East Broadway, No 131. Albino Bernardi et
al agt Abraham Korn et al. (Aug 30, 1907)35.00
Washington st, No 609. W C Rosenbaum Co
agt John H Goetschins. (Oct 12, 1907)5,208.00
118th st, Nos 411 to 415 East. Person & Co agt
Israel Grossman et al. (Oct 17, 1907)215.60
38th st, Nos 257 and 259 West. Eureka Fire
Hose Co agt Lulu Quigg et al. (Oct 7,
1907)128.00
2d st, Nos 302 and 304 East. Horn Michael Co
agt Joseph Wolkenberg. (Aug 3, 1907)230.00
172d st, n s, 100 w Amsterdam av. Isidor
Freudenheim agt Albert London et al. (June
1, 1907)750.00
Mt Hope pl, s s, 100 e Jerome av. Hyman Mink
et al agt Solmax Realty Co. (April 23,
1907)550.00
118th st, No 362 West. Julius Braustein agt
Max M Pullman. (Oct 4, 1907)400.00
Nov. 1.
East Broadway, No 131. Albino Bernardi
et al agt Abraham Korn et al. (Aug 30,
1907)35.00
Water st, s s, whole front between Corlears
and East River. Eureka Fire Hose Co agt
The Estate of Chas A Coe et al. (Oct 7,
1907)848.54
Broadway, s w cor 142d st. John A Murray
agt Elias Gussaroff et al. (Sept 30, 1907)437.60
Same property. Central Radiator Co agt same.
(Sept 28, 1907)1,042.87
Same property. E F Keating Co agt same.
(Sept 30, 1907)217.83
176th st, n s, 100 w Amsterdam av
177th st, n s, 100 w Amsterdam av
Isaac Cohen et al agt Abraham Bernikow
et al. (Oct 3, 1907)4,675.00
West End av, n e cor 101st st. John Weg-
mann agt Mulhearn Steam Heating Co.
(Feb 11, 1907)847.73
Shakespeare av, e s, 127 n 169th st. H G
Silleck Jr agt Wm H Carr et al. (Sept 28,
1907)474.81
16th st, No 606 West. I Amchanitzski agt
John Epstein et al. (Oct 11, 1907)180.00
Same property. Louis Berger agt same. (Oct
3, 1907)53.00
Prospect av, n e cor 164th st. Hyman Frank
et al agt Newmark, Jacobs Construction Co.
(Oct 30, 1907)150.00
Columbia st, No 70. Charles Fuchs agt Con-
gregation Abawath Achim Aucher Ungarn.
(Sept 4, 1907)4,850.00
Same property. Paul Gillo agt same. (Aug 8,
1907)4,850.00
Same property. Musson Bros agt same. (Sept
13, 1907)115.98
Same property. Eckenroth & Son agt same
(Oct 7, 1907)314.07

*Discharged by deposit.

*Discharged by bond.

*Discharged by order of Court.

ATTACHMENTS.

Oct. 24.

Mitchell Mining Co; Lemuel C Butler; \$8,180.84;
Ward, Mellin & Woodbridge.
Security Investment Co; Dominick & Dominick;
\$24,456.32; Simpson, Thacher & Bartlett.
Westinghouse Electric & Mfg Co; Electric Cable
Co; \$3,782.32; A P Nevin.
Burlingham, Hiram; Shoemaker, Bates & Co;
\$24,718.64; Zabriskie, Murray, Sage & Kerr.
Oct. 25.
Lord, Anna R; Santiago P Cahill; \$100; S P
Cahill.
Magnant, Georges; Herman Applebaum; \$8,595;
M D Steuer.
Oct. 26.
Dragon Automobile Co; G Wayne Ward; \$700;
Maguire & Griffin.
Walter Automobile Co; Pederson Mfg Co;
\$839.40; Hunt, Hills & Betts.
Union Trust Co (a Rhode Island Corp); Corn
Exchange Bank; \$17,218.67; Bowers & Sands.