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Ten Months' Work

TEN MONTHS of this building year having passed, its relative standing has been substantially settled. Measured by projected plans filed in the three principal boroughs for both alterations and new buildings, the year 1907 is but fifteen per cent. behind last year's record. This is the most cheerful way of stating it, and after all it is only fair to count what has been planned in Brooklyn as well as in Manhattan and the Bronx. Brooklyn, exceeding last year's appropriation by twelve per cent., brings up the general average, but Manhattan has fallen thirty-two per cent. below last year's record of the estimated cost of new buildings planned. Aggregate figures, for both new buildings and alterations in the three boroughs, are \$167,000,000 for the ten months of 1907 to compare with \$205,000,000 for a like portion of 1906. We did only one hundred and twenty-five million in the same months of the year 1904, but in 1905 the mark stood at two hundred and twenty-six million by the first of November. But plans are not turned into finished buildings within the calendar year in which they are planned—not by a large percentage. Much of the work planned in 1905 was not closed out until his spring or summer, so it would be quite fair when running historical parallels to pitch upon an average to represent the business of a period of about two years. If, then, we compare 1906-7 with 1904-5, the building trades of the three boroughs have nothing to complain of under the head of averages—and some depend more on averages than on totals. Not until recently have mechanics been inactive in any considerable number, in consequence of the tightness of money. The trades which have been checked down most are those which have to do with primal construction, such as masonry in its several branches; while those connected with the finishing of a building have noticed but little diminution of pressure until recently, as the operations which gave them employment were financed before the era of the money pinch. Notwithstanding the holding back of new work, there is still a great deal in hand. Brick building is within fifty per cent. of normal, and this work represents for the most part contracts newly begun and newly financed. Of recorded conveyance of real estate in Manhattan for the first ten months of the year there were 18,438, to compare with 28,632 in the corresponding period of 1906. During the last week of this term, which was a week of panic in banking circles, the number was one hundred less than in the corresponding week of 1906. In the Bronx for the ten months that have passed there have been 675 conveyances recorded to compare with 731, the record made last year. As pertains to money loaned on bond and mortgage, so far as mortgages filed represent the total business under this head, there is a nearer approach to agreement in the figures representing the two years. The difference is only about ten per cent. in Manhattan and the Bronx together, whereas the loss in plans filed is 31 per cent. and

the falling off in the number of conveyances recorded 39 per cent. Great as has been the amount of money loaned on real estate this year, so far as the records comprehend it—\$467,000,000 in three of the five boroughs—the total has been insufficient to keep the army of builders in full employment. New York is a city in which the building and real estate interests are of the highest importance among a great number of diversified occupations, and they so dominate the business life of the city that any injury to them is felt by the whole city, and seems also to be reflected over a large part of the country. It was in New York real estate that the money stringency was first noticed, and if analogies are followed New York real estate will be the first to feel the revival.

Activity in the Suburbs

THOSE WHO SCAN REAL ESTATE ADVERTISING must be impressed with the increasing number of out-of-town dwelling properties being offered to the public, which would indicate that the fancy for suburban homes among New York business men is growing more rapidly than ever before. Heretofore the home-buying movement has kept within the boundaries of the greater city, but with the new and contemplated improvement in suburban railroad accommodations a change has taken place in this respect. In this connection it may be interposed that with the continued increase in population within the city limits the need for better transit facilities becomes greater month by month. The time has arrived when patrons of the street car lines are subjected almost daily to vexatious delays in traveling between their homes and places of business, and students of conditions point out that unless relief is forthcoming quickly the migration from the city, due mainly to this cause, will become very large. All attempts to remedy this congestion have thus far failed to meet the exigencies of the situation, which are becoming worse instead of better. Realizing that there is little hope for any improvement in this direction, at least until some of the new subways authorized are completed, thousands of home buyers are turning Jerseyward with full appreciation of the fact that there is no limit to the means of communication between that state and New York, and that upon the completion of the McAdoo and Pennsylvania tunnels, together with the improved service afforded by many new and fast ferry-boats, transportation facilities can easily be made to keep pace with the requirements of the growing population. To such extent has the demand for Jersey property grown, and so profitable has become the handling of real estate in that zone, many corporations and firms heretofore engaged in developing property on Long Island and in the Bronx have opened offices in the state in question with the view of catering especially to the requirements of the New York City business man. Several of the larger companies are marketing dwellings averaging \$5,000 in price, for which the present demand is far greater than the supply. Many houses recently completed are equal in construction and appointments to buildings of similar type found in Brooklyn, for which \$8,000 to \$9,500 is usually asked. From the standpoint of cost and maintenance alone it is no doubt true that the average business man can obtain more for his money in the suburban belt than in the city. These reasons account in no small degree for the marked increase in suburban realty transactions since the first of the year, aside from sheer physical pressure exerted from the interior to the circumference of the metropolitan district.

How to Sleep Well

OPPORTUNITIES FOR BROKERS AND OPERATORS in real estate stand out prominently under the present conditions of the money market. There is one way in which real estate brokers and operators may be of considerable service to themselves under the prevailing conditions of the market, as to securing loans on bonds and mortgages. Holders of bonds and mortgages upon real estate, especially such as are guaranteed by a mortgage guarantee company, possess a non-fluctuating security wholly removed from the sphere of the present panic. The recent slaughtering of values has left this security absolutely unaffected. Mortgage guarantee companies have, as a rule, taken only such as are secured by a wide margin of the conservative valuation of improved properties. For a long time prior to last week, these companies have had few purchasers for mortgages. Meanwhile, they have invested a good part of their capital in realty loans

at the high rates prevailing for a year past, with the result that there is on hand just now an unusually large stock of mortgages for sale at attractive terms. The companies guarantee the payment of both the interest and the principal, and the mortgages so guaranteed yield the purchaser five per cent. and five and one-half per cent. The former rate is furnished by mortgages on improved Manhattan realty, while the latter is the return on selected Brooklyn mortgages. These returns are possible because the companies themselves have placed the mortgages at five and one-half per cent. and six per cent., which have been the common rates in Manhattan and Brooklyn, respectively, for upward of a year. As the value of guaranteed mortgages is supported not only by the property which secures them, but also by the credit of the institutions which sell them, there can be no question as to their worth as investments. In case foreclosure proceedings become necessary, the expense is, of course, borne by the companies. Finally, the mortgages are exempt from taxation. There is consequently every reason to believe that the investment demand for such securities which developed last week will continue to grow and that the current forecasts of an easy mortgage loan market by next February will be realized. Lord Rothschild, of England, predecessor to the present holder of that title, arranged securities in two classes: "There are securities," said he, "which let a man eat well and securities which let a man sleep well. Bonds, considering the money poured upon properties, were, considering the added security of the issues, never so cheap as at present. The rest of a man owning well-secured mortgages will never be disturbed." The journals of the day note that one of the immediate effects of the run on the banks was the increased favor with which mortgage investments were regarded, and that many depositors who closed their bank accounts have put the money into guaranteed mortgages. The "Sun" says that those brokers and operators who have been unable to obtain loans, for one reason because of the inability of the mortgage companies to place their mortgages with large financial institutions, which apparently preferred temporarily the better interest-paying obligations of railroad and other corporations, "may well recommend the purchase of mortgages from any approved mortgage guarantee company by those whose faith in the solvency of Samuel Greer Company has been so shaken by the run on the banks and trust companies has been so great as to induce them to withdraw and hoard their deposits." It is quite apparent to our learned contemporary that any considerable purchase of such mortgages would put these companies in the possession of funds for loaning anew, and that this would not only benefit the companies on account of their ability to secure the higher rate of interest now obtainable upon most satisfactory percentages of valuation, but would also benefit those interested as principals or brokers in the preservation or improvement of well-located real property.

Elevated Sidewalks in Ferry Streets.

To the Editor of the Record and Guide:

THE letter of Julius Goldberg, in your issue of October 5, calls attention to a peril which the future historian will find it difficult to believe we allowed to come upon us without making the slightest effort to prevent it—that of the frightful overcrowding of the narrow streets in the skyscraper district in case of fire or panic. Of all the many evils attending upon our general policy of *laissez faire* in municipal administration, this is one of the most serious, and the results are already apparent in the condition of these narrow thoroughfares at the close of business hours. Mr. Goldberg's suggestion of overhead or elevated sidewalks to relieve the congestion recalls one put forward by the president of the Municipal Art Society, Mr. Charles R. Lamb and shown in the exhibition of our Society several years ago—the great advantage, the coming absolute necessity, of providing additional footways for the constantly increasing crowds of pedestrians. Since the surface of the earth refuses us sufficient space, it is necessary to go either higher or lower, and the elevated sidewalk offers many advantages over the subterranean one.

A practical working of this plan may already be seen in the double-decked ferry boats on our rivers, connecting, as they do, with upper platforms of the railroad stations on the Jersey shore,—it would seem that, having had wit enough to devise this very workable arrangement, we would have been enabled to carry it farther, where it was very much more needed. As it is, the traveler who crosses the North River comfortably in the upper cabin passes over the swinging little bridge on the same level into the upper story of the ferry house, and then is dumped down unceremoniously into crowded and muddy

West street, to pick his or her way, as best may, across under the noses of the horses and between the wheels of the trucks. If the ferry boat bridges on the New York side were continued directly from the ferry houses to the stations of the elevated roads they could be continued on to Broadway with corresponding advantage and the gain would be enormous.

These sidewalks could be supported from the buildings either by strong braces underneath or suspended by chains with the wooden upright supports from the sidewalk while glass disks in the footway would admit light to the lower stories and the sidewalk below. Already many of these stores have solid roofed wooden sheds supported from the curb by posts obstructing the first story quite as much if not more, than our suggestion for a platform with glass disks and platform over. While the obvious advantage to each building from our suggestion is that they get better facilities for shipment on the street and can arrange office entrances from the upper platform connection, too, which can of course be made at each street corner by staircase similar to that of the elevated railroad.

Any objections that might be put forward against some such scheme as this as "impracticable" are answered by the plain facts that our present chaotic arrangements for street traffic in these congested business districts are impracticable and are fast becoming impossible. The intelligent foreigner who chooses to land almost anywhere along this lower water front of the metropolis and make his way on foot to Broadway, by dodging, running and hurdling might well conclude that we as a municipality have failed to realize the entire changed conditions of traffic in the cross streets of lower New York.

The Elevated Platform would intersect with the second story of the large new ferry boats, thus forming a continuous sidewalk through to Broadway with staircase at each street corner. Entrances would also be secured to the second stories of all buildings, thus making them available for shops and office purposes.

MUNICIPAL ART SOCIETY,
M. H. Morgan, Ass't Sec'y.
CHARLES R. LAMB, President,
Municipal Art Society of New York.

Insufficiency of the Torrens System.

By AUGUSTUS S. HUTCHINS.

I DO NOT CLAIM that anything I may here say* is new or novel, but as I have had much experience in real estate practice and have thought much of this question not only in its details but in its more important underlying aspect I trust that you will not consider what I may say as altogether without value.

I believe our present system to be, with perhaps some minor changes or amendments, as nearly perfect as can be devised. It has been gradually crystallized into the form now obtaining by a long line of practitioners, Legislators and Judges and any radical change, even should it prove to be for the better in the end—which I do not for a moment concede—would certainly in the interim be a most fruitful source of uncertainty and irritation to both the legal profession and the public.

The agitation for a change in our present system seems to come principally from certain interests who favor the so-called "Torrens" system. As I understand the proposed system it is in essence nothing more nor less than a form of State Title Insurance. I also understand that it is a system which originated in a British Colony of Australia. Great Britain, as you know, never had any system of title registration, such as we have—the muniments of title in the form of original deeds being generally kept in the possession of the family solicitor.

The Australian communities found themselves in the position of colonies in which most of the land was held by the government and the remainder largely, if not entirely, held by original settlers or "squatters" having no record title. Under such circumstances it became necessary to adopt some method of land registration and the state or government gave deeds or grants to various individuals, much the same as the United States government to this day gives deeds or grants of title to unoccupied lands which it owns in Southern Florida and the far West. Why we should change our present system which has for more than a century worked satisfactorily in order to copy this Australian experiment, which system was adopted as a necessity of the peculiar conditions there existing, I cannot imagine.

But there is an objection which goes still deeper—far deeper in my opinion. Australia and New Zealand are countries in which all sorts of socialistic and semi-socialistic schemes are being tried. Together they have a population scarcely as large as that of the City of New York, and they are as different from the State of New York in all respects as one could imagine. In those countries the government is not only in the title insurance business, but also fire insurance and life insurance. It also loans money to intending purchasers of land. It seems to me, therefore, that the real question involved in the present inquiry is simply this: Does the State of New York intend and desire to try some form of socialistic government?

*This paper has been submitted as a brief to the Torrens Commission.

If the State gives title insurance because such insurance can be given by the State somewhat cheaper than can be gotten under the present system—why, then, should it not give fire insurance, life insurance and casualty insurance for the same reason? A few American States, all largely infected with socialistic ideas, have tried this experiment, but I have yet to hear that real estate has risen greatly in value in those States by reason thereof. It has been argued that this proposed change would facilitate speculation in real estate. No doubt this seems a desirable thing to certain interests, but is it an argument that should carry much weight with people generally?

I might say here in passing that some years ago the Argentine Republic adopted the scheme of loaning money to purchasers of real estate on a valuation made by government appraisers. The result was a wild real estate speculation followed by a collapse in real estate values and a total disorganization of the national finances and business. I might also add that the greatest panics this country has seen have come from real estate speculation. The inevitable result of the proposed change would be that the average householder would be taxed for the benefit of the real estate speculators. Is this a thing to be desired? The more I have thought of this matter the more I am persuaded that it is a long step toward socialism. How those who advocate this proposition could with any consistency offer any opposition to State operation of railroads or State fire insurance, life insurance or banking, or any other form of individual or corporate human endeavor, I cannot imagine. There is not an argument that one can urge for this that one cannot urge for them.

These are but a few—a very few—of the objections that can be urged against this proposed measure. I could say much about the unfairness to a very large number of individual practitioners and to the title insurance companies who have spent hundreds of thousands of dollars and years of time in building up a business and who have been granted charters or licenses by the State to do this very business which it is now proposed that the State take from them and do itself, but is it necessary to urge any other objection than those already enumerated? The prime evil of to-day is the tendency toward socialism and the constant interference with the individual by the State. It used to be a maxim of government that that State governed best that governed least and that the State should never attempt to do anything which its individual members could do as such individuals. If we adopt this proposed measure we must in all consistency relegate this doctrine to the scrap heap. Have we not already traveled far enough in the path towards beaurocracy, centralization and socialism?

I do not claim that our present system is perfect, but after practicing under it for a quarter of a century I do say that it is so nearly perfect that the attempt should be to change it, if at all, as little as possible, and above all not to change it in any of its essential principles. When the Code of Civil Procedure was adopted it was fondly thought that the practice would be so simplified as to make it a simple matter to practice law. The same belief was entertained when the codification of the statutes relating to corporations was made in 1892. I did not practice under the old Code, but I have practiced in courts still operating under the old practice and I have talked with many who did practice under the old Code, and I am persuaded that our Code of Civil Procedure in its present form has rendered the practice of the law more complex than under the ancient practice.

My practice has been very largely in corporation law and I have found that the so-called simplification of the corporation law adopted in 1892 has resulted in great confusion and added much useless labor. The change in the courts made in 1896, or thereabouts, is another case in point. It was then believed that the abolition of the Superior Court and the Court of Common Pleas would greatly assist in clearing up the calendar. The result was immediately an added clogging of the calendar, which has continued to this day. All these things have satisfied me that nothing is more dangerous or more apt to result in disappointment in its results than a radical change in the laws relating to practice or for that matter any radical change in the laws. But once more in closing I would repeat that even if this proposed change would do all that its most ardent supporters claim, it would still in my opinion be a most inopportune exercise of power by the State and an opening of the door to countless socialistic schemes which would inevitably result in disaster to the body politic.

Our National Wastefulness.

The Geological Survey is sending out some most timely and important bulletins. One of its latest bulletins calls attention to our wastefulness in deforestation; it shows that we allow more timber to be destroyed every year by preventable forest fires than is used in all the lumbering industries; it reiterates the fact that there is more coal left and lost in the ground, by reckless processes of mining, than is taken out, and that at the very most we and our descendants have only coal enough left for less than 100 years.

The size of our country and its enormous natural resources have led us to believe that many things were inexhaustible that on the contrary are being utterly and ruthlessly wasted at a most extravagant and foolish rate, and our people have de-

veloped habits of prodigality that spell ultimate national bankruptcy. In fires, for instance, we have gotten so that we really expect and plan for terrific losses. As an example, Washington's record has just been completed and there were 470 alarms of fire in the year resulting in damage of only \$250,000. It is one of the lowest and most satisfactory records attained by any city in the land, yet our fires have inflicted a damage, small as we believe it to be, just 350% greater than that suffered by the average of sixteen European cities of equal size.

Incidentally, all the fire adjustment and the other accompaniments of the San Francisco disaster have been tabulated and arranged, and it now transpires that what was supposed to be a total damage of about \$350,000,000 amounts to much nearer \$600,000,000. Only \$200,000,000 can be properly charged up to insurance and, therefore, the country has suffered a total wiping out of existence, an obliteration of property, to the amount of \$400,000,000 by that one fire! A matter worthy of our most serious consideration and firm resolve to build so as to make impossible the recurrence of such an awful conflagration, a recurrence that is imminently possible now in several cities, notably New Orleans, Boston and Philadelphia.

Tunnel and Subway Situation.

By JOSEPH CACCAVAJO.*

BEFORE going into detail, I should like to call your attention to the maps showing the subways and tunnels, under construction and proposed on January 1st of this year. These maps were prepared in my office, particularly to show the new subway routes which the then Rapid Transit Commission proposed to advertise for bids for construction and operation, and are substantially correct except that bids were asked for on the Lexington, Seventh and Eighth av routes without results.

There is one other slight change. The maps do not show the subway loop through Centre, Canal and Delancey sts, which was later approved by the Board and which is now being constructed to connect the Brooklyn, Williamsburgh and Manhattan bridges. It is expected that this loop will be completed inside of two years or about the time the Manhattan Bridge, now under construction, is completed and will tend greatly to reduce the present congestion at the Brooklyn Bridge entrance.

At the present time the so-called Belmont tunnel under the East River is nearest completion, though this statement may be challenged by Mr. McAdoo, who has a few tunnels of his own very nearly ready for carrying passengers under the North River. But the fact remains that cars have actually been run through the Belmont tubes and they are shortly to carry passengers from near the Grand Central Station in 42d st to Long Island City. The Long Island City terminal of these two tubes is about one-half mile north of the present L. I. R. R. Ferry, and it will take about four minutes to make the trip one way. The capacity is about 6,000 passengers an hour each way, not counting strap-hangers. The battery tunnels to Brooklyn connecting the present subway system of Manhattan with that borough are also practically completed, the compressed air has been removed without mishap, and these tubes should be carrying passengers to their capacity before January 1st. The work of constructing these tubes has been most trying and the difficulties which confronted the engineers and contractors, at times, seemed almost insurmountable, but now that they are substantially completed, they should, when in operation, greatly relieve the Brooklyn Bridge, affording, as they will, transportation for about 24,000 passengers an hour.

The Brooklyn tunnels at present extend only up through Joralemon st, Fulton st, and Flatbush av, to the Long Island R. R. depot, but provision has been made for connections with future subways out 4th av and up Lafayette av, and from the new Manhattan Bridge. Right here I might state that the intersection of Flatbush av, Fulton, Nevins and Navy sts is destined to be a second Herald Square, and the situation there is unique, there being car tracks on five levels one above the other. There are four other tubes now being constructed under the East River, but I will speak of these later, as they belong to the Pennsylvania system.

Just what the Hudson tunnels, better known as the "McAdoo Tunnels," mean to the owners of realty, not only in nearby Jersey, but on and near 6th av between 8th and 33d sts and in the vicinity of Cortlandt and Fulton sts, is probably better appreciated by real estate men than by anyone else. The uptown tubes, which cross under the North River at Morton st, a short distance south of the Christopher st ferries, were first begun in 1878 and failed in 1880, after about 1,200 feet had been built. From 1890-1892 about 1,800 additional were built, when the project again failed. About six years ago Mr. Wm. G. McAdoo secured control, organized the present company, and work has been carried on continually since that time. These tubes will probably be carrying passengers before Christmas from Hoboken to 18th st and 6th av, and when the tunnels and connections at both ends are completed it will be possible to ride from Newark to Herald Square without change of cars. A branch will also run across under 9th st from 6th av to 4th av and connect with the Astor pl station of the present subway. The McAdoo

(Continued on page 744.)

*From an address before the Acmy Real Estate Club.

THE REALM OF BUILDING.

Work of the Department of Bridges.

[There is excitement among the tenants of those blocks bounded by South st, Bowery, Canal and Bayard sts at this writing. This property has been recently acquired by the city for the terminal of the new Manhattan Bridge. Notices were issued early this week on the tenants, ordering them to vacate the premises before November 15 next. Many protests were filed against this step, and Comptroller Metz has taken up the matter. The fact was brought to the Comptroller's attention that between one thousand and twelve hundred families were involved.

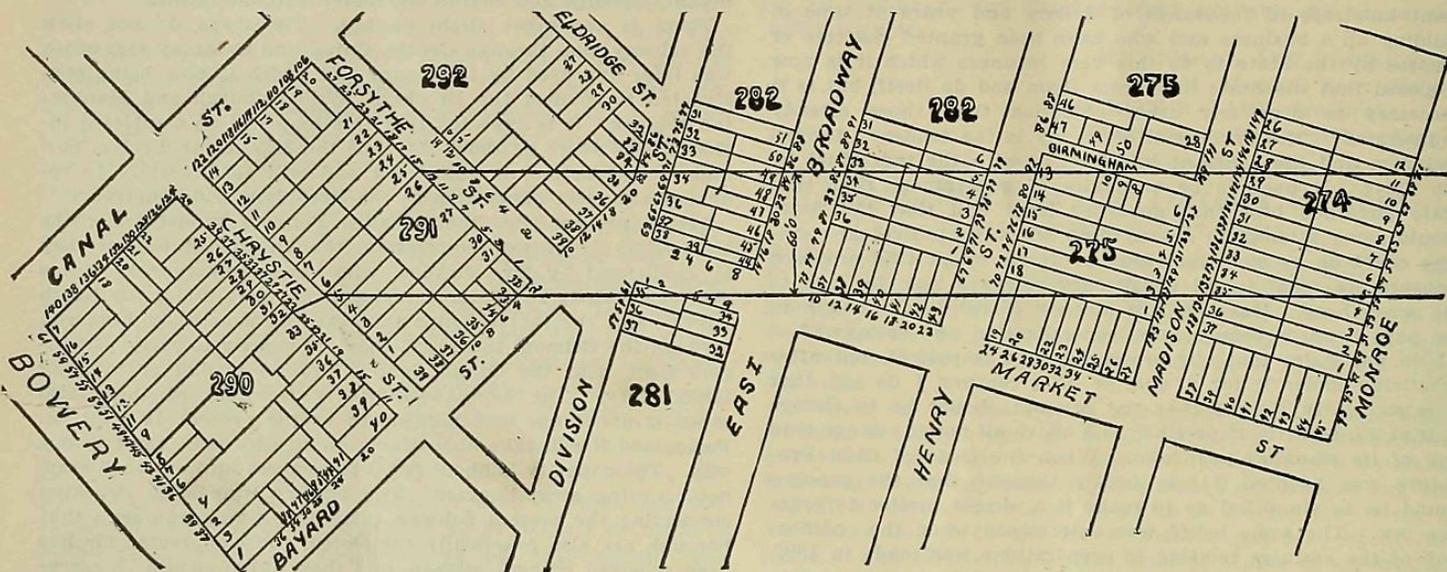
There does not seem to be any very pressing reason why these tenants should be evicted immediately. It has been announced that the work of demolishing the buildings in this terminal zone will not be commenced until next January, and perhaps not even so soon. The contract for the bridge approach has not been advertised as yet. When this will be done is now problematical, as an order has been issued by the Mayor forbidding the giving out of any more contracts until in his judgment the city finances warrant it.]

THE Board of Estimate and Apportionment has adopted a communication from the Comptroller recommending an amendment of the resolution passed on June 21, 1907. This resolution authorized the vesting of title on October 8, 1907, to property required for the approach to the new Manhattan Bridge, lying between Monroe st and the Bowery.

Trolley service on this bridge has increased 10 per cent. and on the Williamsburgh Bridge 28 per cent.

As a means of preventing congestion at both ends of the bridges a subway loop plan has been adopted. This loop will extend from the Manhattan terminal of the Brooklyn Bridge under Centre st to the extension of Delancey st, which is now being opened by the city, under Delancey st to the Williamsburgh Bridge. The loop has a spur to Manhattan Bridge, which goes under Walker to Canal, and under Canal to the bridge. The railroad tracks from the Brooklyn Bridge will be depressed to connect with the subway loop. The city is building this loop, and has not, as yet, closed with any of the transit roads, either subway, elevated or surface to operate trains in the tunnel, but will make a contract with that company which offers the best inducements, both as to revenue to the city and accomodation of the public.

The Blackwell's Island Bridge will be the most important development in the Department of Bridges during the year 1908. This bridge will be opened about June 1, 1908, and will do twice the work of the Brooklyn Bridge. It will have four trolley tracks and will provide accommodations for four elevated or subway tracks. The roadways and footwalks will be much larger than those on the Brooklyn Bridge. It will probably



PROPERTY TO BE TAKEN FOR THE MANHATTAN BRIDGE—NEW YORK SIDE.

The amendment authorizes the vesting of title on May 2, 1908, to so much of the land as lies within the area bounded by Chrystie, Forsyth, Canal and Bayard sts, and the land bounded by the Bowery, Chrystie, Canal and Bayard sts, with the exception of lots 12 to 31, both inclusive, in block 290, section 1, on tax maps of the Borough of Manhattan.

The unfortunate experience of the first bridge across the East River which established a precedent for confining transportation over that bridge to the physical limits of the bridge, has created a situation which has become almost intolerable. It is hoped to avoid in the Manhattan Bridge the difficulties experienced on the Brooklyn Bridge. The duplication of the present condition at both ends of Brooklyn Bridge on any other bridge would be the work of folly.

The object most essential to people depending upon the bridges and tunnels as a means of being carried into and out of the Borough of Manhattan is not only transportation across a bridge or through a tunnel, but continuous transportation away from the terminals of a bridge or tunnel. The present condition of the Brooklyn Bridge, which furnishes an illustration of the necessity of providing for through transportation to and from some point far removed from either end of a bridge, can hardly be charged to those officials who are responsible for the construction of that structure.

An idea of how the present demands on that bridge have exceeded anticipations is obtained when one considers that the original bridge railroad was thought to furnish a means of carrying comfortably every passenger who might wish to ride across that structure. That the railroad, together with over 300 trolley cars per hour, which make round trips on that bridge during the rush hours, does not provide anything like adequate facilities for the comfortable accommodation of passengers need not be stated.

The capacity of the Brooklyn elevated trains has been increased during the rush hours from 36,000 passengers an hour last year to 45,000 this year, which is a gain of 25 per cent.

be a popular route for automobiles between Manhattan and Long Island. Tunnels will undoubtedly furnish the means of taking care of swift-moving passenger trains, but bridges, and more of them, will be needed to care for the ever increasing surface traffic.

Ferries cannot be considered as an adequate means of carrying passengers between the Boroughs of Manhattan and Brooklyn. The rapid growth of Queens points, indubitably, to the time when ferries will be obsolete for the requirements of that borough. Ferries will be, it is true, for some time to come, a matter of local convenience. They permit of the transportation of vehicles from water-front to water-front which bridges do not provide. An approach of a bridge must by reason of physical necessities be removed some distance from the water-front.

The Department of Bridges is the custodian of approximately 10 per cent. of the real property owned by the city. The value of the real property has been variously estimated up to \$1,000,000,000, and the value of the bridges and their sites is \$100,000,000. The department has jurisdiction over 41 bridges in use and six under construction. The total length, if placed end to end, would be 13½ miles. A rough idea of the number of tunnels and bridges which are at the present time under construction and their cost can be had by glancing at the following table:

	Estimated cost.	Probable date of completion.
Blackwell's Island Bridge.....	\$15,000,000	June 1, 1908.
Subway Loop.....	15,000,000	May 1, 1909.
Manhattan Bridge	20,000,000	January 1, 1910.
Brooklyn Bridge Improvement....	100,000	December 1, 1907.
Pennsylvania R. R., East River...	50,000,000	February 1, 1910.
Pennsylvania R. R., North River..	50,000,000	February 1, 1910.
McAdoo Tunnel, uptown	50,000,000	November 1, 1907.
McAdoo Tunnel, downtown.....	50,000,000	January 1, 1910.
Battery Tunnel.....	9,000,000	December 1, 1907.
Belmont Tunnel	4,000,000	January 1, 1908.
		\$263,000,000

Building Statistics.

FIGURES FROM 49 CITIES SHOW DECREASE IN PERMITS OF 5,232 IN 1906.

Building statistics for 1906, collected and about to be published by the United States Geological Survey, for 49 principal cities, show a decrease in the number of building permits issued from 185,806 in 1905 to 180,574 in 1906. The cost of buildings erected under these permits, however, increased from \$644,620,873 to \$678,710,969, a gain of \$34,090,096, or 5.29 per cent. Although this is a large increase, it is, nevertheless, much smaller than the increase in 1905 to 1904, which was \$185,960,866.

Seventeen of the 49 cities show a decrease in value of buildings erected, namely: Allegheny, Baltimore, Brooklyn, Cambridge, Chicago, Cincinnati, Columbus, Indianapolis, Kansas City, Mo.; Milwaukee, New York, Omaha, Pittsburgh, Providence, Reading, Scranton, and Washington. The smallest decrease—\$38,854, or 1.85 per cent.—was at Scranton, while the largest—\$23,067,872, or 12.95 per cent.—was at New York. No general reason can be assigned for the decline in cost of building in these cities, but local strikes, high cost of labor and material, high rates for money and over-production of buildings in 1905 are mentioned among the causes.

The largest increase was at San Francisco. The great destruction wrought by the earthquake and fire of April 18, 1906, produced an abnormal condition in that city, and the figures from May 19 to December 31 show that permits were issued to erect buildings to cost \$34,827,396, an increase of \$16,658,644 over the figures for 1905.

The largest actual increase, where normal conditions prevailed, was shown by Boston—\$10,699,994—while Kansas City, Kan., showed the largest proportional gain—209.07 per cent. Seattle, Richmond, Va.; Atlanta, St. Joseph, Mo.; Toledo, Syracuse, New Haven, Worcester, Mass.; Cleveland, Jersey City, St. Louis, Detroit and New Orleans, also showed large gains, ranging in order named, from 77 per cent. to 25 per cent.

Notwithstanding its big loss, New York is still the foremost city in the United States in cost of building operations, reporting more than twice as much as the next city—Brooklyn. The cost of the buildings in these two cities constitutes more than one-third of the total reported in the 49 cities.

On the basis of one building to a permit, the average cost of each building in 1906 was \$3,758, against \$3,469 in 1905 and \$3,337 in 1904. The average cost in the leading cities was as follows: New York, \$18,076; Brooklyn, \$3,951; Chicago, \$6,081; Philadelphia, \$2,278; San Francisco, \$6,143; St. Louis, \$3,331; Boston, \$6,931; Los Angeles, \$1,977; Pittsburgh, \$4,112, and Detroit, \$3,234.

Column Business Consolidated.

The recent destruction by fire of the eastern factory of Hartmann Brothers Manufacturing Company at Mt. Vernon, N. Y., has resulted in the transferring of the column and porch material business of that company to its Chicago factory, operated by the Henry Sanders Company, at Elston and Webster avs. These two concerns, although operating under different names, have long been closely allied, their interests and methods being identical. The Sanders Company took care of the column business in the Central and Western States, while Hartmann Brothers supplied the Eastern and Southern demand.

When it was found Hartmann Brothers would not be able to erect a suitable factory in the East in time to care for this season's business in their extensive column trade, it was decided to consolidate that part of the business permanently in Chicago. This could be done conveniently and at once because the Sanders Company, within the past year, has moved into a splendid new factory with ample capacity to care for a rapidly expanding business. Its new Chicago plant is the largest and most completely equipped factory building in the world devoted exclusively to the manufacture of wood columns, pilasters and capitals. Koll's Patent Lock Joint Columns will hereafter be made at that factory.

The Sanders Company maintains an eastern office at 1123 Broadway, New York, and also has extensive warehouse facilities in this city. The fact that Mr. F. W. Hold, for the past six years in charge of the column department of Hartmann Brothers Manufacturing Company, has charge of this Eastern office assures a continuation of the courteous consideration and prompt attention to their wants that Eastern customers have always received. Mr. Hold, who has an extensive acquaintance with architects and contractors in the East, is thoroughly familiar with Eastern business customs and methods. He had charge of the organization of the Eastern office and was given every assistance in perfecting that organization so as to meet promptly and efficiently every demand made upon it. He began his new duties at 1123 Broadway on September 1.

The Sanders Company is the largest concern in the West engaged solely in the manufacture of columns, capitals and porch materials. It has splendid shipping advantages and with its New York office and warehouse facilities will be able to meet promptly all eastern demands for Koll's Patent Lock Joint Columns.

Bulletins from the Tenement House Department.

BULLETIN NO. 7.—The department will hereafter require a detail of the glazed doors provided at the rear of the entrance hall under the stairs, showing the said door to contain not less than 9 sq. ft. of glazed surface. This detail plan shall be required for all plans filed in this department, where such doors are necessary.

BULLETIN NO. 8.—The department will conditionally approve windows on lot lines of tenement houses hereafter erected, under the following conditions only:

(a) That the same shall be supplemental to the windows required by the law.

(b) If the building is non-fireproof, that the windows shall be constructed entirely fireproof, and glazed with wire glass.

(c) If the building is fireproof, that all windows in lot line walls, less than ten feet horizontally or fifteen feet vertically from any part of the building on the adjacent premises, shall be constructed entirely fireproof and glazed with wire glass. Windows at a greater distance than noted above need not be fireproof.

BULLETIN NO. 9.—When there are stores on first floor, the protective fireproof floor at first tier of beams must be continuous to the front wall of the building. The bulkheading under show windows, which are within the building line, and for passageways to cellars has been found constructed of wood, without fireproof backing, which cannot be permitted. Lower flanges of steel beams and surfaces of iron columns must be properly protected by use of wire lath or terra cotta. Plastering directly upon the beams will not be tolerated. Such protection is not necessary in fireproof passageways not used as hallways. Soffits of stairways exposed in cellars must be protected by fireproof material as noted above.

BULLETIN No. 10.—In all alterations, other than very minor ones, such as new store fronts, which do not affect the building as a whole, all structural changes required by the law will be required to be made during the proposed alterations, and must be incorporated in the plans and application for same.

BULLETIN NO. 11.—Where the dimensions of halls, stairs, passageways, toilet compartments, etc., are specifically given in the T. H. Act as "not less than" a certain minimum width, it is required that such dimensions be specified on the plans as "in the clear" and builders will be held strictly to such specifications at every point of such halls, passageways, etc.

(See also issues Oct. 26, Nov. 2.)

Points on the Material Market.

Spruce lath have dropped to \$3.50, wholesale.

Trade in paints, oils and varnishes continues good.

Hardwood quotations are firm, under a demand that is termed very fair.

The October business of the American Bridge Company exceeded 20,000 tons.

Among builders there is a general agreement that the future will take care of itself in good style.

Business in sheet zinc is of a lukewarm nature, but with prices steady on the basis of \$7.50 per cwt.

Copper product prices are for the most part unchanged, but the exceptions, such as bare copper wire, are higher.

Small producers of builders' hardware are cutting prices unmistakably, especially for orders of locks, knobs and other stock goods.

In lumber there is still a fair volume of trade, but dealers are satisfied to take circumstances as they come. Prices also are standing pat.

No readjustment of stock values is contemplated in building material lines, as the opinion is strongly held that this is but a sort of financial freeze, and that as soon as the currency trouble thaws out there will be a full restoration of business.

There has been a marked advance in some kinds of building papers. Rosin Sized Sheathing, 25 lbs. to roll of 500 sq. ft., is quoted at 48 to 58 cents per roll. Tarred Roofing Felt, single ply, per ton, \$34 to \$38. Slaters' Felt, 80 cts. per roll. Deafening Felt, \$54.50 per ton.

"I think the condition in our trade is worse than it was in 1893," said President Hammond, of the Hudson River Brick Manufacturers' Association. "The adverse conditions seem more acute to us, at any rate, because when the panic of 1893 set in brick was being made on a low cost basis, and had been for a long period, so that the depression did not carry the severe effects of the present state of financial affairs, when manufacturing costs have been raised to a high level."

A movement is on foot to induce Congress to amend the Interstate Commerce Act so that the Commission shall pass upon an advance to be and not after it is made. It is also proposed that the shippers to be affected by any proposed advance may be heard, if objecting to it, before and not after it has become effective. The power now in the discretion of the traffic managers is held to be excessive and dangerous because redress may not come to aggrieved litigants until long after protracted periods of delay.

Brick manufacturers consider their trade in an unpleasant position. Demand has fallen off about half, arrivals are few

and there is a surplus in the market. The price for good brick is nominally \$6 per M., but in order to get rid of waiting cargoes, that price is being shaded. Only about forty-five cargoes are being sold weekly, a number which the trade has learned to estimate as about one-half the normal requirement of the market. Fifty cargoes represent considerable brick building, but under existing circumstances not a very wide distribution.

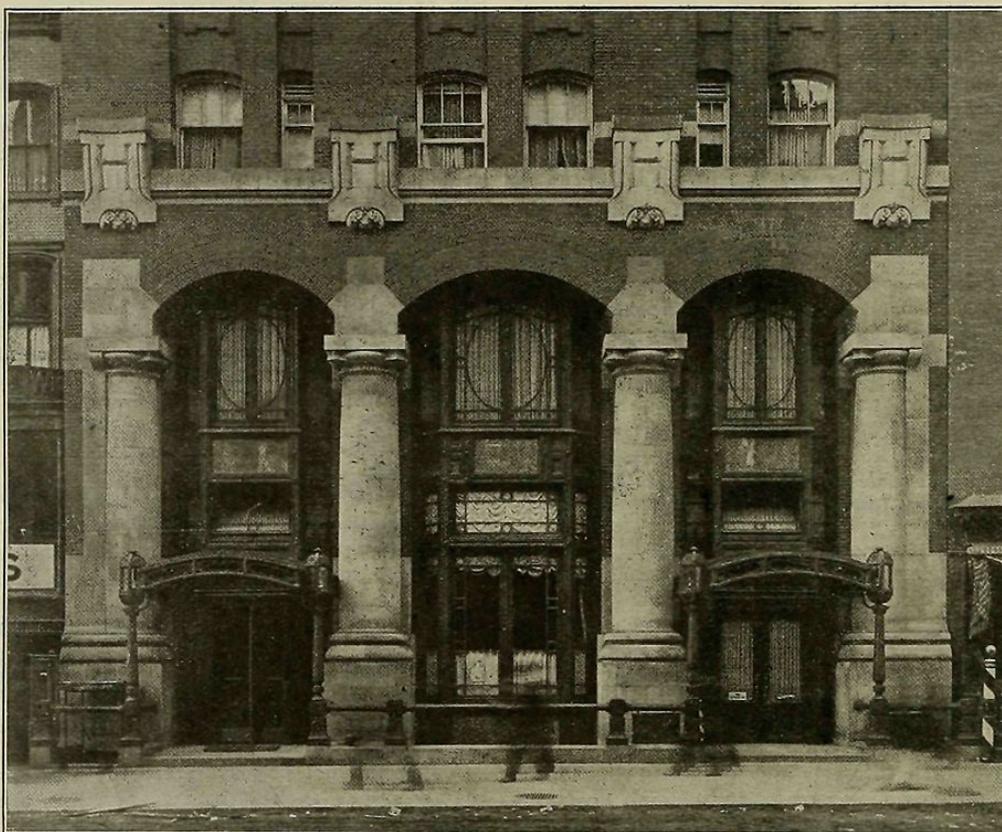
Tunnel and Subway Situation.

(Continued from page 741.)

Company has purchased the half block on the west side of Broadway from 32d to 33d st extending back 400 ft. towards the new Pennsylvania R. R. terminal at 7th av and are to erect a large building on this magnificent plot. The present buildings are now in course of demolition; in fact all have been razed but the Manhattan Theatre and Trainor's Hotel. I am under the impression that several lots on this site were purchased at record prices. The Fulton and Cortlandt st tunnels of the McAdoo Company are expected to be completed by July 1, 1908, the Manhattan terminal being under the Giant Twin Buildings now in course of construction at Church st. It is expected that over one-half million people will use these tunnels every twenty-four hours. There is to be a 15-foot passage under Dey st from the terminal to Broadway, where it will connect with the present subway station, thereby permitting passengers to use the Rapid Transit subway without coming to the surface.

There were some 220 miles of new subways proposed in Greater New York by the late Rapid Transit Commission, and as shown on the maps the Seventh, Eighth, Lexington Av and Third av routes were selected for immediate construction. All the necessary legal formalities were overcome by the Commission and under the direction of their engineers, contract drawings and specifications were prepared. The Seventh, Eighth and Lexington av routes were advertised early in the year, and as stated before, no one was found willing to bid for their construction, under the terms exacted by the amended Rapid Transit Act. There is no question that sooner or later these tunnels will be built, but when, is a doubtful and really unguessable proposition. It will be necessary to change the law as it now stands in order to get private capital to invest money in any new subways, and as we are uncomfortably close to the city debt limit, there is very little chance that any elaborate system of subways will be built by the city, although at the present time there is some talk of constructing the tri-borough route, which includes the Third av route in Manhattan, with the city's money. A subway through Third av, while it will be of great benefit to the East Side and the Bronx, is really the most expensive of the several mentioned to construct, and will on account of the elevated structure and the sub-surface conditions, take much longer to build than say the Lexington or Eighth av lines.

The completion and successful operation of our present subway demonstrated that it is possible to live far away from the



"THE HERMITAGE"—DETAIL OF BASE.

7th Avenue, near 42d Street, Manhattan.

Robert D. Kohn, Architect.

The most gigantic piece of tunnel work in the city, and probably in the world, is that of the Pennsylvania Railroad. The Manhattan terminal alone may be truly spoken of as a wonderful undertaking. Some slight conception of its magnitude may be grasped from the following figures:

Area enclosed by retaining walls.....	28 acres.
Length of retaining walls	7,800 feet.
Total excavation required	2,500,000 cu. yds.
Concrete required for retaining walls, foundations, street bridges, substructures, etc	160,000 cu. yds.
Area of surface waterproofed	25 acres.
Length of drain pipe required	8 miles.
Steel required for street bridging	22,000 tons.
Steel required for building	22,000 tons.
Total length of tracks	16 miles.

The building above the street will be 433 ft. wide on 7th and 8th avs and 772 ft. long in 31st and 32d sts. The architects estimate the cost at four million dollars. The excavation for the terminal station was commenced in July, 1904, and the station will probably be completed by Jan. 1, 1910, though cars will no doubt be running into it sometime before that. The North River tunnels are practically completed, so much so, that cars could be run through in a very few months if the terminal accommodations were available. The East River tubes are now making fair progress and will undoubtedly be ready for use by the time the terminal is completed. The land tunnels from the terminal site to either river are nearing completion, and will be ready for cars in about a year. The Pennsylvania Railroad officials estimate that they will be able to accommodate 70,000 passengers an hour when their system is in operation.

congested districts and still get to and from out places of business without waste of time. Now that we have been given a practical illustration of what subway extension can do in the way of reducing distances and bringing what at present are almost suburban homes within easy reach of the business sections, we know that this island and in fact all of the boroughs of the city are destined in time to be honeycombed with subways. The time is fast approaching when Manhattan Island will have reached the limit of its population, and in fact as business buildings crowd out the residences on their rapid march uptown, the population will rather decrease than increase, and on account of its proximity to the business section of Manhattan we may look forward to see Brooklyn within a very few years greatly outnumber Manhattan in population. I am not an expert on realty values, but it seems to me that when you consider, as an example, that Fort Hamilton is no further from New York City Hall than 116th st, the question of the value of property along the proposed Fourth av subway should not be a question of doubt.

The capacity of the Brooklyn Bridge and the ferries to Brooklyn at present is less than 70,000 passengers an hour. When we consider that the Williamsburgh Bridge with its six tracks, having a capacity of about 72,000 passengers an hour, the Manhattan Bridge with its eight tracks and the capacity of 96,000 an hour, the Rapid Transit tunnels, nearly completed to Brooklyn, which will carry 24,000 an hour, we find that Brooklyn is soon to have facilities for handling four times as many people as at present, and I, for one, have no doubt of the future greatness of the Borough of Brooklyn. The area of the Borough of

Brooklyn will permit of a population of ten million without difficulty, and with real rapid transit facilities, its proximity to the financial and business centres of Manhattan, will surely mean that every available foot of land in that Borough will be in demand in the not distant future.

So far as the Borough of Queens is concerned, it will undoubtedly be greatly benefited by the increased facilities of the Borough of Brooklyn, and in addition to the Belmont tunnels already mentioned, will have the four Pennsylvania tubes accommodating nearly 50,000 passengers an hour, and the Blackwell's Island Bridge with its six tracks and capacity of 72,000 an hour. At the present time the outlook for any great increase of facilities to the Bronx is hazy, and when we consider that all the improvements leading to the Borough of Brooklyn and Queens which I have just mentioned, are actually under construction, and will soon be in full operation, it does not seem hard to decide that the growth of these boroughs in the near future will be nothing less than phenomenal.

In order to give some idea of what a stupendous transit problem the new Public Service Commissioners fell heir to, it may be well to say, that while the population of the city is increasing at the rate of about 5% per annum, the number of passengers carried on the various transportation lines is increasing at the rate of nearly 25% per annum; in other words, ten years from now, the population of the city will have reached 6,000,000 and should the passenger traffic increase in proportion, as it undoubtedly will, the year's fares in the Greater City, now about 850,000,000, would then be nearly 3,000,000,000, or over three times as many. The completion of all the subways proposed by the late Rapid Transit Board will scarcely be able to meet this demand, and it must be acknowledged by all that no time should be lost in beginning the construction of new subways.

With subway construction through the important thoroughfares of the city comes the question of what excavating the streets means to you gentlemen as representatives of the owners of adjacent and abutting property. No doubt you have, and will find yourself called upon to decide many questions as the work progresses.

There are two sides of the question that you and those you represent are called upon to consider. The city authorities and the contractors will insist that you should show a broad public spirit, and that public interests require that the welfare and the convenience of the people of the city as a whole shall have dominant consideration, and that no minor or bearable damage to private interest should be allowed to interfere with the construction of the subways. This is true, but the other and very important consideration is self-preservation. The contracts as drawn for the several lines of subways advertised last spring contained clauses which tended to protect the interest of the property owners from injury by making the contractor liable for injuries incident to the work. This did not mean loss of rental or interference with traffic, but direct damage due to the disturbance of foundations, the settling of the buildings, etc. The time is past when property owners will be so negligent of their own interests as to passively permit a repetition of the conditions that prevailed in 42d st during the construction of the subway through that thoroughfare, nor the conditions on Park av in the neighborhood of 38th st, where the line of the tunnel was moved, without the knowledge of the property owners, over under the fronts of the buildings, causing them to fall out. It has been demonstrated that if the property owners do not guard their own interests and keep in touch with the progress of the work, the method of construction is liable to be changed from time to time to convenience the contractor.

While recognizing the fact that the tunnel must be completed and the work should not be hampered by unnecessarily strict interpretations of the contract and specifications, the owners of realty should see that the contractor be not allowed to change the plan of construction with no better reason than a saving of cost to himself. It has been decided by the Court of Appeals that the contractor may not, merely to save cost to himself, so obstruct the streets and sidewalks as to cause loss of business and profits to merchants which might have been avoided by the adoption of other practical methods. Damage suffered through loss of trade comes under the head of consequential damages, and is quite difficult of proof, but as in the Everett House case, even in this respect the contractor is liable for avoidable injuries. Just what is avoidable and what is absolutely necessary in the way of obstructions is difficult to decide, unless one is in constant touch with the work, and has the necessary engineering knowledge and experience, and it is at this point that the services of an engineer are of value to the property owners.

Product and Appliance.

The Sandusky Portland Cement Co., of Sandusky, O., manufacturers of Medusa Waterproof compound, report that that material was used in the following work: By the Atchison, Topeka & Santa Fe Ry. Co., in the concrete depot at Las Animas, Colo., and by the same railroad in their tie and timber treating plant at Albuquerque. In the roof of the North Chicago Hardware Co.; in a concrete reservoir for the Knickerbocker Ice Co., and in the Chicago Junction Ry. Co. and Chicago & Northwestern Ry. Co. track elevation at Chicago. The compound has also been recommended by the Engineer in Charge for the new Phipps Natatorium being constructed in Pittsburgh, this recommendation having been made after severe tests proved satisfactory.

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.....	32	58
Estimated cost of new buildings..	\$875,590	\$805,550
Total estimated cost of alterations for Manhattan and the Bronx..	\$176,950	\$122,360

No Plans Yet for Broadway and 43d Street Improvement.

BROADWAY.—So far as could be learned the past week no plans have yet been prepared for the proposed 12-sty store, office and theatre building which Harry Levey contemplates erecting at the southeast corner of Broadway and 43d st, fronting 104.2 ft. on Broadway and 193.9 ft. on 43d st. Mr. Levey has leased the site for a term of forty-two years at a fixed rental aggregating over \$4,000,000. The lease contains three renewal privileges of twenty-one years each at 4% on the appraised valuation of the land. His plan is to have the building connect with the subway, so that passengers may directly enter the theatre or any part of the office building. Benjamin W. Levitan, of No. 20 West 31st st, has been Mr. Levey's architect in previous operations. The Record and Guide announced a similar theatre project on this site several months ago, but plans were abandoned.

Latest Washington Heights Improvement.

AMSTERDAM AV.—Sommerfeld & Steckler, 19 Union Square, have been commissioned to prepare plans for three high-class apartment houses to be situated at the southeast corner of Amsterdam av and 158th st, and the east side of 158th st, 100 feet east of Amsterdam av, for Mr. J. Katzman, 622 West 137th st. Light brick, terra cotta and limestone fronts, marble, tile and mosaic work, steam heat, electric lighting, hardwood finish, dumb waiters. No sub-contracts have yet been issued. An old frame residence has for years occupied the site.

Heins & La Farge to Plan Deaconess School.

CATHEDRAL HEIGHTS.—Plans are soon to be prepared by Architects Heins & La Farge, No. 30 East 21st st, for the construction of a fireproof school building for deaconesses to be situated on Cathedral Heights, on property of the Cathedral of St. John the Divine, above Morningside Park. Particulars as to materials, size of building, style of architecture, etc., will be announced in later issues. No figures have yet been taken or contracts let. Rev. Dr. Huntington, Chairman Building Committee, 804 Broadway, can inform.

Mercantile Structure for Broadway and 4th St.

BROADWAY.—Philip Braender, builder, No. 143 West 125th st, is making arrangements for the erection of another store and loft building to cover a plot at the southwest corner of Broadway and 4th st now occupied by five and 6-sty buildings. So far as could be learned on Wednesday, no plans have yet been prepared, or architect selected. William C. Frohne, 26 East 21st st, has been architect for other buildings erected by Mr. Braender.

Three-Story Dwellings for 105th Street.

105TH ST.—It is reported that Franklin Pettit, of No. 2 WaH st, has decided to build a number of 3-sty dwellings on the north side of 105th st, near Broadway. No plans have yet been drawn or contracts let.

Apartments, Flats and Tenements.

149TH ST.—It is rumored that the Title Guarantee & Trust Co. will soon start building an apartment house in 149th st, west of 3d av.

149TH ST.—E. J. Byrne, 149th st and 3d av, is preparing plans for two 5-sty flats, with stores, to be erected on the south side of 149th st, near St. Anns av, for the Moorhead Realty & Construction Co., 462 East 142d st.

PROSPECT AV.—Work on the three new 40-ft. 5-sty apartment houses on Prospect av, north of 163d st, is expected to start early next month. There are to be sixteen rooms on each floor. Gaines & Roberts are the builders.

MELROSE AV.—It is reported that the American Real Estate Co., of Westchester av, will soon erect a building on their vacant plot on Melrose av, between 149th and 150th sts., fronting 180 ft. on Melrose av., 175 ft. on 150th st., and 150 ft. on 149th st.

Churches.

The St. Alban's Presbyterian Church Association is to build an \$8,000 frame structure at St. Mark's av and Remsen st, Brooklyn,

Messrs. Cram, Goodhue & Ferguson, 170 5th av, have completed plans for the Sage Memorial Church to be erected at Far Rockaway, Long Island, for the First Presbyterians. Contracts are about to be let.

Alterations.

9TH ST.—Martin King, 148 1st av, owner, will make alterations to No. 400 East 9th st. D. Timendorfar, 1931 Broadway, is making plans.

17TH ST.—David M. Ash, 1 Madison av, is planning for \$6,000 worth of changes to Nos. 534-538 East 17th st, owned by Robert E. Low, 534 East 17th st.

preparing plans for a 3-sty fireproof Mechanic Arts High School to be erected on Robert st and Central av, St. Paul, Minn., to cost about \$200,000. The structure will be 3-stys, 100x200 ft. in size.

MADISON AV.—Walter J. Salomon, 500 5th av, is owner and general contractor for the theatre and store building situated on Madison av, east side, from 58th to 59th sts, which he will alter at a cost of about \$30,000. Hedman & Schoen, 302 Broadway, are the architects.

Bids recently received for erecting the administration building for the Carnegie Institution, Washington, D. C., have been rejected by the Executive Committee. The building is to cost



THE PLAZA—MAIN CORRIDOR.

59th Street and 5th Avenue, New York.

H. J. Hardenbergh, Architect.

MULBERRY ST.—Peter M. Coco, 114 East 23d st, is preparing plans for alterations to No. 28 Mulberry st, to cost \$8,000. Andrew Tuneo, on premises, is the owner.

CHRISTIE ST.—Gross & Kleinberger, Bible House, are making plans for \$6,800 worth of improvements to No. 182 Chrystie st, owned by Adolph Schlesinger, 7 Stanton st.

8TH AV.—The Ethelia Realty Co., 39 Broadway, will make \$10,000 worth of alterations to the northwest corner of 8th av and 126th st. B. W. Berger & Son, Bible House, are the architects.

Miscellaneous.

H. Van Buren Magonigle, 7 West 38th st, Manhattan, has plans ready for alterations and a 3-sty addition to the high school building for the Board of Education, Auburn, N. Y. Plans for a new grammar school will be completed about Nov. 15.

Architect Cass Gilbert, 11-15 East 24th st, Manhattan, is

about \$200,000. Carrere & Hastings, 28 East 41st st, New York, are the architects.

Alfred G. Vanderbilt has given to the Newport Young Men's Christian Association \$100,000 for a new building as a memorial to his father, the late Cornelius Vanderbilt. Mr. Vanderbilt stipulates that he shall furnish the architect, and that the building shall be in accordance with his ideas. No plans have yet been drawn or architect selected.

Estimates Receivable.

AMSTERDAM AV.—The G. L. McGuire Construction Co., owner, and George R. Enell, architect, 3694 Broadway, are about to take estimates on sub-contracts for the apartment house to be erected at the northwest corner of Amsterdam av and 178th st, to cost about \$175,000. (See issue Oct. 26, 1907.)

CHERRY ST.—Messrs. Thom & Wilson, 1123 Broadway, have plans ready for the 5-sty stable, 24x55.6 ft., which Alice

Keteltas, 37 St. Marks Place, is to erect at No. 48 Cherry st, to cost about \$16,500. The exterior will be of brick with tile coping, and felt and gravel roof. No contracts have yet been awarded.

RIVERSIDE DRIVE.—Wm. B. Tuthill, 287 4th av, has completed plans for the new 3-sty residence, 40x72 ft., which Mr. Morris Schinasi, 300 Central Park West, will erect on Riverside Drive, northeast corner 107th st, to cost about \$180,000. Plans specify a brick exterior, mansard terra cotta tile roof, steel girders, yellow pine timber, copper cornices, steam heat. No contracts have yet been awarded or figures taken.

Contracts Awarded.

The Barber Asphalt & Paving Co., 114 Liberty st, submitted the lowest bid for paving various streets in Brooklyn at \$35,755.

19TH ST.—Barr & Gruber, 210 Bowery, have received the contract for extensive alterations to No. 209 West 19th st, for Hugh E. O'Reilly, of Woodmere, L. I.

GRAND ST.—L. Black & Bro., 148 Clinton st, have obtained the plumbing contract for the new branch building which the Mutual Alliance Trust Co. is erecting at the northwest corner of Grand and Forsyth sts.

BROAD ST.—The Dow Realty Co., 100 William st, has awarded to R. L. Walsh & Co., 100 William st, the contract for improvements to Nos. 113-115 Broad st, for which James R. Turner, 67 West 131st st, has prepared plans.

FULTON ST.—Messrs. Raub & Muhlhofer, 90 Nassau st, have awarded the Amsterdam Building Co., 41 West 24th st, the general contract to erect the 3-sty store and restaurant building, 28x107.6 ft., at No. 144 Fulton st. W. D. Hunter, 46 Wall st, is architect.

Contracts for the construction of the post exchange and gymnasium to be erected at Fort Jay, Governor's Island, N. Y. H., have been awarded as follows: Construction proper and electric wiring, to Nicholas H. Trapp, 17 Thames st, New York; plumbing, to John Wood, 95 4th av, New York; heating, Earl & Cook, 150 Nassau st, New York.

9TH ST.—The Libman Contracting Co., 1968 Broadway, has received the contract for extensive alterations and additions to the loft building No. 30 East 9th st for Messrs. S. Geismar & Co.; also for extensive alterations to the residence of Mr. Samuel Kubie at Wave Crest, Far Rockaway, L. I., and are now ready for figures on all material for same.

NORFOLK ST.—The J. C. Lyons Building & Operating Co., 4 East 42d st, have just obtained the general contract to remodel the 3-sty bank building Nos. 50 to 52 Norfolk st, for the State Bank, from plans by Architect Herbert R. Mainzer, 170 5th av. The improvement will cost about \$25,000. O. L. Richard is president, Arnold Kohn vice-president, and A. I. Voorhis, cashier.

Plans Wanted in Competition.

The city school commissioners, Baltimore, Md., will invite competitive plans, to be passed on by the Municipal Art Commission, for a school building, to be erected at the southeast corner of Auchenoroly ter and Morris av. Cost about \$125,000.

The Rev. H. A. McCullough, pastor of the Methodist Episcopal congregation, Albemarle, North Carolina, wants to receive plans and specifications for a new church edifice.

E. O. Arnold, chairman building committee Y. M. C. A., Mt. Vernon, O., invites architects to submit plans and specifications for a new association building to cost in the neighborhood of \$30,000.

BUILDING NOTES

An electrician's helper, male, is wanted at a city hospital. See Wants and Offers.

Young man, with some knowledge of draughting, desires a position in architect's office. See Wants and Offers.

The Mutual Sash Weight Foundry have completed the erection of their new plant at Norman av and Monitor st, Greenpoint, and it is in full running order. They will make a specialty of sash and dumb waiters, water weights in all sizes and shapes.

A man with a thorough knowledge of reinforced concrete construction desires a position as superintendent. A bookkeeper and stenographer having had five years' experience with a large construction company is also open for a position. See Wants and Offers.

Thomas T. Hopper, for several years vice-president of Isaac A. Hopper & Son, Inc., has severed all connections with that firm and has taken offices in the Times Building, 42d st and Broadway, where he will continue to do general building and contracting in all its branches.

The opening of the course in "Business Management" of the West Side Young's Men's Christian Association, 318 West 57th st, was held on Thursday evening, Nov. 7, at 8 o'clock. Mr. Thomas E. Dockrell delivered a special address on the "Systematizing of Information for the Individual or Organization."

The New York office of the Raymond Concrete Pile Co., of Chicago and New York, is now in Suite 1309, on the 13th floor of the West Street Building, Cedar and West sts. The large increase in volume of business made it imperative for the Raymond Company to secure larger and more commodious quarters, and their present location will enable them to conduct their large and growing business with increased facility and dispatch. Among the recent contracts awarded to the Raymond Concrete Pile Co. is one by Mr. J. R. Savage, chief engineer of the Long Island Railroad. This contract is for the concrete pile foundation of the conduit line in the North Shore yards in Long Island City. The conduit, which will be of concrete, will be used for carrying the electric feed wires of the Long Island system. The application of concrete piles as the foundation of a conduit line is rather a novel one, and this particular instance is, we believe, the first one on record in which such an application has been made.

The New York, New Haven & Hartford Railroad is now running its thirty-five Westinghouse electric locomotives with local trains between the Grand Central Station, New York, and Stamford. The success of the operations involved has exceeded the expectations of the officials of the railway company and of the manufacturers, and it is understood that a considerable addition to the locomotive equipment is under negotiation. During the past few months numerous efforts have been made to cause the impression that the equipment has been unsatisfactory and therefore would not be accepted. As a matter of fact, however, the New Haven company, it is authoritatively stated, has paid the manufacturers practically in full for the work done to date and continues to pay as the work makes progress. Each locomotive was intended to haul only five-car local trains, but it frequently happens that trains of as many as eight cars are handled with ease by a single unit, and on a recent occasion one of these locomotives pulled a broken steam locomotive with its train into Stamford so that a new engine could be attached.

David Belasco's new theatre, the Stuyvesant, has 135 doors, through which the building could be emptied of its audience in three minutes. It has an open space—what is virtually a street—running all around it, so that the audience and actors could get out on four sides at once in case of fire. These numerous exits, and the elaborate fire-fighting appliances, may be called "additional precautions." They are chiefly valuable for the prevention of panic, because the theatre is built of such material that it cannot burn. The main structure is of steel and masonry. In the partitions have been used hollow blocks of terra cotta. Mechanical ingenuity reached its perfection in the Stuyvesant's stage, designed by Mr. Belasco himself. It has a height of 93 ft. and a drop through a "trap" 32 ft., making a perpendicular reach of 125 ft. There are four working galleries between floor and roof, instead of the usual two. A large elevator in the very centre of the stage enables the stage hands to clear away the "properties" with the least possible delay. It can be lowered to the basement and lifted again by the pushing of an electric button.

Hendricks' Commercial Register.

The sixteenth annual (1907) edition of Hendricks' Commercial Register has been received. It is a very valuable book of reference for business men. The 15th annual 1906 edition required sixty-two pages to index its contents, while the present edition requires seventy-six pages. As each page contains 412 classifications, the fourteen additional pages contain 5,768 additional trade classifications, making for the seventy-six pages a grand total of 31,212 headings, each one of which represents the manufacturers, etc., of some machine, tool, apparatus, specialty or material.

The first edition of the publication was issued in 1891. It has been published annually since that time. It contained about five hundred pages, while the present numbers over 1,300 pages and contains upwards of 350,000 names and addresses classified under 31,212 trade headings.

The first edition required only eight pages to index its contents with 206 classifications on each page or a total of 1,648 classifications, and it was devoted solely to the building industry of the country, while the present covers not only that but also the engineering, mechanical, railroad, electrical, mining, iron, steel, export and kindred industries. The difference between it and the present edition will give some idea of the growth of the publication and the appreciation with which it has been received.

The publishers make no charge for fully classifying any firm's business, consequently they have the material for making a most complete buyer's reference. As an illustration of the system we might mention "Machinists and Founders." All firms who have a machine shop or a foundry are classified under that heading for mailing purposes, then each firm is sub-classified under headings that cover every variety of its product. This makes the work very complete for both buying and selling. Each annual edition is corrected so far as it is possible to secure the necessary information. Copies are expressed to any part of the United States on receipt of price, \$10 each. S. E. Hendricks Co., publishers, 74 Lafayette St., New York.

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.

Cherry st, No 48, 5-sty brk and stone stable, 24x55.6, felt and gravel roof; cost, \$16,500; Alice Keteltas, 37 St Marks pl, N Y; ar'ts, Thom & Wilson, 1123 Broadway.—752.

Mulberry st, No 22, 1-sty brk and stone outhouse, 3.8x6.8; cost, \$500; J B Peirano, on premises; ar't, O Reissmann, 30 1st st.—751.

Mulberry st, No 24, 1-sty brk and stone outhouse, 6.1x7; cost, \$500; J B Peirano, 22 Mulberry st; ar't, O Reissmann, 30 1st st.—748.

BETWEEN 14TH AND 59TH STREETS.

41st st, Nos 446 and 448 W, two 4-sty brk and stone outhouses, 4x15.10; total cost, \$1,000; Shimans & Solomann, 201 W 41st st; ar't, John N Knubel, 318 W 42d st.—753.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

Riverside Drive, n e cor 107th st, 3-sty brk and stone residence, 40x72, terra cotta tile roof; cost, \$118,000; M Schinas, 300 Central Park West; ar't, Wm B Tuthill, 287 4th av.—749.

Broadway Amsterdam av 120th st 121st st	the block, rubble stone retaining wall; cost, \$1,140; Trustees of Teachers College, 120th st, between Broadway and Amsterdam av; ar'ts, Parish & Schroeder, 5 W 31st st.—750.
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BOROUGH OF THE BRONX.

161st st, s w cor Trinity av, 1-sty brk store, 50x73.6; cost, \$7,000; Dr. John Riegelman, 800 Cauldwell av; ar't, M J Garvin, 3307 3d av.—1039.

175th st, w s, 230 s Westchester av, 1-sty frame storage, 19x14; cost, \$500; H A Park, on premises; B Ebeling, West Farms road.—1046.

188th st, n s, 419.6 w Aqueduct av, three 2½-sty frame dwellings, peak shingle roof, 22x38; total cost, \$15,000; Hugh McLernan, Park View pl near Tee Taw av; ar't, J J Vreeland, 2019 Jerome av.—1050.

Andrews av, e s, 287.7 s 183d st, 1-sty frame garage, 11x14; cost, \$150; C O Woodhouse, Jr, 2220 Andrews av; ar't and ow'r.—1049.

Arthur av, w s, 269.9 n Belmont pl, two 6-sty brk stores and tenements, 50x105.3 and 105.9; total cost, \$120,000; Pasquale Gargiulo, 47 Jay st; ar't, Lorenz F J Weiher, 103 E 125th st.—1045.

Carpenter av, e s, 100 s 238th st, three 2-sty frame dwellings, 21x 54 each; total cost, \$18,000; Richard Feehan, 546 W 140th st; ar't, J J Vreeland, 2019 Jerome av.—1041.

Carpenter av, e s, 100 n 237th st, three 2-sty frame dwellings, 21x 54 each; total cost, \$18,000; John Feehan, 542 W 160th st; ar't, J J Vreeland, 2019 Jerome av.—1040.

Franklin av, n e cor 166th st, 4 and 6-sty brk armory, 202.3x 301.6; cost, \$420,000; City of New York; ar't, Chas C Haight, 452 5th av.—1042.

Heath av, e s, 398 s Kingsbridge road, 2½-sty frame dwelling, peak shingle roof, 20x55; cost, \$6,000; B Nery, Cortland, N Y; ar't, Alfred Ericson, 2585 Sedgwick av.—1047.

Heath av, e s, 523 s Kingsbridge road, two 2½-sty frame dwellings, peak shingle roof, 20x55 each; total cost, \$12,000; Fordham Realty Co, 2585 Sedgwick av; ar't, Alfred Ericson, 2585 Sedgwick av.—1048.

Mosholu Parkway, s s, 130.9 w Webster av, 2-sty brk stable, 51.3x 100.8½; cost, \$13,500; John M Rauh, 3003 Marion av; ar't, Wm Schnauffer, 363 E 149th st.—1043.

Perry av, n e cor Woodlawn road, 2-sty and attic frame dwelling, peak shingle roof, 22x59; cost, \$8,000; M N O'Donnell, 189th st and Tiebout av; ar't, Carl P Johnson, 8 E 42d st.—1053.

Prospect av, w s, 71.3 n 163d st, three 5-sty brk tenements, 40.2¾ x96; total cost, \$90,000; The Gaines & Roberts Co, on premises; ar't, Harry T Howell, 148th st and 3d av.—1052.

Southern Boulevard, e s, 25 n Jennings st, 3-sty frame store and tenement, 25x52; cost, \$7,500; Peter Stumpf, 1209 Hoe av; ar't, Chas A Hunter, 1145 Freeman st.—1044.

Woodlawn road, n s, 104.7 w Webster av, 1-sty frame dwelling, 22 x32; cost, \$2,500; Jacob Zurneiden, 216th st and Barnes av; ar't, M J Garvin, 3307 3d av.—1051.

ALTERATIONS.

Broad st, Nos 113 and 115, partitions, windows, plumbing to 3 and 5-sty brk and stone stores and tenements; cost, \$3,500; Dow Realty Co, 100 William st; ar't, James R Turner, 67 W 131st st.—2856.

East Broadway, No 92, stairs, partitions, piers, to 5-sty brk and stone tenement; cost, \$3,000; Joseph Goldman, 92 East Broadway; ar't, Max Muller, 115 Nassau st.—2861.

Grand st, Nos 600 and 602, partitions, windows to two 3-sty brk and stone tenements; cost, \$1,000; Peter P Cappel, 333 W 23d st; ar't, Henry J Feiser, 150 Nassau st.—2870.

Hester st, No 19, partitions, windows to 5-sty brk and stone stores and tenement; cost, \$150; A Zubrinsky, 38 Market st; ar't, H Horenburger, 122 Bowery.—2887.

Leroy st, No 108, 1-sty brk and stone rear extension, 25x34, stairs, alter beams to 4-sty brk and stone office and dwelling; cost, \$4,000; Chas H Peckworth, 415 Hudson st; ar't, Chas R Fairchild, 415 Hudson st.—2872.

Lafayette st, No 176, stairs, to 5-sty brk and stone stores and tenement; cost, \$100; Michael Briganti, 19 Marion st; ar't, Chas M Straub, 122 Bowery.—2851.

Mott st, No 131, plumbing, toilets, to two 5-sty brk and stone tenements; cost, \$1,300; J J Slevin, 25 Spring st; ar't, Wm J Dilthey, 1 Union sq.—2879.

Mulberry st, No 24, toilets, partitions, windows to two 4 and 5-sty brk and stone tenements; cost, \$3,000; J B Peirano, 22 Mulberry st; ar't, O Reissmann, 30 1st st.—2858.

Mulberry st, No 22, toilets, partitions, windows to two 4-sty brk and stone tenement; cost, \$4,000; J B Peirano, 22 Mulberry st; ar't, O Reissmann, 30 1st st.—2876.

Madison st, No 256, fireproof, shaft, partitions, stairs to 6-sty brk and stone tenement; cost, \$3,500; Mrs Mary O'Neill, 29 Essex st; ar't, Henry J Feiser, 150 Nassau st.—2869.

Norfolk st, Nos 50 and 52, 3-sty brk and stone side and front extension, 17x80.1, interior dome, side walls to 3-sty brk and stone bank; cost, \$25,000; The State Bank, 52 and 54 Norfolk st; ar't, Herbert R Mainzer, 170 5th av.—2854.

Pitt st, No 96, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,000; Theo Keller, 113 W 131st st; ar't, O Reissmann, 30 1st st.—2891.

Rivington st, Nos 11-13, bake oven, walls, to two 6-sty brk and stone tenements; cost, \$1,000; Max Aaronson, 1200 Madison av; ar't, Harry Zlot, 230 Grand st.—2892.

South st, No 196, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$1,500; Estate of Ella Wilson, 196 South st; ar't, Matthew Frey, 231 E 29th st.—2882.

Sheriff st, No 52, toilets, windows to 1-sty brk and stone shop; cost, \$1,000; Hyman Garfunkel, on premises; ar't, Meyer J Horowitz, Pitkin and Stone avs, Brooklyn.—2884.

Thompson st, No 212, partitions, toilets, windows, columns, girders to 4-sty brk and stone store and tenement; cost, \$2,500; D & G Cella, 25 Wooster st; ar't, John Ph Voelker, 979 3d av.—2853.

West st, Nos 15 and 16, toilets, partitions, windows, skylights, to two 4-sty brk and stone tenements; cost, \$1,200; Stuyvesant estate, 141 Broadway; ar't, John H Friend, 148 Alexander av.—2875.

3d st, No 166 East, partitions, windows, to two 3 and 4-sty brk and stone tenements and stores; cost, \$150; estate of Nicholas Schoen, 1191 Bushwick av, Brooklyn; ar't, Henry Klein, 505 E 15th st.—2888.

11th st, s s, 225 w 2d av, new stairs to 2-sty brk and stone church and Sunday-school; cost, \$150; St Marks Church, on premises; ar't, E B Van Winkle, Jr, 115 E 70th st.—2873.

15th st, No 523 East, partitions, windows, skylights, to two 4-sty front and rear tenements; cost, \$1,300; Thomas Krekeler, 83 Somers st, Brooklyn; ar't, Chas H Richter, 68 Broad st.—2896.

18th st, No 402 East, store fronts, to 5-sty brk and stone tenement and store; cost, \$1,000; Geo Schultz, 242 E 23d st; ar't, Otto Strack, 66 E 92d st.—2895.

19th st, No 209 West, store fronts, toilets, to 4-sty brk and stone tenement and store; cost, \$5,500; Hugh E O'Reilly, Woodmere, L I; ar't, Fred Ebeling, 420 E 9th st.—2878.

22d st, No 206 E, toilets, partitions, windows to two front and rear and 3 and 4-sty tenements; cost, \$800; Katie Geisselbrecht, on premises; ar't, Chas H Richter, 68 Broad st.—2850.

23d st, No 404 E, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$2,000; S Robinson, 404 E 23d st; ar't, O Reissmann, 30 1st st.—2857.

23d st, No 406 E, toilet, partitions, windows to 5-sty brk and stone tenement; cost, \$2,000; S Robinson, 204 W 83d st; ar't, O Reissmann, 30 1st st.—2863.

23d st, Nos 408 and 410 E, toilets, windows, partitions to two 5-sty brk and stone tenement; cost, \$4,000; M E Henderson, 204 W 83d st; ar't, O Reissmann, 30 1st st.—2864.

25th st, No 411 W, vent shaft, toilets, partitions to two 4 and 5-sty front and rear tenements; cost, \$1,000; Julia E McMahon, 551 W 147th st; ar'ts, J B Snooks Sons, 73 Nassau st.—2867.

27th st, No 157 West, toilets, partitions, sinks, to 2 front and rear 4-sty brk stores and tenements; cost, \$750; Benj Sire, 22 W 59th st; ar't, Thos S Goodwin, 302 14th st, Brooklyn.—2893.

41st st, Nos 446-448 West, toilets, partitions, windows, to four 4-sty brk and stone tenements; cost, \$5,000; Shimans & Solomann, 201 W 41st st; ar't, John H Knubel, 318 W 42d st.—2881.

42d st, Nos 421 and 423 W, windows, partitions, skylights to two 5-sty brk and stone stores and tenements; cost, \$5,000; N L & L Ottinger, 31 Nassau st; ar'ts, Schwartz & Gross, 347 5th av.—2860.

42d st, No 259 West, partitions, plumbing, to 4-sty brk and stone store and office building; cost, \$500; J W Rosenberg, Philadelphia, Pa; ar't, John H Knubel, 318 W 42d st.—2899.

47th st, Nos 133-137 West, partitions, stairways, entrance to 12-sty brk and stone hotel; cost, \$500; The One Hundred and Thirty-Five West 47th St Co., 135 Broadway; ar'ts, Buchman & Fox, 11 E 59th st.—2894.

101st st, No 102 W, partitions to 6-sty brk and stone store and hall; cost, \$250; H Markowitz, 30 W 20th st; ar't, Thomas W Lamb, 224 5th av.—2859.

117th st, No 407 E, partitions, to 4-sty brk and stone tenement; cost, \$250; Ph Potash, 2056 7th av; ar't, O Reissmann, 30 1st st.—2874.

118th st, No 158 E, partitions, windows, toilets, plumbing to 5-sty brk and stone tenement; cost, \$6,000; S & E Zipkes, 283 East Houston st; ar't, M Zipkes, 147 4th av.—2855.

Av B, No 277, partition, windows, chimney, toilets to 5-sty brk and stone store and tenement; cost, \$5,000; Isadore Sinkowitz, 89 E 1st st; ar'ts, Gross & Kleinberger, Bible House.—2868.

Amsterdam av, w s, 831 n 190th st, move Ferris wheel; cost, \$3,000; Thos Patten, 1 Broadway; ar't, Robert E Moss, 12 Elm st.—2890.

Bowery, No 295, toilets, partitions, tank windows to 5-sty brk and stone store and shops; cost, \$1,500; C R Farnolo, 45 E Houston st; ar't, O Reissmann, 30 1st st.—2865.

Greenwich av, n e cor 10th st, install bake oven, excavate cellar, to 3-sty brk and stone store; cost, \$3,000; H B Cushman, 18 Greenwich av; ar't, A H Taylor, 6 E 42d st.—2889.

Lenox av, No 363, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,000; John Weber, 335 Lenox av; ar't, C H Dietrich, 42 Union sq.—2880.

Lenox av, Nos 145 to 149, partitions, windows, store front, to three 5-sty brk and stone stores and tenements; cost, \$18,000; Alexander Grant, 866 E 163d st; ar't, Harry T Howell, 3d av and 149th st.—2886.

Madison av, e s, 58th to 59th sts, add 1-sty staircase, partitions to two 1, 2 and 3-sty brk and stone stores and hall; cost, \$30,000; Walter J Salomon, 500 5th av; ar'ts, Hedman & Schoen, 302 Broadway.—2862.

Park av, No 629, 1-sty and cellar brk and stone rear extension, 22.8 x29.11, partitions, dumbwaiter shaft, girder to 4-sty brk and stone store and tenement; cost, \$2,500; Henry G Merkel, 624 Park av; ar't, John Ph Voelker, 979 3d av.—2866.

1st av, No 637, toilets, windows, partitions to 5-sty brk and stone tenement; cost, \$3,000; Mary A Larkin, 116 W 129th st; ar't, C H Dietrich, 42 Union sq.—2852.

1st av, No 131, 1-sty brk and stone side extension, 11.9x8 to 5-sty brk and stone tenement; cost, \$200; B Porges, 131 1st av; ar't, Jacob Fisher, 296 E 3d st.—2871.

2d av, No 1210 alter freight elevator shaft, iron girders, to two

64th st, No 302 E 4 and 5-sty brk and stone stable buildings; cost, \$1,500; Peter Curran, 432 E 57th st; ar't, Chas Gens, Jr, 210 E 56th st.—2885.

2d av, No 1984, partitions, windows, show fronts, to 5-sty brk and stone tenement; cost, \$500; M H Schonzeit, on premises; ar't, O Reissmann, 30 1st st.—2883.

2d av, No 156, alter partitions, to 3-sty brk and stone store; cost, \$250; I H Rosenfeld, 156 2d av; ar't, Emery Roth, 20 E 42d st.—2898.

3d av, s w cor 44th st, plumbing fixtures, partitions, store fronts, to 4-sty brk and stone store and tenement; cost, \$5,000; Thomas Conville Brewing Co, 336 E 46th st; ar't, Fred Ebeling, 420 E 9th st.—2897.

7th av, s w cor 140th st, store fronts to 7-sty brk and stone store and tenement; cost, \$600; Herb & Doctor, 198 Broadway; ar'ts, Schwartz & Gross, 347 5th av.—2877.

BOROUGH OF THE BRONX.

133d st, n s, 95.8 w Willow av, 2-sty frame extension, 11x13, new toilet, new partitions, &c, to 2-sty frame dwelling; cost, \$2,000; Mrs Annie Roone, 741 Jennings st; ar't, Robt Glenn, 427 E 148th st.—579.

149th st, s e cor 3d av, new store front to 2-sty brk stores and offices; cost, \$200; Fleischman Realty Co, on premises; ar't, Louis Falk, 2785 3d av.—573.

154th st, n s, 145.2 w Courtlandt av, new bathroom, new cornice, new partitions, &c, to 2-sty brk dwelling; cost, \$800; Fred Dillemoth, 868 Courtlandt av; ar't, M J Garvin, 3307 3d av.—586.

175th st, e s, 168 s Tremont av, 1-sty frame extension, 18x8, to 2-sty frame store and dwelling; cost, \$250; Selme McCarthy, on premises; ar'ts, Moore & Landsiedel, 148th st and 3d av.—582.

Anthony av, No 2066, 1-sty frame extension, 11x14, to 2-sty frame dwelling; cost, \$500; Chas Brusie, on premises; ar't, Chas S Clark, 709 Tremont av.—575.

Alexander av, No 139, new door, new fireproof ceiling to 5-sty brk store and tenement; cost, \$200; Frank A Antes, on premises; ar't, Franz Wolfgang, 787 E 177th st.—No 578.

Bryant av, No 1220, 1-sty brk extension, 11x5.6 to 2-sty frame dwelling; cost, \$250; Patrick H O'Neill, on premises; ar't, Chas S Clark, 709 Tremont av.—574.

Commonwealth av, No 316, 1-sty frame extension, 13.9x10, to 2½-sty frame store and dwelling; cost, \$250; Mary Noonan, on premises; ar'ts, Moore & Landsiedel, 148th st and 3d av.—587.

Gun Hill road, s w cor Olinville av, move 2-sty frame store and dwelling; cost, \$500; Edward Brenan, 213th st and 2d av; ar't, John Davidson, 227th st and 2d av.—584.

Gun Hill road, s s, 36 e Stations pl, move and increase to 3 stories 2½-sty frame dwelling; cost, \$500; George Lyden, on premises; ar't, Chas Schaefer Jr, 1 Madison av.—583.

Jerome av, e s, 99 s Woodlawn av, 1-sty frame and glass extension, 20.6x50.2 to 1-sty frame and glass greenhouse; cost, \$500; G A Beetz, 233d st and Napier av; ar't, Paul C Hunter, 17 Broadway.—581.

Monroe av, No 1257, new bay windows, new partitions, to 3-sty frame store and tenement; cost, \$350; Rudolph Walter, on premises; ar't, Franz Wolfgang, 787 E 177th st.—585.

Nelson av, n e cor 169th st, general repairs to 1-sty frame store; cost, \$350; J & M Haffen Brewing Co, Melrose av and 152d st; ar'ts, Charles Baxter & Son, 360 Alexander av.—588.

St Lawrence av, e s, 100 s Merrill st, 1-sty frame extension, 14x15 to 2-sty frame store and dwelling; cost, \$1,000; B J Reynolds, 122 E 98th st; ar't, B Ebeling, West Farms road.—577.

Tyndale av, w s, 300 s 259th st, 1-sty frame extension, 13.6x8 to 2½-sty frame dwelling; cost, \$50; Mary Walsh, on premises; ar't, Wm H Walsh, on premises.—580.

3d av, No 3811, new columns, new partitions, &c, to 1-sty dwelling and amusement hall; cost, \$300; Ferdinand Hecht, Wm Derrick, 613 W 144th st, lessee; ar't, Fred Hammond, 943 Washington av.—576.

Construction News Reports

From the Surrounding Country

Queens County.

GLENDALE.—A 4-sty brk school, 154x166 ft., will be erected by the city on Myrtle av, n s, bet Washington av and Ridgewood pl, Glendale, for which Architect C. B. J. Snyder has prepared plans. The cost is placed at \$315,000.

FLUSHING.—Mary E. Lever, Franklin pl, Flushing, will improve Main st, s w cor Locust st, Flushing, with a 3-sty brk store and office, 50x90, to cost \$30,000. W. W. Knowles is architect.

LONG ISLAND CITY.—A frame storage building, 103x200 ft., will be erected on Vernon av, w s, 161 n Webster av, L. I. City, by the Bottlers & Manufacturers' Co, Vernon av, L. I. City. Architect, G. F. Koch.

FOREST HILLS.—Gown st, n s, 250 e Continental av and Seminole av, e s, 50 s Fyfe st, Forest Hills, will be improved by the Cord Meyer Development Co, of Elmhurst. Two frame dwellings, 27x30, will be built, to cost \$10,000.

FAR ROCKAWAY.—Werner & Windolph, 27 West 33d st, Manhattan, have completed plans for a 2-sty dwelling, 23x43 ft., to be erected on Wavcrest av, Far Rockaway, by Louis Auerbach, 75 East 80th st, New York. Cost, about \$13,000.

WOODHAVEN.—On Elwood pl, Woodhaven, Wm. H. Wade, Jr., 235 Elm st, Richmond Hill, will erect three frame dwellings, to cost \$9,000. H. E. Haugaard is architect.

WOODHAVEN.—A. W. Ronnberger, of Mt. Carmel, Pa., will build on Woodhaven av, e s, n Dalrymple av, Woodhaven, three frame dwellings, 20x42, to cost \$12,000. Henry E. Haugaard is architect.

LONG ISLAND CITY.—On Temple st, s w cor Crescent, L. I. City, the First Methodist Episcopal Church will erect a 1-sty brk church and Sunday school, 64x130, to cost \$55,000. F. Y. Parsons is architect.

New York State.

OSSINING.—Wilson Potter, Manhattan, has completed plans for a high school building for the board of education, Ossining, N. Y.

TROY.—The Polish Catholics will erect a church at the cor of Tyler and 4th sts. Stephen Bardar is chairman of the committee.

BUFFALO.—The Board of Governors of the Homeopathic Hospital has decided to erect a new hospital at Linwood and Lafayette avs, to cost \$100,000.

ROCHESTER.—The D. B. N. Club, a fraternal organization of the 9th and 15th Wards, has purchased a plot of land at the southeast cor of Lyell av and Child st, and will erect a club house there. Plans are now in the hands of the house committee.

TROY.—The project of building an Odd Fellows Temple is under consideration. Address James Paterson, 2225 6th av, for information.

POUGHKEEPSIE.—Jackson & Rosencrans, 31 Union sq., Manhattan, were selected architects for the proposed Y. M. C. A. building at Poughkeepsie. L. H. Shaw is Gen. Secy.

New Jersey.

NEWARK.—Sarah Wallace will erect a nursery at 27 Jay st. The cost will be \$6,000. John A. Apgar is the architect.—George Keller will build a 3-family frame dwelling at 142 Ridgewood av. Charles Knopf is architect. Estimated cost is \$4,000.—William Alexander Williamson will spend \$8,000 in erecting a 1-family frame dwelling at 541 Clifton av. John H. & W. C. Ely are the architects.

JERSEY CITY.—Geo. M. Von Arx will prepare plans for a 2-sty public bath building for the city.

ELIZABETH.—J. A. Oakley & Son are preparing plans for remodeling the 3-sty club building for the B. & P. O. of Elks, at an estimated cost of \$15,000.

BURLINGTON.—Members of the First Baptist Church are raising \$40,000 with which it is proposed erecting a new edifice.

NEWARK.—John H. Dunn & Sons, real estate operators, Broad

and Bank sts, have broken ground for another row of houses on 15th av. They propose building three 2-family houses at once, with a possibility of more in the near future. Estimated cost of three, \$11,400.

NEWARK.—Plans have been completed and the architect, Edward A. Wurth, of 75 Market st, is ready for estimates under general or separate contracts for the erection of a 6-sty building for Edwin A. Kirch & Co., at 77-79 Market st. The new structure will be of brick construction, measuring 38 ft. square, and connect with the present building being used by the owners. The specifications call for a slate roof, floors of heavy mill construction, elevator and other improvements. Estimated cost, \$18,000.

NEWARK.—John H. & Wilson C. Ely, of 800 Broad st, have completed the plans and are open for bids on a frame residence for Wm. A. Williamson, of 41 Nairn pl, this city. The structure, which will be located at 541 Clinton av, will cost \$8,000.—About \$6,500 will be expended by William H. Frey, of 253 Rose st, on the erection of a double flat at 701 South 20th st, according to plans as prepared by Wm. K. Schoenig & Son, of 418 Springfield av. The plans show a 3-sty building of frame construction, measuring 31½x56 ft. Each floor will provide two apartments, each consisting of five rooms and a bath.

ATLANTIC CITY.—Geo. E. Savage, of Philadelphia, is preparing plans for a 1-sty church for the Tabernacle M. E. congregation, Atlantic City, to cost \$30,000.

SOUTH RIVER.—H. D. Dagit, of Philadelphia, has prepared plans for a church for the St. Mary's Roman Catholic congregation, South River.

ELIZABETH.—Louis Quien, Jr., 251 Elizabeth av, will receive estimates until Nov. 15 for the church, 65x140 ft., to be erected at Jersey and Reid sts, for the German Lutheran congregation. The cost is given at \$100,000.

HOBOKEN.—F. Steigleiter is preparing plans for a 5-sty tenement and store building, 25x83 ft, at 613 Monroe st, for Sylvester Scutellaro, 609 Monroe st.

JERSEY CITY.—Geo. A. Flagg, 534 Summit av, is preparing plans for three 3-sty dwellings and stores, 50x56 ft., on Wayne, near Brunswick st, for Alphonse Lettieri, 268 Wayne st.

Pennsylvania.

LANCASTER.—Seymour & Paul A. Davis, 1600 Chestnut st, Philadelphia, have prepared revised plans for the several buildings to be erected at the Thaddeus Stevens Orphan Home near Lancaster.

DANVILLE.—Contract for erecting buildings at the Hospital for the Insane at Danville, which was recently awarded, will probably be readvertised.

JOHNSTOWN.—The Johnstown Trust Co. is planning the erection in the spring of an 8-sty building, to cost \$150,000.

HAZLETON.—Geo. W. Beard & Co., of Philadelphia, have secured the contract to erect an addition to the State Hospital at Hazleton at a cost of about \$60,000.

EBENSBURG.—Boyd & Hall are preparing plans for the addition which the County Commissioners intend erecting to the jail at Ebsensburg, to cost \$50,000.

PHILADELPHIA.—The Stephen's Memorial Library Association, care J. F. Herbert, will have plans prepared for a 2-sty library building.

PITTSBURGH.—Alden & Harlow have completed plans for a 2-sty branch library building for the board of library trustees.

MYERSTOWN.—J. V. Poley, 160 and 162 2d av, Royersford, Pa., is preparing plans for a residence, 30x32 ft., for W. J. Deck, A. M., Myerstown.—J. V. Poley is also preparing plans for a residence, 32 x32 ft., for C. A. Bowman, Myerstown.

BANGOR.—Wm. W. Bretherich, Real Estate Building, is preparing plans for three 3-sty twin residences, 32x50 ft., for Mr. Keenan, First National Bank Building.

Massachusetts.

ATHOL.—It is stated that \$15,000 and a site has been donated toward the erection of a Y. M. C. A. building on condition that an additional \$15,000 is raised by the citizens.

BOSTON.—Contract to erect a factory for the Lovejoy Wharf Co. has been awarded to L. P. Soule & Co., 166 Devonshire st. Probable cost, \$400,000. Winthrop Adams contemplates erecting a theatre on the site of the old Park Sq. Hotel, to cost \$250,000.

SOMERVILLE.—The Board of Aldermen has decided to accept the offer of Andrew Carnegie to erect a library in West Somerville, at a cost of \$25,000.

NEW BEDFORD.—N. C. Smith, Merchants' National Bank Bldg., has plans for a building for Abram Mendelson, 1135 Acushnet av, to contain two stores and four tenements. Cost, \$10,000.

BELMONT.—C. H. McLare, 649 Massachusetts av, Cambridge, Mass., has plans for a residence at Belmont for A. N. Hederstedt, care T. H. Raymond, 678 Massachusetts av.

GREENFIELD.—Plans drawn by W. J. Howes, Holyoke, Mass., for a library building for the town have been accepted. Henry F. Nash is member of building committee.

LYNN.—Wheeler & Betton are preparing plans for an addition to the Episcopal Church of the Incarnation. Address Rev. W. I. Morse, pastor, 20 Kings Beach.

Miscellaneous.

ALLEGHENY.—S. G. Mentel is preparing plans for a 2-sty stable for P. S. Hirckestein.

BANGOR.—The York-Bangor Slate Co. has formed for the purpose of constructing a plant near Bangor, to cost \$200,000. It is stated that the quarries will be operated by electricity. M. G. Collings, of York, is president and Cotton Amy manager.

RED LION.—The School Board is considering a site, on which it is proposed erecting a 12-room school.

SAN FRANCISCO, CAL.—Armitage & Rowell, 1427 Post st, have prepared plans for an 8-sty steel frame building which is to be erected at Kearny and Sutter sts, by the Jacob Z. Davis Estate Co., to cost about \$400,000.

ST. PAUL, MINN.—The State Board of Control is considering the erection of an addition to the city hospital to cost \$120,000.

BALTIMORE, MD.—A site has been secured on Charles st and University Parkway on which it is proposed erecting a cathedral for the Episcopal Church of Maryland.

CHICAGO, ILL.—The Lithuanian-Americans of Chicago have secured a site at 46th st and Western av, on which it is proposed erecting a hospital costing \$500,000. Jos. J. Elias is Pres. of Bd. of Control of the Trus.

KANSAS CITY, KANS.—W. W. Rose has prepared plans for a 3-sty Masonic temple for the Masonic Order, care Judge Holt and Dr. J. Lutz. Estimated cost is \$100,000.

Foreign Opportunities.

[Inquiries in which addresses are omitted are on file at Bureau of Manufacturers at Washington, D. C. In applying for addresses refer to the number.]

No. 1463. Sewer system and electric plant.—An American consul in South America reports that a city of about 200,000 inhabitants is about to issue a call for bids, open for four months, for contracts to supply drainage and electric power. He states that contracts will probably be tied together, and that interested houses should send an expert representative at once.

No. 1464. Sheet tin.—One of the American consuls in southern Europe writes that a large manufacturer of tin boxes in the city in question would like to correspond with American firms dealing in sheet tin, 20 by 28 inches, packed in cases containing 112 sheets. Prices to be quoted c. i. f. near-by city. If conditions were convenient, this firm would be disposed to make a contract for 10,000 cases yearly, monthly deliveries.

No. 1468. Cast-iron and Spiral-rieveted steel piping.—An inquiry has been received by an American consul in Asia Minor for prices of American cast-iron and spiral-rieveted steel pipes suitable for carrying water under pressure of from 50 to 70 pounds. The consulate requests that manufacturers of these articles interested in export business send their catalogues and price lists at once.

No. 1472. Catalogues for consulate.—The American Consulate, Amoy, China, would like to receive catalogues, commercial publications, etc., from all American business houses desiring to enter that field. American export houses dealing in foodstuffs, such as canned goods, dried fruits, grain, etc., are invited by the Consulate to send particulars.

No. 1577. Iron pipes, bars, sheets, and girders.—One of the American consuls in the Levant writes that a member of a well-known firm at the place in question called at the consulate recently and said that he felt confident that he could do a good business in wrought and cast-iron pipes for water and gas if he could arrange with some American dealer or manufacturer. The consul adds that a good trade is also carried on there in iron bars, sheets, and girders, there being from 4,000 to 5,000 tons of all descriptions imported annually from European countries.

No. 1585. Square galvanized tubes.—An American consular officer in Europe reports that a business man at the place in question would like to hear from American makers of square galvanized tubes with a resistance at breaking point of 40 kilograms (kilogram, 2.2 pounds) per square millimeter (square millimeter, .00155 square inch), and of the following dimensions: Seventy millimeters (millimeter, .0394 inch), side length, 3.75 millimeters thickness, 6 meters (meter, 39.37 inches) long; 35 millimeters side, 2.75 millimeters thickness, 13.25 meters long.

No. 1587. Hardware, metal beds, farm implements, firearms, etc.—One of the American consuls in South America reports that an extensive hardware dealer at the place in question has been induced to put in stock quite a full line of American goods. He wishes, so far as possible, to deal strictly with the manufacturer, and it is suggested that catalogues with prices, cash discounts, etc., be sent to his address. These catalogues should cover all lines of hardware, including bedsteads and springs, glass, wall paper, machine tools, lighter farm machinery and tools, arms and ammunition, etc.

No. 1590. New jail and market building supplies.—One of the American consuls in Latin America reports that the city in question has under consideration the erection of a new jail and also a

new market building. At present the indications are that these buildings will be constructed of reinforced concrete.

No. 1592. Iron beams, hardware, surgical instruments, tiles, petroleum, etc.—One of the consular officers in the Levant reports that a business official there would like to hear from American manufacturers of or dealers in iron beams, hardware, surgical instruments, tiles, petroleum and oleomargarine.

Public Parks in Greater New York.

HOW many parks are there in Greater New York? What is the area in acres? What is the tax valuation? There are comparatively few people who can answer these questions, even approximately correct. Were their names to be read to them, probably in a large number of cases the reply would be, "I have never heard of that one; where is it?"

There are about one hundred and six parks in Manhattan, Brooklyn, Queens and the Bronx. In Manhattan the three principal ones are Central, Riverside and Highbridge in the order named. The first one has 843 acres, of which 185 acres are in lakes, 400 in forests, in which have been planted one-half million trees and shrubs, 9 miles of roads, 5¼ miles bridle paths, 31 miles of walks. The assessed valuation is approximately \$100,000,000. The second one on the list contains 140 acres and is assessed for about \$5,200,000. The third one, 63 acres in size, is assessed for \$725,000.

City Hall Park is the most valuable plot of land owned by the city, for its size. It contains 8 acres and is assessed for \$27,000,000.

Battery Park is another very valuable holding. Twenty-one acres in size it is assessed on the books for about \$14,775,000.

The total number of park acreage in Manhattan is 1,310, and the assessed valuation is \$173,936,500.

The assessment figures are purely nominal. Were the property to be split up into building lots it would bring much more than these figures. As an example the old Stewart building on the northeast corner of Chambers st and Broadway not very long ago was sold for about \$4,000,000. This property is 151.3 on Broadway, 225 on Reade st, 151 ft. on the easterly line and 227.10 on Chambers, or roughly speaking, about seven-eighths of an acre.

In Brooklyn the principal park is Prospect, which comprises 516 acres, and it also includes about 40 acres devoted to the parade ground. This public playground is assessed at about \$27,912,000.

The total number of acreage devoted to parks in Brooklyn is 1,026, and the assessed valuation is about \$40,000,000.

In the Borough of Queens, Forest Park is the largest, having 526 acres of ground. The valuation of this tract is about \$1,750,000.

The parks of the Bronx lead in acreage over all the other boroughs, and probably some day will have the greatest value. There are sixteen all told, including Bronx, Pelham Bay and Van Courtlandt. Bronx Park has an acreage of 661, and the assessed valuation is \$5,756,700. It will be remembered that the Zoological Gardens are located here, and in the course of a few years it is expected to make this the handsomest one of its kind in the world. The largest one in the whole city is Pelham Bay, which comprises 1,756 acres, and is assessed by the city for \$7,638,500. There is a great deal of water front belonging to this part of the city's holdings and it has a great deal of natural beauty. The second largest is also situated in the Bronx. This one, Van Courtlandt, is 1,132 acres in area and is assessed for \$9,851,000. One of the features of this last named place is its golf course. It is beautifully situated in both rolling and flat country, and is patronized very extensively by lovers of the sport.

The total acreage of all the parks in the Bronx is 3,851 and the assessed valuation \$29,441,900.

The total number of acres that are devoted to park purposes in the four boroughs mentioned is 6,742 and the total assessed valuation is about \$243,064,000.

Brooklyn Builders Laying Plans for Coming Year.

Building operations in Brooklyn are still about \$3,000,000 in advance of the previous year. Although the figures of the building department for October exhibit a continued lowering in the cost of new structures, for which plans were filed during the month preceding the present, when compared with the corresponding period in 1906, yet the total of new building for 1907 still exceeds that for 1906 by a considerable margin. Many builders are already laying plans for 1908, and from present indications it would seem that a greater number of small private houses will be erected next spring than those of the two-family type. It is generally conceded that the building of two-family houses has been overdone, especially in South Brooklyn, where there are still many to be had at low figures and on most any terms. Among the new buildings to be commenced in that section is a row of fourteen 3-sty brick dwellings to be erected by E. H. Bishop, of 20 Halsey st, at a cost of about \$84,000. It is quite likely that similar operations will be started during the winter in both the Dyker Heights and Bensonhurst sections.

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.	
Nov. 1 to 7, inc.		Nov. 2 to 8, inc.	
Total No. for Manhattan....	198	Total No. for Manhattan	268
No. with consideration.....	7	No. with consideration..	11
Amount involved.....	\$211,900	Amount involved.....	\$622,950
Number nominal.....	191	Number nominal.....	252

1907.		1906.	
Nov. 1 to 7, inc.		Nov. 2 to 8, inc.	
Total No. Manhattan, Jan. 1 to date....	10,823	Total No. Manhattan, Jan. 1 to date....	18,397
No. with consideration, Manhattan, Jan. 1 to date.....	726	No. with consideration, Manhattan, Jan. 1 to date.....	1,101
Total Amt. Manhattan, Jan. 1 to date....	\$40,240,502	Total Amt. Manhattan, Jan. 1 to date....	\$59,083,837

1907.		1906.	
Nov. 1 to 7, inc.		Nov. 2 to 8, inc.	
Total No. for the Bronx.....	152	Total No. for The Bronx	235
No. with consideration.....	8	No. with consideration..	42
Amount involved.....	\$85,775	Amount involved.....	\$86,670
Number nominal.....	144	Number nominal.....	193

1907.		1906.	
Nov. 1 to 7, inc.		Nov. 2 to 8, inc.	
Total No., The Bronx, Jan. 1 to date....	7,965	Total No., The Bronx, Jan. 1 to date....	10,733
Total Amt., The Bronx, Jan. 1 to date....	\$6,470,446	Total Amt., The Bronx, Jan. 1 to date....	\$7,091,655
Total No. Manhattan and The Bronx, Jan. 1 to date.....	18,788	Total No. Manhattan and The Bronx, Jan. 1 to date.....	29,130
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$46,710,948	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$66,175,492

Assessed Value, Manhattan.

1907.		1906.	
Nov. 1 to 7, inc.		Nov. 2 to 8, inc.	
Total No., with Consideration.....	7	Total No., with Consideration.....	11
Amount Involved.....	\$211,900	Amount Involved.....	\$622,950
Assessed Value.....	\$138,500	Assessed Value.....	\$542,000
Total No., Nominal.....	191	Total No., Nominal.....	252
Assessed Value.....	\$8,828,700	Assessed Value.....	\$10,137,300
Total No. with Consid., from Jan. 1st to date	726	Total No. with Consid., from Jan. 1st to date	1,101
Amount involved.....	\$40,240,502	Amount involved.....	\$59,083,837
Assessed value.....	\$27,036,400	Assessed value.....	\$41,345,775
Total No. Nominal.....	10,196	Total No. Nominal.....	17,296
Assessed Value.....	\$323,133,300	Assessed Value.....	\$576,828,510

MORTGAGES.

1907.		1906.	
Nov. 1 to 7, inc.		Nov. 2 to 8, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	186	Total number.....	334
Amount involved.....	\$7,239,779	Amount involved.....	\$6,826,668
No. at 7%.....	1	No. at 7%.....	1
Amount involved.....	\$20,000	Amount involved.....	.....
No. at 6%.....	99	No. at 6%.....	131
Amount involved.....	\$5,335,229	Amount involved.....	\$1,236,668
No. at 5%.....	.....	No. at 5%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5%.....	10	No. at 5%.....	4
Amount involved.....	\$288,000	Amount involved.....	\$96,025
No. at 5%.....	.....	No. at 5%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 5%.....	53	No. at 5%.....	57
Amount involved.....	\$1,153,350	Amount involved.....	\$285,125
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4%.....	2	No. at 4%.....	1
Amount involved.....	\$55,000	Amount involved.....	\$8,000
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 3%.....	1	No. at 3%.....	1
Amount involved.....	\$1,300	Amount involved.....	\$3,500
No. without interest.....	20	No. without interest.....	87
Amount involved.....	\$386,900	Amount involved.....	\$123,114
No. above to Bank, Trust and Insurance Companies	26	No. above to Bank, Trust and Insurance Companies	38
Amount involved.....	\$1,155,000	Amount involved.....	\$62,091

1907.		1906.	
Nov. 1 to 7, inc.		Nov. 3 to 9, inc.	
Total No., Manhattan, Jan. 1 to date....	10,579	Total No., Manhattan, Jan. 1 to date....	15,823
Total Amt., Manhattan, Jan. 1 to date....	\$284,127,763	Total Amt., Manhattan, Jan. 1 to date....	\$325,113,490
Total No., The Bronx, Jan. 1 to date....	7,145	Total No., The Bronx, Jan. 1 to date....	7,986
Total Amt., The Bronx, Jan. 1 to date....	\$65,442,962	Total Amt., The Bronx, Jan. 1 to date....	\$57,179,939
Total No., Manhattan and The Bronx, Jan. 1 to date.....	17,724	Total No., Manhattan and The Bronx, Jan. 1 to date.....	23,809
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$349,570,725	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$382,298,429

PROJECTED BUILDINGS.

1907.		1906.	
Nov. 1 to 8, inc.		Nov. 3 to 9, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	7	Manhattan.....	17
The Bronx.....	25	The Bronx.....	41
Grand total.....	32	Grand total.....	58
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$137,440	Manhattan.....	\$598,800
The Bronx.....	738,150	The Bronx.....	207,250
Grand Total.....	\$875,590	Grand Total.....	\$805,550
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan.....	\$168,950	Manhattan.....	\$109,410
The Bronx.....	8,000	The Bronx.....	12,950
Grand total.....	\$176,950	Grand total.....	\$122,360
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date.....	891	Manhattan, Jan. 1 to date.....	1,529
The Bronx, Jan. 1 to date.....	1,673	The Bronx, Jan. 1 to date.....	1,870
Mhntn-Bronx, Jan. 1 to date	2,564	Mhntn-Bronx, Jan. 1 to date	3,399
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date.....	\$70,051,400	Manhattan, Jan. 1 to date.....	\$104,128,890
The Bronx, Jan. 1 to date.....	18,856,394	The Bronx, Jan. 1 to date.....	24,380,530
Mhntn-Bronx, Jan. 1 to date	\$88,907,794	Mhntn-Bronx, Jan. 1 to date	\$128,509,420
Total Amt. Alterations:		Total Amt. Alterations:	
Mhntn-Bronx Jan. 1 to date	\$14,757,479	Mhntn-Bronx Jan. 1 to date	\$18,493,060

BROOKLYN.

CONVEYANCES.

	1907.	1906.
	Oct. 31-Nov. 6, inc.	Nov. 1 to 7, inc.
Total number.....	615	837
No. with consideration.....	26	67
Amount involved.....	\$173,654	\$401,597
Number nominal.....	589	770
Total number of Conveyances, Jan. 1 to date.....	29,021	32,967
Total amount of Conveyances, Jan. 1 to date.....	\$17,696,737	\$24,757,917
Total No. of Conveyances for Oct.....	2,104	3,465
Total Amt. of Conveyances for Oct.....	\$600,745	\$2,032,869
Total No. of Nominal Conveyances for Oct.....	2,009	3,254

MORTGAGES.

	1907.	1906.
	Oct. 31-Nov. 6, inc.	Nov. 1 to 7, inc.
Total number.....	484	884
Amount involved.....	\$1,990,515	\$3,437,578
No. at 6%.....	300	390
Amount involved.....	\$1,025,940	\$1,082,387
No. at 5%.....	.....	.....
Amount involved.....	.....	.....
No. at 5%.....	133	162
Amount involved.....	\$523,700	\$820,050
No. at 5%.....	.....	.....
Amount involved.....	.....	.....
No. at 5%.....	39	305
Amount involved.....	\$289,075	\$1,489,766
No. at 4%.....	.....	.....
Amount involved.....	.....	.....
No. at 4%.....	.....	1
Amount involved.....	.....	\$150
No. at 3%.....	.....	.....
Amount involved.....	.....	.....
No. at 3%.....	.....	.....
Amount involved.....	.....	.....
No. without interest.....	12	24
Amount involved.....	\$151,800	\$89,725
Total number of Mortgages, Jan. 1 to date.....	29,710	33,779
Total amount of Mortgages, Jan. 1 to date.....	\$127,754,375	\$139,040,501
Total No. of Mortgages for Oct.....	2,107	3,581
Total Amt. of Mortgages for Oct.....	\$8,203,994	\$15,077,913

PROJECTED BUILDINGS.

	1907.	1906.
	Nov. 1 to 7, inc.	Nov. 1 to 7, inc.
No. of New Buildings.....	98	119
Estimated cost.....	\$593,770	\$877,455
Total Amount of Alterations.....	\$121,425	.....
Total No. of New Buildings, Jan. 1 to date.....	7,755	7,450
Total Amt. of New Buildings, Jan. 1 to date.....	\$59,380,120	\$55,761,575
Total amount of Alterations, Jan. 1 to date.....	\$5,884,903	\$4,530,168
Total No. of New Bldgs. for Oct.....	480	931
Total Amt. of New Bldgs. for Oct.....	\$3,535,495	\$6,379,308

The Week.

The week just past was very quiet in the real estate field. Broken into as it was by Election Day, there was not very much accomplished from a sales standpoint. A 7-sty mercantile building in University pl was purchased by an investor, and a loft building on Broadway also figured in the sales reported. A number of middle-priced apartments and dwellings also changed hands. A number of leases were reported, the largest being the 5-sty building, 11 West 34th st. This house occupies a lot 25 ft. front and has an extra depth of 126.6. There is a right-of-way through to 35th st on this property which has caused a great deal of discussion in the past. The lease is for a term of twenty-one years, with two renewals, at an annual rental of \$25,000. The same lessee has another large lease in the same street, situated at 1 West 34th st, for which she pays \$20,000 a year. Both stores are next to the McCreery establishment, one on the easterly side and the other on the westerly.

The mortgage market is in better condition this week than it has been for some time past. While there were only a few large amounts loaned out, still the number of mortgages recorded showed an increase of about 25% in Manhattan. In the Bronx the number recorded was about the same as last week. The largest loan of the week was given by the Plaza Operating Co., of the Plaza Hotel, 59th st and 5th av, to the Trust Company of America. This mortgage is for \$4,500,000, at 6%, and was drawn August 15 and is due on October 1, 1910. The estate of Russell Sage made a loan of \$200,000 to Strange & Slawson on the property 110 ft. west of 6th av, on the north side of 40th st, for a term of three years, with interest bearing 5%. Another was made by John O. Baker, who represents Charles T. Barney, and was in the form of a building loan. Joseph Freedman is the borrower and is going to erect a large apartment house on the northeast corner of Riverside Drive and 94th st. On the house 17 East 51st st \$150,000 was loaned by Fred. R. Coudert to Frank K. Sturgis.

The real estate brokers throughout the city are optimistic on the general market condition. Many of them have expressed themselves as being well satisfied with the condition of affairs. They say that while business has been slow for the last few months, still they look for it to pick up weekly from now on. The first of November is always a bad time for the money

market. Many mortgages fall due on this date, and the placing of new money in this branch of the real estate field does not really occur until all the old outstanding ones are out of the way.

The total number of private sales reported for the week is 32, of which 16 were below 59th st, 12 above and 4 in the Bronx.

THE AUCTION MARKET

THE week just past was one of the worst in the year from an auction standpoint. On some holidays, such as July 4 and Labor Day, there are large sales in this branch of the business, but Election week and Christmas week have just the opposite result. People are thinking of other things, and especially at this time, when the city at large is upset by financial troubles of one kind or another, there are few inclined to buy, and would rather hold on to what they have. This is, of course, a mistake from a business standpoint, for to buy something cheap one must purchase when no one else wants it and must sell when there is a large demand. There were only twenty-two offerings, and with the exception of three pieces they were all either adjourned, bid in, withdrawn or purchased by the plaintiff or defendant. There was practically no outside buying. The parcels offered were of the general run, neither good, bad nor indifferent, and there was nothing of especial note to attract attention. At the stand of Joseph P. Day on Monday No. 503 Manhattan av, 3-sty dwelling, 15x80, was bought by the Legal Realty Co., and on the following Wednesday at the stand of Samuel Goldsticker No. 336 West 85th st, 25x102, vacant, was purchased by George Backer for \$16,945. At the stand of Lounsbury & O'Connor a plot 400x800 irregular on Riverdale lane was knocked down to Earl G. Pier for \$40,000.

Prospects in the Bronx.

Real estate brokers in the Bronx feel much encouraged by the way prices have held in this section since the recent upheaval in the lower part of the city.

It is claimed, and it cannot be successfully disputed, that the Bronx has made its greatest strides during business depressions or immediately following so-called hard times. Bronx real estate dealers claim that already they can see an influx of renters from the West Side and other sections where rent is higher, and that a general business depression, or threatenings of one, would quickly fill the few vacant houses and apartments and warrant the investment of more money in improving real estate.

While some brokers hold that vacant lots on desirable business thoroughfares are being now held at prohibitive prices, they all agree that even at the present figures the builder can save a considerable sum of money by building in the Bronx. A smaller investment calls for smaller rents, and smaller rents attract more quickly profitable renters. That the titles of the best lots are now held by financially strong interests is evident by the very few bargains offered. In all sections prices are held firmly, and it is doubtful that with the larger sums of money now available for mortgage purposes at normal interest, if the expected shake-out will take place. Money for first mortgages is getting more plentiful daily and is expected to increase as depositors in several trust companies and savings banks are enabled to draw out their deposits.

Clement H. Smith, of Tremont av, said that with him business was pretty good and real estate in the Bronx was decidedly picking up. "All we want now is a little more elastic currency."

Geo. E. Buchbee, of 708 Tremont av, said that "people are finding out that after all real estate is the very best and safest investment. While business is still quiet, I believe that in a month from now there will be more buyers of improved real estate. But the real estate boom will not materialize until after Presidential election."

Mr. Bryan, of Williams & Bryan, of 2796 3d av, said they were getting many inquiries for small houses and were selling one occasionally. "Renting is now our best barometer of what the future holds out for Bronx property owners. We find," said Mr. Bryan, "that the demand now is for smaller apartments, and that three and four room apartments are renting better than larger ones."

E. J. Busher, of 627 East 149th st, said that business in the Bronx was normal. "Prices are being held remarkably well and it is only occasionally that an owner is anxious to sell at a sacrifice. Money for mortgages is getting more plentiful daily, and when the money tied up in banks is released much of it will be quickly diverted into real estate channels. Personally I anticipate good business after the first of January, as all the present indications point that way."

S. Marcus & Sons, of 3141 3d av, also anticipated an early resumption of real estate activity.

W. E. Brooker, of Tremont av, said that he believed the present financial flurry would act to strengthen the real estate market and that money for mortgages was now much easier to be had.

Expert Testimony in Condemnation Proceedings.

By CHARLES GRIFFITH MOSES.

EXPERT testimony, in my opinion, is a subject that can be learned in the school of experience only, and many men of life-long training in the real estate business—men who are expert appraisers and veritable mines of real estate lore—do not make successful experts on the witness stand because they do not know how to convey this knowledge to the best advantage of their clients.

It has always seemed to me that the highest grade of real estate work is expert appraising, and that that one department, more than any other, raises the real estate business nearer to a profession. It is extremely difficult to lay down any rule, or series of rules, as to how to testify as an expert in a condemnation proceedings,* or to give you by rote any method of preparing yourself for this ordeal; and it is an ordeal I can assure you, until you become more or less callous to the searching cross-examinations of a bright and able assistant corporation counsel, or the sometimes very pertinent questions of a conscientious commissioner. But I will try to give you a few pointers gathered from my own experience and from the experience of some of my preceptors, which I hope may be of some value to you.

In the first place, I will give you a brief outline of what happens when a piece of real estate is taken for public purposes by condemnation under the laws of eminent domain. I won't go into the preliminary legal steps, as that part of the proceedings does not directly concern the witness, although it is very useful and valuable for him to learn. We will start after the various city departments, the local board, the board of estimate and apportionment, the Supreme Court, the commissioner and the corporation counsel have gotten matters under way. Briefly, after the three commissioners have been appointed, have organized, viewed the premises and received proof of title, they are ready for the witness.

The attorneys for the property owner whose real estate is to be taken put witnesses on the stand and endeavor to prove by them the fair market value of the land or buildings affected, as the case may be. Then the corporation counsel, through one of his assistants, cross-examines the witnesses for the property owners. Then the city puts its witnesses on the stand and they in turn are cross-examined by the various attorneys for the property owners. Then the commissioners fix the amounts to be paid the property owners, and finally the report of the commissioners is presented before a judge of the Supreme Court for confirmation. Some reports are confirmed at once, and some are sent back for review and change for various reasons. This all seems simple enough, but don't think that it is, and that the months and months and often years through which an apparently simple little street opening or school site proceeding seems to drag along is time wasted, because as a rule it is not. There are a thousand and one legal points and twists and theories to be argued and discussed and ruled on and objected to, before a final result is obtained.

Now, as to the experts' part in all this. First, and of most importance, he must know his subject. He must be able to appraise the real estate taken in the proceeding in which he is employed. He must be sure of his values, and—here is the meat of the whole thing—he must be able to prove the values that he is sure of. Some of the best and ablest and most experienced appraisers in the city make very poor witnesses because they cannot prove what they absolutely know.

In my opinion the best witnesses are those that confine themselves to one particular section of the city or one character of real estate. The reason for this is quite obvious, for no man, I don't care who he is, can possibly keep posted on all parts of the city and can know the real estate happenings both at Hunts Point and lower Broadway as well as the two men, each of whom make each of those sections his specialty. If a man, in his mind's eye, can see the surroundings of a piece of property in question, not only the very block, but the district a mile in every direction and can call to mind automatically as it were, the character of the buildings and improvements, the recent changes, the contemplated improvements, the most recent sales, leases and mortgages and the true consideration and inside history of these transactions, his testimony carries ten times more weight and conviction than the answer of the witness who can't remember or isn't sure, or who hesitates or makes mistakes of facts.

The simplest and most effective way of proving the value of a conventional regular sized piece of property is by quoting sales of similar pieces in the immediate vicinity or in a similar location. This is not always possible for various reasons. Firstly, there may not have been any recent sales analagous to the plot in question, or, if there be such a sale, it may be at a figure above or below, its, in your opinion, actual value by reason of special considerations. If too low, a forced sale or a foreclosure, or if too high, because the owner of an adjoining plot needed it to complete a large plot for some special improvement. The knowledge that there was some reason for a

*From an address before the West Side Y. M. C. A.

sale at a figure above or below what you consider the market value of the property you are handling comes only to those that know the real estate happenings of their special section. For ordinary appraising the price at which property is held in a certain section or vicinity and actual offers that you know have been made and refused would be and are justly so, good guides to and criterions of value; but they would not be admitted as competent before a commission. Right here I might say that a good working knowledge of the rules of evidence is a very handy and valuable adjunct to the expert. Many a time I have had an opportunity to get in an answer to a question that I knew perfectly well would be ruled out on objections as incompetent, immaterial or irrelevant, and while such answer was ruled out, I got it before the commissioners and, although technically they could not consider it they certainly had it called to their attention and indirectly it might carry some weight.

Lack of sales in some neighborhoods does not necessarily mean that there is no demand for property in that section, but frequently means that there is little or no property there that is in the market for sale. As in sections such as the heart of the financial districts where property is held by rich corporations or firms for their own occupancy for business or by old estates, many of which will not or cannot sell for legal or other reasons; or in the high-class residence districts where most of the dwellings are occupied by their owners who do not care to sell at any figure; or in some neighborhood (especially the outlying ones) that are in a transition stage and where the owners are willing and able to hold until the new order of things becomes an established fact and a new basis of value obtains. In such cases where sales are few or figures such as do not, on the surface, represent the actual values, an expert must fall back on his general knowledge, and, if, in his qualification, he has shown that he is thoroughly familiar with the neighborhood, his general knowledge carries weight, but if he has not so shown familiarity, much of the effect on the commissioner is lost.

Frequently a witness is asked, in cross-examination, if he knows of such-and-such a sale, at, possibly, a wide divergence in price from that which he quoted as his basis of value. Then again, his familiarity with the section stands him in good stead. He must know the whys and wherefores of this sale; if improved, what kind of buildings are erected there. It may be that it is a superior improvement to that on the piece he is testifying about, or, on the other hand, it may be inferior. It may be that while the building is a good one it is not a proper improvement for the land as a dwelling in a business section, or a very fine building in a neighborhood calling for cheap improvements. If vacant property, there may be a host of reasons why the figure is above or below the one he uses as a basis. For example, physical conditions, such as high rock or bad bottom, or vice versa, as compared to the plot in question. Or, perchance, it is a small lot between two substantial buildings, the owner of neither of which cares to buy, and which lot, by itself, is too small for adequate and proper improvement. These things, I repeat, the expert must know.

I have always found that in quoting sales, the little phrase, "I have sold," carries much more conviction and weight with commissioners than the quotation of sales made by others. This, too, bears out my belief in localization, because the man who testifies in neighborhoods where his principal business is done can surely quote more of his own sales in that vicinity than the one who will testify as to values of property all over town. While an absolute knowledge of values should, of course, be the principal qualification of an expert, there are many other matters of a technical nature that he must be thoroughly familiar with. One of the most important and difficult of these matters is the proper method of valuing short lots, those more than 100 feet in depth and those of irregular shape.

Many real estate men differ as to the relative values of short lots or long lots, or irregular plots, or easements, or plottage, or added value for improvements. No fixed rule as to the handling of these different subjects can be made except that one's own experience must develop certain facts that either prove or disprove one's theories on these varied phrases. I strongly advise the working out of theories that can be proven and made to hold water and then sticking to them. The use of the Hofman and the Harmon Neil rules must be understood thoroughly and their use intelligently applied or they will prove boomerangs. These rules, while by no means perfect, are, I think, the only standards recognized at all whereby the values of rearage and frontage may be compared.

These rules sometimes work very well and equitably in certain cases, and are valueless in others; so care must be taken in using and applying them so that what worked well and smoothly in one case may not be brought up against one in another case where it is not applicable.

This holds good for many theories about conditions which may add to or detract from the value of land. For example, a double frontage may add very little to the value of certain classes of private dwellings or cheap tenements, but may be of immense advantage to certain kinds of business buildings or office buildings or high-class apartment houses. To return for a

moment to the Hofman rule, I think that an experience of mine may be interesting:

One of the brightest and ablest assistants in the corporation counsel's office in the Bureau of Street Openings, had always attacked my use of the Hofman rule in relation to certain kinds of land. He had always given me a great deal of trouble in maintaining my position which, though I felt sure of myself, I could not prove by the "I have sold" method. Finally, a transaction came up in my office whereby the owner of certain rear land desired to purchase land between his and the nearest street to give him frontage for his, comparatively, inaccessible property.

The owner of the frontage desired to sell, as his front land was hardly deep enough to use by itself. The two, however, could not agree on a price, so I suggested the application of the Hofman rule. This was agreed to and I effected the sale on that basis. So, the next time that I was under cross-examination by the aforesaid assistant corporation counsel, and applied the Hofmann rule, I was able to use the "I have sold" argument, and it proved a clincher. Since then I have sold several pieces, both frontage and rearage, where the price was based absolutely on this rule.

I have always found it a pretty safe practice to keep clear of glittering generalities and to limit general rules to specific cases. Some theories that at the time the testimony is given seem to be true for all cases may react on you in the future in some widely divergent case where they do not apply at all; and, as a copy of all your testimony is on file in the corporation counsel's office, carefully indexed; and, as the assistants usually have very good memories, some general rule you have established without limiting it to a specific case, may hurt the value of your testimony in another case very materially.

Another thing that, as a general rule, it is well to avoid on the stand, is to value property offhand or on a different theory than the one you have adopted, unless you are very sure of your ground. It is your privilege to take all the time you want for consideration of new facts or features introduced by the cross-examiner, and frequently an offhand answer leads the witness into deep water. Depend on your notes, especially for figures, as much as possible, thus keeping your mind clear and your wits sharpened to parry apparently innocent questions which may get one into trouble. Frequently a question must be answered by a "yes" or a "no," and qualification or explanation of your answer may not be allowed. If possible, get your explanation in first before the "yes" or "no" and even if it is stricken from the record, the effect is there.

There is one other point I would like to bring out here, a point that was given me by my friend, the late Thos. C. Smith, and one which I have always considered very useful. When I first started to testify as an expert he happened to hear of it and called at my office and said "I want to give you some advice.

"Many expert witnesses," he said, "after a few years of this work, either break down physically or go crazy. I don't want to see you follow in their paths, so I am going to give you my panacea," which same I will now transmit to you, and while it may seem a small thing, and apparently trivial, I have found it very useful to me:

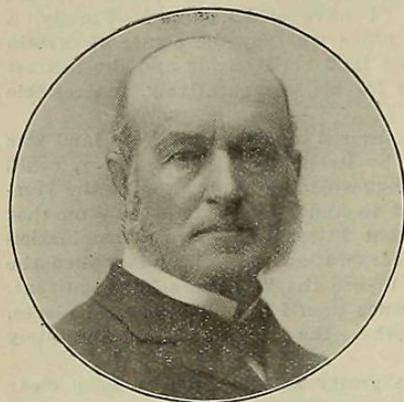
"In preparing your cases, evolve your theories, make up your figures, work out your proof, and your qualifications, and reduce it to writing. Make full notes and then dismiss it from your mind. Just before going on the stand, look over your notes, and, if you think necessary, revise your figures, and use your papers while you are testifying. When you have finished, dismiss the proceedings from your mind again, and, above all things, don't try to carry your figures in your memory. Of course, if you have but one case on at a time the memorizing and thinking about your testimony will not seem irksome or much of a strain; but if you are engaged in testifying in several proceedings during the same period, you will find this method a great saving of fatigue and brain work."

As I said before, the work of an expert appraiser is the highest branch of the real estate business, because the expert is retained absolutely for his opinion, just as a lawyer or a doctor or any other professional man is. It is also, strange as it may seem, the most remunerative. I say strange as it may seem, for it is not always true that the higher branches of all kinds of work are the most profitable financially. Good experts and high class appraisers are always in demand, both by the city and by the attorneys for the property owners, and a man who can give good value can command high prices. Lawyers who make a specialty of this work appreciate the difference between a good and a poor or a mediocre witness, and are always ready to pay well for the best service.

Very few lawyers doing general litigation conduct condemnation proceedings in their own office, but associate themselves with the specialist in this line, and, as the so-called condemnation lawyers number comparatively few, it does not take long for an expert to become well known to the best of these. A conscientious expert, with good ideas, a convincing way of answering questions, and ability to take care of himself, and, incidentally, his client, while on the stand, can always find plenty of employment.

Who's Who in Real Estate—II.

DARIUS OGDEN MILLS is well known on both the Atlantic and Pacific coasts. He has been closely associated with real estate and banking interests in the West as well as in the East. He founded the firm of D. O. Mills & Co. in Sacramento, Cal., which is still one of the leading banking houses in interior California.



Mr. Mills erected and is the owner of the Mills building in Broad st, one of the largest in the city. It was considered a skyscraper in those days, and while there have been many built since which are taller and larger, still the Mills building is one of the most comfortable in the city. Great care was taken that as much light and

air as possible should be had, and much office room was sacrificed to attain this end.

Some years ago Mr. Mills conceived the idea of building and operating hotels designed for men with small means, or those who are looking for employment and trying to live within their means. Mr. Mills in his address at the opening of his first hotel explained the situation as follows: "The Mills Hotel is intended for such self-respecting, self-supporting men, who desire cleanliness, comfort and convenience, but want also to lay up something toward attaining an independence. It should be understood, however, that it is in no sense a charitable concern. It is the intention from the very beginning to conduct the enterprise upon a business basis; and this implies that it shall be self-supporting. No patron of the Mills Hotel shall receive more than he pays for, unless it be my hearty good will and best wishes. I hope to give him," went on Mr. Mills, "a larger equivalent for his money than has been heretofore possible."

Mills Hotel No. 1 is situated at No. 1 Bleecker st. The charges at this place are 10 and 20 cents a night. There are 1,554 bedrooms, besides reading, lounging, smoking rooms, a library with all the latest books. So successful was this enterprise that Mills Hotel No. 2 was built in Rivington st. This building has 600 bedrooms and was an instantaneous success. The result of these two undertakings was the erection of the latest Mills Hotel, known as "No. 3," on the northeast corner of Seventh av and 36th st. The rates at this house are more than in either of the downtown ones, ranging from 30 to 40 cents a night. There are 1,875 rooms in this building, and this makes a total of 4,029 bedrooms in the three hotels. If they are all filled every night in the year, and that has been pretty nearly the case with the two older hotels down town, the annual receipts will be \$208,962.50, not including restaurant receipts. While Mr. Mills has never taken the public into his confidence as to the financial success of his hotels, still it is understood that they yield something over 3% on the investment. At least he considers the undertaking profitable enough to continue building hotels.

Mr. Mills has been connected with a number of charities. He endowed the Mills Professorship of Moral and Intellectual Philosophy in the University of California. He is trustee of the Lick estate and Lick Astronomical Observatory. Among his real estate holdings are the following pieces of property, 158 Bleecker st, 11 Broad st, 12 Rivington st, 13 Varick st, 111 West 52d st, and 481 to 489 7th av.

The Hotel Saranac at Auction.

On Wednesday, November 14, Joseph P. Day is going to put up at auction at the exchange salesroom, the Hotel Saranac, Broadway, just south of 42d st. This hotel was formerly known as the Rossmore, and runs through to 7th av. It is, at the present time, owned by the New Amsterdam Bank, and is voluntarily put up for sale. There have been a number of offers to rent this property but the bank thought that the most satisfactory way to dispose of the question was to sell it, and the one who wanted it most would get it. The building covering the plot is quite an old one, having been built in 1874, but it is located in what is now one of the choicest sections of the city. It is in the heart of the theater district on the west side of Broadway, and is 92.1 on that street, with a frontage of 89 feet on 7th av. All previous records are expected to be broken as to price, and the result of this sale is looked forward to with a great deal of interest by both owners of property in that section and by the real estate brokers.

The Trust Company of America has placed a mortgage of \$4,500,000 on the new Plaza Hotel. This mortgage is second to one of \$5,000,000, made Aug. 15, is due Oct. 1, 1910, and bears interest at the rate of 6%.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

CATHERINE ST.—Joseph Diamond sold to Pietro Traverso 24 Catherine st, northwest cor of Henry st, a 6-sty tenement, with store, 19x100.

CENTRE ST.—Elizabeth V. Swift sold to the M. J. Fitzgerald Co., the present occupant, 58 Centre st, a 6-sty building, 24.6x89x irregular.

UNIVERSITY PL.—Frederick Fox & Co. sold for Henry R. De Milt to a client for investment the 7-sty and basement mercantile building 64 University pl. The building is fully rented.

VANDEWATER ST.—William A. White & Sons sold for Edward S. Gowne, of Baltimore, 40 Vandewater st, a 4-sty tenement, with store, 21.6x35.11. The last transaction of this property was in 1879.

WASHINGTON ST.—Horace S. Ely & Co. sold for Samuel Wolverton as trustee, 289 Washington st, a 4-sty building, 20.3x50, adjoining the northeast cor of Chambers st.

West 25th Street Properties Sold.

25TH ST.—Edgar T. Kingsley sold for Patrick J. Fox and the Daniel F. Quinn estate 336 and 338 West 25th st, two 5-sty double flats, with stores, 50x75, with a 4-sty stable at the rear, 25x75. This is the first sale of this property since 1853.

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

39TH ST.—Judge P. Henry Dugro, as trustee for the estate of Anthony Dugro, sold to Salvatore Di Saldo 303 East 39th st, a 5-sty tenement, 26x65.6. This is the first sale of the property in fifty years.

39TH ST.—Weil & Mayer sold to Henry Harburger and others 348 and 350 West 39th st, two 5-sty flats, 25x98.9.

41ST ST.—Sharlow Bros. bought from the estate of Thomas Walsh 441 West 41st st, a 1-sty building, 25x98.9. Klinker & Stroh were the brokers. The buyers own No. 439, adjoining, and also the abutting property, 442 West 42d st. They will erect on the combined site, which fronts 50 ft. on 41st st, and 25 ft. on 42d st, a 6-sty store and loft building.

57TH ST.—Davis & Robinson sold for the estate of William V. Brokaw the dwelling 29 West 57th st, 23x100. The new owner will remodel the building.

NORTH OF 59TH STREET.

64TH ST.—Pease & Elliman sold for the estate of Louis Schoolherr 33 East 64th st, a 4-sty dwelling, 20x100. The buyer will occupy the house.

111TH ST.—B. Chenken sold for Julius A. Lowenstein to a Mr. Horowitz 230 East 111th st, a 6-sty flat, 30x100.11.

132D ST.—M. Kahn & Co. sold for Mrs. M. S. R. Ford 113 West 132d st, a 3-sty and basement dwelling with 2-sty brk garage in rear, 25x99.11.

Corner Sold on Avenue A.

AV A.—I. L. Levin sold for a client to M. Diamondston and H. Schwartz the e cor of Av A and 76th st, a 5-sty tenement, with store, 26x100.

AV D.—Louis Baraginsky sold 136 and 138 Av D, two 5-sty tenements, 54x80, to Barnett Goldfein, who gives in part payment 225 to 229 South 3d st, Brooklyn.

MADISON AV.—Henry J. Kantrowitz sold for the Liebenenthal Construction Co. to Anthony F. Koelble the new 6-sty apartment house, 50x72.6, on the east side of Madison av, 50 ft. north of 128th st.

Manhattan Avenue Purchase.

MANHATTAN AV.—Simon S. Friedberg bought 374 Manhattan av, adjoining the s e cor of 116th st, a 5-sty apartment house, 36.3x87.

MORNINGSIDE AV.—Leon S. Altmayer sold to a client for S. Morrill Banner the 7-sty fireproof elevator apartment house, 100x100, on the n e cor of Morningside av and 122d st. The house was built by Henry L. Felt about five years ago. This property was purchased for investment in the present market and is an all-cash transaction. There are seven apartments to a floor and 48 families in the building.

8TH AV.—John R. Davidson sold for Silverson & London to James J. Martin the southeast cor of 146th st and 8th av, a 6-sty 4-family flat, with stores, 40x100.

WASHINGTON HEIGHTS.

JUMEL PL.—J. H. Harlam & Co. sold to Jacob Weinstein 125x100 on the west side of Jumel pl, 241.4 ft north of 167th st.

143D ST.—J. C. Hough has sold for the James S. Shea Co. the two 4-sty double flats, 243-245 West 143d st, 50x99.11.

BRONX.

HEWES ST.—G. P. Truslow Co. sold the 3-sty and basement brownstone dwelling No. 166 Hewes st for M. Church.

BALCOM AV, ETC.—William P. Hogan sold for Joseph Diamond to Frank McEachern, 75x100, west side of Balcom av, 200 ft. south of Latting st; to R. W. Devine 50x100 on west side of Ellison av, 225 ft. north of Marrin st, and to P. V. Mitchell 2 lots on east side of Balcom av, 50 and 250 ft. south of Latting st, 25x100 each.

ROSEDALE AV, ETC.—Hertz & Co. sold for S. B. Steinmetz the following: 151 and 152 Rosedale av, two 2-family houses; also cor Parker av and Raymond st, 3-family house, and on Lyon av, near Grace av, one 2-family house; also for John A. Steinmetz to H. B. Steinmetz 5 lots, 125x100, on Vyse av, 150 ft. north of 172d st; also for Jacob Cohen to Frank Studley 2-family house on Olmstead av, 33 ft. south of Ellis av, Unionport, who gave in part payment 2 lots, 50x100, on north side of Garden st, 10 ft. east of Prospect av; also for Mr. A. Bentley to Adolf Berman a 2-family house, west side of Trafalgar pl, 105 ft. south 176th st.

3D AV, ETC.—Hall J. How & Co. sold for W. T. Purdy to a client 2770 3d av, with an "L" at 625 East 146th st, 28x80x75.

LEASES.

Renton-Moore Co. leased for John T. Dooling to E. D. Garvine for a term of years a 3-sty private dwelling, 524 West 140th st.

Charles E. Duross has leased the 3-sty and basement dwelling 139 West 12th st for Leonidas L. Mial to Albert Tanzier for a term of years.

Denzer Bros. have leased for a term of years for William Steiner Sons & Co. to Hays, Levi & Co. two lofts, 30,000 square feet, in the building at 257-63 West 17th st.

E. H. Ludlow & Co. have leased for Daniel B. Freedman to Britt, Loeffler & Weil, wholesale druggists, the 5-sty building 255 Canal st, between Broadway and Lafayette st, for a term of years.

The Bankers Investing Co. has leased for a term of years the 4-sty and basement brownstone dwelling, size 24x98.9, No. 39 West 34th st, formerly occupied by the Arts Club. The tenant will make alterations to the building for business purposes.

Heil & Stern have leased for Andrew J. Kerwin, Jr., in the new building 27 to 35 West 24th st, the tenth loft, containing 10,000 square feet of space, for a long term of years, at an aggregate rental of \$40,000. The lessees are Charles M. Cohen & Co.

Darius Palmer has leased for Elizabeth H. Larkin and the estate of Annie M. Sands to Benjamin B. Myers the 2-sty and store building on the southwest cor of 130th st and Amsterdam av, and known as 1414 Amsterdam av., for a term of five years, from May 1, 1908.

Frederick Fox & Co. have leased from the Richmond Realty & Construction Co. two floors, containing about 15,000 square feet, in the new Richmond Building at the northeast cor of 5th av and 15th st. The lessees are Henry W. Mali & Co., woolen merchants, now at 85 Worth st.

J. H. Harlam & Co. have leased for Messrs. William and Julius Bachrach the 3-sty frame tenement at 507 West 166th st; also for John Katzman the store at the northwest cor of 168th st and Amsterdam av, for a term of years at the total rental of about \$18,000.

The H. H. Fuller Realty Co. has leased for Lord & Taylor to the J. V. Sloane Co. the fourth floor in the building 11 West 36th st, also for the Isaac H. Blanchard Co. to Damsky & Katz the store and basement at 268 and 270 Canal st, southeast cor of Cortlandt alley, and in conjunction with Wm. Cruikshank's Sons a loft in the American Felt Co.'s Building, 114 and 116 East 13th st, to the Andrew McLean Co.

The United States Realty & Improvement Co. has made leases to the following tenants in the Trinity and United States Realty Buildings: Lehigh Car, Wheel & Axle Works, Indian Refining Co., Metropolitan Securities Co., Rosario Smelting Co., M. L. Malevinsky, Fidelity Funding Co., Wm. H. Parsons Paper Co., Middlesex Banking Co., E. B. and C. P. Cowles, Hudson & Manhattan Railroad Co., and Boughton & Haagsma.

Denzer Bros. have leased for a term of years for Richard Sidenberg 10,000 square feet at 111-13 Bleecker st; for the estate of Henry Bruner 10,000 square feet at 120-22 Wooster st; for Philip Braender 5,000 square feet at 7 and 9 East 20th st, and 5,000 square feet at 34-6 East 10th st. Also in conjunction with Douglas Robinson, Chas. S. Brown & Co., 11,000 square feet at 73-5 Wooster st; in conjunction with Daniel Birdsall 11,000 square feet at 21 Walker st, and in conjunction with Wm. C. Walker's Sons the fourth loft at 729-31 Broadway, northwest cor of Waverly pl.

SUBURBAN.

WHITE PLAINS.—The Fox Realty Co. sold a large plot in the Knollwood Golf Club property, White Plains, to Ralph Holden, Earnest Elmo Calkins and S. Keith Evans, each of whom will build an attractive bungalow. The same brokers have also sold to Mrs. L. Tobias two acres, with a dwelling, adjoining the Knollwood Golf Club property.

ST. GEORGE HEIGHTS.—Daniel Hanlon has bought from Wood, Harmon & Co. a plot, 40x100, on Aymar av, between Cypress av and Little Clove road, at St. George Heights, Staten Island. Other recent sales in the same property are: To M. Johnson a plot, 40x100, on Northern Boulevard, between Cypress av and Little Clove road; to F. Fritsche a plot, 40x100, on Cypress av, near Richmond turnpike; to N. Wither, 40x100, on Cypress av, between Richmond turnpike and Aymar av, and to G. Bang a corner plot, 90x111, at the cor of Northern Boulevard and Logan av.

REAL ESTATE NOTES

A canvasser, solicitor and renting man is wanted in a large real estate office. See Wants and Offers.

John H. Schmitt has opened an office at 601 West 178th st, where he will conduct a general real estate business.

Louis Reiss announces that he has moved his real estate office to 375 East 161st st, and is going to keep open every evening until nine o'clock.

Geo. F. Mahnken, of 3610 Broadway, believes that the real estate business will be good in a short time. His renting season has been very good this fall.

Comptroller Metz says that an increase of two cents per day, per man, in the employ of the city, means an increase of the city budget of \$70,000 in round numbers.

Mr. Henry F. Gardner, of Gardner & Cleveland, report that business was a little better last week than for some time, and he looks for a bettering of conditions generally.

Mr. F. J. Wood, of Tremont av, has been kept busy by people looking around for cheap real estate, which they hope to buy after they can draw their money from the banks.

Gibbs & Kirby, of 2705 Broadway, say that the past business season was very satisfactory with them and that they expect real estate transactions will pick up when the banking situation clarifies.

The firm of Schnelle & Altstadt, real estate brokers, has been dissolved. The business is going to be carried on at the old address, 1326 Lexington av, by Charles H. Schnelle, who will assume all the indebtedness of the old firm,

H. Feinberg & Co., of 3415 Broadway, have opened a branch office at 2182 Amsterdam av, corner of 168th st. This is one of the very few West Side real estate firms that find present business good enough to permit branching out.

A bargain and sale deed given by the late William C. Whitney to Harry Payne Whitney covering the property on 5th av, southwest corner of 57th st, size 73.5x125, executed on Feb. 24, 1897, has just been recorded. The consideration was nominal.

The Russell Sage Institute of Pathology, incorporated on Friday of last week, has decided not to buy a site on Manhattan Island, but will build a large building on Blackwell's Island. It will be devoted to research in medicine and the maintenance of laboratories for that purpose.

Mr. Thomas F. McLaughlin, of 2687 Broadway, says that he is working hard trying to satisfy prospective real estate purchasers. "After the scare is over," said Mr. McLaughlin, "real estate should be greatly benefited, for, after all, real estate is the safest and surest investment on earth."

Owners of Jerome av and adjacent properties are hoping that the city will soon declare its intention to provide rapid transit facilities for that section. "Just now property in the upper Jerome av section is quiet," said an operator yesterday, "but we all know what will happen when the proposed new subway is started."

The officers of the recently incorporated Thor Realty Company are: H. B. Christensen, president; H. B. Christensen, Jr., vice-president; Otto Metz, treasurer, and J. S. Rose, secretary. The company has leased offices for a long term of years at the northwest corner of 86th st and Lexington av, where they will carry on a general real estate and brokerage business.

Geo. F. Brown, of Duff & Brown, 1715 Amsterdam av, is said to be the champion golfer among real estate brokers. Mr. Brown can't always pull off a big realty deal, but when it comes to a silver trophy he is there with the right stick. Two weeks ago he won the president's cup of his golf club, a handsome Tiffany piece valued at \$250, which makes the nineteenth silver cup in his possession.

Mr. Joseph T. Mulligan, for some years associated with Moore Bros., real estate and insurance brokers, of 57 West 35th st, has severed his connection with that firm and opened offices at 135 Broadway, Suite 1105. Mr. Mulligan is a young and active broker, thoroughly familiar with values in all sections of the city, and any business entrusted to his care will receive immediate attention. Mr. Mulligan was recently elected a member of the Real Estate Board of Brokers.

A large proportion of the families that have been living, up to recently, in the section of the new Manhattan Bridge terminal have moved into the Bronx. As there are between one thousand and twelve hundred families who are going to move shortly, it will make a considerable difference to the owners of Bronx property. Houses that have suffered for want of tenants are filling up. Conditions that arose from causes such as this one will do more to relieve the over-built portions of the city than almost any other one thing. While in a manner it may change the character of the sections referred to, still when this class of tenants once move into a locality they rarely move out.

Word has just been received that the International Jury in the section of Social Economy at the International Book, Paper and Publicity Exposition, which closed in Paris last month, made an award of the Grand Prix to the American Museum of Safety Devices and Industrial Hygiene. A Diploma of Honor, the second highest award, was made to Charles Kirchoff and T. C. Martin, respectively chairman and vice-chairman of the Museum's Advisory Council, also to Dr. L. L. Seaman and Rudolph Lenz for their active interest in promoting the work of the Museum. The Museum is now occupying the whole fifth floor at 231-241 West 39th st, New York City, and all inquiries for space, exhibits and other information should be sent to Dr. W. H. Tolman, Director of the Museum.

Quotations: Real Estate, Building and Allied Financial Corporations.

(Corrected by Herrick, Hicks & Colby, 7 Wall st.)

	Int. rate. %	Int. period.	Bid.	Asked.
Alliance Realty Co.....	8	Q-J	95	105
Bond Mortgage Guarantee Co.....	12	Q-F	275	300
Century Realty Co.....	10	A & O	..	185
City Investing Co.....	6	M & N	80	90
Hudson Realty.....	8	Q-J	100	110
Lawyers Title Ins. & Trust Co.....	12	Q-F	175	200
Lawyers Mortgage Co.....	10	Q-J	160	180
Mortgage Bond Co.....	4	Q-J	80	90
N. Y. Mortgage & Security Co.....	10	Q-J	170	185
Realty Associates.....	8	A & O	100	110
Title Guarantee & Trust Co.....	16	Q-J	340	360
Title Ins. Co. of N. Y.....	7	A & O	130	150
Thompson-Starrett Co., common.....	8	J & J	..	80
Thompson-Starrett Co., preferred.....	8	M & N	..	100
U. S. Mortgage & Trust Co.....	24	J & J	400	425
U. S. Title Guaranty & Indemnity Co.....	6	Q-J	70	85
Westchester & Bronx Title & Mortgage Guarantee Co.....	5	J & J	..	150

PROPERTY OWNERS' SECTION.

Road Treatment.

AUTOISTS' RAVAGES AROUND NEW YORK—FRENCH EXPERIMENTS IN LAYING DUST.

FORMERLY it was said that automobile travel would not injure roads, but rather make them more compact and smooth. A different opinion is now being formed by highway commissioners along State roads and city boulevards, and measures may have to be adopted that will either tax automobiles more heavily, to help keep up the roads, or to further reduce the legal limit of speed. State roads are maintained by the State and counties in partnership and local highways by the abutting owners. Few country people own automobiles, and they cannot be blamed for having their own thoughts upon the gasoline vehicles from the city which not only wear out their good roads, but also raise a discourteous cloud of dust when flying furiously past.

The broad rubber tires of the touring cars not only pick up the screenings and dust forming the top dressing of the macadam roads and scatter it all over the adjoining fields, but finally, after loosening the cubes of broken stone, throw them up in the air and to one side of the road.

The effects of this are soon seen in the series of gullies, ruts and holes formed on all the traveled highways where extra measures have not been taken for their protection.

At the last meeting of the West End (Manhattan) Taxpayers' Association resolutions were adopted requesting the Board of Aldermen to license (tax) automobiles to help keep up the roads which they use. The maximum tax proposed is \$5.

Tar-oil and screenings have been applied on 40 miles of the main thoroughfares in Queens Borough for a width of 15 ft. The material spreads somewhat until it covers the entire width of the 18-foot width macadam roadbed and makes a practically dustless road. The two coats put on last summer have lasted practically all through the season. But another is needed now, judging from the looks of the roads.

It would require a sprinkling with water four times per day to produce as good an effect. It is said that the use of coal tar and screenings is much more expensive and would not last enough longer to pay the difference. A stretch of this was applied on Thomson avenue, Long Island City, and Hillside avenue, Jamaica, by State Engineer Skene while he was in charge of Queens County roads. This coating lasted one year and cost about \$350 per mile.

The main objection to the use of the crude oil is that when first put on it is tracked in houses and stores and smears the flagged sidewalks. Women's dresses and skirts are ruined often by it and men's clothing also. Carriages require careful washing every day when run over oiled roads.

A report has just been presented to the minister of public works in France, reviewing the advantages and disadvantages of four methods, considered as more or less effective in laying dust—a coating of crude tar mixture, heated petroleum, a solution of water and salts, and construction of a beton and tar surface.

To the mixture of crude tar, tar oil in the proportion of 10 per cent. is added to render it more fluid, and before sprinkling it on the road certain conditions are necessary—the road should be more or less cylindrical in shape, recently macadamized, dry, and swept of all dust. The tarring should be done in dry and warm weather, while no circulation of vehicles should be allowed until the coating is sufficiently dry.

The durability of the coating varies as to the time of the operation, whether in summer, autumn or winter. If done in the last two seasons, the tarring seldom resists until the following spring. Very frequently it disappears at the end of two or three months leaving in its place an abundant supply of disagreeable mud. As long as the coating of tar endures, the road bed is guaranteed against wear and tear, but once it gets diluted the road becomes deteriorated all the more rapidly, as the mud retains the water with greater facility. Although the quantity of the tar mixture employed varies with the absorbent nature of the road, a proportion of two pounds to the square yard is considered sufficient. Frost does not seem to have any evil effects on tarring, but great heat may soften it and render it slippery. The cost of tarring is estimated at 3 cents per square yard.

PETROLEUM, SALINE AND BETON MIXTURES.

The second method, or that of petroleum heated to boiling point, is used in the north of France and around Paris. The variety of oil employed is that known under the name of "mazout." The oil is placed in reservoirs similar to ordinary watering carts and sprinkled over the roads, previously swept. It is allowed to cool, after which the dust is swept back over it again; the dust is effectively laid and will not adhere to the

car wheels. Unfortunately, autumn rains rapidly destroy this coating. In dry climates, however, the above two methods are very effective against dust.

The saline mixture consists in either plain sea water or a solution of certain salts (chloride of calcium or chloride of magnesium), which from their hygrometric properties maintain on the road the humidity of the atmosphere, thus prolonging the effect of ordinary watering. Information, however, is wanting as to the results of the experiments.

Westrumite is tar rendered soluble in water by the addition of ammonia and other cheap products. It is particularly useful in preparing a race track, as its effects are limited as to duration.

The fourth and last method is costly and has not yet been put into operation to any extent in France. It consists in constructing the road with beton or concrete, into which tar is incorporated. Further experiments are about to be made by the Government, not only for the purpose of adopting the best dust-laying substance, but also for determining the effect of the operation itself on the roads.

Public Works.

PARK ROW, TRYON ROW, CENTRE ST.—The Sinking Fund Commissioners will offer for sale on Dec. 2 all the remaining buildings on the triangular block bounded by Park row, Tryon row and Centre st, acquired for bridge purposes, which were not sold at previous sales.

EAST 141ST ST.—The Sinking Fund Commissioners will offer for sale on Nov. 22 the frame stable at the southwest corner of 141st st and Brook av.

LIBERTY ST.—Concerning the application of the Mutual Life Insurance Co., requesting the Board of Estimate to revoke the resolution approved by the Mayor April 20, 1903, granting permission to that company to construct, maintain and use a tunnel under and across Liberty st, between Nassau and William sts, connecting Nos. 33 and 35 Liberty st and Nos. 41 to 49 Liberty st with 46 Liberty st, the Comptroller is authorized and requested to refund to the Mutual Life Insurance Co. of New York such proportion of the amount of compensation paid for the current year as will reimburse the company for the unexpired portion of the year, to wit, from November 1, 1907, to November 18, 1907, and cancel the bond deposited by said company in his office for the faithful performance of the terms and conditions of the consent.

EAST 113TH ST.—The Sinking Fund Commissioners will offer for sale on Nov. 21 the buildings and parts of buildings on the north side of East 113th st, known as Nos. 305 to 325, inclusive.

WEST 145TH ST, EDGECOMBE AV.—The Sinking Fund Commissioners will offer for sale on Nov. 21 the buildings and parts of buildings known as Nos. 335, 337, 339, 341 and 343 West 145th st, and No. 245 Edgecombe av.

N. Y. & PORTCHESTER RAILROAD.—Notice is given that the public hearing on the proposed form of contract consenting to certain modifications and alterations in the line of the route of the N. Y. & Portchester Railroad Company as laid down in the contract dated May 31, 1906, granting a franchise to that corporation, has been postponed to Dec. 13.

DUANE ST, CENTRE ST, CHAMBERS ST.—The Sinking Fund Commissioners will offer for sale on Dec. 2 all the remaining buildings in Duane st and Chambers st, between Park row and Centre st, which were not sold at previous sales.

EAST 113TH ST.—The Sinking Fund Commissioners will offer for sale on Nov. 21, the buildings and parts of buildings on the north side of East 113th st, known as Nos. 305 to 325, inclusive.

ELSMERE PL.—Paving with asphalt block, between Marmion av and Southern Boulevard, and setting curb where necessary. Petition will be presented to Local Board Nov. 14.

WEST 180TH ST.—Change of line, between Osborne pl and Aqueduct av, by moving the lines of that st 30 ft southerly from their present location. Petition will be presented to Local Board Nov. 14.

NELSON AV.—Regulating, flagging, etc., between Featherbed lane and Macomb's road, and West 175th st, between Nelson av and Macomb's road. Petition will be presented to Local Board Nov. 14.

EAST 169TH ST.—Paving with iron slag pavement, from Clay av to Morris av, and readjusting curb where necessary. Petition will be presented to Local Board Nov. 14.

CLAY AV.—Paving with wood block, between Webster av and 176th st. Petition will be presented to Local Board Nov. 14.

VAN COURTLANDT PARK SOUTH.—Widening, from Albany road to Mosholu parkway, to a width of 80 ft, and laying out public place at junction of Albany road and Van Courtlandt av, and changing grades where necessary. Petition will be presented to Local Board Nov. 14.

VAN COURTLANDT AV.—Acquiring title, from Sedgwick av to Van Courtlandt Park South. Petition will be presented to Local Board Nov. 14.

SEAMAN AV.—The proposed changes in laying out an extension of Seaman av, from the northerly line of Academy to Dyckman sts; a new street from Broadway to the proposed extension of Seaman av to Prescott st, Borough of Manhattan, was approved on Nov. 8 by the Board of Estimate.

WEST 156TH ST.—Laying out and extending between 8th av and marginal street adjoining Harlem River, Borough of Manhattan. Approved by Board of Estimate Nov. 8.

WESTCHESTER AV.—Change the grade between St. Peter's av and Lane av, and of Overing st, between Westchester av and Treatman av, Borough of Bronx. Approved by the Board of Estimate Nov. 8. The differences between the proposed grading improvement and the map adopted in 1904 are slight.

MOTT AV.—Change of grade between East 138th st and a point 100 ft. northerly therefrom, Borough of the Bronx. Approved by Board of Estimate Nov. 8. The Commissioner of Bridges stated that it is intended to improve Mott av to the grade decided upon for the Madison av bridge.

HILLSIDE AV.—Opening and extending from Nagle av, near Broadway, to Nagle av, near Dyckman st, Borough of Manhattan. Approved by the Board of Estimate Nov. 8. There are only two buildings upon the abutting property and it was resolved to assess the entire cost upon the property benefited.

KINSELLA ST.—The Board of Estimate on Nov. 8 acted favorably on the proposed opening and extending Kinsella st, between Mathews (Rose) av and Bear Swamp road, and Van Nest (Columbus) av, between West Farms road and Bear Swamp road, Borough of the Bronx. It is expected that a slight relief in assessment will be made in the case of Van Nest av owners, but the amount will not be fixed until after the dedication area has been determined.

RIVERSIDE DRIVE.—The matter of improving Riverside Drive, as recently widened, between West 139th st and West 142d st, Manhattan, was referred on Nov. 8 by the Board of Estimate to a select committee for report. The president of the borough requested advice as to whether the improvement will be paid for by the city at large, or assessed upon the property benefited. It was suggested that about one-half of the total be assessed, while the remaining portion of the work be included in the Riverside Drive improvement.

CENTRE ST.—A hearing will be held on Dec. 6 before the Board of Estimate relative to the proposed changing in grade of Centre st, between Chambers and Canal sts, with corresponding changes in the grade of intersecting streets, Borough of Manhattan. The maximum change consists of a raise in the grade of Centre st of about 5 ft. at a point located midway between Duane and Pearl sts. This is made necessary so as to permit the locating of a subway station for the connection with the Brooklyn Bridge.

Condemnation Proceedings.

WHITE PLAINS ROAD.—Acquiring title, from northern boundary of the City to Morris Park av. Commissioners Chas. Donohue, Samuel McMillan and Edwin W. Fiske will present final, last partial and separate report to the Supreme Court, First Department, Special Term, Part III. Nov. 12.

WHITE PLAINS ROAD.—Acquiring title from northern boundary of the City to Morris Park av. Commissioners Chas. Donohue, Samuel McMillan and Edwin W. Fiske will present final supplemental report to Supreme Court Nov. 12.

WESTERLY TERMINAL, N. Y. & BROOKLYN BRIDGE.—Acquiring title for an extension. Under date of Oct. 3, Edward G. Whitaker was appointed a Commissioner of Estimate and Appraisal in this proceeding in place of Henry W. Bookstaver.

WEST FARMS ROAD.—Acquiring title from Bronx River to Westchester Creek. Commissioners Peter A. Schell, W. H. Birchall and Geo. P. Baisley will present bill of costs and expenses to the Supreme Court, First Department, Part I, Nov. 19.

EAST 177TH ST.—Acquiring title from Boston road to the Bronx River. Commissioners Frederick L. Hahn and Martin J. Moore will present final report for confirmation to the Supreme Court, First Department, Part III, Nov. 14.

FILLMORE ST.—The Board of Estimate on Friday, after a public hearing, authorized opening proceedings in the matter of Fillmore st, between Morris Park av and Van Nest av (Columbus av), and Garfield st, between West Farms road and Morris Park av, Borough of Bronx. A resolution was also adopted authorizing proceedings before Public Service Commission.

Assessments.

MORRIS AV.—Regulating, grading, etc., from St. James Park to Jerome av, at Park View terrace. Board of Assessors will hear objections at 320 Broadway, Manhattan, on or before Dec. 10.

WEST 139TH ST.—Sewer in West 139th st, between Riverside Drive and Broadway. Board of Assessors will hear objections at 320 Broadway, Manhattan, on or before Dec. 10.

EAST 205TH ST.—Regulating, grading, etc., from Mosholu Parkway to Jerome av. Board of Assessors will hear objections at 320 Broadway, Manhattan, on or before Dec. 10.

Why New York City Real Estate Pays—III.

JUST as the immigrant who works for low wages pays well for the convenience of living within walking distance of the great dry goods manufacturing district, so the banker, broker, or any business man anxious to engage in business pays in proportion for the advantages offered in the district in which he desires to locate. The distinction made between the capitalist and the immigrant, when a footing is desired on Manhattan Island, is one of proportion only.

Competition for the land in New York City becomes keener every year, and those who have already acquired or fallen heir to real estate in the busy districts must take enjoyment in watching scores, yes, perhaps hundreds, working like bees in a hive cultivating to the highest extent the land he owns. He must also be happy in the thought that he has first call on the wealth produced. He can take care of the future increase by providing for a sliding increase in rents.

The more progressive the city the more valuable his land becomes, and the greater will be his income. All modern business methods introduced, all labor-saving machines put in use, all economies practiced help to add value to his land. Public as well as private improvements also contribute. Everybody works to the same end—increasing the value in land. In a centre like New York, where the community machinery is going at full speed all the time, values take leaps. The peculiar environments of this city reduce to a minimum the possibility of a loss in a real estate investment, if the bounds of reason are not overstepped.

What industry can be compared with a real estate investment here? If an industry grows powerful and threatens to become a monopoly, tremendous forces are set in motion to crush it.

The Evening World not long ago published an editorial encouraging investing in New York City real estate. Mention was made of a man who had become very wealthy by adopting the rule to acquire land here, not to improve it himself, but to hold it for the revenue there was in it. The article concluded by stating it is good everybody does not do the same thing. And so it is.

F. W. B.

Taxpayers Denounce Plan to Block Improvements.

At a recent meeting under the auspices of the North Van Nest Taxpayers' Association, held at Morris Park and White Plains avs, those in attendance protested against the alleged hindering attitude of the representatives of the Astor estate, who have opposed the petitions before the Board of Chester for the opening of several highways in Van Nest which it is proposed to run through the property of that estate, north of the old Morris Park race track, to the Bronx and Pelham Parkway. The property in question is still assessed as farm land, while in the immediate neighborhood are hundreds of single parcels assessed as city lots. Many of those prominently identified with realty dealings in that section of the Bronx addressed the gathering, including Peter A. Shiel, William Henderson, Jr., Nicholas J. O'Connell and others. The following resolutions were drawn up and adopted:

"Whereas, The people of this section have petitioned the Local Board of Public Improvements for the opening of certain streets, to wit: Cruger, Holland, Wallace and Barnes avs, from the New York, New Haven & Hartford Railroad north to Bronx and Pelham Parkway; and

"Whereas, At a recent hearing before the board, these proposed openings, although shown to be an actual necessity for the improvement and progress of this section, were opposed by the Astor estate, the owner of a tract of unimproved land in the immediate vicinity; and

"Whereas, We are informed and believe that this tract is assessed as farm land, while the property of the petitioners adjoining it is all assessed as city lots, thus producing a most unequal distribution of liability for taxation, which is not alone an injustice to the people, but which acts as a detriment and a drawback to the progress of the entire section.

"We submit that the opposition of the Astors to these petitions is only the pursuance of a general obstructive policy which they have heretofore adopted in other sections, whereby their property became improved at the expense of other surrounding small property owners; be it therefore

"Resolved, That we, citizens and taxpayers of Van Nest, in mass meeting assembled, protest against this opposition which attempts to restrain the carrying out of necessary improvements in our streets, and we respectfully ask the members of the Board of Chester to make a personal investigation of this section, to the end that its needs, as well as the desire of the majority of its property owners, may be conserved."

New Publication on the Torrens.

There has just been published by the Lawyers' Co-operative Publishing Company "the Torrens System of Realty Titles," by William F. Beers, Jr. This work should be of great interest to the real estate world, coming before the public as it does at a time when so much is being said on this subject.

After a general introduction explaining the objects and expediency of the system the book is divided into four parts, namely: "Administration in General," "Initial Registration," "Transfers and Assurances." Each one of these parts is subdivided and headed so that by referring to the index any part of the subject may be readily found. Undoubtedly this book will explain many phases of the question and enlighten a number of people who have not up to the present time given the subject much thought.

Renting Conditions on Columbus Avenue.

THERE are a number of stores to rent on Columbus av, between 72d and 86th sts, and there are several reasons for this state of affairs. The property owners have always tried to keep their property as nice as possible and have had a number of restrictions placed on it with the view of bettering the conditions of the neighborhood. For example, there are no

house dweller, as against the private house owner. The former does not buy the quantity but are more numerous, while the latter buys more and is willing to pay higher prices for the goods delivered. On Columbus av, between the streets named, a 15-ft. store rents for about \$1,500, or a hundred a front foot, while on Broadway the rents are a shade lower.

This price does not, of course, include corner stores. The rentals on this class of store, of course, vary with the location.



59th Street and 5th Avenue,

THE PLAZA—TEA ROOM.

H. J. Hardenbergh, Architect.

saloons between 73d and 79th sts. This is remarkable for a business street, but the reason is that the necessary consents were not forthcoming, and so a license could not be obtained. During the past two years the Broadway section has been built up and many of the houses had stores put in on the grade floor.

To get tenants for these new stores the rents were put at a slightly lower figure than those asked on Columbus av. But to make matters worse the owners of property on this last named avenue raised the rents on expiring leases, and the storekeepers quickly took advantage of the Broadway opportunity.

For example, a certain store not very far from 75th st commanded an annual rental of \$2,500. At this price the place was always occupied. Early this fall the owner informed the tenant that on the expiration of his lease, which was October 1, his rent would be \$3,600 a year. A removal was the result, and, unfortunately, the place has not been rented since.

The upper part of Columbus av has always been considered from a storekeepers' standpoint a little better than farther down. It is a different class of trade, one being the apartment

Many brokers along Columbus av say that if the rents are placed at the same figure that was asked during the year just past all these vacancies can be readily filled.

Fourth Avenue (Brooklyn) Subway Not to Be Blocked.

Property owners along the route of the 4th av. subway have been considerably disturbed over the talk of holding off preparations to advertise for bids for that improvement on account of the condition of the city's finances, but there no longer seems to be any need for concern in that respect, for the controller, in an interview during the week, made it clear that he has no intention of blocking the project. "A great many people," said Mr. Metz, "seem to have misgivings that, on account of the present financial stringency, the construction of the 4th av subway will be delayed indefinitely. There is absolutely no foundation for their fear. It is true that the \$23,000,000 which it is estimated the subway will cost, has not been appropriated, but that should not be any reason for alarm.

"As so... public service commission advertises and lets



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No. 2785 BROADWAY.

STORE:

suitable location for **BANK** or other high class business.

Junction Broadway, West End Avenue, 107th St.

SCHUYLER SQUARE

INQUIRE OF

N. L. & L. OTTINGER, Room 602, 31 Nassau St.

CASH CUSTOMER wants building or plot 100x100, suitable for heavy storage. JACOB A. KING, 51 W. 125th St., or 696 Broadway.

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 596 Broadway, N. Y., or West End, N. J.

PART of 125th St. store to let; first-class location. JACOB A. KING, 51 W 125th St., N. Y.

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.

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

PRIVATE PARTY has money to loan on real estate; no brokers. BOX 195, c/o Record and Guide.

WANTED.—Male; an electrician's helper at Bellevue Hospital. Salary, \$40.00 per month, and maintenance. Apply to the Assistant Superintendent, Bellevue Hospital, 26th Street and First Avenue. (38955)

YOUNG MAN (25), little knowledge of draughting, good education and appearance, desires position in architect's office; salary no object. BOX 94, Record and Guide.

WANTED—To buy set of maps and book with last owners' names. Address "ORCHARD," Box 96, Record and Guide.

BUILDING SUPERINTENDENT, 8 years' practical and theoretical experience, desires position; thorough knowledge every detail building construction, reinforced concrete, etc. City or town. BOX 12, Record and Guide.

BOOKKEEPER and Stenographer, 5 years' experience large construction company, desires position. Excellent reference. BOX 13, Record and Guide.

The RECORD and GUIDE reaches practically all real estate men. If you have anything to offer, why not put it in the most conspicuous place?

the contract the money will be forthcoming. Of course, the board of estimate will not appropriate the whole \$23,000,000 at one time. Enough will be allowed to start the work, and the rest will be available as the work progresses.

"All this talk that the subway is to be held up is nothing but pure nonsense. I will refuse to register only such contracts as are for unnecessary improvements. Nobody appreciates the necessity or is more in favor of the 4th av subway than I am, and when the time comes I will be prepared to register the contracts. There will be no delay."

Railroad Companies' New Offices.

It is rather unusual to see a "For Sale" sign on a large office building in the heart of the financial district, yet on the southeast corner of Exchange pl and William st such a sign is placed in a prominent position.

The transfer of a piece of property of this size involves a considerable amount of money; in fact, the asking price for this particular building is \$1,000,000. One would hardly suppose that an individual or a group of men would walk the streets looking for a means of investing their money. There are few large buildings for sale, that possession can be given to the tenant, and probably for this reason, the adoption of this idea among others to bring it to the notice of the prospective purchaser was adopted.

This building was for a time draped in black, in honor of the Erie Railroad, but they have moved into their new offices at 90 West st, where they have better accommodations for their particular line of business.

This building, at the present time, is draped in black, in honor of the memory of Mr. Samuel Sloan, who was president of the road for some years and at the time of his death was a member of the Board of Directors and a very large stockholder in the road.

The large roads of the country are trying to colonize in one part of the city and have decided to move their executive offices into the new skyscrapers in the financial district. There has been keen competition among the agents of the new large

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN
TITLE DEPARTMENT, 37 LIBERTY ST. }

Title Department and Trust and Banking Department,
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1165-1167 Broadway 604-606 Broadway

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WANTED.—Canvasser, solicitor and rent man in large real estate office. State experience, salary, age, etc. Applicants treated confidentially. Box 98, Record and Guide.

office buildings to get reliable tenants. Inducements are offered in various ways, but the usual form that has been taken is the decoration of offices.

In some instances a whole year's rent has been expended in the fitting out of the suite, and much money is expended in the board rooms and executive offices. When one considers the requirements of one of the large railroads as to office space, it can be understood how it pays to expend this amount of money.

The Rock Island Company, with its subsidiaries, the San Francisco and Eastern Illinois, have recently leased a large space in the United States Realty Company Building, and a large amount of money has been spent in interior decorations.

The Illinois Central Railroad is another tenant in this same building, having moved, about two months ago, from offices in the Bowling Green Building. The offices of the Chicago, Milwaukee and St. Paul have moved to their new home at 42 Broadway from their former quarters which were located at 30 Broad st.

The Erie, which occupies a number of floors in the Bowling Green Building, has taken a lease of six floors in the new Hudson and Manhattan Building in Cortlandt st. This building will not be completed for some time to come, but arrangements have been made to lay out the offices to suit the convenience of the new tenant.

This wholesale moving of railroads from the older buildings is causing the agents considerable worry, for it is hard to replace them with new tenants. Those buildings having high ceilings, good light and air space will naturally fill up first, while those which give the minimum allowed by law will naturally suffer, for a time at least.

—Two fine apartments, eight rooms, all improvements, are for rent in fashionable locality of Brooklyn. Healthful conditions. Also two stores, one situated on a busy corner, the other in the centre of a block; former with butcher fixtures installed, latter suitable for stationery business. Terms, very favorable. For particulars apply Robt. Butchart, 582 Evergreen av.

Commuting New Yorkers.

WERE the question asked the average New Yorker, "How many commuters does a certain railroad carry?" the answer would in all probability be very much in excess of the real number. The reason for this is that they are accustomed to see the rush for the depot in the evening, but overlook the fact that the rush is of comparatively short duration.

Some general information has been gathered on this subject, and while in some cases the figures are only approximate, still they are near enough to give the reader a fair idea of what the railroads are called upon to do. It must be remembered that the travel is all one way during the rush hours—incoming in the morning and out-going in the evening, which of course adds to the troubles of the train dispatchers, and sometimes causes inconvenience to those using their service.

Only such points have been included as the railroads recognize as regular commuting points. Next comes those stations which are outside the inner circle, but which are near enough to New York to have special rates for the occasional commuter—the one who comes into town two or three times a week. This

brokers send their list of houses for sale or to let to the office of the company, and the agent in charge of the office will show the prospective commuter what can be rented for the summer or purchased along the line, and at what price. Then the client is turned over to the real estate broker who makes the commission. The railroad gets nothing out of it, except the sale of tickets. The company has printed a blank which it sends to the brokers to have them fill out and then it has another one that the client gets. On this latter blank such information as how many minutes' walk from the station, number of rooms, what improvements, general condition, size of grounds, shade or fruit trees, lawn or garden, monthly rental, is found, and those who have tried this system say that it works out beautifully. In other words, you at least know what there is to rent before you leave the city. You can tell whether there is a house in a certain town within your means or not.

The Erie sells on an average the year around of 23,000 commutation tickets monthly. The total number of tickets sold by this road for the fiscal year ending June 30, 1907, was 23,516,696 on the local branches, while through tickets for the same period amounted to 683,027. Pavonia ferry carried 19,718,466 passen-



THE NEW ARC DU CINQUANTENAIRE, BRUSSELS, BELGIUM.

Charles Girault, Architect.

class of traveller usually uses the 10 or 50-trip ticket or a mileage book. The only class considered for the present are those who travel every business day.

The New York Central, Harlem and West Shore carry those who go to the north, New York and New Haven and Long Island those travelling eastward, Jersey Central and Pennsylvania go to the south, while the Erie and Delaware, Lackawanna & Western take care of those who live towards the west.

The extreme point of commutation on the New York Central is Poughkeepsie, 73 miles from Grand Central station, while on the West Shore, Cornwall is on the edge of the circle. The New York and New Haven carry the commuters as far as New Haven, about 75 miles; Brewster, 54 miles, on the Putnam division, and Pawling, 64 miles, on the main line of the Harlem. Middletown, 68 miles, on the Erie, Point Pleasant, 64 miles, and Trenton, 60 miles on the Pennsylvania, are about the farthest distant of the regular commutation stations of these roads.

The New York Central, Harlem River, Putnam Division, West Shore and New York and New Haven carry in winter about 30,000 commuting passengers, while during the summer months, the combined number of this class of ticket sold by these roads amounts to about 50,000.

The Erie makes a specialty of this class of business, and has established a suburban Home Information Bureau on Broadway, cor 27th st, under the charge of E. H. Barto. Information can be procured there concerning all the towns along the line, and also a renting list and a list of property for sale by the various brokers who have offices in the outlying districts. The

figures, about 5 per cent. of them not using the trains. The figures given out by the Pennsylvania were 8,000 commutation tickets. This road does not make any special bid for local traffic, and devotes a great deal of time catering to through service. They do not neglect the commuters, but still they direct their main efforts on the through business.

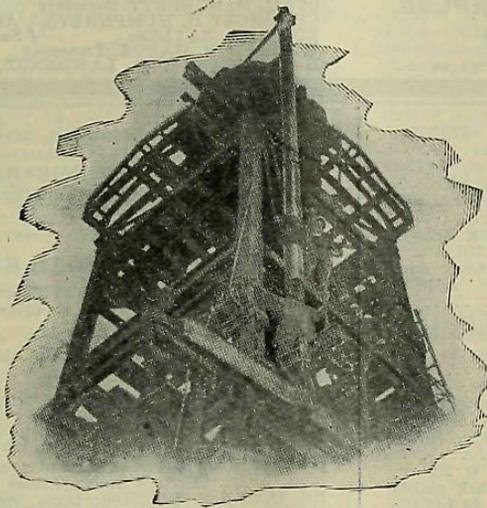
The Delaware, Lackawanna and Western does a very large local business and carried during the past year about 20,000 commuters. The Long Island is in a peculiar position, and it is hard to compare it with the other roads, as it does a very large race track and seaside resort business, which lasts only a few months. During the summer months the average is about 35,000 a month and in the winter it falls off to a very small percentage of the summer business. Many of these are not strictly commuters, as special inducements are made for the sea shore resorts, and there is competition with the local rapid transit roads, and so while commutation tickets are not sold, still the passenger can travel at commutation rates.

Every once in a while a newspaper will contain a "serious complaint" of some one whose train was a few minutes late in the morning. When the existing conditions are considered, how nearly all the railroads are either repairing or rebuilding their terminals, it is marvelous that the train service is so good. This is a construction period and when great improvements that are under way at the present time are completed, transit facilities will be greatly improved, and the railroads hope that that will be the time when there will be no more "serious complaints."

The Flagpole Surmounting the Tallest Office Building in the World.

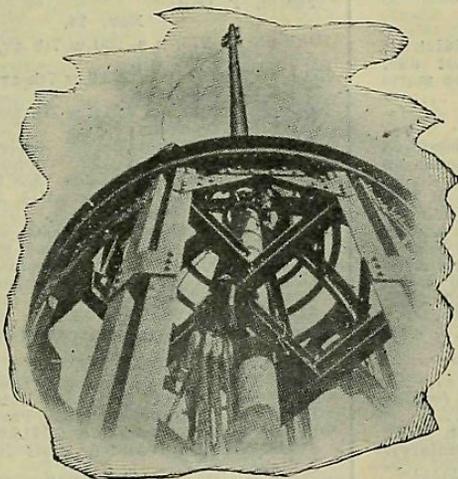
The crowning feature of the Singer Building, viz., the placing of the 90-ft. steel flagpole which surmounts the dome, gave not a little trouble to the contractors before its base was safely in position at the 43d story.

Composed of hollow steel tubing, the pole is imbedded for 30 feet of its length in a specially constructed steel pocket extending from the 43d floor to the top of the tower. The portion extending beyond the tower is 60 ft., or two-thirds of its total length.



At the 43d story is a 10-ft. length of steel tubing, its dimensions 9 $\frac{3}{4}$ ins. inside by 10 $\frac{3}{4}$ ins. outside. This is fitted at the wrought bottom into a rod steel shoe 18 ins. square. This portion of the pole projects through the 44th floor, and is screw-joined into a 20-ft. length of smaller piping, thus bringing the socket of the pole 3 ins. outside of the outlet ring which forms the highest part of the dome structure or lantern surmounting the main structure. At this point the slip-joint occurs, telescoping 9 $\frac{3}{4}$ ins. outside by 8 $\frac{3}{4}$ ins. inside into the 10-in. socket for a distance of 2 ft. 6 ins. From there above, the bolt is in five sections, 60 ft. over all, and tapers from the 9 $\frac{3}{4}$ ins. before mentioned to an ultimate 5 $\frac{5}{8}$ ins. The four joints are accomplished by shrinking the larger over the smaller size piping for a distance of about 20 ins. In addition, each joint is tapped and bolted. At the top the pole is closed by means of a ball-bearing truck mounted on a cast-iron reducing coupling into which the king-pin is screwed.

The body of the cast-iron truck containing the 2 ins. by 4 $\frac{3}{4}$ ins. bronze sheaves revolves about the king-pin on two steel ball-bearings to provide against the flag wrapping itself about the mast. The body of the truck is surmounted by a $\frac{3}{4}$ -in. galvanized iron rod, 3 ft. long, to the top of which is attached a 12-in. copper ball. The total weight of the pole is approximately 3 tons, or 6,300 lbs.



These provisions were necessary to obtain safety: first, that the pole be covered with a protective coating after being placed in position; second, that the effectiveness of the material chosen as a resistant to atmospheric conditions of all sorts be absolutely dependable. The first requirement was not easily met since the ordinary steeple-jack was found to be disinclined to accept a commission involving such danger as painting a flagpole 60 ft. high, 612 ft. above the ground. Ultimately, E. Capelle, of New York, a steeple climber of much experience, was found willing to undertake the work. For a material which would meet the requirements mentioned above, Voltax, an anti-corrosive compound made by the Electric Cable Co., of New York, was chosen. Owing to the difficulty in this instance of manipulating the compound in its ordinary consistency, because of the insecure position of the workman, it was deemed advisable to dilute it from its thickened state and to apply five coatings in its diluted form to insure proper protection.

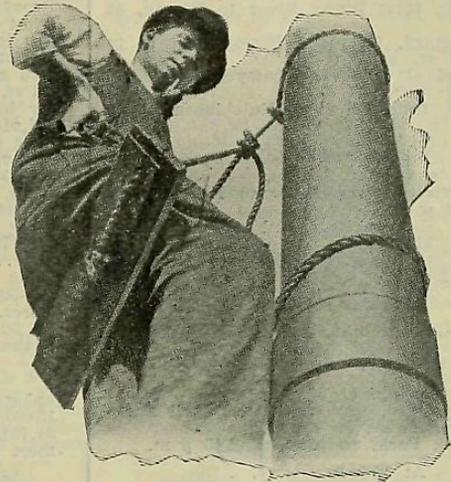
Values in New York Real Estate.

REAL ESTATE in Greater New York has again been demonstrated to be a safe and sound method of investing money. Those people who have their money in this form of investment have had reason to congratulate themselves. Their property has enhanced in value and today it is worth more than at the time of purchase.

Every piece of real estate in the city is unique. There are no two exactly alike, even though they adjoin and appear to be similar. There is some difference in the condition of the house, or one lot is nearer the avenue than its neighbor, or there is some improvement in the street in the rear of the property in question, or a hundred and one things might bear weight on the subject. Rest assured that there is some difference between every lot in the city. This is not the case in Wall street. You have in a given security the same thing that hundreds of others have. They are duplicates. If a purchaser cannot buy from one man, he can from another, and receive the identical article asked for. In the real estate market, if a purchaser wants a given house and will not pay the price, he will have to content himself with something else. The result is that the seller of a parcel has an advantage.

From the time of old Amsterdam, realty has been constantly enhancing in value. To be sure there have been temporary recessions, but they have been due to outside causes. The real intrinsic value of real estate has never been effected. It has always come out of these periods with colors flying, and reached a higher value than ever before.

Some idea might be had of the increase in realty values by reading the following figures which are the assessed values on the tax books of the City of New York. In 1850 the assessed value of lands and buildings was \$313,053,864. Ten years after it reached \$481,226,400; in 1870 the figures were raised to \$742,202,525; in 1880, \$902,041,109; in 1890, \$1,317,189,227. With the



new century the figures crossed the two billion mark and were \$2,053,744,586; in 1907 they read \$5,704,009,652.

There are two things that must be taken into consideration, when considering the foregoing figures, namely, that in the last few years, "Greater New York" was created and that laws were passed making taxation possible on the full value of real estate. Notwithstanding these facts, there is no form of investment which shows as big a return as New York City real estate.

Sale of City Buildings.

Through the efforts of I. T. Flatto, attorney for many property owners along the line of the Manhattan Bridge, and of the supreme foresight of Comptroller Herman A. Metz, the sale of the buildings on the southerly side of Canal street between the Bowery and Chrystie street, has been adjourned until May 1, 1908, this also takes in portions of buildings along the improvement, where the remainder is not taken by the city. The property owners and business men of this section have been saved from considerable hardship, as it is impossible to obtain new quarters until the next renting season.

A Matter of Record.

To the Editor Record and Guide:

Please inform a subscriber through the columns of your paper, if there is a law on the statute book compelling the Register of New York City to make an entry of a certified copy of a deed on the page of the liber.

Answer.—Copies of records or recorded deeds if lost may be recorded. (Laws 1843, Chap. 210 and amendments.)

Moving the Custom House.

The National City Bank is now in full possession of the old Custom House in Wall st, which was purchased from the U. S. Government seven years ago. It was formally turned over to them last Monday by W. W. Ludlow, the chief clerk of the Treasury Department at Washington, after the customs officers of all the bureaus had moved the books and records to the new Custom House at the foot of Broadway. The moving required four weeks on account of the immense amount of records that had accumulated during the past forty-five years of occupancy, all of which had to be assorted and much of it junked as being worthless.

MISCELLANEOUS.

MISCELLANEOUS.

MISCELLANEOUS.

W. P. MANGAM

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WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.
Monday, Nov. 11.

- Edgewater rd, from Garrison av to Seneca av, at 3 p m.
- Taylor st, from Morris av to West Farms rd, at 2 p m.
- West 129th st, from Convent av to Amsterdam av, at 12 m.
- A new avenue, between Fort Washington av and Haven av, at 11 a m.
- Fifth new street, north of 181st st, at 2 p m.
- West 167th st, public pl, &c, at 4 p m.
- Bridge over Hutchinson River, at 4 p m.
- Hull av, Perry av, &c, at 12 m.
- Bronx Park addition, easterly side, at 10 a m.

Tuesday, Nov. 12.

- Gun Hill rd, widening from Webster av to Elliott av, at 12 m.
- Northern av, north of 181st st, at 4 p m.
- "The Parkway," between Grand Boulevard and Concourse and Claremont Park, at 2 p m.
- West 178th st, from Cedar av to R R, at 1 p m.
- East 222d st, from Bronx River to 7th av, at 3 p m.
- Bronx Boulevard, from Old Boston Post rd to East 242d st, at 2 p m.
- Strip of land at Boulevard Lafayette, at 10.30 a m.
- East 222d st, from 7th av to Hutchinson River, at 3 p m.

Wednesday, Nov. 13.

- Nautilus st, sewer, at 2 p m.
- Briggs av, from Bronx River to Pelham Bay Park, at 2 p m.
- Tremont av, Eastern Boulevard to Fort Schuyler rd, at 11 a m.
- West 150th st, from Broadway to Riverside Drive, at 2 p m.

Thursday, Nov. 14.

- Thayer st, from Broadway to Nagle av, at 11 a m.
- Two public parks east of Boulevard Lafayette, at 2 p m.
- Cypress av, closing, at 3 p m.
- Spuytun Duyvil rd, from Spuyten Duyvil Parkway to Riverdale av, at 4 p m.
- Corlears Hook Park, addition, at 3.45 p m.

At 258 Broadway.

Monday, Nov. 11.

- Pier 13, E R, (hearing on objections), at 10.30 a m.
- 105th st, objections, at 11 a m.
- Houston and East 2d sts, brief or sum up, at 12.30 p m.
- 20th and 21st sts, school site, at 1 p m.
- Bridge 4, Section No 2, at 3 p m.
- Bridge 4, Section No 2 (Queens), at 3 p m.

Tuesday, Nov. 12.

- Willard Parker Hospital, at 2 p m.
- East 12th st, school site, at 3 p m.
- Piers 2 and 3, E R, at 4 p m.

Wednesday, Nov. 13.

- Carmine st, public dock, at 2 p m.
- Bridge 4 (Queens), 2d proceeding, at 3 p m.

Thursday, Nov. 14.

- Fort George, Rapid Transit, at 3 p m.

Friday, Nov. 15.

- Pier (old) No 53, E R, at 11 a m.
- Clinton st, police station, at 11 a 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 Advertisd 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.

- 165th st, No 546, s s, 180.9 e Broadway, 20.1x117.1x20x118.11, 5-sty brk tenement. (Amt due, \$21,214.80; taxes, &c, \$825.75.) John C Schraeder 23,800
- *Rider av, No 251 | n w cor 138th 138th st, No 227, old No 451 | st, 100x75, 2-sty frame tenement and store. (Amt due, \$9,887.16; taxes, &c, \$1,021.63; sub to two prior mortg aggregating \$10,000.) Leopold Gusthal 15,473
- 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 beginning, vacant. Action No. 1.

- (Amt due, \$12,784.75; taxes, &c, \$291.75.) Adj to Dec 10
- Whitlock av, w s, 120.7 n 144th st, 496.9x 136.10x419.8x134.4, vacant. Action No. 2. (Amt due, \$15,374.50; taxes, &c, \$292.52.) Adj to Dec 10
- 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 beginning, vacant. (Amt due, \$22,300.03; taxes, &c, \$1,029.31.) Adj to Dec 10
- Plympton av, e s, 342.8 s Featherbed lane, 75x 96.5, vacant. D H Taylor. (Corrects error in last issue when purchaser's name was omitted.) 2,000
- Park av, No 1711 | s e cor 120th st, 72x18, 120th st, No 96 | 4-sty brk tenement and store (right, title and interest). (Amt due, \$4,057.60; taxes, &c, \$295.95.) Julius Mayer 550
- 20th st, Nos 240 and 242, s s, 100 w 2d av, 44x92, 4-sty brk stable and 2-sty brk stable in rear, leasehold. (Amt due, \$4,463.42; taxes, &c, \$1,600.) Adj to Nov. 21
- Broadway | s e s, 125 s w Hawthorne st, Vermilyea av | runs 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 Broadway x n e 50 to beginning, vacant. (Amt due, \$9,752.56; taxes, &c, \$1,802.16; sub to a first mort of \$10,000.) Richard R Maslen, defendant 22,385
- *Park av | s e cor 103d st, 103d st, Nos 102 to 110 | 100.11x80, two 6-sty brk tenements and stores. (Amt due, \$21,015.43; taxes, &c, \$2,117.63; sub to a mort of \$91,000.) Max Levin 118,637
- *Concord av, w s, 79 n 147th st, late Dater st, 158x100, vacant. (Amt due, \$11,792.52; taxes, &c, \$1,100.64.) Edw G Black 2,000
- 127th st, No 70, s s, 165 w Park av, 25x99.11, 6-sty brk tenement and store. (Amt due, \$15,779.62; taxes, &c, \$9,530.) Adj sine die
- *Lewis st, Nos 49 and 51, w s, 100 n Delancey st, 50x100, two 6-sty brk tenements and stores. (Amt due, \$6,038.18; taxes, &c, \$1,611.30; sub to two mortg of \$34,667.88.) Nathan Lampert 70,697

HERBERT A. SHERMAN.

- Manhattan av, No 503, w s, 18.5 s 121st st, 15x80, 3-sty stone front dwelling. (Amt due, \$1,791.40; taxes, &c, \$348; sub to a prior mort of \$10,000.) Legal Realty Co. 12,648

SAMUEL GOLDSTICKER.

- 85th st, No 336, s s, 375 w West End av, 25x 102.2, vacant. (Amt due, \$2,936.05; taxes, &c, \$222.74.) Geo Backer 16,945

SAMUEL MARX.

- Jackson av, No 887, w s, 134.3 n 161st st, 19.9x75, 2-sty brk dwelling. (Amt due, \$3,794.60; taxes, &c, \$—; sub to two mortg aggregating \$4,500.) Adj to Nov 27

LOUNSBERRY & O'CONNOR.

- 253d st, s s, about 400 w Broadway, about 175 x irregular and described in legal notice as lane from N Y & Albany Post road to Riverdale, c 1, 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 beginning. (Amt due, \$27,120.17; taxes, &c, \$2,500.) Earl G Pier. 40,000

L. J. PHILLIPS & CO.

- 81st st, No 54, s s, 117 e Madison av, 16x 102.2, 4-sty stone front dwelling (voluntary). Bid in at \$35,000
- 3d av, No 3995, w s, 201.9 n 173d st, 50.1x 131.8, 2-sty frame dwelling (voluntary). Withdrawn

CHAS. A. BERRIAN.

- Stebbins av, No 1021, w s, 39.4 s 165th st, 55.5x45.10x44.6x31.4, 3-sty frame tenement and store. (Amt due, \$1,336.26; taxes, &c, \$444.44.) Withdrawn

Total \$323,135
Corresponding week, 1906 90,625
Jan. 1st, 1907, to date 35,327,816
Corresponding period, 1906 27,106,561

VOLUNTARY AUCTION SALES.

Nov. 14.

BY JOSEPH P. DAY.

- 8th av, Nos 760 and 762, 4-sty building with store, 30x100.
- 46th st, No 233 West, 3-sty brk building, 25x 100.
- Broadway, Nos 1457 to 1461 | Hotel Saranac.
- 7th av, Nos 589 to 593 |
- Broadway, s e cor Howard st, 6-sty business building.

Barrow st, n w cor Bedford st, seven 5-sty brk single flats.

BY D. PHOENIX INGRAHAM.

Broome st, No 423, 6 1/2-sty building, 25x122x23x 121, with alley to Crosby st.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Nov. 9 and 11.

No Legal Sales advertised for these days. Nov. 12.

Lenox av, Nos 661 to 679 | w s, whole front be- 143d st | tween 143d and 144th st, No 100 | 144th sts, 199.10x 100, five 6-sty brk tenements and stores. Harry Fischel agt Max Kobre et al; J A Seidman, att'y, 61 Park Row; James A Donegan, ref. (Amt due, \$7,825.06; taxes, &c, \$2,883.54.) Mort recorded Nov 21, 1905. By Joseph P Day.

5th av | s w cor 138th st, 99.11x 138th st, Nos 2 to 8 | 120, three 6-sty brk tenements, stores on av. Celia Uhlfelder et al agt David Schoenfeld et al; Max Silverstein, att'y, 309 Broadway; Joseph Gallagher, ref. (Amt due, \$9,425.00; taxes, &c, \$3,800.00.) Mort recorded June 30, 1905. By Joseph P Day.

Water st | s w cor Market slip, 46x25, Market slip, No 95 | 3-sty brk tenement and store. Wm R Bachmann admr agt Patrick H Roche et al; Holt & Gaillard, att'ys, 42 Broadway; Sylvester L H Ward, ref. (Amt due, \$4,914.61; taxes, &c, \$37.80; sub to a mort of \$5,000.) By Edw J Roberts.

Nov. 13.

Southern Boulevard, s e cor 141st st, 110.6x135.3 x92.5x76.3, vacant. Knickerbocker Trust Co agt Samuel Green et al; A Lincoln Wescott, att'y, 135 Broadway; Robert L Stanton, ref. (Amt due, \$11,060.30; taxes, &c, \$285.11.) By Samuel Goldsticker.

Prospect av, w s, 219.8 n Jennings st, runs w 151.10 x n 46.2 x e 75.9 x n e 107.5 x s 98.7 to beg, 1 & 2-sty frame bldg in rear and vacant. City Real Estate Co agt Blanche Langan et al; Harold Swain, att'y, 176 Broadway; Hal Bell, ref. (Amt due, \$9,291.58; taxes, &c, \$454.87.) Mort recorded Sept 17, 1906. By Joseph P Day.

160th st, n s, 100 e Broadway, 265x99.11, six 5-sty brk tenements. Isaac Lowenfeld agt Isaac Kleinfeld et al; Action No 1; Arnstein & Levy, att'ys, 128 Broadway; John N Drake, ref. (Amt due, \$19,736.52; taxes, &c, \$3,075.98.) By Joseph P Day.

Nov. 14.

150th st, No 275, n s, 250 w 7th av, 40.11x99.11, 5-sty brk tenement.

150th st, No 281, n s, 372.9 w 7th av, 40.11x99.11, 5-sty brk tenement.

150th st, No 283, n s, 413.8 w 7th av, 40.11x99.11, 5-sty brk tenement.

Chas A Fisher agt Barnet Miller et al; Nicholas Aleinikoff, atty, 93 Nassau st; John E Connelly, ref. (Amt due, \$38,169.78; taxes, &c, \$2,338.32.) Mort recorded Jan 17, 1907. By Joseph P Day.

15th st, Nos 28 and 30, s s, 400 w 5th av, 25x 99.2x25.8x93.4, 10-sty brk and stone loft and store building. Louis L Seaman agt Nellie Cotter et al; Strauss & Anderson, att'ys, 141 Broadway; Abraham L Jacobs, ref. (Amt due, \$26,971.40; taxes, &c, \$3,400; sub to a first mort of \$80,000.) Mort recorded March 24, 1905. By Joseph P Day.

Bathgate av, No 1834, e s, 189 s 176th st, 27x 95.6, 2-sty frame dwelling. The Westchester Fire Ins Co agt James A McMahon et al; Frank M Tichenor, att'y, 38 Park Row; Edw C Graves, ref. (Amt due, \$1,718.09; taxes, &c, \$1,200.) Mort recorded April 20, 1866. By Joseph P Day.

Broome st, No 423, s s, 49.10 e Crosby st, 25x 122x25x121, 7-sty brk loft and store building. Geo F Tucker agt Ernest F Tucker et al; Montignani & Elmendorf, att'ys, Albany, N Y; Chas N Morgan, ref. (Partition.) By D Phoenix Ingraham & Co.

(Continued on page 765).

The COPARTNERSHIP carried on by the undersigned under name of Schnelle and Altstadt, 1326 Lexington Ave., brokers, is this day dissolved. The business will be continued at the old address by Charles H. Schnelle, who will assume all indebtedness of the old firm. CHARLES H. SCHNELLE
Oct. 31st, 1907. GEORGE E. ALTSTADT

DIVIDEND GUARANTEE

BOND & MORTGAGE GUARANTEE CO. 175 Remsen St., Brooklyn, N. Y., Nov. 8th, 1907. A QUARTERLY DIVIDEND OF THREE PER CENT, has been declared, payable November 15th, 1907, to the stockholders of record at the close of business on November 9th, 1907. CLINTON D. BURDICK, Treasurer.

OFFICIAL LEGAL NOTICES

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 Mosholu 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 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. ACADEMY 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 November 1 to 16, 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 Manhattan:

12TH WARD, SECTION 6. 100TH STREET—EXTENSION OF SEWER, between the Harlem River and 1st Avenue. 12TH WARD, SECTION 8. WEST 164TH STREET—SEWER, between St Nicholas Avenue and Broadway.

HERMAN A. METZ,
Comptroller.
City of New York, October 31, 1907. (38963)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 1 to 16, 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 Manhattan:

12TH WARD, SECTION 6. 100TH STREET—EXTENSION OF SEWER, between the Harlem River and 1st Avenue. 12TH WARD, SECTION 8. WEST 164TH STREET—SEWER, between St Nicholas Avenue and Broadway.

HERMAN A. METZ,
Comptroller.
City of New York, October 31, 1907. (38963)

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 Mosholu 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)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 1 to 16, 1907, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTIONS 9 AND 11. EAST 160TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES, AND PLACING FENCES, from Clay Avenue to the Grand Boulevard and Concourse. 23D WARD, SECTION 10. WHITLOCK AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSS WALKS, BUILDING APPROACHES AND PLACING FENCES, from Longwood Avenue to Hunt's Point Road. 24TH WARD, SECTION 11. WALTON AVENUE—REGULATING, GRADING, SETTING CURB STONES, FLAGGING SIDEWALKS, LAYING CROSS WALKS, BUILDING APPROACHES AND PLACING FENCES, from East 172d Street to Fordham Road. QUARRY ROAD—REGULATING, GRADING, SETTING CURB STONES, FLAGGING SIDEWALKS, LAYING CROSS WALKS, BUILDING APPROACHES, PLACING FENCES AND LAYING PIPE, from Third Avenue to Arthur Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, October 31, 1907. (38979)

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 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.
(38733)

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.

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

MONDAY, NOVEMBER 11, 1907,

Boroughs of Manhattan, The Bronx and Brooklyn Contract for furnishing and delivering 150 Horse Blankets for street use.

For full particulars see City Record.
W. BENSEL,
Commissioner of Street Cleaning.
Dated October 28, 1907. (39040)

PROPOSALS

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

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

WEDNESDAY, NOVEMBER 13, 1907.

For the Transportation and Burial of Pauper Dead in the Borough of Queens.

For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner.
The City of New York, October 30, 1907. (39026-1)

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

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

WEDNESDAY, NOVEMBER 13, 1907.

For furnishing and delivering Fresh Meats, Poultry and Yeast.

For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner.
The City of New York, October 30, 1907. (39026-2)

Office of the Department of Parks, Zbrowski Mansion, Claremont Park, Borough of The Bronx.

SEALED BIDS will be received by the Park Commissioner at the above office of the Department of Parks until 12 o'clock M. on

FRIDAY, NOVEMBER 15, 1907.

For the Rental of Building and Shed in Pelham Bay Park, now occupied by the Tallapoosa Club.

For full particulars see City Record.
JOSEPH I. BERRY,
Commissioner of Parks, Borough of The Bronx.
(39033-1)

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.
(39033-2)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M. on

WEDNESDAY, NOVEMBER 13, 1907,

Boroughs of Manhattan and The Bronx.

For furnishing, delivering and erecting a system of water curtains, with all piping, valves, manifolds, sprinkler heads, brackets, supports, and all other appurtenances, complete in place and ready for operation in the high pressure pumping stations located at Oliver and South Streets and at Gansevoort and West Streets, Borough of Manhattan.

For full particulars see City Record.
JOHN H. O'BRIEN,
Commissioner of Water Supply, Gas and Electricity.
The City of New York, October 30, 1907. (39007)

Office of the Department of Correction, No. 148 East Twentieth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M. on

THURSDAY, NOVEMBER 14, 1907,

No. 1. For furnishing and delivering poultry, salt pork, etc., for Thanksgiving dinner.

For full particulars see City Record.
JOHN V. COGGEY,
Commissioner.

Dated October 29, 1907. (39000-1)

Office of the Department of Correction, No. 148 East Twentieth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M. on

THURSDAY, NOVEMBER 14, 1907,

Borough of Manhattan.

No. 1. For furnishing all the labor and materials required for construction and completing of a twin screw steel passenger and freight steamer.

No. 2. For furnishing all the labor and materials required for constructing and completing a steel passenger steambot.

For full particulars see City Record.
JOHN V. COGGEY,
Commissioner.
Dated October 29, 1907. (39000-2)

WATER SUPERVISION CO.

Tel., 2017 Cortlandt

3 PARK ROW, NEW YORK

Let us demonstrate how, by our care, your water tax bills will be reduced.

PUBLIC NOTICES.

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

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., standing within the lines of property owned by the City of New York, acquired by it for bridge purposes in the

BOROUGH OF MANHATTAN.

BEING all the remaining buildings on the triangular block bounded by Park Row, Tryon Row and Centre Street which were not sold at previous sales held on April 1st, 1907, and August 13th, 1907, and also the remaining buildings on Duane Street and Chambers Street, between Park Row and Centre Street. The property to be sold is 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 resolutions of the Commissioners of the Sinking Fund, adopted at a meeting held on the 13th day of August, 1907, the sale of the above buildings and appurtenances thereto will be held by the direction of the Comptroller on

MONDAY, DECEMBER 2D, 1907,

at 11 o'clock, on the premises.

For further particulars see City Record.

H. A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 29th, 1907.

(39061)

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

BOROUGH OF BROOKLYN.

List 9389, No. 1. Regulating, grading, curbing, guttering and laying cement sidewalks on Seventy-fourth Street, between Second and Seventh Avenues.

List 9397, No. 2. Regulating, grading, curbing, recubing, paving and repaving sidewalks with cement on Gatling Place, between Eighty-sixth and Ninety-second Streets.

List 9418, No. 3. Regulating, grading, curbing and laying cement sidewalks on Dean Street, between Saratoga Avenue and Rockaway Avenue.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 3, 1907, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,

PAUL WEIMANN,

JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER,

Secretary.

No. 320 Broadway.

City of New York, Borough of Manhattan, October 31, 1907.

(38946)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 8 to 22, 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 BROOKLYN:

26TH WARD, SECTION 13. SEWERS IN PITKIN AVENUE, between Euclid and Sheridan Avenues, and between Grant Avenue and Enfield Street, and SEWER BASINS at the following points: N. E. and N. W. corners of Atkins and Pitkin Avenues; N. E. and N. W. corners of Montauk and Pitkin Avenues; N. E. and N. W. corners of Milford Street and Pitkin Avenue; N. E. and N. W. corners of Logan Street and Pitkin Avenue, and OUTLET SEWERS in CRESCENT STREET, between Pitkin and Sutter Avenues, and in HEMLOCK STREET, between Pitkin and Sutter Avenues.

SEWERS IN ASHFORD STREET, from Pitkin to Blake Avenues; in CLEVELAND STREET, from Pitkin to Blake Avenues; in SUTTER AVENUE, from Ashford to Elton Streets; in BLAKE AVENUE, between Ashford and Elton Streets, and OUTLET SEWERS in ASHFORD STREET, from Blake to Dumont Avenues, and in CLEVELAND STREET, from Blake Avenue to New Lots Avenue. DUMONT AVENUE—REGULATING, GRADING, CURBING AND LAYING SIDEWALKS, from Schenck Avenue to New Lots Road. 28TH WARD, SECTION 11. PUTNAM AVENUE—SEWER, from Knickerbocker Avenue to the Borough line of Queens, and IRVING AVENUE—OUTLET SEWER, from Putnam Avenue to Palmetto Street. 29TH WARD, SECTION 16. EAST 17TH STREET—PAVING, between Albermarle Road and Beverly Road. WASHINGTON AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, from Gravesend Avenue to First Street. 30TH WARD, SECTION 18. 83D STREET—CURBING, RE-CURBING, LAYING CEMENT SIDEWALKS AND PAVING, between 2d and 3d Avenues.

HERMAN A. METZ,

Comptroller.

City of New York, November 6, 1907.

PUBLIC NOTICES.

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

AT THE REQUEST of the Police 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 police purposes in the

BOROUGH OF MANHATTAN.

BEING the old station house situated at Coenties Slip, between the west side of South Street and the east side of Front Street, and which is 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 23d, 1907, the sale of the above described building will be held by the direction of the Comptroller on

THURSDAY, NOVEMBER 21ST, 1907.

at 10 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 28th, 1907.

(39055)

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

AT THE REQUEST of the Board of Education, 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 school purposes, in the

BOROUGH OF THE BRONX.

BEING the frame stable located at the southeast corner of 141st Street and Brook Avenue, adjoining public school No. 30, Borough of The Bronx.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 23d, 1907, the sale of the above described building will be held on

FRIDAY, NOVEMBER 22D, 1907,

at 11 a. m., on the premises.

For further particulars see City Record.

H. A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 28th, 1907.

(39063)

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.

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

AT THE REQUEST of the Board of Education, 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 school purposes, in the

BOROUGH OF MANHATTAN.

BEING all those buildings, parts of buildings, etc., on the north side of East 113th Street, between First and Second Avenues, known as Nos. 305 to 325 East 113th Street, inclusive, 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 23d, 1907, the sale of the above described buildings and appurtenances thereto will be held by the direction of the Comptroller on

THURSDAY, NOVEMBER 21ST, 1907.

at 12 m., on the premises.

AT THE REQUEST of the Park Commis-

sioner, 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 park purposes in the

BOROUGH OF MANHATTAN.

BEING all those buildings, parts of buildings, etc., on West 145th Street and Edgecombe Avenue, more particularly known as 335, 337, 339, 341 and 343 West 145th Street and 245 Edgecombe Avenue, 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 23d, 1907, the sale of the above described buildings and appurtenances thereto will be held by the direction of the Comptroller on

THURSDAY, NOVEMBER 21ST, 1907.

at 2 p. m., on the premises.

For further particulars see City Record.

H. A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 28th, 1907.

(39059)

CORPORATION SALES 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 MANHATTAN.

BEING all those buildings, parts of buildings, etc., lying between Duane and Park Streets, and between Centre Street, Pearl and Park Streets, in the Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 23d, 1907, the sale of the above described buildings and appurtenances thereto will be held on

WEDNESDAY, NOVEMBER 20TH, 1907,

at 10 a. m., on the premises.

AT THE REQUEST of the Agent for the Carnegie Library Sites, 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 all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired for library purposes in the

BOROUGH OF MANHATTAN.

BEING all those buildings, parts of buildings, etc., on East Broadway, between Jefferson and Division Streets, known as Nos. 1 and 3 Jefferson Street, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 23d, 1907, the sale of the above described buildings and appurtenances thereto will be held on

WEDNESDAY, NOVEMBER 20TH, 1907,

at 2 p. m., on the premises.

For further particulars of the above described buildings 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.

H. A. METZ,

Comptroller.

City of New York, Department of Finance, Comptroller's Office, October 28th, 1907.

(39057)

PROPOSALS.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock a. m. on

FRIDAY, NOVEMBER 15, 1907,

Boroughs of Brooklyn and Queens.

No. 1. For furnishing and delivering hay, straw and oats for companies in the Boroughs of Brooklyn and Queens.

For full particulars see City Record.

FRANCIS J. LANTRY,

Fire Commissioner.

Dated November 2, 1907.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock a. m. on

WEDNESDAY, NOVEMBER 20, 1907,

Borough of Manhattan.

For furnishing all the labor and materials required for additions and alterations to quarters of Engine Company 58, located at No. 81 West One Hundred and Fifteenth Street, and to quarters of Engine Company 35, located at No. 223 East One Hundred and Nineteenth Street.

For full particulars see City Record.

FRANCIS J. LANTRY,

Fire Commissioner.

Dated November 7, 1907.

PROPOSALS.

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock a. m. on

WEDNESDAY, NOVEMBER 20, 1907,

Borough of Manhattan.

N. 1. For furnishing and delivering five thousand feet of 3½-inch rubber fire hose for fireboats.

No. 2. For furnishing and delivering two thousand feet of 2½-inch rubber fire hose for fireboats.

For full particulars see City Record.

FRANCIS J. LANTRY,
Fire Commissioner.

Dated November 7, 1907.

ADVERTISED LEGAL SALES.

(Continued from page 762).

Hillside st, c 1, about 252 e Broadway, 50x226.2 x50x226.4, vacant. Margaret L Lamarche general gdn; Thomas C Byrnes, special gdn; James C McEachen, att'y, 45 Broadway. (Petitioners sale of all right, title, &c, of Phoebe & Anna M Stimmel.) By Solomon De Walltears.
2d av, Nos 2461 to 2467 n w cor 126th st, 99.11x 126th st, Nos 249 to 253 100, three 6-sty brk tenements and stores. Rebecca Meryash agt Abraham Small et al; Johnston & Johnston, att'ys, 256 Broadway; William Klein, ref. (Amt due, \$16,661.50; taxes, &c, \$123,766.) Mort recorded Dec 9, 1905. 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; Coney & 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. 15.

54th st, No 63, n s, 95 e 6th av, 13x100.5, 5-sty brk & stone dwelling. Mabel R Cushing agt The Netherlands Corporation of N Y et al; Roby & Taylor, att'ys, 40 Wall st; Paul L Kiernan, ref. (Amt due, \$5,507.27; taxes, &c, \$1,274.46; sub to prior mort of \$31,980.19.) Mort recorded Aug 15, 1906. By Joseph P Day.
Nov. 16.
No Legal Sales advertised for this day.
Nov. 18.
47th st, Nos 232 to 236, s s, 375 e 8th av, 75x 100.5, 6 and 8-sty brk loft and store building. James T Backus agt Arthur J Morgan et al; Wm D Sporborg, atty, 10 Wall st; Nicholas J Hayes, sheriff. (Sheriff's sale of all right, title, &c, which Arthur J Morgan had on Nov 18 1897, or since.) By Joseph P Day.
Southern Boulevard or s w cor 141st st, 43.10x Wales av 117.9x28.9x111.9, va- cant. Knickerbocker Trust Co agt Adolph Schoenberger et al; A Lincoln Wescott, att'y, 125 Broadway; Edw J McGoldrick, ref. (Amt due, \$7,938.03; taxes, &c, \$504.70.) Mort recorded Dec 15, 1905. By Joseph P Day.

REAL ESTATE RECORDS

Key to abbreviations:

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing a Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable considera- tion and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not men- tioned in the deed. The numbers, it will occasionally be found, do

not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only, and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1907.

CONVEYANCES

Nov. 1, 2, 4, 6 and 7.

BOROUGH OF MANHATTAN.

Barrow st, No 31 (97), s s, abt 75 e Bleecker st, 18.9x80, 3-sty brk tenement. Joseph Cademartori to Luigia Ramazzotti. Mt \$6,750. Nov 1, 1907. 2:590—56. A \$5,500—\$7,000.
other consid and 100
Canal st, Nos 174 and 176, s s, 47.3 e Mott st, 45.10x100x46.9x 100, 6-sty brk tenement and store. Max Weil and ano to Morris Jacoby. Mort \$— Oct 31. Nov 1, 1907. 1:201—14. A \$38,000—\$75,000.
Canal st, No 159 (formerly 182 Walker st), n e s, abt 68 e Eliza- beth st, 25.1x25x25.4x25, 5-sty brk tenement and store. Louis Gordon to Morris Jacoby. Mort \$23,000. Nov 1. Nov 2, 1907. 1:203—34. A \$8,000—\$11,000.
other consid and 100
Carmine st, No 35, n s, 175 e Bedford st, 25x100, 5-sty brk tenement and store. C Livingston Klemann to Eliz G Schmid. All liens. Nov 1, 1907. 2:586—35. A \$15,000—\$25,000.
other consid and 100
Cathedral Parkway or n s, 150 w 7th av, 100x100, vacant. Sam- 110th st uel Mandel to Irving I Lewine. ½ right, title and interest. Mort \$90,000. Oct 30. Nov 1, 1907. 7: 1826—22 to 25. A \$68,000—\$68,000.
other consid and 100
Cherry st, Nos 391 and 393, s s, 71.3 e Scammel st, runs s 73.9 x e 23.9 x s 6.3 x e 22 x n 80 to st, x w 45.9 to beginning, 6- sty brk tenement and store. Sarah Goldstein to Kassel Simon. Mort \$50,800. Oct 31. Nov 1, 1907. 1:260—56. A \$15,000 —\$50,000.
Cherry st, Nos 391 and 393, s s, 71.3 e Scammel st, runs s 82.9 to point 73.9 n Water st, x e 23.9 x n 4.7 x e 22 x n 80 to st, x w 45.9 to beginning, 6-sty brk tenement and store. Sarah Goldstein to Kassel Simon. Q C. Mort \$50,800. Oct 31. Nov 1, 1907. 1:260—56. A \$15,000—\$50,000.
Duane st, No 141, n s, 99.6 e West Broadway, 25x75, 5-sty brk loft and store building.
69th st W, No 258, s s, 100 e West End av, —, 3-sty brk stable.
Gladys S wife of and John R Keim to Ellen S Bates, of Boston, Mass. Undivided right, title and interest. C a G. All liens. Nov 4. Nov 6, 1907. 1:147—7. A \$28,000—\$37,000; 4:1160 —60. A \$9,500—\$24,000.
Same property. Gladys S Keim by Walter D Clark GUARDIAN to same. All title. All liens. Nov 4. Nov 6, 1907. 1:147; 4:1160.
Eldridge st, No 15, w s, 150 s Canal st, 25x100, 5-sty brk tenement and store. Rachel wife of Albert Sokolski and HEIR Fanny Goldberg to Manuel Goldberg also HEIR Fanny Goldberg. ¼ part. Right, title and interest. Mort \$34,000. Nov 4. Nov 6, 1907. 1:292—24. A \$20,000—\$39,000.
other consid and 100
Greenwich st, No 78, w s, abt 165 s Rector st, 24x99.9x24x99.8 n s with strip in rear 10 ft wide with use of 20 ft alley, 5-sty brk loft and store building. Caroline LeRoy Bonaparte to William Laue, of Brooklyn. Oct 31. Nov 6, 1907. 1:18—42. A \$21,200—\$31,500.
other consid and 100
Henry st, No 328, s s, 125 w Jackson st, 25x94.11x25.1x94.10, 5-sty brk tenement and store. Abraham Kahn to Samuel Cohen. Mort \$36,500. Nov 1. Nov 2, 1907. 1:267—57. A \$14,000—\$30,000.
other consid and 100
Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to st, x w 36.10 to beginning, 6-sty brk tenement and store. Kassel Simon to Sarah Goldstein. Mort \$94,000. Oct 30. Nov 1, 1907. 1:307—40. A \$45,000—\$95,000.
other consid and 100
Lewis st, No 84½, e s, 165 s Stanton st, 20x100, 2-sty frame brk front tenement and store and 5-sty brk tenement in rear.

Louis Strumpf et al to Floris T Whittaker. Mort \$18,700. Nov 1, 1907. 2:329—43. A \$12,000—\$15,000. other consid and 100
McDougal st, No 57, w s, 90 s King st, runs s 20 x w 39 x n 30 x e 22 x s 10.6 x — 6.6 x e 27 to beginning, 3-sty frame brk front tenement. Charles Devoe EXR Daniel M Devoe to Giu- seppe Pietropinto. Nov 4, 1907. 2:519—41. A \$5,000—\$7,000.
9,200
Orchard st, No 176, e s, 50 n Stanton st, 25.6x87.9x25.10x87.9, 6-sty brk tenement and store. Paulina Ryshpan et al EXRS Solomon Ryshpan deed et al to Benjamin Rapoport. Mort \$29,000. Oct 8. Nov 1, 1907. 2:412—3. A \$18,000—\$32,000.
10,600
Same property. Benjamin Rapoport to Moses Ryshpan 2-3 parts and Rachel Goldstein. 1-3 part. Mort \$29,000. Oct 8. Nov 1, 1907. 2:412.
100
Pearl st, No 222, s e s, abt 108 w Burling slip, abt 22x abt 138, 5-sty brk loft and store building. Allen H Brown et al to Caro- line B Brown, of Montclair, N J. 26-80 parts. June 17. Nov 6, 1907. 1:70—25. A \$15,400—\$25,000.
13,000
Ridge st, No 110, e s, 90.3 n Rivington st, 21x100, 6-sty brk tenement and store and 4-sty brk tenement in rear. Paulina Ryshpan et al TRUSTEES, &c, Solomon Ryshpan et al to Mor- ris R Cohen. Mort \$22,000. Oct 8. Nov 1, 1907. 2:344—40. A \$12,500—\$25,000.
8,800
Same property. Morris R Cohen to Paulina Ryshpan. Mort \$22,000. Oct 8. Nov 1, 1907. 2:344. other consid and 100
Rivington st, No 156, n s, 104 e Suffolk st, 23x100, 4-sty brk tenement and store and 5-sty brk tenement in rear. Felix Kunstler to Adolf D Lindemann. Mort \$25,000. Oct 31. Nov 4, 1907. 2:349—33. A \$20,000—\$28,000.
other consid and 100
Rivington st, No 193 | s w cor Ridge st, 25.7x72.11, 5-sty brk 100 | tenement and store with 3-sty brk ex- tension. Morris R Cohen to Frimit Frolich, Fanny Dubovsky, Tillie Salivin and Annie Levine. Mort \$41,500. Oct 8. Nov 1, 1907. 2:343—19. A \$25,000—\$35,000. other consid and 100
Spring st, Nos 68 and 70, s s, 50.4 w Lafayette st, late Elm st, 50x94.1x50x97.3, 3-sty brk and frame tenement and store and 4-sty brk loft and store building. Pincus Lowenfeld et al to Dominick Abbate and Pietro Alvinio. C a G. Mort \$35,000. Oct 25. Nov 1, 1907. 2:482—19 and 20. A \$26,000—\$27,500.
other consid and 100
Stanton st, No 316, n s, 49.5 w Goerck st, 26.7x75, 5-sty brk tenement and store. Herman W Goldberg to Isaac Goldberg. Mort \$24,000. Oct 30. Nov 1, 1907. 2:330—72. A \$18,000—\$23,000.
omitted
Washington pl, or | n s, 80 e 6th av, runs n 92.4 x 100 | West Washington pl, No 87 (28) | w 6.7 x s 42.10 x w 15 x s 21 x w 5 x s 26 to pl, x e 20 to beginning, 4-sty brk dwelling. Geo J Thole et al to Bernardine M Kracht. 2-3 parts. Oct 25. Nov 1, 1907. 2:552—72. A \$8,500—\$11,000. other consid and 100
Water st, Nos 115 and 117 | s e s, at s w s Wall st, 40.4x64.3x 100 | Wall st, Nos 91 and 93 | 40.6x65.2, 8-sty brk and stone office and store building (Jauncey Bldg). Cedar Street Co to Island Realty Co. B & S and C a G. Mort \$250,000. Nov 1. Nov 7, 1907. 1:33—19. A \$271,700—\$370,000.
other consid and 100
William st, Nos 103 and 105, w s, 27.2 s John st, 41.8x77.7x36.1x 75.4, 6-sty brk loft and store building. Wendell Building Co to Maurice Wendell. Mort \$175,000. Nov 1. Nov 2, 1907. 1:67—2. A \$136,800—\$175,000.
other consid and 100
1st st E, No 31, s s, 67.1 e 2d av, 26.2x72.7x36.7x63.7, 5-sty brk tenement. Isaac S Heller to Louis Kivovits. Mort \$20,000. Nov 1, 1907. 2:442—11. A \$20,000—\$31,000.
other consid and 100
1st st E, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10 x e 12.5 x n 80.5 to st, x w 24.6 to beginning, 5-sty brk tenement and store. Release mort. Emma Pfund and ano to Henrietta Fisch. Oct 15. Nov 1, 1907. 2:456—18. A \$20,000—\$28,000.
nom

1st st E, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10 x e 12.5 x n 80.5 to st, x w 24.6 to beginning, 5-sty brk tenement and store. Henrietta Fisch to Louis Strumf and Morris Haber. Mort \$30,500. Nov 1, 1907. 2:456-18. A \$20,000-\$28,000. other consid and 100

4th st E, No 279, n s, 238.7 w Av C, 24.9x96.3, 6-sty brk tenement and store. Paulina Ryshpan et al EXRS Solomon Ryshpan et al to David Klein. 1/2 part. All title. Mort \$36,500. Oct 8. Nov 1, 1907. 2:387-47. A \$16,000-\$37,000. 6,250

Same property. David Klein to Paulina Ryshpan and Sara Hirshdansky. 1/2 part. All title. Mort \$36,500. Oct 8. Nov 1, 1907. 2:387. 100

5th st E, No 338, s s, 125 w 1st av, 25x96.2, 5-sty brk tenement. Benj N Lefkowitz to David Hinderstein. Mort \$38,500. Aug 15. Nov 1, 1907. 2:446-27. A \$18,000-\$35,000. other consid and 100

5th st E, No 638, s s, 164.3 w Av C, 24.9x95.2x24.9x96.2, 5-sty brk tenement and store. Paulina Ryshpan et al EXRS Solomon Ryshpan et al to Mary R Cohen. 1/2 part. All title. Mort \$—-. Oct 8. Nov 1, 1907. 2:387-29. A \$15,000-\$25,000. 2,000

5th st E, Nos 629 and 631, n s, 335.10 e Av B, 46.3x97, two 4-sty brk tenements and stores and 4-sty brk tenements in rear. Isidor Kalt to Rebecca Kalt. Mort \$79,700. Oct 23. Nov 6, 1907. 2:388-53 and 54. A \$26,000-\$32,000. other consid and 100

7th st E, No 189, n s, 153 e Av B, 20x49.7x21.6x41.9, 4-sty brk tenement and store. Max Lindner to Louis Gluck. Mort \$11,125. Nov 4. Nov 6, 1907. 2:390-61. A \$7,500-\$10,500. other consid and 100

7th st E, No 31, n s, 250 w 2d av, 26x74.10, 3-sty stone front tenement. Albert Herskovits to Harry Maurer. Mort \$14,500. Oct 30. Nov 1, 1907. 2:463-42. A \$13,000-\$18,000. other consid and 100

9th st E, No 733, n s, abt 265 w Av D, 25x92.3, 5-sty brk tenement. Joseph Rosenzweig to the Knepper Realty Co. B & S. All liens. Oct 31. Nov 1, 1907. 2:379-48. A \$15,000-\$27,000. other consid and 100

10th st E, No 225, n s, 275 w 1st av, 25x94.10, 5-sty brk tenement and store. Abraham I Salinger to Rosie Salinger, of Brooklyn. All title. Mort \$18,000. Sept 28. Nov 4, 1907. 2:452-45. A \$16,000-\$22,000. nom

15th st W, No 338, s s, 418.9 w 8th av, 18.9x81.3, 3-sty brk dwelling. Virginia Keahon to Margt L Hamilton. Mort \$9,700. Oct 30. Nov 1, 1907. 3:738-61. A \$7,000-\$9,000. other consid and 100

15th st W, No 340, s s, abt 437.6 w 8th av, 18.9x81.3, 3-sty brk dwelling. Virginia Keahon to Peter McMahon. Mort \$9,700. Oct 30. Nov 1, 1907. 3:738-62. A \$7,000-\$9,000. other consid and 100

17th st E, No 325, n s, 276 e 2d av, 14x92, 4-sty stone front dwelling. Thos F Maxcy to Mary A Maxcy. B & S. Nov 6. Nov 7, 1907. 3:923-17. A \$8,000-\$12,500. nom

17th st W, No 108, s s, abt 150 w 6th av, 25x100, 5-sty brk tenement, valued at \$39,000. 3:792-43. A \$16,000-P \$32,000. CONTRACT to exchange for

46th st W, No 606, s s, abt 120 w 11th av, 25x100, 4-sty brk tenement, valued at \$22,000. 4:1093-38. A \$7,000-\$14,000. Certificate as to satisfaction. Release, Discharge and Cancellation of above contract recorded Sept 27, 1907. Isidor and Lena Marcus with Simon Epstein. Nov 1. Nov 7, 1907. 3:792. —

17th st W, No 108, s s, 150 w 6th av, 25x92, 5-sty brk tenement. Isidor Marcus and ano to Morris Jacoby. Mort \$37,500. Nov 1, 1907. 3:792-43. A \$16,000-P \$32,000. other consid and 100

20th st W, No 134, s s, 429 w 6th av, 24.8x92, 5-sty brk tenement and store. William Hafner to Jacob Lederer and Bernard Weisl. Mort \$33,000. Nov 1. Nov 2, 1907. 3:795-61. A \$28,000-\$45,000. other consid and 100

26th st E, No 326, s s, 250.4 w 1st av, 24.8x98.9, 5-sty brk tenement and store. Minnie Levin et al to Emanuel Schwal or Schwaee. Mort \$21,050, taxes, &c. Oct 14. Nov 4, 1907. 3:931-41. A \$9,000-\$19,000. other consid and 100

30th st W, No 256, s s, 80 e 8th av, 20x62.5, 4-sty brk tenement and store. Geo H Klages to Alice E Klages, of Brooklyn. 1-7 part. Nov 4. Nov 7, 1907. 3:779-73. A \$10,000-\$12,000. nom

30th st W, Nos 145 and 147, n s, 175 e 7th av, 50x98.9, two 4-sty brk tenements and stores. Cohn-Baer-Myers & Aronson Co to Carrie Hirsch. Mort \$65,000. Oct 30. Nov 1, 1907. 3:805-10 and 11. A \$52,000-\$56,000. other consid and 100

31st st W, No 154, s s, 125 e 7th av, 25x98.9, 3-sty brk stable. Isaac Moss et al to Mary J McDonald. Mort \$40,000. Nov 1. Nov 4, 1907. 3:806-72. A \$32,000-\$34,000. other consid and 100

33d st W, No 449, n s, 196.8 e 10th av, 18.10x99.2, 4-sty brk tenement. Annie L Gallagher to Henry Wollman and Jules S Bache. Mort \$5,000. Nov 1. Nov 2, 1907. 3:731-14. A \$5,500-\$8,500. 100

33d st W, No 451, n s, 172 e 10th av, runs n 40 to c 1 Jersey st, x still n 59.4 x e 17.4 x s 99.2 to st, x w 18.10 to beginning, 4-sty brk tenement. Frank J Fee to Henry Wollman and Jules S Bache. Mort \$5,000. Nov 1, 1907. 3:731-13. A \$5,500-\$8,000. other consid and 100

38th st E, No 147, n s, 170 w 3d av, 16x94, 5-sty stone front dwelling. Henry V Holcomb to Clara C Holcomb. Mort \$14,000. Nov 1. Nov 6, 1907. 3:894-36. A \$15,500-\$22,500. other consid and 100

39th st E, No 32, s s, 209 e Madison av, 20.6x98.9, 4-sty stone front dwelling. Adelaide K Rhineland to Thos J McLaughlin. Oct 31. Nov 4, 1907. 3:868-48. A \$54,000-\$80,000. other consid and 100

43d st E, No 225, n s, 227 w 2d av, 28x100.5, 5-sty brk tenement. Chas R Sommer to Edw C Sommer. 1/2 part. All title. Mort \$23,500. Nov 1. Nov 2, 1907. 5:1317-15. A \$12,000-\$25,000. other consid and 100

45th st E, Nos 308 and 310, s s, 143.4 e 2d av, 52.8x100.5, two 4-sty brk tenements. Bernard Scheinkman to George Sanders. Mort \$14,500. Nov 1. Nov 2, 1907. 5:1337-45 and 46. A \$19,000-\$32,000. nom

46th st W, No 606, s s, 125 w 11th av, 25x100.5, 5-sty brk tenement and store. Simon Epstein to Rubin Gordon. Mort \$15,000. Nov 1, 1907. 4:1093-38. A \$7,000-\$14,000. other consid and 100

48th st E, No 246, s s, 126 w 2d av, 18.8x100.5, 4-sty stone front dwelling. Adam Lieb to Anton Rasmussen. Mort \$10,000. Oct 31. Nov 1, 1907. 5:1321-31. A \$7,500-\$10,000. other consid and 100

48th st E, Nos 425 and 427, n s, 325 e 1st av, 50x100.5, 2-sty brk

building and store and vacant. Wm J Peck to Nathan Peck. 1/2 part. C a G. Feb 20, 1902. Nov 2, 1907. 5:1360-14 and 15. A \$13,000-\$17,500. nom

49th st W, No 532, s s, 462.8 w 10th av, 25.10x100.5, 5-sty stone front tenement. Antonio Rossi to Julius Cloidt. Mort \$15,000. Nov 1. Nov 4, 1907. 4:1077-52. A \$7,500-\$18,000. other consid and 100

49th st W, No 167, n s, 20.10 e 7th av, 20.10x80, 4-sty stone front dwelling. Robert Connor to Chas I McBurney. 1/2 part. All liens. Oct 31. Nov 7, 1907. 4:1002-2. A \$31,000-\$32,000. nom

51st st W, Nos 438 to 442, s s, 300 e 10th av, 60x100.5, 5-sty brk building. Albert A Morse to Jane and Thos M, Jr, Stewart and Robt H Hibbard EXRS, &c, Thos M Stewart. Mort \$90,000. Nov 7, 1907. 4:1060-51. A \$28,000-P \$33,000. other consid and 100

52d st W, No 258, s s, 100 e 8th av, 20.10x100.5, 5-sty stone front dwelling. Margaret O'Connor to May I Eisfeldt. Mort \$20,000. Oct 25. Nov 2, 1907. 4:1023-60. A \$23,000-\$25,000. other consid and 100

53d st W, No 339, n s, 300 e 9th av, 25x49.11x25x50.6. 53d st W, n s, 325 e 9th av, strip, 0.4 1/2 x 25 x 0.11 x 25. 3-sty frame tenement. Anton Hilpert and ano to Louisa Bechlein. Oct 31. Nov 1, 1907. 4:1044-13. A \$6,000-\$6,000. other consid and 100

53d st W, No 430, s s, 425 w 9th av, 25x100.5, 5-sty brk tenement. City National Realty Co to Benj F Poth. Mort \$22,000. Nov 1. Nov 2, 1907. 4:1062-50. A \$10,000-\$22,000. other consid and 100

54th st W, Nos 48 and 50, s s, 117.6 e 6th av, 45.6x100.5, 8-sty brk and stone school. George Dickson et al to Solomon R Guggenheim. Mort \$165,000. Sept 25. Nov 4, 1907. 5:1269-69. A \$105,000-\$225,000. nom

55th st E, No 16, s s, 125 w Madison av, 22.6x100.5, 5-sty brk and stone dwelling. Thos J McLaughlin to Adelaide K wife of Philip Rhineland. Mort \$90,000. Oct 31. Nov 4, 1907. 5:1290-61. A \$60,000-\$130,000. other consid and 100

57th st W, No 29, n s, 500 w 5th av, 23x100.5, 4-sty and basement brk and stone dwelling. Release dower. Coralie C Roelker (formerly Coralie C wife of Wm G Brokaw) to Clifford V and Wm G Brokaw and Florence C Martin and Lilla Gilbert. Oct 23. Nov 4, 1907. 5:1273-17. A \$90,000-\$113,000. nom

58th st E, No 120, s s, 201 w Lexington av, 19x100.5, 3-sty brk and stone dwelling. Howard W Pierce to Andrew J McCosh. Mort \$17,500. June 13. Nov 6, 1907. 5:1312-65. A \$15,000-\$20,000. nom

63d st E, No 227, n s, 205 w 2d av, 25x100.5, 6-sty brk tenement and store. Louis Kiyovits to Isaac S Heller. Mort \$31,400. Nov 1, 1907. 5:1418-16. A \$12,000-\$34,000. other consid and 100

63d st E, No 208, s s, 130 e 3d av, 25x100.5, 4-sty brk tenement and store. Release mort. Henry B Towle et al to Roy A Rainey. Oct 31. Nov 6, 1907. 5:1417-43. A \$12,000-\$15,000. 12,750

64th st W, Nos 153 to 157, n s, 264 e Amsterdam av, 54x100.5, three 4-sty and basement stone front dwellings. FORECLOS, Aug 13, 1907. Adam Wiener ref to Isaac Graf. Mort \$63,750. Nov 6, 1907. 4:1136-11 1/2 to 13. A \$27,000-\$46,500. 66,000

68th st W, No 239, n s, 425 w Amsterdam av, 25x100.5, 3-sty brk stable. Euphemia C Pearl to Chas A Miller, of Brooklyn. Mort \$10,000. Nov 1, 1907. 4:1160-15. A \$9,000-\$19,000. other consid and 100

69th st W, No 258, s s, abt 102 e West End av, —, 3-sty brk stable. Release claims, &c. Rose F Lingg widow and ADMRX John B Lingg to Martin Bates Jr & Co. Feb 14, 1901. Nov 7, 1907. 4:1160-60. A \$9,500-\$24,000. nom

73d st W, No 268, s s, 136 e West End av, 18x100, 4-sty and basement brk dwelling. Eliz M Read to Wm J Underwood. Mort \$14,000. Nov 6. Nov 7, 1907. 4:1164-59. A \$14,000-\$30,000. other consid and 100

73d st E, No 155, n s, 335 w 3d av, 17x102.2, 3-sty brk dwelling. William Goodman to Henry Goodman. Mort \$9,000. Nov 4. Nov 6, 1907. 5:1408-22 1/2. A \$10,000-\$12,000. other consid and 100

75th st E, Nos 188 and 190, s s, 150 w 3d av, 37.6x102.2, two 4-sty stone front tenements. Louis Livingston to Lester D Kauffman. All liens. Nov-1, 1907. 5:1409-43 and 44. A \$23,000-\$32,000. 100

76th st W, No 172, s s, 100 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Release dower. Ella F wife Wm C Dewey to Sarah H David. Nov 5. Nov 7, 1907. 4:1147-60. A \$14,000-\$25,000. nom

77th st E, No 73. 77th st E, adj above on west. Agreement as to division line and party wall, &c. Chas F Dietrich with Anna R Pearson. May —, 1907. Nov 6, 1907. 5:1392. nom

80th st E, No 172, s s, 159 w 3d av, 19x102.2, 4-sty stone front tenement. Mary F Stanley to Saul and Elkan Deiches. Nov 7, 1907. 5:1508-43. A \$10,000-\$16,000. nom

81st st E, Nos 528 and 532, s s, 223 w Av B, or East End av, 50x102.2, 6-sty brk tenement and store. Louis Fleischmann to Wilhelmine Fleischmann. April 30, 1904. Nov 6, 1907. 5:1577-36. A \$15,000-\$58,000. nom

81st st W, No 206, s s, 137.6 w Amsterdam av, 37.6x102.2, 5-sty brk tenement. Jennie B Hawkins to Isaac B Hyman 2-3 parts, and Montague E Hyman 1-3 part. Mort \$40,000. Oct 31. Nov 1, 1907. 4:1228-39. A \$23,000-\$48,000. other consid and 100

83d st W, No 65, n s, 158.4 e Columbus av, 16.8x102.2, 4-sty and basement brk dwelling. Nathan L Ottinger and ano to Peter Biasetti. Mort \$14,000. Nov 4, 1907. 4:1197-7. A \$10,500-\$18,000. other consid and 100

84th st W, No 109, n s, 184.8 w Columbus av, 40x102.2, 5-sty brk tenement. Sophia Bohling to George Schmitt. Mort \$45,000. Nov 1, 1907. 4:1215-24. A \$22,000-\$50,000. other consid and 100

85th st W, No 163, n s, 122 e Amsterdam av, 17.6x102.2, 4-sty and basement brk dwelling. Strange & Slawson Co to David de L Hendrickson, of Haworth, N J. Mort \$20,000. Nov 4. Nov 6, 1907. 4:1216-5 1/2. A \$9,000-\$20,000. other consid and 100

86th st E, No 437, n s, 203 n w Av A, 18x100.8, 4-sty stone front tenement. Sarah Stein to Hyman Rubin. Mort \$10,000. Oct 23. Nov 2, 1907. 5:1566-16 1/2. A \$6,000-\$11,000. other consid and 100

90th st W, No 60 (78), s s, 100 e Columbus av, 18.9x100.8, 4-sty and basement stone front dwelling. Gem Realty Co to Marks L Frank. Mort \$18,000. Nov 1. Nov 4, 1907. 4:1203-60. A \$12,500-\$20,000. other consid and 100

90th st E, No 240, s s, 175 w 2d av, 25x100.8, 5-sty brk tenement. Emanuel M Steindler to Marie Steindler. Mort \$18,000. Nov 2. Nov 4, 1907. 5:1535-32. A \$9,000-\$21,000. other consid and 100

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.

- 91st st W, No 252, s s, 58 w Broadway, 42x100.8, 6-sty brk tenement. Carrie J Weil to Palisade Realty Co. Mort \$75,000. Aug 2. Re-recorded from Aug 3, 1907. Nov 1, 1907. 4:1238-54. A \$30,000-\$75,000. other consid and 100
- 91st st W, No 140, s s, 235.6 e Amsterdam av, 27x100.8, 5-sty stone front tenement. Annie E Taylor to Diedrich Von der Lieth. All liens. Oct 31. Nov 1, 1907. 4:1221-54. A \$14,000-\$32,000. 100
- 91st st W, No 252, s s, 58 w Broadway, 42x100.8, 6-sty brk tenement. James M Bell to Carrie J Weil. Mort \$50,000. April 10. Re-recorded from Aug 3, 1907. Nov 6, 1907. 4:1238-54. A \$30,000-\$75,000. other consid and 100
- 95th st E, No 315, n s, 250 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Jennie Kind to Bertha Weindrug. Mort \$42,000 and all liens. Oct 29. Nov 6, 1907. 5:1558-11. A \$11,000-\$40,000. other consid and 100
- 95th st W, No 152, s s, 271 e Amsterdam av, 18x100.8, 3-sty and basement brk dwelling. Anna C Gruber to Leah de Sola Mendes. Mort \$11,500. Nov 4. Nov 6, 1907. 4:1225-53. A \$9,000-\$12,500. nom
- 95th st E, No 307, n s, 137.6 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Jennie Kind to Bertha Weindrug. Mort \$41,895. Oct 29. Nov 6, 1907. 5:1558-7. A \$11,000-\$44,000. other consid and 100
- 95th st E, No 309, n s, 175 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Jennie Kind to Bertha Weindrug 5,000-10,259 part, Geo E Koche 122-10,259 parts and E H Ogden Lumber Co 2,647-10,259 parts and John Holl 1,400-10,259 parts. Mort \$42,445. Oct 29. Nov 6, 1907. 5:1558-8. A \$11,000-\$44,000. other consid and 100
- 95th st E, Nos 311 and 313, n s, 212.6 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Jennie Kind to Giuseppe Zibelli 4,511-10,006 part. Nathan Reiser 2,350-10,006 part, Structural Supply Co 2,145-10,006 part, and Bertha Weindrug 1,000-10,006 part. Mort \$42,445. Oct 29. Nov 6, 1907. 5:1558-10. A \$11,000-\$44,000. other consid and 100
- 95th st E, No 307, n s, 137.6 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Celia Friedman to Jennie Kind. Mort \$41,000 and all liens. Oct 29. Nov 4, 1907. 5:1558-7. A \$11,000-\$44,000. other consid and 100
- 95th st E, No 309, n s, 175 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Celia Friedman to Jennie Kind. Mort \$40,500 and all liens. Oct 29. Nov 4, 1907. 5:1558-8. A \$11,000-\$44,000. other consid and 100
- 95th st E, Nos 311 and 313, n s, 212.6 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Celia Friedman to Jennie Kind. Mort \$40,500 and all liens. Oct 29. Nov 4, 1907. 5:1558-10. A \$11,000-\$44,000. other consid and 100
- 95th st E, No 315, n s, 250 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Celia Friedman to Jennie Kind. Mort \$42,000 and all liens. Oct 29. Nov 4, 1907. 5:1558-11. A \$11,000-\$40,000. other consid and 100
- 95th st E, Nos 317 and 319, n s, 287.6 e 2d av, 37.6x100.8, 6-sty brk tenement and store. Celia Friedman to Jennie Kind. Mort \$42,000 and all liens. Oct 29. Nov 4, 1907. 5:1558-13. A \$11,000-\$40,000. other consid and 100
- 96th st E, No 334, s s, 140 w 1st av, 35x100.8, 6-sty brk tenement and store. Maurice Simmons to Samuel Solomon. Mort \$38,300. June 12. Nov 4, 1907. 5:1558-33. A \$10,500-\$44,000. 100
- 97th st E, No 118, s s, 275 e Park av, 25x100.11, 5-sty stone front tenement. John C Prendergast to Elise C wife John C Prendergast. Mort \$28,750. Oct 30. Nov 1, 1907. 6:1624-61. A \$10,000-\$24,000. nom
- 99th st W, No 260. General release of assignment of rents. Thos L Green to Peter Power. Nov 4. Nov 7, 1907. 7:1870. nom
- 99th st E, No 67, n s, 75 w Park av, 25x100.11, 5-sty brk tenement. Dora Wachtel to Hyman Littwin and Hyman Ferdinand. Mort \$26,000. Nov 4. Nov 6, 1907. 6:1605-33. A \$9,000-\$24,000. other consid and 100
- 99th st E, No 69, n s, 50 w Park av, 25x100.11, 5-sty brk tenement. Dora Wachtel to Hyman Littwin and Hyman Ferdinand. Mort \$26,000. Nov 4. Nov 6, 1907. 6:1605-34. A \$9,000-\$24,000. other consid and 100
- 101st st E, No 315, n s, 400 w 1st av, 25x100.10, 6-sty brk tenement and store. Pesie Gang to M Rosenthal, of N Y, A Newman, of N J. Mort \$30,100 and all liens. Oct 28. Nov 2, 1907. 6:1673-10. A \$6,000-\$27,000. other consid and 100
- 105th st E, No 62, s s, 230 w Park av, 25x100.11, 5-sty stone front tenement. Samuel L Feiner to Samuel Friedman. Mort \$23,600. Oct 31. Nov 4, 1907. 6:1610-48. A \$10,000-\$23,000. other consid and 100
- 107th st E, No 223, n s, 235 w 2d av, 25x100.11, 4-sty brk tenement and store. Mary A McGown widow to Ettie Rothenberg. Q C. Apr 20. Nov 7, 1907. 6:1657-15. A \$7,000-\$15,000. other consid and 100
- 109th st W, No 306, s s, 138 w Broadway, 25x100.11, 5-sty brk and stone dwelling. Joshua T Butler to Corporation Liquidating Co. Mort \$36,500. June 23, 1907. Nov 4, 1907. 7:1893-22. A \$16,000-\$43,000. nom
- 111th st E, No 184, s s, 100 w 3d av, 17.6x100.11, 3-sty brk dwelling. Annie Maxwell to Annie Maguire. All title. Q C. Oct 24. Nov 4, 1907. 6:1638-40½. A \$6,500-\$8,000. 100
- 111th st E, No 133, n s, 609.3 w 3d av, 17.10x100.11, 3-sty stone front dwelling. Annie Maxwell to City of New York. All title. Q C. Nov 1. Nov 4, 1907. 6:1639-12½. A \$6,500-\$8,000. 100
- 112th st E, No 161, n s, 245 w 3d av, 25x100.11, 4-sty brk tenement. Alfred W Beck to Anna S wife of Geo H Finck. Mort \$10,000. July 15, 1896. Nov 1, 1907. 6:1640-27. A \$10,000-\$15,000. 15,500
- 112th st E, Nos 132 to 136, s s, 78.6 w Lexington av, 53.7x100.11, 6-sty brk tenement. Mort \$70,000.
- Monroe st, Nos 184 and 186½ e cor Montgomery st, 60x20, 3 Montgomery st, No 55 and 4-sty brk and frame tenements and stores.
- Montgomery st, No 57, e s, 20 s Monroe st, 18x60, 3-sty brk tenement and store. Mort \$67,000 on two last parcels. Julius Berliner and Max Greenberg to Berliner & Greenberg, a
- corp. Oct 31. Nov 2, 1907. 6:1639-59. A \$21,500-P \$30,000; 1:259-51 and 52. A \$19,000-\$26,000.
- other consid and 100
- 112th st E, No 160, on map No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue. Elias A Cohen to David Cohen. Mort \$14,000. Nov 6. Nov 7, 1907. 6:1639-46. A \$10,000-Exempt. other consid and 100
- 113th st E, No 229, on map No 235, n s, 200 w 2d av, 25x73.11, 5-sty brk tenement. Joseph Heine to Charles Stadler. Mort \$20,800. Nov 1. Nov 4, 1907. 6:1663-17. A \$6,000-\$18,000. other consid and 100
- 113th st E, No 18, s s, 262.6 e 5th av, 18.9x100.11, 5-sty brk tenement. Julia Flower to Albert T Mitchell. Mort \$17,850. Nov 1, 1907. 6:1618-61½. A \$8,500-\$15,000. other consid and 100
- 113th st W, No 39, n s, 487.2 e Lenox av, 18.10x100.11, 3-sty and basement brk dwelling. Sophie Braverman to Annie Peysor. Mort \$11,000. Nov 1, 1907. 6:1597-21½. A \$9,000-\$11,500. other consid and 100
- 114th st E, No 311, n s, 140 e 2d av, 20x100.10, 4-sty brk tenement. Antonio Rizzo to Maria L Rizzo. All title. Mort \$2,000. Nov 2, 1907. 6:1686-7. A \$4,500-\$10,500. other consid and 100
- 114th st W, No 33, n s, 455 w 5th av, 19.11x100.11x20x100.11, 5-sty brk tenement. Max Greenberg and Fannie his wife, N Y, to Max Greenberg, of Brooklyn. Mort \$20,000. Oct 31. Nov 2, 1907. 6:1598-19. A \$10,000-\$20,000. other consid and 100
- 116th st E, Nos 349 and 351, n s, 116.8 w 1st av, 33.4x100.11, two 3-sty brk dwellings. Geo W Ridgley and ano to Leonore wife Joseph S Tanner. Oct 28. Nov 1, 1907. 6:1688-21 and 21½. A \$9,000-\$15,000. other consid and 100
- 116th st E, Nos 441 to 445, n s, 144 w Pleasant av, 57x100.10, 6-sty brk tenement. Susman Weil to Joel M Marx. Mort \$27,500. Nov 6, 1907. 6:1710-19. A \$15,000-P \$20,000. other consid and 100
- 116th st W, Nos 614 to 618, s s, 250 w Broadway, 75x100.11, 10-sty brk and stone tenement. Release mort. Samuel McMillan to Paterno Bros, a corp. Oct 31. Nov 1, 1907. 7:1896-80. A \$51,000-P \$55,000. 8,750
- 117th st E, No 417, n s, 194 e 1st av, 18.9x100.11, 4-sty brk tenement. William Klinkel et al to Henry Ciuzio. Mort \$7,000. Oct 31. Nov 1, 1907. 6:1711-9. A \$3,700-\$8,200. other consid and 100
- 117th st E, No 407, n s, 110.8 e 1st av, 16.8x100.11, 4-sty brk tenement. Philip Potash to Tommaso Paolicelli. Mort \$9,750. Nov 1. Nov 2, 1907. 6:1711-5½. A \$3,200-\$8,000. other consid and 100
- 117th st E, No 7, n s, 135 e 5th av, 25x100.11, 5-sty brk tenement. Joseph B Rosenback to Bertha Levy. Mort \$22,375. Nov 1. Nov 2, 1907. 6:1623-6. A \$11,000-\$25,000. nom
- 121st st W, No 115, n s, 200 w Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Anna A Stolts to Lillian A Jarceky. Mort \$12,000. Oct 31. Nov 1, 1907. 7:1906-23. A \$9,600-\$19,000. other consid and 100
- 121st st E, No 436, s s, 200 w Pleasant av, 24.4x100.11.
- 121st st E, No 434, s s, 224.4 w Pleasant av, 25.8x100.11, two 5-sty brk tenements.
- Kalman Rubin to Yetti wife of Kalman Rubin. ½ part. All title. Mort \$50,250. Nov 4. Nov 6, 1907. 6:1808-35 and 36. A \$10,000-\$43,000. other consid and 100
- 123d st E, No 435, n s, 357.10 e 1st av, 16.8x100.11, 3-sty stone front dwelling. David Hornick to Nicola Cappiello. Mort \$5,000. Oct 30. Nov 7, 1907. 6:1811-15. A \$3,300-\$5,500. nom
- 124th st W, No 352, s s, 143.2 e Morningside av E or Columbus av, 27.8x100.11, 5-sty brk tenement. Amelia A Schmidt to Frederick Wohlfahrt. Mort \$20,000. Nov 1, 1907. 7:1950-58. A \$10,000-\$25,000. other consid and 100
- 124th st E, No 59, n s, 250 w Park av, 17x100.11, 3-sty brk dwelling. Herman G Klippert to Jennie Klippert. Mort \$9,000. Nov 4. Nov 6, 1907. 6:1749-27. A \$6,500-\$10,000. 100
- 125th st W, No 454, s s, 100 e Amsterdam av, 25x100.11, 6-sty brk tenement and store. Hyman Margolin et al to Fisher Becker. Mort \$33,500. Nov 1. Nov 6, 1907. 7:1965-60. A \$10,000-\$33,000. other consid and 100
- 127th st E, No 74, s s, 127.6 w Park av, 12.6x99.11, 3-sty stone front dwelling. James M Ryder to Manhattan Land and Security Co. Mort \$6,500. Nov 2. Nov 4, 1907. 6:1751-42½. A \$4,000-\$7,000. nom
- 127th st E, No 74, s s, 127.6 w Park av, 12.6x99.11, 3-sty stone front dwelling. Wm H Bormann to James M Ryder. Nov 2. Nov 4, 1907. 6:1751-42½. A \$4,000-\$7,000. 8,500
- 128th st W, No 105, n s, 93.5 w Lenox av, 18.3x99.11, 3-sty and basement stone front dwelling. Isaac N Merritt to Almira H Merritt. Nov 2. Nov 4, 1907. 7:1913-27½. A \$7,200-\$9,000. nom
- 128th st W, No 40, s s, 397.6 e Lenox av, 37.6x99.11, 6-sty brk tenement. Dezzo Fuchs to Moser Arndtstein. Mort \$56,000. Nov 1. Nov 2, 1907. 6:1725-55. A \$15,000-\$55,000. other consid and 100
- 133d st W, No 156, s s, 216.10 e 7th av, 16.8x99.11, 3-sty brk dwelling. Morris Franklin to Dora E Sarason, of Orange, N J. Nov 1. Nov 6, 1907. 7:1917-54½. A \$6,600-\$9,500. other consid and 100
- 134th st E, No 51, n s, 265 w Park av, 25x99.11, 5-sty brk tenement. Samuel Mandel to Irving I Lewine. All title. All liens. Oct 30. Nov 1, 1907. 6:1759-25. A \$5,000-\$17,000. other consid and 100
- 134th st W, No 125, n s, 375 w Lenox av, 25x71.7x31.1x90, 5-sty stone front tenement. Gustav Kaliski to Jennie Goodheim. Mort \$14,000. Nov 1. Nov 2, 1907. 7:1919-16. A \$9,500-\$17,500. nom
- 135th st W, No 529, n s, 580 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. Empire City Wood Working Co to Charles Geiger and Solomon Braverman, 2-3 parts, and Emanuel Arnstein and Samuel Levy, 1-3 part. Mort \$34,000. Nov 1, 1907. 7:1988-81. A \$15,000-\$43,000. other consid and 100
- 136th st W, Nos 122 to 126, s s, 240 w Lenox av, 44.1x99.11, three 3-sty stone front dwellings. Elias A Cohen to Louis E

HECLA IRON WORKS

Architectural Bronze

AND

IRON WORK

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

Kleban. Mort \$27,000. Nov 6. Nov 7, 1907. 7:1920-43½ to 44½. A \$18,000-\$30,000. other consid and 100

136th st W, Nos 122 to 126, s s, 240 w Lenox av, 44.11x99.11, three 3-sty stone front dwellings.

112th st E, No 162, s s, 245 w 3d av, 25x100.11, 4-sty brk synagogue.

Congregation Anshe Chesed, a corpn, to Elias A Cohen. Mort \$33,000. Nov 1. Nov 6, 1907. 7:1920-43½, 44 and 44½. A \$18,000-\$30,000; 6:1639-46. A \$10,000-exempt. 61,000

139th st W, s s, 175 w Broadway, 125x99.11, vacant. Charles Geiger et al to Abraham Reinlieb. Mort \$32,000. Nov 1, 1907. 7:2087-41 and 42. A \$41,000-\$41,000. other consid and 100

Same property. Abraham Reinlieb to Empire City Wood Working Co. Mort \$50,000. Nov 1, 1907. 7:2087. other consid and 100

143d st W, No 240, s s, 325 w 7th av, 25x99.11, 5-sty brk tenement. Elias Feinberg to Karl Sallmayer. Mort \$30,500. Nov 6, 1907. 7:2028-47. A \$8,000-\$32,000. other consid and 100

143d st W, No 241, n s, 425 e 8th av, 25x99.11, 6-sty brk tenement. Ida Levy to Julia Flower. Mort \$30,000. Nov 1, 1907. 7:2029-18. A \$8,000-\$32,000. other consid and 100

144th st W, No 416 | s w cor Hamilton terrace, 20x80, 4-sty brk Hamilton terrace, No 72 | dwelling. Chas P Goldsmith to Agnes Goldsmith. Mort \$16,000. Nov 1. Nov 2, 1907. 7:2050-63½. A \$6,000-\$21,000. 28,700

145th st W, n s, 125 w Lenox av, 75x99.11, vacant. FORECLOS. Oct 10, 1907. James R Deering referee to Pincus Lowenfeld and William Prager. Mort \$30,000. Oct 31. Nov 2, 1907. 7:2014-24 to 26. A \$33,000-\$33,000. 1,000 over mort of 30,000

145th st W, n s, 200 w Lenox av, 75x99.11, vacant. FORECLOS. Oct 10, 1907. James R Deering referee to Pincus Lowenfeld and William Prager. Mort \$30,000. Oct 31. Nov 2, 1907. 7:2014-21 to 23. A \$33,000-\$33,000. 1,000 over mort of 30,000

145th st W, n s, 230 w 7th av, 240x99.11, vacant. Release mort. Samuel Wacht and Samuel Braverman to W and B Realty Co. Nov 1. Nov 2, 1907. 7:2031-part of lot 12. nom

146th st W, Nos 230 and 232, s s, 362.6 e 8th av, 37.6x99.11, 6-sty brk tenement. Release mort. Cooper Realty Co to Joseph Bloch and Michael H Behrendt. Oct 31. Nov 1, 1907. 7:2031-49. A \$10,500-P \$25,000. 10,500

Same property. Release mort. Asher Holzman to same. Oct 31. Nov 1, 1907. 7:2031. 1,666.66

Same property. Joseph Bloch et al to Sam S Glauber, Inc, a corpn. Mort \$32,000. Oct 31. Nov 1, 1907. 7:2031. other consid and 100

151st st W, No 527, n s, 385 w Amsterdam av, 40x99.11, 6-sty brk tenement. The Roosevelt Realty and Construction Co to William H Davidow. Mort \$50,000. Nov 6, 1907. 7:2083-16. A \$16,000-\$50,000. other consid and 100

156th st W, No 557, n s, 100 e Broadway, 23.2x99.11, 3-sty frame dwelling. Lilian O Smith widow to William McGowan. B & S. Mort \$8,000. Nov 1. Nov 2, 1907. 8:2115-59. A \$7,200-\$13,500. other consid and 100

159th st W, No 571, n s, 137.6 e Broadway, 37.6x99.11, 5-sty brk tenement. Joseph Newmark to David Lifland. Mort \$42,000. Nov 1. Nov 4, 1907. 8:2118-70. A \$15,000-P \$40,000. other consid and 100

159th st W, No 573, n s, 100 e Broadway, 37.6x99.11, 5-sty brk tenement. Joseph Newmark to David Lifland. Mort \$42,000. Nov 1. Nov 4, 1907. 8:2118-72. A \$15,000-P \$40,000. other consid and 100

160th st W, No 554, s s, 212.6 e Broadway, 37.6x99.11, 5-sty brk tenement. The Roosevelt Realty and Construction Co to Louis H Perlman. Mort \$42,000. Nov 6, 1907. 8:2118-15. A \$12,000-\$40,000. other consid and 100

164th th st W, Nos 438 and 440, s s, 275 e Amsterdam av, 50x112.4, 5-sty brk tenement. Abraham E Levy to Simon J Levy. ½ part. Mort \$64,000. Nov 1. Nov 7, 1907. 8:2110-76 and 78. A \$30,000-\$110,000. other consid and 100

182d st W, Nos 519 and 521, n s, 70 e Audubon av, 50x79.9, 5-sty brk tenement. Isaac Marcuson to Hyman Manassevitz. Mt \$—. Nov 4, 1907. 8:2155-63. A \$10,000-\$40,000. nom

Amsterdam av, No 1181 | n e cor 118th st, 74.10x100, 6-sty brk 118th st | tenement and store.

118th st, n s, 100 e Amsterdam av, 50x100.11, 6-sty brk tenement.

Harry Malakoff to Abraham Felt. All liens. Oct 9. Nov 4, 1907. 7:1962-1 to 5. A \$81,000-\$—. other consid and 100

Amsterdam av, No 1726, w s, 74.11 n 145th st, 25x100, 5-sty brk tenement and store. Release mort. Max A Singer to Sarah Elkin and Gussie Herman. Oct 31. Nov 1, 1907. 7:2077-32. A \$20,000-\$30,000. 1,500

Audubon av, Nos 341 to 345 | n e cor 182d st, 79.9x70, 5-sty brk 182d st, No 523 | tenement and store. Isaac Marcuson to Kate Marcuson. B & S. Nov 4, 1907. 8:2155-35. A \$18,000-\$65,000. nom

Av A, No 1745 | s w cor 91st st, 25.10x94, 5-sty brk 91st st, Nos 442 and 444 | tenement and store. John Volz et al to John Arfmann. Mort \$25,000. Nov 1. Nov 2, 1907. 5:1570-28. A \$11,000-\$23,000. other consid and 100

Av A, No 220, e s, 51.9 s 14th st, 25.9x96, 5-sty brk tenement and store and 5-sty brk tenement in rear. Samuel Rosenthal to Louis Finkelstein. ½ right, title and interest. Mort \$24,000. Nov 1. Nov 2, 1907. 2:407-6. A \$17,000-\$27,000. other consid and 100

Broadway, No 441, w s, 74.10 n Howard st, 25x100, with all title to strip in rear, 25x5, 5-sty brk loft and store building. Charles Laue to Newbold Le Roy Edgar, of Tuxedo Park, N Y, and Webster A Edgar, of Cazenovia, N Y. Mort \$70,000. Nov 1, Nov 2, 1907. 1:231-40. A \$90,000-\$95,000. other consid and 100

Broadway, No 3750 | s e cor 156th st, runs e 100 x s 99.11 x w 156th st | 25 x n 0.1 x w 25 x s 0.1 x w 50 to Broadway x n 99.11 to beginning, 6-sty brk tenement. Henry T Bulman to Anderson Price, of Rutherford, N J. All liens. Feb 14, 1906. Nov 2, 1907. 8:2114-5. A \$75,000-\$210,000. other consid and 100

Broadway, No 3750 | s e cor 156th st, runs e 100 x s 99.11 x w 156th st | 25 x n 0.1 x w 25 x s 0.1 x w 50 to e s of Broadway x n 99.11 to beginning, 6-sty brk tenement. Anderson Price to the Realty Company, of Fort Washington. Mort \$180,000. Oct 4. Nov 2, 1907. 8:2114-5. A \$75,000-\$210,000. nom

Broadway, No 3157, w s, 308 n 125th st, 41.8x100, 6-sty brk tenement and store. Thomas Reynolds to Samuel Bookman and Joseph E Hoffman. Mort \$62,000. Nov 1, 1907. 7:1993-88. A \$25,000-\$65,000. other consid and 100

Jansen av, n s, 318 w from s s Terrace View av, now 228th st, 33x100, 2-sty frame dwelling. Rose M Tobin to Thomas Conroy. Mort \$5,500. Oct 29. Nov 1, 1907. 13:3402-283. A \$3,300-\$6,000. other consid and 100

Lexington av, Nos 2170 to 2184 | w s, extends from 130th to 131st 130th st | st, 199.10x80, four 6-sty brk 131st st | tenements with stores on both corners.

Park av, s e cor 131st st, 99.11x80, vacant.

FORECLOS. Oct 2, 1907. Joseph P Morrissey ref to Albert M Hersh. Mort \$—. Nov 2. Nov 4, 1907. 6:1779-15 and 56. A \$63,000-P \$100,000 and 69 to 72. A \$25,000-\$26,000. 100

Lexington av, No 75, e s, 24.8 s 26th st, 24.8x62, 3-sty brk dwelling. Henry Van V Holcomb to Clara C Holcomb. Mort \$10,000. Nov 6, 1907. 3:881-62. A \$15,500-\$22,000. other consid and 100

Lexington av, Nos 764 to 778 | n w cor 60th st, 100.5x22, 5-sty 60th st, No 139 | brk tenement and store. Samuel Mayers to Lexington Operating Co. All liens. Sept 30. (Recorded from Oct 14, 1907.) Nov 7, 1907. 5:1395-17. A \$55,000-\$70,000. nom

Madison av, No 1439, e s, 54.10 n 99th st, 27x100, 5-sty brk tenement and store. Samuel Bookman et al to Thomas Reynolds. Mort \$27,500. Oct 30. Nov 1, 1907. 6:1605-22. A \$21,000-\$30,000. other consid and 100

Madison av, No 1506 | s w cor 103d st, 100.11x20, 5-sty brk tenement and store. Annie Maxwell to Maria Fallon. All title. Q C. Oct 24. Nov 4, 1907. 6:1608-56. A \$23,000-\$35,000. 100

Manhattan av, Nos 272 to 278 | n e cor 111th st, 100.11x100, 7-111th st | sty brk tenement. Ellis Solomon to Max Solomon. All title. Mort \$240,000. Nov 1. Nov 4, 1907. 7:1846-31. A \$70,000-\$245,000. other consid and 100

Morningside av East, No 107, e s, 76.5 s 124th st, 24.6x88, 5-sty brk tenement. Mary and Hannah McGovern to John Dietrich. Mort \$15,000. Oct 31. Nov 1, 1907. 7:1950-64. A \$11,000-\$21,000. other consid and 100

Park av | s w cor 108th st, 100.11x16.8, 3-sty brk dwell-108th st, No 88 | ing. Release claims, &c, as to Park av viaduct. John M Bowers et al TRUSTEES Wm H Gebhard to N Y & Harlem R R Co and the N Y C & H R R R Co. Aug 24. Nov 1, 1907. 6:1613-37. A \$8,500-\$10,500. 5,000

Diverside 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 e 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. Robert McGill to Chas H Reed. B & S. Mort \$400,000. Nov 4. Nov 6, 1907. 7:1995-1. A \$525,000-\$550,000. other consid and 100

St Nicholas av | n w cor 190th st, runs w 300 to e s Wadsworth Wadsworth av | av x n 25 x e 100 x n 47.8 x e 200.5 to w s St 190th st | Nicholas av x s 85.11 to beginning, vacant. Joshua T Butler to Corporation Liquidating Co. B & S and C a G. Mort \$45,000. Jan 31, 1906. Nov 4, 1907. 8:2169-1 and 53. A \$46,000-\$46,000. nom

St Nicholas av, No 81 | n w cor 114th st, 59.2x108.8 to e s 7th 7th av, No 1881 | av, x50.5x139.8, vacant. Max Levin to Elias A Cohen. All liens. June 7. Nov 6, 1907. 7:1824-1. A \$60,000-\$60,000. other consid and 100

Same property. Elias A Cohen to Congregation Anshe Chesed, a corpn. Mort \$80,000. Nov 1. Nov 6, 1907. 7:1824. other consid and 100

West End av, No 316, e s, 25 s 75th st, 20x36.5, also rear courtyard of above, begins at e line of above 12.10 s from n line thereof, runs e 11.5 x s 6.1 x s e 5.7 x s 4.10 x w 11.11 x n 4.9 x w 0.4 x n 3.8 x n 7 to beginning, 3-sty and basement brk dwelling. Mary E Roberts to Hugh H Baxter. Mort \$15,000. Oct 25. Nov 7, 1907. 4:1166-62. A \$10,000-\$16,000. nom

West End av, No 487, w s, 59 n 83d st, 17x82, 3-sty and basement brk dwelling. Fredk C Gilsey to Alma M Gilsey. Mort \$14,000. Oct 19. Nov 1, 1907. 4:1245-73. A \$10,000-\$18,000. nom

1st av, No 207, w s, 103.3 n 12th st, 20x86, 4-sty brk tenement and store. Theresa Hirsch EXPRX and TRUSTEE Bennett Hirsch to Samuel Grossmann. Oct 30. Nov 1, 1907. 2:454-40. A \$10,000-\$12,000. 23,000

1st av, No 416, e s, 49.5 n 24th st, 24.8x100, 5-sty brk tenement and store. Adolf Miller to William Heaslip. Mort \$20,000. Oct 31. Nov 1, 1907. 3:956-3. A \$13,000-\$19,500. other consid and 100

1st av, No 286, e s, 23 s 17th st, 23x94, all interest in building, 3-sty brk tenement and store and part 2-sty brk building in rear. Terrence P Brennan to Samuel Glaser. B & S. Dec 1, 1906. Nov 4, 1907. 3:948-52. A \$11,500-\$14,500. nom

1st av, No 52, e s, 143.9 s 4th st, 24.6x94.11, 5-sty brk tenement and store. Louis Finkelstein to Samuel Rosenthal. ½ right, title and interest. Mort \$34,000. Nov 1. Nov 2, 1907. 2:431-2. A \$19,000-\$30,000. other consid and 100

1st av, No 407, w s, 20.6 s 24th st, 19.9x70, 3-sty brk tenement and store. Josephine E Murphy to Venture Realty and Construction Co of N Y. Mort \$7,000. Nov 4. Nov 6, 1907. 3:929-36. A \$9,000-\$12,000. other consid and 100

REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

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

BOROUGH OF THE BRONX.

2d av, No 385, w s, 48.10 n 22d st, 25.2x64, 4-sty brk tenement and store. Chas R Sommer to Edw C Sommer. 1/2 part. All title. Mort \$17,000. Nov 1. Nov 2, 1907. 3:903-29. A \$14,500-\$18,000.

2d av, No 2101, w s, 101.3 s 109th st, 25x100, 5-sty brk tenement and store. Morris Kalman to Morris Lipschitz. Mort \$24,000. Mar 29. Nov 2, 1907. 6:1658-24. A \$9,000-\$24,500.

2d av, No 2101, w s, 101.3 s 109th st, 25x100, 5-sty brk tenement and store. Morris Lipschitz to Morris Kalman. Mort \$29,000. Mar 29. Nov 2, 1907. 6:1658-24. A \$9,000-\$24,500.

2d av, No 2420 | n e cor 124th st, 20.11x80, 3-sty stone 124th st, Nos 301 and 303 | front tenement and store. Hyman Bresler to Morris Wild. Mort \$22,100. Nov 1. Nov 2, 1907. 6:1801-1. A \$10,000-\$20,000.

2d av, No 2199 | s w cor 113th st, 25x80, 4-sty brk tenement and 113th st, No 246 | store. Annie Maxwell to George Karsch. All title. Q C. Oct 24. Nov 4, 1907. 6:1662-28. A \$12,000-\$21,000.

2d av, No 2282 | n e cor 117th st, 25x81, 5-sty stone front 117th st, No 301 | tenement and store. Karl Sallmayer to Elias Feinberg. Mort \$31,000. Nov 1. Nov 6, 1907. 6:1689-1. A \$13,000-\$28,000.

2d av, Nos 1932 and 1934, e s, 40.11 s 100th st, 40x106, 6-sty brk tenement and store. Release mort. Albert Crane to Thomas Graham, of Brooklyn. Nov 2. Nov 7, 1907. 6:1671-51. A \$15,000-P \$45,000.

Same property. Release mort. Asher and Benj M Holzman to same. Nov 1. Nov 7, 1907. 6:1671. 19,062.14

2d av, No 1804, e s, 50.8 n 93d st, 25x75, 4-sty brk tenement and store. Philipp Messenkopf to Emil B Johannsen. Mort \$10,000. Oct 30. Nov 1, 1907. 5:1556-3. A \$10,000-\$16,500.

2d av, No 676, e s, 59.2 s 37th st, 19.7x78, 4-sty brk tenement and store. Mary Boelling to Wm H Tyler. Mort \$12,000. Oct 31. Nov 1, 1907. 3:942-61. A \$9,500-\$12,500.

3d av, No 1389 | s e cor 79th st, 21x85, 5-sty brk tenement and 79th st, No 200 | store. Edward Lazansky to Emanuel S Cahn. 1/2 part. All title. Mort \$33,000. Oct 31. Nov 1, 1907. 5:1433-45. A \$20,000-\$32,000.

3d av, No 1786 | w s, 175.11 s 100th st, 25.11 to 99th st 99th st, Nos 173 and 175 | x100, 4-sty stone front tenement and store and 1-sty brk extension. Annie Maxwell to Alvina Hagedorn. All title. Q C. Oct 24. Nov 4, 1907. 6:1627-33. A \$20,000-\$25,000.

3d av, No 1536, w s, 72.8 n 86th st, 28x100, 5-sty brk loft and store building. Rachel Lippman to Geo A Adams. Mort \$36,000. Oct 26. Nov 4, 1907. 5:1515-36. A \$27,000-\$46,000.

Same property. Geo A Adams to Sidney H Rosenthal. Mort \$40,000. Oct 26. Nov 4, 1907. 5:1515. other consid and 100

3d av, Nos 1551 to 1553 | n e cor 87th st, 50x90, 6-sty brk tene- 87th st, Nos 201 to 205 | ment and store. FORECLOS, Oct 24, 1907. Henry Smith ref to Aaron Goodman. Mort \$78,000. Oct 24. Nov 6, 1907. 5:1533-1. A \$64,000-P \$70,000. \$21,000 over and above said mort.

5th av | s w cor 57th st, 73.5x125, 2 and 3-sty brk and 57th st, No 2 | stone dwelling. Wm C Whitney to Henry Payne Whitney. B & S. Feb 24, 1897. Nov 7, 1907. *5:1272-39. A \$900,000-\$950,000.

5th av, No 1150 | n e cor 96th st, 25.9x100, 3-sty brk tenement on map No 1180 | and store. Annie Maxwell to John S Phipps. 96th st | Q C. Oct 24. Nov 4, 1907. 6:1602-1. A \$80,000-\$83,000.

7th av, No 751, e s, 80 n 49th st, 20.4x62.6, 4-sty stone front tenement and store. Archibald M Maclay to Chas I McBurney. 1/2 part. All liens. Nov 1. Nov 7, 1907. 4:1002-1 1/2. A \$30,000-\$34,000.

7th av, Nos 747 and 749 | n e cor 49th st, 80x20.10, 4-sty stone 49th st, No 169 | front tenement and store. Wm B McBurney to Chas I McBurney. 1/2 part. All liens. Oct 31. Nov 7, 1907. 4:1002-1. A \$55,000-\$63,000.

7th av, No 71, e s, abt 68 s 15th st, -x-, 3-sty brk tenement. Amelia Jantzen to Josephine L Jantzen her daughter, of Elmhurst, L I. All title. Oct 29. Nov 1, 1907. 3:790-73. A \$19,000-\$22,000.

8th av | s w cor 111th st, runs w 71 x s 100 x n e 111th st, No 300 | on curve 98.3 x n e 23.9 to beginning, 6-sty brk tenement. Bethoven Englander to Giuseppina Santangelo and Beatrice Tuoti. Mort \$75,000. Nov 1. Nov 2, 1907. 7:1846-18. A \$18,000-P \$55,000.

8th av, No 2431, w s, 50.6 n 130th st, 25.6x100, 5-sty brk tenement and store. Max Bernstein to Thomas Scholes. Mort \$23,000. Nov 1. Nov 4, 1907. 7:1958-8. A \$14,000-\$21,000.

8th av, Nos 2902 and 2904, e s, 40 s 154th st, 39.11x100, 6-sty brk tenement and store. James L Rich to Teresa M Richter. Mort \$55,500. Oct 30. Nov 4, 1907. 7:2039-63. A \$13,000-\$48,000.

11th av, Nos 210 to 216 | s e cor 25th st, 98.9x98.8, with all 25th st, Nos 564 to 568 | title to strip on e s 1.4 wide, 3-sty brk tenement and store, 1-sty brk stable and vacant. Chas A Christman to Mary, Martin and Arthur S Zinn. Mort \$45,000. Nov 1. Nov 2, 1907. 3:696-65 to 68. A \$35,000-\$40,500.

11th av, Nos 599 to 603 | s w cor 45th st, 75.3x100, three 4-sty 45th st, Nos 600 and 602 | brk tenements and stores and 1-sty brk store in st. Pauline Jedel to Benj L and Berthold Weil. Mort \$43,000. Sept 30. Nov 1, 1907. 4:1092-34 to 36. A \$29,500-\$33,000.

MISCELLANEOUS.

Assignment of 1/2 interest of income in a 2-9 share of estate of the late James O Sheldon. James Sheldon to Lillian wife James Sheldon, of Putney, County of Surrey, England. Aug 16. Nov 6, 1907.

Trust agreement. Ella G G wife Joseph L Street, of Cincinnati, Ohio, with John J Coger, of Brooklyn. May 9, 1888. Nov 1, 1907. Misc. 8,000

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

*Bronx Terrace, e s, 112 n 224th st, 112x105.
Bronx Terrace, w s, 160 n 224th st, 75x172.
Bronx Terrace, w s, 63.1 s 224th st, 178x150, Wakefield.
Katharina Limberg ADMRX Cath Striegel, Striegel or Simon to Frank McGarry. Oct 31. Nov 4, 1907. 2,150
Boone st | e s, at n w s West Farms road, runs n e West Farms road | along road 96.4 x n w 137.11 to e s of st x s w 8.11 x s still along st 154.9 to beginning, vacant. John E Poillon to Harry N Baruch. Mort \$4,550. Oct 29. Nov 1, 1907. 11:3007.

Barry st, late Leggett av, s w cor Longwood av, late 145th st, 100x75, except part for Longwood av, vacant. Harry E Berger to Margt A Downey. Mort \$6,000. Nov 6. Nov 7, 1907. 10:2736.

Chisholm st, No 1287, w s, 145.2 s Freeman st, 20x120, 3-sty frame tenement. Melville J Beckel to Theodore Kauhausen. Mort \$7,000. Nov 6, 1907. 11:2970.

Chisholm st, No 1343, w s, about 55 s Jennings st, 25x76.6, 2-sty frame dwelling. Geo B Raymond to Margt Neill. Oct 26. Nov 6, 1907. 11:2971.

*Carpenter st, or late Catharine st, e s, lot 199, as described in deed dated June -, 1906, by Commonwealth Real Estate Co to Wilmer E Shoemaker. Certificate by Wilmer E Shoemaker that Chas C and Guy P Dean and Wilmer E Shoemaker are to share equal parts on all profits or losses on sale of said premises, &c. July 10, 1906. Nov 6, 1907.

*Concord st, e s, 196 n 236th st, 25x95. Fanny T Horan to Christopher Cunningham. Oct 30. Nov 7, 1907.

*Concord st, e s, 221 n 236th st, 25x95. Same to Thomas Payne, of Yonkers, N Y. Oct 30. Nov 7, 1907.

Chisholm st, No 1339, w s, 100 s Jennings st, 25x95x25.3x91.4, 3-sty frame tenement. Robert Machlett to George Hellmuth. Mort \$5,000. Oct 31. Nov 1, 1907. 11:2971.

*Concord st, e s, 221 n 236th st, 25x95. Same to Thomas Payne, W F Duncan at Williamsbridge, 25x100. Giovanni Guercio et al to Angelo Justo. Mort \$750 on this and other property. Sept 25. Nov 4, 1907.

Faille st, No 889, w s, 175 n Seneca av, 25x100, 2-sty frame dwelling. Frederick McCarthy et al to Ellis L Withers. Mort \$4,500 and all liens. Nov 6, 1907. 10:2761.

Fox st, No 1128 (Barretto st), e s, 101.11 n 169th st, 20x100, 3-sty frame tenement. Henry Linsmann and ano to Henry and Anna M Linsmann and Henry Thoede and Therese H his wife. Mort \$5,000. Oct 1. Re-recorded from Oct 1, 1907. Nov 2, 1907. 10:2719.

*Fulton st, e s, - n 236th st, and being lots 41 to 45 and s 15 ft of lot 46 map of the Jacksonville property at Eastchester. Augusta M de Peyster widow et al to Irving Realty Co. Q C and correction deed. Oct 29. Nov 2, 1907.

*Fulton st, e s, - n 236th st, and being north 25 ft of lot 46 same map. Same to Nicholas and Agnes O'Neill. Q C and correction deed. Oct 29. Nov 2, 1907.

Garden st | n s, 365.2 w Southern Boulevard, runs - Kingsbridge road | 227.2 to s s old Kingsbridge road x w 50 x s 227.7 to st x e 50 to beginning, with all title to land in bed of said old road as extended to s s 184th st, vacant. Stephen McBride to Angela Giliberti. Mort \$5,000. Oct 31. Nov 7, 1907. 11:3100.

Home st | s s, 252.11 e Stebbins av, runs s 42.8 x s e 75.3 to Intervale av | n w s Intervale av x n e 25 x n w 62.1 x n 32.7 to st x w 25 to beginning, vacant. PARTITION (Sept 25, 1907). Thos F Donnelly (ref) to Isaac A Benequit. Julius Weinberg and Morris Sonn. Mort \$2,500. Oct 31. Nov 1, 1907. 10:2692.

Home st, No 1074, s s, 211.1 e Stebbins av, 17.1x69.2x23.9x85.8, 2-sty frame dwelling. PARTITION (Sept 25, 1907). Thos F Donnelly ref to Isaac A Benequit, Julius Weinberg and Morris Sonn. Mort \$1,250. Oct 31. Nov 1, 1907. 10:2692.

Home st, No 1076, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to st x w 24.10 to beginning, 2-sty frame dwelling. PARTITION (Sept 25, 1907). Thos F Donnelly (ref) to Isaac A Benequit, Julius Weinberg and Morris Sonn. Mort \$1,250. Oct 31. Nov 1, 1907. 10:2692.

*Hickory st, e s, - n North Oak Drive, and being lot 78 amended map (No 1038) of Bronxwood Park.
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. Apr 10, 1900. Oct 25, 1907. Reprinted from last issue when parcels were separated.

Jennings st, No 1113, n s, 106.3 w Wilkins pl or av, 37.6x100, 5-sty brk tenement. Abelman Construction Co to Wm T Hookey. All liens. Nov 4. Nov 6, 1907. 11:2965.

Jennings st, No 1113, n s, 106.3 w Wilkins pl or av, 37.6x100, 5-sty brk tenement. Wm T Hookey to Abelman Construction Co. All liens. Nov 4. Nov 6, 1907. 11:2965.

Kelly st, No 48, e s, 325 n 156th st, 25x100, 3-sty brk dwelling. Herman Feinberg to Joseph Friedman. Mort \$10,750. Nov 1, 1907. 10:2708.

Lorillard pl, n e cor 187th st, 90.2x98x90x98
Hoffman st, n w cor 187th st, 100x96.6x100x96.11, vacant.
Michael Santangelo to Joseph J Meaney. Mort \$16,000. Nov 1. Nov 2, 1907. 11:3056.

Lorillard pl, Nos 2365 and 2367, n w s, 173.8 n from e s 3d av, runs n w 90 x n e 50 x s e 90 to pl x s w 50 to beginning, 4-sty brk tenement. Arthur H Sigler to Rosa P Easterbrook. Mort \$30,000. Oct 31. Nov 1, 1907. 11:3055.

*Lebanon st, s s, 175 w Bronx Park av, 25x100. Chas H Stanton to the City and County Contract Co. Q C. Oct 29. Nov 6, 1907.

ARCHITECTURAL IRON WORK

EXCELLENCE
ECONOMY

HERVEY THOMPSON
176-178 E. 119th St., New York, N. Y.

- Lorillard pl, n e cor 187th st, 90.2x98x90x99.
Hoffman st, n w cor 187th st, 100x96.11x98x96.11.
vacant.
Joseph J Meaney to Bethoven Englander. Mort \$19,000. Nov other consid and 100
1. Nov 2, 1907. 11:3056.
- *Lafayette st, e s, 125 s St Raymond av, 25x100x23.7x100. Gio-
vanni Gaeto to North Side Cornice & Roofing Co. Nov 6. Nov
7, 1907. nom
- *McDonald st, s s, 143 e Eastchester road, 22.11x100.
Stillwell av, s w cor Rhineland av, abt 60.6x103.7x52.6x
129.11.
Release mort. John J Brady to Hudson P Rose Co. Oct 26.
Nov 1, 1907. 300
- Parkview pl, s e s, 727.10 s w 190th st, 50x90, vacant. Sumner
Deane to Virginia S Atwater. Mort \$2,000. Nov 1, 1907. 11:3219.
other consid and 100
- Reservoir Oval W, w s, 246.2 s 210th st, 50x84.2x52x98, vacant.
John J Lenihan to Nora O'Connor. Oct 26. Nov 1, 1907.
12:3343. other consid and 100
- Same property. Nora O'Connor to John J Lenihan. Mort \$1,000.
Oct 28. Nov 1, 1907. 12:3343. other consid and 100
- Simpson st, No 1178, e s, 322.11 n Home st, 25x100, 2-sty frame
dwelling. George Meyer to Gusta Meyer. 1-3 part. Mort
\$4,000. Oct 31. Nov 1, 1907. 11:2975. nom
- *10th st, s s, 205 e Av D, 100x108, Unionport. Mark Griffin to
Patrick S Fanning and Peter Muth. July 7, 1877. Nov 6, 1907.
400
- 134th st, No 531, n s, 150 e Brook av, 28.4x100, 5-sty brk tene-
ment. Mary F Stanley to Morris Steinberg. Mort \$21,900.
Oct 28. Nov 6, 1907. 9:2262. other consid and 100
- 134th st, No 410, s s, 115 e Willis av, 16.8x100, 4-sty brk dwell-
ing. Alfred W De Lybove to Jennie Kind. Mort \$6,000. Aug
1. Nov 6, 1907. 9:2278. other consid and 100
- 135th st, No 535 (841), n s, 125 w St Anns av, 25x100, 5-sty brk
tenement. Yetta Stern to Catharine Callaghan. Mort \$15,500.
Nov 2. Nov 4, 1907. 9:2263. other consid and 100
- 136th st, Nos 704 and 706, s s, 80.10 e Southern Boulevard, 100
x100, 5-sty brk and stone factory and vacant. John Evans to
Newby & Evans Co, a corp. Mort \$10,000. Mar 6, 1901. Nov
6, 1907. 10:2564. nom
- Same property. Newby & Evans Co to Sally T Kernan of Phila,
Pa. Mort \$10,000. Mar 6, 1901. Nov 6, 1907. 10:2564. nom
- 138th st, No 766 | s s, 262.6 e Southern Boulevard, 17.7 to Wil-
Willow av | low av x100, 2-sty brk dwelling. Joseph L
Loulther et al to August Hauser. B & S. Mort \$4,000. Nov 1.
Nov 7, 1907. 10:2566. other consid and 100
- 138th st, No 766 | s s, 262.6 e Southern Boulevard, 17.7 to Wil-
Willow av | Willow av x100, 2-sty brk dwelling.
August Hauser to Mary Zinser. All liens. Nov 4. Nov 7,
1907. 10:2566. other consid and 100
- 147th st, No 714, s s, 140 w Brook av, 25x100, 5-sty brk tene-
ment. Elsie Schnell to Gottlieb F Schnell. All title. Nov 6.
Nov 7, 1907. 9:2291. nom
- 151st st, No 338, s s, 100 w Courtlandt av, 25x118.5, 3-sty frame
tenement and 2-sty frame tenement in rear. Moritz Arns-
tein to Chas G Weiss. Mort \$7,500. Nov 1. Nov 2, 1907. 9:2410.
other consid and 100
- 154th st, No 337 (577), n s, 146 w Courtlandt av, 20.8x100, 2-sty
brk dwelling. Richard A and Sarah M Scanlan to Frederick
Dillemath. Mort \$1,000. Nov 1. Nov 4, 1907. 9:2414.
other consid and 100
- 157th st, No 307, n s, 325.5 w Courtlandt av, 27x101.6, 4-sty
brk tenement. Christiana Honig to Frank Miller. Mort \$9,250.
Oct 31. Nov 1, 1907. 9:2417. other consid and 100
- 164th st, Nos 284 to 290, old Nos 528 and 530, s s, 150.5 e
Morris av, 75.2x88.3x75x88.11, four 2-sty frame dwellings.
Hirsh Seigler to Bertha Katcher. Mort \$10,000. Nov 2. Nov
7, 1907. 9:2423. other consid and 100
- 165th st, No 792, s s, 127.9 e Tinton av, 20.6x100, 2-sty frame
dwelling. Edwin D Merritt to Christina Ratzler. Mort \$1,000.
Oct 23. Nov 4, 1907. 10:2669. other consid and 100
- 165th st, No 856 (1026), s s, 85 e Prospect av, 18.3x91, 3-sty
frame tenement. Katie Zorn to Kaspar Wagner. Mort \$6,000.
Oct 31. Nov 1, 1907. 10:2690. other consid and 100
- 165th st, Nos 1037 and 1039 | n e cor Stebbins av, 50x113.4,
Stebbins av, No 1020 | 5-sty brk tenement and store.
Jonas Weil et al to Adolph Schlesinger. Mort \$47,000. Oct
31. Nov 1, 1907. 10:2691. other consid and 100
- 172d st, No 719, n s, 90 e Park av, runs e 40 x n 129.11 x w 30
x s 30 x w 10 x s 99.11 to beginning, 2-sty frame dwelling.
Robert Fisher to Samuel L Feiner. Mort \$7,000. Nov 1. Nov
4, 1907. 11:2905. other consid and 100
- 175th st (Fairmount av), n s, bet. Prospect av and Marmion av,
and being at line bet lots 26 and 27, being lot 26, map Fair-
mount, 100x194. Albert Deuble to Albert Naef, as collateral.
Mort \$15,000. Apr 10. Nov 1, 1907. 11:2953. other consid and 100
- 177th st, s s, 85.9 e Jerome av, 75x125, vacant. Release dower.
Ella T wife Wm C Dewey to Fredk J Winston. Nov 5. Nov 7,
1907. 11:2852. nom
- 178th st, No 1197, n e s, 136.11 e Daly av, 25x124.9x27.3x122,
2-sty frame dwelling. Thomas Connor to Frank X Fessler.
Mort \$5,800. Oct 31. Nov 1, 1907. 11:3127. other consid and 100
- 181st st, s w cor Ryer av, 43.5x158.10x36.7x161, vacant. Wm L
Bjur to Agnes T wife Wm L Bjur. Mort \$4,000. Nov 4, 1907.
11:3156. other consid and 100
- 183d st | s w cor Adams pl, 48x120, 2-sty frame dwell-
Adams pl, No 2233 | ing. Ernest Hammer to Checchina Carucci.
Nov 4. Nov 6, 1907. 11:3071. other consid and 100
- 187th st | s e cor Hughes av, 50x100, vacant. Bertha Eck-
Hughes av | stein to Joseph Teroso. Mort \$3,000. Nov 1. Nov
2, 1907. 11:3074. other consid and 100
- 188th st, n w s, 608.5 n e Tee Taw av, 25.1x102.4x25x104.11, 2-
sty frame dwelling. Hugh McLernon to Herman Nehmelman.
Mort \$4,500. Nov 1. Nov 2, 1907. 11:3219. nom
- 188th st, n w s, 633.7 n e Tee Taw av, 25.2x99.5x25x102.4, 2-sty
frame dwelling. Hugh McLernon to Robert H Machlett. Mort
\$5,000. Oct 31. Nov 7, 1907. 11:3219. nom
- 205th st, No 197, n s, abt 292 w Mosholu Parkway, 25x131x25x
134.3, 2-sty frame dwelling. Hugh McKeon to Geo W McDer-
mott. Mort \$7,250. Sept 7. Nov 7, 1907. 12:3312. other consid and 100
- *214th st, s s, 200 w Tilden av, 25x100, Laconia Park. Geo H
Lawrence et al to Adelaide Burlando. Q C. Sept 23. Nov 6,
1907. nom
- *Same property. Mary E Gedney to same. Q C. Sept 27. Nov
6, 1907. nom
- *Same property. Geo H Lawrence et al EXRS, &c, Eliz H Sias to
same. Sept 23. Nov 6, 1907. 700
- *Same property. Adelaide Burlando to Joseph C Lowenthal.
Mort \$500. Sept 23. Nov 6, 1907. nom
- *214th st, s s, 200 w Tilden av, 25x100, Laconia Park. Joseph
C Lowenthal to A Shatzkin & Sons. Mort \$600. Nov 1. Nov
6, 1907. 100
- *221th st, late 7th st, s s, 155 w 5th av, 50x114, Wakefield.
Caterino Chiavenuto to Lena wife Albert Guidano. 1/2 part.
Mort \$1,300. Oct 28. Nov 4, 1907. nom
- *224th st, late 10th av, n s, 105 w 4th st or av, 30x114, Wake-
field. Angela Giliberti to Bridget McBride. Mort \$11,000.
Oct 30. Nov 7, 1907. other consid and 100
- *228th st, late 14th av, s s, 155 w 4th st, 50x140, Wakefield. Re-
lease mort. Elizabeth Rippel to Emil Briegel. Feb 11. Nov
1, 1907. nom
- *232d st, late 18th av, n s, 165 w White Plains road, 18x114,
Wakefield. Albert W Seaman to Wm H Keating. Oct 22. Nov
4, 1907. nom
- *232d st, late 18th av, n s, 183 w White Plains road, 18x114,
Wakefield. Eliz M Smith HEIR Samuel T Skidmore to Wm H
Keating. Oct 22. Nov 4, 1907. nom
- 236th st, s s, 400 e Keppler av, 25x100, 2-sty frame dwelling.
Dora M Schrenkeisen to Euphemia M Baylis, of Queens
Borough. Mort \$3,000. Oct 31. Nov 2, 1907. 12:3376. nom
- 236th st, late Opdyke av, n e cor Kepler av, late 3d st, 100x100,
vacant. Release dower. Alicia E Wilmot widow to Otto P
Schroeder. Oct 19. Nov 1, 1907. 12:3377. nom
- 237th st, n s, 275 w Martha av, 25x100, 2-sty frame dwelling.
Louis J Curtis to Sarah L Conklin. Q C. Oct 31. Nov 4, 1907.
12:3386. nom
- Same property. Sarah L Conklin widow to John F Kaiser Jr.
Mort \$1,750. Nov 2. Nov 4, 1907. 12:3386. other consid and 100
- *240th st, late Westchester av, n e s, at s e s Matilda st, 100x
100, being lots 149 and 150 map Washingtonville.
*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.
Reprinted from last issue when parcels were separated. nom
- Alexander av, n w cor 139th st, old line, a strip in front of No
277 Alexander av, runs n 17.1 x e 0.6 to present w s of av x s
17.1 x w 0.6 to beginning. William Stursberg et al HEIRS,
&c, Babette Stursberg to Elizabeth Kelly. Q C. June 7, 1905.
Nov 7, 1907. 9:2314. nom
- Arthur av, Nos 2323 and 2325, w s, 94 n 184th st, or Belmont pl,
49x95.5x49x95.11, 5-sty brk tenement and store. Joseph Te-
soro to Samuel Eckstein. Mort \$24,000. Nov 1, 1907. 11:3065.
nom
- Brook av, Nos 898 to 902 | s e cor 162d st, 126.11x82.2x103.8x
162d st | 142.3, two 2-sty frame dwellings and
1-sty frame store and vacant. Samuel Grodginzky et al to
Adolph Scheibel, Samuel Williams and Isaac Haft. Q C. Oct
28. Nov 4, 1907. 9:2366. nom
- Brook av, e s | all right, title and interest in the block. Cathe-
3d av, w s | rine D Bannon HEIR Joseph Althouse et al to
162d st, s s | Samuel Williams, Adolph Scheibel and Isaac
161st st, n s | Haft. B & S. Sept 25. Nov 4, 1907. 9:2366.
nom
- Burnside av | s w cor Jerome av, runs w 227.10 to e s David-
Jerome av | son av, x s 3.6 x e — to w s Jerome av, x n
Davidson av | 76.8 to beginning, two and 3-sty frame hotel, with
hotel fixtures, furniture, &c. Mary A Broderick to Julia A
Ruvane, of Jersey City, N J. Mort \$32,375. Oct 26. Nov
1, 1907. 11:2863. other consid and 100
- Brook av, No 544, e s, 75 s 150th st, 25x99.11, 5-sty brk tene-
ment and store. Elizabeth Little to Bernhard Bopp. Mort
\$19,500. Nov 1, 1907. 9:2276. other consid and 100
- Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40.3x102.8,
5-sty brk tenement. Moser Arndstein to Dezzo Fuchs.
Mort \$30,000. Nov 1. Nov 2, 1907. 10:2554. other consid and 100
- *Burke av, w s, 200 s Jefferson av, 50x100, Edenwald. Fridolin
Weber to George Blumler. Oct 31. Nov 1, 1907. other consid and 100
- Belmont av, No 2424, e s, 630.5 s Pelham av, 17.1x100, 2-sty
frame dwelling. Thos F Sullivan to Anthony Reale. Mort \$1-
300. Nov 4. Nov 6, 1907. 11:3075. other consid and 100
- Belmont or Cambreling av, e s, 194.8 s Pelham av, late Union av,
37.6x100, vacant. Checchina Carucci to Ernest Hammer. Mort
\$17,000. Nov 4. Nov 6, 1907. 11:3091. other consid and 100
- Burnside av, No 299 (577), n s, 91.5 e Ryer av, runs n 136.8 x e
18.6 x s 80 and 68.4 to av x w 22.6 to beginning, 3-sty frame
tenement. William Stube to Bridget Murphy. Mort \$7,000.
Nov 1. Nov 2, 1907. 11:3144. other consid and 100
- *Balcolm av, e s, 200 s Latting st, 75x100. Joseph Diamond to
Frank McEachern. Nov 4. Nov 6, 1907. other consid and 100
- *Balcolm av, w s, 50 s Latting st, 25x100.
Balcolm av, w s, 250 s Latting st, 25x100.
Joseph Diamond to Joseph V Mitchell. Nov 4. Nov 6, 1907.
other consid and 100
- Brook av, No 1514, e s, 100 n 171st st, 25x100.11, 4-sty brk
tenement. Ignatz Braun et al to Ignatz Pick. Mort \$15,000.
Nov 6. Nov 7, 1907. 11:2895. other consid and 100
- Bryant av, e s, 205 s 173d st, 20x100, 3-sty frame tenement.
Lavelle Construction Co to Henry G Pepino and Humbert Mar-
angelo. Mort \$10,800. Oct 31. Nov 6, 1907. 11:3001. other consid and 100
- College av, No 1303, w s, 123.9 n 169th st, 16.8x92.6, 2-sty frame
dwelling. Thornton Bros Co to Michael J Rourke. Mort \$3-
000. Oct 31. Nov 4, 1907. 11:2785. other consid and 100
- Crotona av, e s, 40 s 181st st, 25x102.
Crotona av, s e cor 181st st, 15x102.
Crotona av, e s, 15 s 181st st, 25x102.
vacant.

THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

IRONWORK FOR BUILDINGS

- Maurice Simmons to Alexander Simmons. 1-3 part. All title. Mort \$5,850. July 8. Nov 4, 1907. 11:3096. 100
- Crimmins av, Nos 313 and 315, w s, 48.4 n 141st st, 47.10x80, 5-sty brk tenement. Max Helfstein et al to Ascher Siegfried. All liens. Nov 2. Nov 4, 1907. 10:2556. other consid and 100
- *Cottage Grove av, s w cor Cornell av, 50x100. Herbert L Brown to Geo C Bailey. B & S. Sept 30. Nov 4, 1907. other consid and 100
- Creston av, No 2771, w s, 611.4 n 196th st, 16.8x100.4, 2-sty frame dwelling. John S Matthews to Fredk W Schwanewede. Mort \$2,500. Nov 1, 1907. 12:3318. other consid and 100
- Cauldwell av, No 911, w s, 543 n 161st st, 18x100, 3-sty brk dwelling. Harry Kinstler to Teresa A McCarthy. Mort \$5,000. Oct 26. Nov 1, 1907. 10:2627. other consid and 100
- Crotona av, No 2344, e s, 440 n 183d st, 20x100, 2-sty frame dwelling. Lorenz Weiher to Anthony Rieger. Mort \$6,750. Nov 7, 1907. 11:3102. other consid and 100
- Creston av, n e cor 197th st, 40.1x95, 2-sty frame dwelling. Release mort. Gussie Silverstein to Amalia Pirk. Nov 7, 1907. 12:3315. 5,000
- Davidson av, w s, 150 s w 192d st, 50x100, vacant. Fredk W Devoe to Henry Staats. Oct 25. Nov 4, 1907. 11:3204. other consid and 100
- Elton av, No 731, w s, 75 s 156th st, 25x100, 3-sty brk tenement and store and 2-sty frame tenement in rear. Louis Judelovitz to Jeanne M Dantin and Marie Dantin her daughter joint tenants. Mort \$6,000. Oct 31. Nov 1, 1907. 9:2377. other consid and 100
- Eastburn av, e s, 188.3 n 174th st, 50x95, two 2-sty frame dwellings. Eastburn Construction Co to Edw H Long. Mort \$10,606.72 and all liens. Nov 7, 1907. 11:2796. nom
- *Ellison av, e s, 225 n Marrin st, 50x100, Seton Homestead, Westchester. Joseph Diamond to Wm R Devine. Nov 4. Nov 6, 1907. other consid and 100
- Forest av, No 765, w s, 200 n 156th st, 20x87.6, 3-sty frame tenement. Edmond Williams to Chas W Callahan. Mort \$3,500. Nov 7, 1907. 10:2646. other consid and 100
- Franklin av, e s, 194.4 s 168th st, strip 1.1x100. Emogene A Burnett widow and et al HEIRS, &c, Henry R Burnett to John J Barry. All title. Q C. Nov 1. Nov 2, 1907. 10:2614. nom
- *Frisby av, (2d st), n w cor Denson (Madison) av, 100x142.1x100 x137.11, Westchester. James F Donnelly to Mary Donnelly. B & S. July 29. Nov 4, 1907. nom
- *Gleason av, n s, 25 w 174th st, 25x100. Rose V Malone to James Garvey. Nov 1. Nov 2, 1907. other consid and 100
- *Grace av, w s, 175 s Lyon av, 25x100. Mort \$4,000.
- Parker av, e s, 225 s Lyon av, 50x100, Westchester. Mort \$7,000. Herman Tuchman to Marcus Nathan. Oct 23. Nov 7, 1907. other consid and 100
- Grand av, w s, 50 n 184th st, 50x90, 2-sty frame dwelling. Hattie F wife Everett E Fowler to Jovo Tomanovich. Mort \$9,000. Nov 6. Nov 7, 1907. 11:3212. other consid and 100
- *Harrington av, n s, 225 e Mapes av, 100x100. Percy S Dudley to Theresa E Bernholz. Nov 1. Nov 4, 1907. nom
- Intervale av, n w s, 655.7 n e 167th st, 75x72.10, vacant. PARTITION (Sept 25, 1907). Thos F Donnelly (ref) to Carl Eichhorst. Mort \$5,500. Oct 31. Nov 1, 1907. 10:2692. 900
- *Jefferson av, n s, 125 w Monaghan av, 50 to Baychester av | Baychester av | x100.
- Jefferson av, n s, 50 e Bracken av, 125 to Baychester av x100, Edenwald. Josiah A Briggs to David B Feins and John T Norton. All liens. Oct 1. Nov 1, 1907. other consid and 100
- *Lampart av, s s, 425 w Ft Schuyler road, 25x100. Fred M Weiss to Carson and Wilhelmina A Miller. Mort \$3,000. Nov 2. Nov 6, 1907. other consid and 100
- *Lawrence av, e s, 200 n Railroad av, 25x200 to w s Main av, Main av | Pelham Park. Bridget C Sullivan et al to Richard G Barter. Q C. Oct 10. Nov 7, 1907. 100
- *Lawrence av, e s, 225 n Railroad av, 25x200 to w s Main av, Main av | Pelham Park. Eliza Hogan widow to Richard G Barter. Q C. Oct 10. Nov 7, 1907. 100
- Longfellow av, e s, 225 n Freeman st, 25x125.6x25.6x120.7. Abraham Kaufman to Hannah M Sloane. Mort \$9,600. Oct 14. Nov 4, 1907. 11:3007. other consid and 100
- *Nereid av, s s, 24.2 e Wickham av, 24.2x100. Vincenzo Manzione et al to Antonio Ciullo. Mort \$490. Nov 1. Nov 4, 1907. nom
- *Matthews av, e s, 200 s Brady av, 25x100. Fidelity Development Co to Ellen James and Joseph P McDermott joint tenants. Sept 27. Nov 1, 1907. 100
- Morris av, e s, 200 s 179th st, 40x100, vacant. Release mort. Lambert Suydam to August Jacob. Oct 28. Nov 1, 1907. 11:2807. nom
- Same property. Release mort. Lambert S Quackenbush as TRUSTEE Herman B Lanfer to same. Oct 28. Nov 1, 1907. 11:2807. nom
- Mott av, Nos 564 to 568, e s, 125 s 150th st, 50x102.2x50x101.8, except part for av, three 3-sty brk dwellings. Anna C Wiener et al EXRS Joseph Wiener to Charles Wiener. Nov 4. Nov 7, 1907. 9:2347. 22,000
- *Madison av, s w s, part lot 137 partition map Wm Adee at Westchester, begins 25 s e from n s lot 137, runs w 100 x s e 25 x n e 86.5 x n 18.11 to av x n w 11.10 to beginning. Lily Pilkington to Augusta B Fromm. Mort \$700. Nov 2. Nov 6, 1907. other consid and 100
- Nathalie av, w s, bet 230th st and Boston av and 289.9 n land Tecca N Reed., 125.3x116x125x118.1. Marcus Nathan to Herman Tuchman. Mort on this and adj property \$5,411.66. Nov 1. Nov 7, 1907. 12:3256. other consid and 100
- Ogden av, w s, 80 s 164th st, 75x94.6, part 2-sty frame dwelling and vacant. Duncan C Sayers HEIR James Sayers to Mary M McCann. Q C. Aug 10. Nov 1, 1907. 9:2524. nom
- Opdyke av, s s, 250 w 3d st, 50x100, vacant. Geo J Godfrey et al HEIRS, &c, Cath A Godfrey dec'd to Honora M Godfrey a daughter of Cath A Godfrey dec'd. Q C. May 29. Nov 4, 1907. 12:3370. nom
- Prospect av, Nos 603 to 609 | s w cor 151st st, 75x100, two 5-sty 151st st | brk tenements and stores. Confirmation of stockholders as to deed by Martin Construction Co to Herman Cohen. Herman and Bella Cohen and Fredk B Schultz to Martin Construction Co. Oct 31. Nov 1, 1907. 10:2674.
- Prospect av, Nos 603 to 609 | s w cor 151st st, 75x100, two 5-sty 151st st | brk tenements and stores. Martin Construction Co to Herman Cohen. Mort \$77,000. Oct 31. Nov 1, 1907. 10:2674. other consid and 100
- Prospect av, w s, 100 s 163d st, 42.11x106, 6-sty brk tenement. The Gaines-Roberts Co to John E Schmults. Mort \$30,000. Nov 1. Nov 6, 1907. 10:2677. other consid and 100
- *Rosedale av, w s, — n Tremont av, and being lot 475 blk P amended map (No 514) of Mapes estate, 25x80x—x—, 2-sty frame dwelling. John J Devins et al to Harris Mendelson. Mort \$2,350. Nov 1, 1907. other consid and 100
- *Rosedale av, e s, 75 s Merrill st, 50x100. James J Cahill et al to Joseph Schallhart. All liens. Oct 11. Nov 4, 1907. nom
- *Stillwell av, s w cor Rhinelander av, abt 60x103.7x52.6x129.9. Hudson P Rose Co to Florindo Zingaro. Oct 24. Nov 1, 1907. nom
- Stebbins av, No 1084, e s, 513.4 n 165th st, 25x170.10x25.4x 166.8, 3-sty frame tenement and store and 1-sty frame building in rear. Christoph Vette to Matthew Buhleier. Mort \$5,000. Nov 4. Nov 7, 1907. 10:2691. other consid and 100
- Stebbins av, No 1021, w s, 39.4 s 165th st, 55.5x45.10x44.6x31.4, 3-sty frame tenement and store. Eliza A Humfrey HEIR Isabella Brady to Mary Concannon. Mort \$1,000 and all liens. July 15. Nov 6, 1907. 10:2690. 5,300
- Same property. Eliza H Borer LEGATEE Isabella Brady to same. Q C. Sept 24. Nov 6, 1907. 10:2690. nom
- Trinity av, No 982, e s, 320.6 s 165th st, 16.8x100, 2-sty frame dwelling. Nannie E Fowler to Kate Baker. Mort \$4,000. Nov 6. Nov 7, 1907. 10:2639. other consid and 100
- Teller av, No 983 | s w cor 164th st, 18.7x110x—x—, 3-sty frame 164th st | dwelling. August Dooper to Kunigunda Lucking. B & S. Oct 28. Nov 7, 1907. 9:2423. nom
- Union av, No 1081 w s, 50 s 166th st, 20x90, 3-sty frame tenement. Matilda Kraft to Bernard H Joost. Mort \$5,000. Oct 31. Nov 1, 1907. 10:2670. other consid and 100
- Union av | e s, 100 n 166th st, 100 to s s 167th st x100, vacant. 167th st | Henry Schroder to Beatrice Mendelson. Mort \$20,700. Oct 29. Nov 1, 1907. 10:2680. other consid and 100
- Vyse av, No 1135, w s, 140 n 167th st, 20x100, 3-sty brk dwelling. Sarah Saul to David Bodenstein and Ester his wife tenants by entirety. Mort \$8,000. Nov 1. Nov 2, 1907. 10:2752. other consid and 100
- Vyse av, No 1159, w s, 386 n 167th st, 20x100.
- Vyse av, No 1163, w s, 420 n 167th st, 20x100. Two 3-sty brk dwellings. Emanuel J Lasar to Alexander Bottstein. Mort \$19,000. Oct 25. Nov 2, 1907. 10:2752. nom
- *Watson av, n w cor Sycamore st, 100x100, Adren property in Eastchester and Westchester. John Eckner to James T Dougine. All title. B & S and C a G. Nov 2. Nov 6, 1907. 1,000
- Willis av, s w cor 141st st, 16.8x81, Release assignment of rents. London Realty Co to Emma F Tierney. Nov 4. Nov 7, 1907. 9:2303. nom
- West Farms road | n w s, at e s Boone st, runs n e along road 96.4 Boone st | x n w 137.11 to e s Boone st, x s w 8.11 x s still along st 154.9 to beginning. Agreement to secure performance of conditions in two leases of even date on No 964 St Nicholas av and No 162 West 144th st. Harry N Baruch with John E Poillon. Oct 29. Nov 1, 1907. 11:3007.
- Woody Crest av, No 992, e s, 23 s 164th st, 27x100, 2-sty frame dwelling. Arthur H Kirkpatrick to Wm J Kirkpatrick. Mort \$9,000. Nov 6. Nov 7, 1907. 9:2507. other consid and 100
- Willis av, a strip as lies between old and new lines of said av in front of
- Willis av, Nos 447 to 459, w s, 50 s 146th st, 75x106, two 2-sty brk tenements and stores with 2-sty brk building in rear and two 1-sty frame stores. Henry R Kunhardt et al HEIRS, &c, Henry R Kunhardt dec'd to Anna Siegel. Q C. Oct 10, 1906. Nov 2, 1907. 9:2307. nom
- Willis av, Nos 447 and 449, w s, 87.6 s 146th st, 37.6x106, two 1-sty frame stores and vacant. Francis A Curry et al EXRS, &c, Wm O'Gorman to Anna Siegel. Q C and Correction deed. Mar 1. Nov 2, 1907. 9:2307. nom
- Westchester av, No 976 | s e cor 156th st, runs s 44.5 x e 65.8 156th st | x n e 6.10 to w s Tinton av, late Tinton av, No 735 | Beach av x n 71.6 to s s 156th st x w 13.10 to beginning, 4-sty brk tenement and store. Abraham H Feuchtwanger to Emily D Hildenstab. Oct 30. Nov 1, 1907. 10:2654. other consid and 100
- Washington av, Nos 1167 and 1169, w s, old line, 100 n 167th st, runs w 127 x n 22.6 x w 23 x n 22.6 x e 150 to av and s 45 to beginning, except part for av, two 3-sty frame tenements. Alois A Berman to Meta Haack. Mort \$10,000. Oct 31. Nov 1, 1907. 9:2389. other consid and 100
- Washington av, No 1167, w s, 100 n 167th st, 22.6x127, except part for av, 3-sty frame tenement. Meta Haack to Henry Harrie. Mort \$5,000. Oct 31. Nov 1, 1907. 9:2389. other consid and 100
- Wales av, Nos 671 and 673, w s, 312.7 s Westchester av, 50x 57.10x57.10x86.11, two 4-sty brk tenements. Anthony Rieger to Ludwig Sauer, N Y, 1/2 part, and Martin Sauer, of Queens Borough, 1/2 part. Mort \$16,000. Oct 30. Nov 4, 1907. 10:2644. other consid and 100
- *White Plains road, w s, — n 236th st, and being lots 27 to 32 same map. Augusta M de Peyster widow et al to Sound Realty Co. Q C and correction deed. Oct 29. Nov 2, 1907. nom
- *Zulette av, s s, 125 e Mapes av, 25x100, Westchester. Herman C Kudlich to Emil H Lauterwasser. B & S and C a G. Oct 1. Nov 7, 1907. other consid and 100
- *Zulette av, s s, 325 e Mapes av, 25x100, Westchester. Herman C Kudlich to Emil H Lauterwasser. B & S and C a G. Oct 1. Nov 7, 1907. 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.

*1st av, e s, — s 224th st, and being lots 1275 to 1278 map Wakefield, 330x127x—x142. Patrick Ward to John W Ward. 1/2 part. Nov 2, 1907. nom

*2d av, w s, 600 n 216th st, late 2d st, 25x100.4, Olinville. Gustave Blass to Chas F Kalnin. Mort \$4,200. Nov 2, Nov 6, 1907. other consid and 100

3d av, Nos 2817 to 2821 | n w cor 148th st, 63x92.11x51.9x 148th st, Nos 381 and 383 | 56.11, 1, 2 and 3-sty brk and frame stores. Geo F Moody to August Kuhn. Mort \$25,000. Nov 4, Nov 6, 1907. 9:2327. nom

3d av, No 3820, e s, 250 n 171st st, 25x100, 5-sty brk tenement and store. Gustav Thomas to Claus H Steffens. Mort \$22,500. Oct 31, Nov 1, 1907. 11:2928. other consid and 100

3d av, No 3825, w s, 45.3 s Wendover av, 20x100, 5-sty brk tenement and store. Rudolph Weissker to Henry Fallerius. Mort \$18,000. Oct 2, Nov 1, 1907. 11:2912. other consid and 100

3d av, No 4062, e s, 356.2 n 174th st, 33.6x100x32.8x100, 5-sty brk tenement and store. Lillian B Grossman to Jennie Goodheim. Mort \$31,333.33. Oct 31, Nov 2, 1907. 11:2930. other consid and 100

Same property. Jennie Goodheim to Gustav Kaliski. Mort \$31,333.33. Nov 1, Nov 2, 1907. 11:2930.

3d av, Nos 2817 to 2821 | n w cor 148th st, 63x92.11x51.9x56.11, 148th st, Nos 381 and 383 | 1, 2 and 3-sty brk and frame stores. August Kuhn to Geo F Moody. Mort \$25,000. Nov 4, 1907. 9:2327. nom

*Eastchester Bay, at s w cor land Samuel G Dayton, runs e along n s land of Dayton, 115 to land of Scofield and n 100 to Bay av x w 139 to said Bay x s e 101 to beginning, City Island. Martin J Earley to Martin J Earley, Jr. Nov 6, 1907. other consid and 100

*Lot 19 map (No 1099) of subdivision plot 1 map of Classon Point. Mort \$200.

Lot 19 map (No 1101a) of same map. Sub to all liens. Nicola Prezioso to Hudson P Rose Co. B & S. Nov 24, 1906. Nov 7, 1907. nom

*Lot 283 amended map Adeo Park, east of Botanical Garden. Urbano Cavallucci to Agata Cavallucci his wife. Mort \$4,350. Oct 24, Nov 4, 1907. nom

*Lots 381, 382, 391 and 392 map Adeo Park. Michael J Mack to Grace C wife Michael J Mack. B & S. Oct 27, Nov 2, 1907. nom

*Lot 43, blk 4, lots 21, 22 and 23, blk 5, lot 11, blk 6, lots 17 and 18, blk 8, lots 10 and 13 blk 22, lots 69 and 70 blk 24, lots 11 and 12, blk 25, lots 10 to 15, blk, map (No 393) Sec A of Edenwald. Release mort. Mutual Life Insurance Co of N Y to Land Co "A" of Edenwald. Oct 14, Nov 6, 1907. 1,500

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.)

Nov. 1, 2, 4, 6 and 7.

BOROUGH OF MANHATTAN.

Attorney st, No 110, basement. Morris Braunstein to Joseph Leff; 3 years, from May 1, 1907. Nov 1, 1907. 2:343.....168

Baxter st, No 62, all. Rachael Gossett to Pietro Statilo and ano; 3 years, from Dec 1, 1907. Nov 1, 1907. 1:167.....3,840

Bleecker st, No 136, all. Helen C Butler et al to Ulrich Schlaeppli et al; 5 years, from May 1, 1906. Nov 6, 1907. 2:524.....2,300

Same property. Assign lease. August Lober to Arnold Kellenberger. All title. April 6, 1907. Nov 6, 1907. 2:524.....nom

Canal st, No 125, n w cor Chrystie st, store and basement. Samuel J Silberman and ano to William Avidan; from Nov 1, 1907, to May 1, 1912. Nov 4, 1907. 1:303.....3,500 and 4,000

Centre st, No 58, all. Eliz V Swift to M J Fitzgerald Co, a corp; 5 years, from May 1, 1908. Nov 4, 1907. 1:166.....5,600

Chambers st, No 144, store. Abram V Whitman to Theodore Kemm. Agreement as to extension of lease for 3 years, from May 1, 1908. Nov 7, 1907. 1:137. as per agreement

Same property. Assign lease. Theodore Kemm to Lewis N Long. Nov 12, 1906. Nov 7, 1907. 1:137.....nom

Chambers st, No 144. Consent to assign lease. Abram V Whitman to Theodore Kemm. Mar 1, 1905. Nov 7, 1907. 1:137.....nom

Clinton st, No 19. Assign lease. Philip Berman to Philip Baum and ano. 1/2 part of all right, title and interest. April 18, Nov 7, 1907. 2:350.....nom

Courtlandt st, No 11, front part of basement. Oscar M Lipton and ano to Peter Karadontis; from Aug 15, 1907, to May 1, 1912. Nov 4, 1907. 1:62.....2,000

Dey st, No 58, all. Brent Good to Constantin M Scheid; from Nov 1, 1907, to Apr 30, 1915. Nov 1, 1907. 1:81.....2,000

Division st, No 44, all. Louis Rubenstein and ano to Solomon Fishleber; 3 3-12 years, from Feb 1, 1907. Nov 1, 1907. 1:289.....2,600

Greenwich st, No 269. Assign lease. Peter Blumler to John Santimauro. Oct 31, Nov 1, 1907. 1:132.....nom

Lewis st, No 84 1/2. Surrender of lease. Abraham Kurtz to Louis Strumpf and ano. All title. Dec 28, 1906. Nov 1, 1907. 2:329.....272.50

Madison st, No 28. Surrender lease. Teresa Piccinni to Mary J McShane. Oct 25, Nov 1, 1907. 1:116.....nom

Madison st, No 28, rear building. Mary J McShane to Vito De Paolo; 5 years, from Nov 1, 1907. Nov 1, 1907. 1:116.....2,880

Mangin st, Nos 63 and 67, two buildings. Surrender lease. Moses Sperber to Gussie Goldbaum. All title. Oct 2, Nov 1, 1907. 2:323.....nom

Monroe st, No 260. Surrender lease. Isidor Rieger and ano to Moses Goldberg and ano. All title. Nov 1, 1907. 1:261.....other consid and 100

Mulberry st, No 126, store. Vitaliano Liberti to Luigi Leone; 2 years, from Nov 1, 1907. Nov 7, 1907. 1:205.....900

Same property. Same to same; 2 years, from Nov 1, 1909. Nov 7, 1907. 1:205.....900

Ridge st, Nos 119 to 127, w s, 100 s Stanton st, 100x100. Assign lease. Louis H Perlman to Isidor Bloch. 1/2 part. All title. Oct 29, Nov 2, 1907. 2:344.....nom

Rivington st, No 20, n e cor Chrystie st, store and part basement. Louis Morrison and ano to Benjamin Lichtblau; 5 years, from Mar 16, 1908. Nov 6, 1907. 2:421.....1,800

Rutgers pl, No 25, all. Lena Michelson to Samuel Kaplan; 8 1/2 years, from Nov 1, 1907. Nov 1, 1907. 1:270.....4,625

Rutgers pl, No 25. Assign lease and agreement, &c. Samuel Kaplan to Hyman Goldstein. Collateral to secure notes. Oct 30, Nov 1, 1907. 1:270.....

Stanton st, No 105, s s, store and two basements. Klara Josephson to Jacob Goldberg; 3 years, from May 1, 1908. Nov 4, 1907. 2:411.....1,560

Thompson st, No 157.....

Houston st, No 109 West.....

Assign lease. Mali Goldner to George Kienzle. All title. Nov 4, Nov 7, 1907. 2:517.....nom

Same property. Re-assign lease. George Kienzle to Mali Goldner. Nov 7, 1907. 2:517.....nom

Walker st, Nos 119 and 121, all. Robt J Turnbull et al TRUSTEES Robt J Turnbull deceased to Victor A Harder, of Brooklyn; 21 years, from May 1, 1894. Nov 6, 1907. 1:198.....taxes, &c, and 2,000

Wooster st, Nos 164 and 166 | s e cor Houston st. Assign lease. Houston st, No 61 West | John Vollmer and ano to Gaston E Sterck. All title. Nov 2, Nov 4, 1907. 2:514.....nom

4th st, No 174 West, cor store. Rosa Frankel and ano to Patrick Fallon; 5 years, from Oct 1, 1907. Nov 6, 1907. 2:590.....600 and 660

Same property. Assign lease. Patrick Fallon to De Witt C Flanagan and ano as TRUSTEES. Sept 9, Nov 6, 1907. 2:590.....nom

6th st, Nos 410 and 412 East. Agreement amending two leases. Joseph L Bittenwieser with George Muller et al. Oct 21, Nov 6, 1907. 2:433.....nom

9th st, No 30 East, all. The TRUSTEES of Sailors Snug Harbor to Solomon Geismar and ano; 10 1/2 years and 23 days, from Oct 8, 1907. Nov 1, 1907. 2:566.....taxes, &c, and 2,000

11th st, No 118, s w s, 125 n w 3d av, 25x95. Robt R Stuyvesant to Henry Weiler; 23 7-12 years, from Jan 1, 1905. Nov 1, 1907. 2:556. Taxes, &c, and \$550 per annum until May 1, 1906, and thereafter.....800

Same property. Assign lease. Anna Weiler EXTRX Henry Weiler to Anna Weiler. Oct 30, Nov 1, 1907. 2:556.....nom

11th st, No 116, on map No 120, s w s, 100 n w 3d av, 25x95. Robt R Stuyvesant to Henry Weiler; 23 7-12 years, from Jan 1, 1905. Nov 1, 1907. 2:556. Taxes, &c, and \$550 per annum until May 1, 1906, and thereafter.....800

Same property. Assign lease. Anna Weiler EXTRX Henry Weiler to Anna Weiler. Oct 30, Nov 1, 1907. 2:556.....nom

11th st, No 114, s w s, 175 n w 3d av, 25x95. Robt R Stuyvesant to Henry Weiler; 22 4-12 years, from Jan 1, 1905. Nov 1, 1907. 2:556. Taxes, &c, and \$550 per annum until May 1, 1906, and thereafter.....800

Same property. Assign lease. Anna Weiler EXTRX Henry Weiler to Anna Weiler. Oct 30, Nov 1, 1907. 2:556.....nom

11th st, No 120, on map No 116, s w s, 150 n w 3d av, 25x95. Robt R Stuyvesant to Henry Weiler; 23 7-12 years, from Jan 1, 1905. Nov 1, 1907. 2:556. Taxes, &c, and \$550 per annum until May 1, 1906, and thereafter.....800

Same property. Assign lease. Anna Weiler EXTRX Henry Weiler to Anna Weiler. Oct 30, Nov 1, 1907. 2:556.....nom

11th st, No 68 East, store and basement. Sydney W Denzer to Benjamin Bloom; 3 10-12 years, from July 1, 1907. Nov 4, 1907. 2:562.....1,400

16th st, Nos 617 and 619 East, two buildings. Samuel Stern to Samuel Fleischman and ano; 3 years, from June 1, 1907. Nov 1, 1907. 3:984.....5,214

Same property. Assign lease. Samuel Fleischman and ano to Helen Ellis. All title. Oct 31, Nov 1, 1907. 3:984.....150

17th st, Nos 257-265 West, 8th and 9th floors. Henry Steiner et al to Isaac M Hays et al; 3 years, from completion of buildings to Jan 31, 1911. Nov 1, 1907. 3:767.....8,000

17th st, Nos 114 to 118 West, store, basement, 1st and 4th lofts. Domestic Realty Co to Louis Rosenheim; 6 years, from Feb 1, 1908. Nov 1, 1907. 3:792.....11,750 and 12,000

20th st, No 228 West, stable. Leon Dryer to Robt G Strange; 3 years, from Dec 1, 1907; 7 years renewal. Nov 7, 1907. 3:769.....3,600

25th st, Nos 119 to 125, n s, 225 w 6th av, 100x98.9. Assign lease. Anna Weiler EXTRX Henry Weiler to Anna Weiler. 1/2 part. Mort \$125,000. Oct 30, Nov 1, 1907. 3:801.....nom

27th st, No 42 West, all. Gustav Cimiotti to Emilia Baum; 3 1/2 years, from Nov 1, 1907. Nov 7, 1907. 3:828.....2,400 and 2,600

34th st, No 11 West. Assign lease. Ignace I Apfel to Frances A Harris. Oct 30, Nov 7, 1907. 3:836.....other consid and 100

34th st, No 11 West, all. Robt S Smith to Ignace I Apfel; 21 yrs, from Oct 1, 1908; with two renewals of 21 years each. Nov 7, 1907. 3:836.....taxes, &c, and 25,000

42d st, No 550 West, store. Louis Kendal to Theodore Kahn; 2 years, from Oct 1, 1907. Nov 6, 1907. 4:1070.....540

44th st, No 239, n s, 280 e 8th av, 20x100.5. Assign lease. Frederick H Palmer to Solomon Sprung. Oct 31, Nov 2, 1907. 4:1016.....6,500

46th st, No 151 East, all. Claude L Gouraud to Henry Broadhurst; 3 years, from May 1, 1908. Nov 6, 1907. 5:1301.....1,200

48th st, No 65, n s, 798.6 w 5th av, 21.3x100.5. Assign lease. The Estates Settlement Co to Chas S Cosgrove. All liens. Oct 26, Nov 4, 1907. 5:1264.....other consid and 100

49th st, No 31 West. Consent to assign lease. TRUSTEES of Columbia College to Harry J Douglas. Oct 17, Nov 1, 1907. 5:1265.....

50th st, No 45 West. Assign lease. Annie I Howard to Arthur P Howard. All title. Oct 31, Nov 1, 1907. 5:1266.....nom

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

E. THIELE, Sole Agent, 99 John St., New York.

67th st, No 329 West, store, &c. Elizabeth Mills to Antonio Maglio; 3 years, from Aug 1, 1907. Nov 7, 1907. 4:1179.....390

69th st, Nos 306 and 308 West. Assign lease. Pietro Pitrelli and ano to John D Haase. Nov 2, Nov 4, 1907. 4:1180.....nom

Same property. Reassign lease. John D Haase to Pietro Pitrelli and ano. Nov 4, 1907. 4:1180.....nom

69th st, Nos 306 and 308 West. Assignment of money that will become payable on surrender of lease. Pietro Pitrelli and ano to Bernheimer & Schwartz. Nov 2, Nov 6, 1907. 4:1180.....nom

69th st, Nos 306 and 308 West, two houses. Joseph Barksy to Pietro Pitrelli and ano; 5 years, from Nov 1, 1907. Nov 1, 1907. 4:1180.....4,800

97th st, Nos 72 and 74 East, s w cor Park av, store and basement. Philip Leizerkowitz to Moses Levy and ano; 5 years, from Dec 2, 1907. Nov 4, 1907. 6:1602.....960 and 1,200

100th st, No 125 West, all. Anna Schmitt to Ignazio Mastropeatro and Frank Celentano; 4 years, from Oct 1, 1907. Nov 2, 1907. 7:1885.....1,320 and 1,440

115th st, No 334 East, all. Henry Alexander to Pietro Perciacante; 3 years, from Nov 1, 1907. Nov 4, 1907. 6:1686.....1,680

117th st, No 329 East. Assign lease. Angelo Demuro to George Kienzle. Nov 2, Nov 4, 1907. 6:1689.....nom

Same property. Reassign lease. George Kienzle to Angelo Demuro. Nov 2, Nov 4, 1907. 6:1689.....nom

117th st, No 329 East, all. Golde & Cohen to Angilo Di Muro; 4½ years, from Nov 1, 1907. Nov 1, 1907. 6:1689.....660 and 900

125th st, No 53 West. Assign lease. George Breng to Anna Modersohn. Mort \$3,300. Nov 4, 1907. 6:1723.....nom

133d st, Nos 49 to 53 West, all. Collin H Woodward as RECEIVER (in action of David Shaff and ano plaintiffs agt Max Miller et al defendants) to Marguerite Booker; 1 year, from Oct 1, 1907. Nov 1, 1907. 6:1731.....6,600

133d st, Nos 49 to 53 W. Assign lease. Marguerite Booker to William Zoll. Nov 4, Nov 6, 1907. 6:1731.....nom

Same property. Reassign lease. William Zoll to Marguerite Booker. Nov 6, 1907. 6:1731.....nom

135th st, No 635, n e cor Riverside Drive, all of St Francis Court. Thos J Mooney to Matthew J Hansen; 9 years, from Nov 1, 1907. Sub to mort \$275,000. Nov 4, 1907. 7:2002.....20,850 to 23,600

137th st, No 30 West, east store. Benjamin Nieberg to Fred Hartig; 3 years, from Nov 1, 1907. Nov 4, 1907. 6:1734.....480

137th st, No 32 West, west store. Benjamin Nieberg to Fred Hartig; 3 years, from Nov 1, 1907. Nov 4, 1907. 6:1734.....300

144th st, No 102 West, all. Peter Meister to Abraham Levin; 4 11-12 years, from Nov 15, 1907. Nov 1, 1907. 7:2012.....1,400

153d st, No 518, s s, 295 w Amsterdam av, 20x99.11, all. Edward Oppenheimer to Lizzie E Cropsey guardian Adelaide E Lessels; 21 years, from Nov 1, 1907. Nov 6, 1907. 7:2084.....taxes, &c, and 300

Amsterdam av, No 1414, s w cor 130th st, all. Adam S Sands ADMR Annie M Sands dec'd and ano to Benj B Myers; 5 yrs, from May 1, 1908. Nov 4, 1907. 7:1984.....1,500 and 1,620

Av B, Nos 105 to 109.....

7th st, No 184½.....

Surrender lease. Israel and Joseph Levine to Isaac Mendoza. All title. Nov 1, Nov 7, 1907. 2:389.....nom

Bowery, Nos 170 and 170½. Surrender lease. James Price to Madison Square Mortgage Co. All title. Nov 4, Nov 6, 1907. 2:478.....nom

Broadway, s w cor 137th st, store and basement. Charlton Construction Co to Myer S Sasserath and ano; 10 3-12 years, from Feb 1, 1908. Nov 7, 1907. 7:2002.....3,600 to 6,000

Columbus av, No 917, s e cor 105th st, store and basement. Daniel Buckley to James Biglin; 10 years, from Sept 1, 1907. Nov 7, 1907. 7:1859.....2,500 to 3,000

Lenox av, No 482, n store, &c. Frank Malatzky to J Fiscella Bros; 2 years, from 1st day of 1907, and ending May 1, 1909. Nov 6, 1907. 6:1732.....600 and 700.20

Lexington av, No 2129, north store, &c. Ignatz Margaretten to Giaconio Garbarino; 5 years, from Oct 1, 1907. Nov 6, 1907. 6:1777.....300

Lexington av, No 2168, s w cor 130th st, store and dwelling. Estate Wm H Payne to Tobin & Croitty; 4 years, from May 1, 1907. Nov 6, 1907. 6:1778.....900

Lexington av, s w cor 59th st, all. Arcade Realty Co to Herman Born; 3 years, from May 1, 1909. Nov 4, 1907. 5:1313.....8,000

Madison av, No 1465, s e cor 101st st, cor store. Abraham Levine to Isidor Riger and Joe Ossen; 5 5-12 years, from Dec 1, 1907. Nov 4, 1907. 6:1606.....540

Morningside av, No 163, store, &c. Caroline G Assenheimer to Paul Wachalski; 5 years, from May 1, 1908. Nov 7, 1907. 7:1953.....840 and 900

1st av, No 2207, Assign lease. Raffaele G Bastone to Vincent Cancro. Oct 11. Nov 4, 1907. 6:1685.....nom

1st av, No 286, e s, 23 s 17th st, 23x94. Assign lease. Terrance P Brennan to Saml Glaser. Dec 1, 1906. Nov 4, 1907. 3:948.....other consid and 100

1st av, No 2207, bill of sale, lease, &c. Pasquale Bastone to Raffaello G Bastone. Feb 7. Nov 1, 1907. 6:1685.....nom

2d av, n w cor 105th st, corner store, also store adj on 105th st. Isaac A Benequit to John A Cancro; 5 years, from Nov 1, 1907. Nov 7, 1907. 6:1655.....1,100 and 1,200

2d av, No 864, south store, &c. Franz X Majewski, Sr, to Henry Heil; 5 years, from May 1, 1908. Nov 7, 1907. 5:1339.....660

3d av, n w cor 67th st, store and basement. Jacob Ruppert to Henry Zimmer; 10½ years, from Nov 1, 1907. Nov 4, 1907. 5:1422.....3,500

6th av, No 680. Cancellation of lease. Solomon May with John T Brosnan. Sept 6. Nov 4, 1907. 3:841.....nom

6th av, No 757, n w cor 43d st, 25.5x75, all. Helen M Macy et al to Hector D McKenzie; 10 years, from Oct 1, 1907. Nov 1, 1907. 4:996.....taxes, &c, and 8,500 to 12,000

7th av, No 2154, s w cor 128th st, north store. John H Butt to A Galatas and A Pappas; 5 years, from Oct 1, 1907. Nov 4, 1907. 7:1933.....1,200 and 1,320

7th av, n w cor 145th st, corner store and basement. Joseph Silverson and ano to John J Reilly; 10 4-12 years, from Jan 1, 1908. Nov 6, 1907. 7:2031.....2,100 to 2,500

7th av, No 562. Assign lease. Archibald Hadden to Denver Hotel Co. Nov 2. Nov 7, 1907. 4:1012.....nom

8th av, w s, 25 s 111th st, —x—. Assign lease. Bethoven Englander to Beatrice Tuoti and Giuseppina Santangelo. All title. Nov 1. Nov 2, 1907. 7:1846.....nom

8th av, No 2798, north store. Sigmund B Heine to Max Finkelstein; 5 years, from May 1, 1907. Nov 4, 1907. 7:2034.....720 to 840

9th av, s e cor 59th st, 1-sty building. Cath E Boland to Alexander McMullen; 3 years, from May 1, 1907. Nov 4, 1907. 4:1049.....taxes, &c, and 9,000

10th av, Nos 278 to 282 all. Harris Mandelbaum and ano to 26th st, No 461 West | Solomon Lent; 1 year, from Nov 1, 1907. Nov 6, 1907. 3:724.....14,400

11th av, Nos 210 to 214, all.....

25th st, Nos 564 and 566, s s, 48 e 11th av, 52x25, all.....Chas A Christman to The Metropolitan Iron & Steel Co; 2 11-12 years, from June 1, 1907. Nov 1, 1907. 3:696.....3,600

11th av, No 216, s e cor 25th st, all. Chas A Christman to John McCauley; 2 11-12 years, from June 1, 1907, with renewals. Nov 1, 1907. 3:696.....1,800

BOROUGH OF THE BRONX.

161st st, No 690 East, s e cor Trinity av, frame building. Simon E Bernheimer and ano to Benj E Koepfer; 5½ years, from Nov 1, 1907. Nov 7, 1907. 10:2637.....1,400 to 1,700

Same property. Assign lease dated Mar 22, 1905. John H Koepfer to same. Nov 7, 1907. 10:2637.....nom

Brook av | s w cor 149th st, cor store, &c. John C Giese 149th st, No 458 | to Fredk F Arnold; 5½ years, from Nov 1, 1907. Nov 1, 1907 9:2293.....1,500 to 2,100

Jackson av, No 938, store, &c. Chas Karr to Michael Baraneki; 3 years, from Mar 1, 1907. Nov 7, 1907. 10:2649.....300

Morris av, No 637. Assign lease. John Moccia to Carmine Moccia. Oct 31. Nov 4, 1907. 9:2441.....nom

Tremont av, No 414 East (formerly 692 Tremont av), store, &c. Mary E Mullins to Johanna Kennedy; 5½ years, from Nov 1, 1907. Nov 2, 1907. 11:2900.....900 and 1,200

Willis av, No 472, n e cor 146th st, store, &c. Adolph Steiner to Thomas Watts; 6 years, from May 1, 1908. Nov 1, 1907. 9:2291.....1,560

Westchester av, No 558 (810). Assign lease. Thos G Kennedy to Davies J Marshall. Oct 31. Nov 4, 1907. 10:2616.....nom

Same property. Reassign lease. Davies J Marshall to Thos G Kennedy. Nov 1. Nov 4, 1907. 10:2616.....nom

Willis av, No 295, store, &c. Henry Meincker to Louis Metzger; 3 years 6½ months, from Oct 15, 1907. Nov 2, 1907. 9:2302.....540

Wendover av, Nos 747 and 749, westerly double store. Herman Lakner to Isaac Roseman; 1 7-12 years, from Oct 1, 1907. Nov 7, 1907. 11:2913.....600 and 720

3d av, No 2627, store and basement. The Bungay Co to Morris Rosenberg; 5 years, from Nov 1, 1907. Nov 7, 1907. 9:2321.....720

3d av, No 2513, s w cor 137th st, all. John Rauh to Cornelius Buckley; 3½ years, from Nov 1, 1907. Nov 1, 1907. 9:2320.....900

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.

Nov. 1, 2, 4, 6 and 7.

BOROUGH OF MANHATTAN.

Abbate, Dominick and Pietro Alvino to Pincus Lowenfeld and ano. Spring st, Nos 68 and 70, s s, 50.4 w Lafayette st, late Elm st, 50x94.1x50x97.3. P M. Oct 25, 2 years, 6%. Nov 1, 1907. 2:482.....8,500

American Mortgage Co with Joseph Goldman. Av B, No 12. Extension mort. Oct 23. Nov 1, 1907. 2:397.....nom

Altshuler, Simon J to Mary A A Woodcock. Broome st, No 307, s w cor Forsyth st, No 108, 25x87.6. Nov 4, 1907, 3 years, 5%. 2:418.....40,000

Adams, Geo A to Central Building Impt & Investment Co. 3d av, No 1536, w s, 72.8 n 86th st, 28x100. Oct 26, 1 year, 6%. Nov 4, 1907. 5:1515.....4,000

Ahrens, John H H to LAWYERS TITLE INS & TRUST CO. 48th st, No 340, s s, abt 300 e 9th av, 25x100.5. Nov 4, 1907, 3 years, 5½%. 4:1038.....15,000

Ahern, Mary E and Michael E O'Donovan with UNION TRUST CO of N Y. 13th st, Nos 119 to 125 West. Subordination mort. Oct 28. Nov 6, 1907. 2:609.....nom

Abrahams, Abram to Maurice Greenberg. 110th st, No 131, n s, 271.8 e Park av, 16.8x100.11. Nov 4, due May 1, 1909, 6%. Nov 6, 1907. 6:1638.....1,500

Arend, Francis J with Rose Fox and ano. Amsterdam av, No 1297, e s, 25.11 s 124th st, 25x100. Extension mort. Sept 28. Nov 4, 1907.: 7:1964.....nom

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."

FRONT ENAMELED AND GENUINE "HARVARD" BRICKS

FREDENBURG & LOUNSBURY

289 FOURTH AVENUE, Corner 22d Street

Nazareth and Bath

Portland CEMENT

ROSENDALE CEMENT

NEW YORK

Astor, Wm W, of London, England, with Hannah C Young. Murray st, No 39, n s, abt 75 w Church st, 25x75. Extension mort. Oct 24. Nov 4, 1907. 1:133. nom

Altschuler, Simon J and State Bank with Mary A A Woodcock. Forsyth st, No 108, s e cor Broome st, No 307, 87.6x25. Subordination mort. Nov 1. Nov 6, 1907. 2:411. nom

Altschuler, Simon J and Irving H Eckstein with same. Same property. Subordination mort. Nov 1. Nov 6, 1907. 2:418. nom

Altschuler, Simon J and David Steckler with same. Same property. Subordination mort. Nov 1. Nov 6, 1907. 2:418. nom

Ahern, Mary E widow to UNION TRUST CO of N Y. 13th st, Nos 119, to 125, n s, 225 w 6th av, runs n 103.3 x w 56 x s w 41.6 x s 69 to 13th st, x e S2 to beginning. Oct 31, due Nov 1, 1912, 5%. Nov 2, 1907. 2:609. 46,000

Arfmann, John to Geo Ehret. Av A, No 1745, s w cor 91st st, Nos 442 and 444, 25.10x94. P M. Prior mort \$25,000. Nov 1, 1 year, 5%. Nov 2, 1907. 5:1570. 10,500

Block, Betsy widow, and Israel Dora Philipofsky, Leah wife of Jacob Block, Jacob L, Peter, Bernard and Louis M Block and Sarah wife of and Saml Blumberg to Frederick T Hill. Delancey st, No 104, n s, 38.7 e Ludlow st, 25x75. Oct 30, demand, 6%. Nov 2, 1907. 2:410. gold, 2,000

Baldwin, Alice M to Jeanie L Ford guardian Juliet T Ford. 32d st, No 8, s s, 175 n w 5th av, 25x98.9. Prior mort \$25,000. 1 year, 6%. Nov 2, 1907. 3:833. 2,000

Borck, Max to American Mortgage Co. 33d st, No 331, n s, 350 e 2d av, 25x98.9. 3 years, 5%. Nov 1, 1907. 3:939. 18,000

Borck, Max and Lena Mintz with American Mortgage Co. 33d st, No 331, n s, 350 e 2d av, 25x98.9. Subordination mort. Nov 1. Nov 2, 1907. 3:939. nom

Braker, Katharine G extrx Wm H Gelshenen with Max Mesner. Orchard st, No 150, e s, 125.6 n Rivington st, 25x87.10. Extension mort. Oct 14. Nov 1, 1907. 2:411. nom

Byrne, Julia A wife of Edw F Byrne to Harmon W Hendricks. 62d st, No 115, n s, 127 e Park av, 16x67.10x16x66.11, except plot begins 127 e Park av and 55 n 62d st, runs e 0.1 x n 12.5 x w 0.1 x s 12.5 to beginning. 3 years, 5%. Nov 1, 1907. 5:1397. 6,000

Bernstein, Edw to Sallie Simpson. 114th st, No 21, n s, 320 w 5th av, 25x100.11. Prior mort \$20,000. 3 years, 6%. Nov 1, 1907. 6:1598. 5,000

Bowling Green Storage & Van Co to Chas A Moran as trustee. 65th st, Nos 248 and 250, s s, 175 e West End av, 50x100.5. Deed of trust. Prior mort \$30,000. Nov 1, due May 1, 1917, 7%. Nov 7, 1907. 4:1156. gold bonds, 20,000

Same to same. Same property. Certificate as to consent of stockholders to above. Oct 31. Nov 7, 1907. 4:1156. —

Buchner, Henry and Barbara with Max Feinberg. 9th st, No 426, s s, 238 w Av A, 25x93.11. Extension mort. Oct 31. Nov 6, 1907. 2:436. nom

Bergman, Henry to Bettie Simon. Av B, No 209, s e cor 13th st, Nos 600 to 604, 29.5x93. Nov 1, 3 years, 6%. Nov 7, 1907. 2:395. 7,000

Becker, Fisher to Hyman Margolin and ano. 125th st, No 454, s s, 100 e Amsterdam av, 25x100.11. P M. Prior mort \$26,500. Nov 1, 4 years, 6%. Nov 6, 1907. 7:1965. 7,000

Bliven, Mary E and Rachel J exrs, &c, Sarah M Bliven with Edw Friedman. Bowery, No 338, w s, 87.3 n Bond st, 17.8x 105.8x24.9x irreg. Extension mort. Oct 1. Nov 4, 1907. 2:530. nom

Biglin, James to Geo Ehret. Columbus av, No 917. Saloon lease. Demand, 6%. Nov 6, 1907. 7:1840. 5,000

Brown, Caroline B to Allen H Brown. Pearl st, No 222, s e s, abt 110 w Burling slip, 22x138. P M. Nov 1, 3 years, 5%. Nov 6, 1907. 1:70. 8,000

Biassetti, Peter to Nathan L Ottinger and ano. 83d st, No 65, n s, 158.4 e Columbus av, 16.8x102.2. P M. Prior mort \$14,000. Nov 4, 1907, 2 years, 6%. 4:1197. 3,000

Same to same. Same property. P M. Prior mort \$17,000. Nov 4, 1907, due Jan 5, 1908, 6%. 4:1197. 2,000

Beyer, Matilda W and Louise E and Josephine C Apelles to DRY DOCK SAVINGS INSTN. East Broadway, No 152, n s, 126.6 w Rutgers st, runs n 56.5 x w 24.6 x s 6.6 x — 50.1 to East Broadway x e 24.6 to beginning. Nov 4, 1907, 5 years, 5%. 1:283. 12,000

Benning, Jennie to Wm C Orr trustee Stephen Philbin. Water st, No 344, n s, abt 158 w James slip, 19.10x63.3x19.11x62.7. Nov 4, 1907, 5 years, 5%. 1:110. 5,700

Buckley, Thomas to TITLE INS CO of N Y. 54th st, No 210, s s, 125 w 7th av, 25x100.5. Nov 2, 3 years, 5%. Nov 4, 1907. 4:1025. 10,000

Bechlein, Louisa to Anton Hilpert and ano. 53d st, No 339, n s, 300 e 9th av, 25x49.11x25x50.6; 53d st, n s, 325 e 9th av, 0.4x x25x0.11x25. P M. Oct 31, 5 years, 5%. Nov 1, 1907. 4:1044. 4,000

Bacharach, Julius with Ida Semel. 105th st, Nos 323 and 325 East. Subordination agreement. Oct 31. Nov 1, 1907. 6:1677. nom

Block, Louis (Inc) to Louis Block. Bradhurst av, e s, 39.11 s 153d st, 39.11x100. Prior mort \$37,000. Oct 28, due Dec 1, 1907, 6%. Nov 4, 1907. 7:2046. 4,000

Corn, Henry to Julius Loewenthal. 18th st, Nos 32 to 36, s s, 335 e 6th av, 75x92. Building loan. Prior mort \$350,000. Nov 1, 1907, due Feb 1, 1909, 6%. 3:819. 75,000

Cosgrove, Chas S to Thos E Greacen. 48th st, No 65, n s, 798.7 w 5th av, 22.3x100.5x21.3x100.5. Leasehold. P M. Oct 26, due Mar 27, 1910, 6%. Nov 1, 1907. 5:1264. 15,000

Ciuzio, Henry to William Klinkel and ano. 117th st, No 417, n s, 194 e 1st av, 18.9x100.11. P M. Prior mort \$7,500. Oct 31, 1 year, 6%. Nov 1, 1907. 6:1711. 2,750

Collins, Lena B wife Wm N, of North Hatley, Province Quebec, Can; Noel J Becar, of Santa Cruz, Cal; Mary J Lawton, of Newport, R I, and Alfred Becar, of Bridgehampton, L I, with BOWERY SAVINGS BANK. Broadway, No 187. Extension mort. Oct 4. Nov 1, 1907. 1:63. nom

Cuff, William to Henry Heins. 101st st, No 319, n s, 342.6 w 1st av, 28.6x100.11. Nov 1, 1907, 2 years, 6%. 6:1673. 5,000

Cuneo, Maddelena widow, of Port Richmond, S I, to Roman Catholic Orphan Asylum. Mulberry st, No 232, e s, 202.5 n Spring st, 25x100. Nov 4, 1907, 3 years, 5%. 2:494. 22,000

Cloidt, Julius to Antonio Rossi. 49th st, No 532, s s, 462.8 w 10th av, 25.10x100.5. P M. Prior mort \$15,000. Nov 1, installs, 6%. Nov 4, 1907. 4:1077. 5,000

Crowley, Hannah to Chas N Lee and ano trustees for Louisa M Lee will Wm H Lee. 109th st, No 166, s s, 220 w 3d av, 25x 100.11. Nov 4, 1907, 5 years, 5%. 6:1636. 15,000

CENTRAL TRUST CO of N Y with Julius Dall. 63d st, No 240, s s, 225 e West End av, 25x100.5. Extension mort. Oct 18. Nov 4, 1907. 4:1154. nom

CENTRAL TRUST CO of N Y with Jacob B Underhill. 63d st, No 246, s s, 150 e West End av, 25x100.5. Extension mort. Oct 28. Nov 4, 1907. 4:1154. nom

CENTRAL TRUST CO OF N Y with Lewis Newgass. Maiden lane, No 131, n s, about 20 w Water st, 19.8x54.11x20.9x55.3, w s, Extension mort. Oct 26. Nov 4, 1907. 1:70. nom

Comstock, Madeline B of Brookline, Mass, to LAWYERS TITLE INS & TRUST CO. 75th st, No 38, s s, 300 e Columbus av, 20x 102.2. Nov 1, 3 years, 5½%. Nov 4, 1907. 4:1127. 26,000

Cascade Realty & Construction Co to Amelia R Godfrey. Amsterdam av, No 2364, w s, 65.4 s 178th st, 40.4x100. Certificate as to mort for \$33,000. Oct 18. Nov 4, 1907. 8:2132. —

Cuneo, Maddelena widow to Ernest E M Bullowa. Baxter st, Nos 126 and 128, w s, 46.4 s Hester st, runs w 52.5 x s 17.2 x w 20 x s 34.6 x e 72.5 to st, x n 51.8 to beginning. Nov 4, 1 year, 5%. Nov 6, 1907. 1:207. 25,000

Century Investing Co and Alliance Realty Co with Strange & Slawson Co. 40th st, Nos 105 to 111 West. Extension mort. Oct 22. Nov 6, 1907. 4:993. nom

Cohen, Elias A to Congregation Ansche Chesed, a corp'n. 112th st, No 162, s s, 245 w 3d av, 25x100.11. P M. Prior mort \$14,000. Nov 1, due May 1, 1908, 6%. Nov 6, 1907. 6:1639. 3,000

Coutts, Geo H with N Y Listy Publishing Co. 2d av, No 1390½, e s, 54.5 s 72d st, 16.1x60x16.7x irreg. Extension mort. Sept 30. Nov 7, 1907. 5:1446. nom

Congregation Ahawath Auchim Ancho Ungaran to Isaac Manasse. Columbia st, No 70, e s, abt 80 s Rivington st, 22x99.11. Prior mort \$13,000. 3 years, 6%. Nov 1, 1907. 2:333. 2,000

Cohen, Rachel L with Francis Speir and ano trustees. 115th st, No 280, s s, 80 e 8th av, 20x100.11. Extension mort. Nov 1, 1907. 7:1830. nom

Cappiello, Nicola to David Hornick. 123d st, No 435, n s, 357.10 e 1st av, 16.8x100.11. P M. Oct 30, due, &c, as per bond. Nov 7, 1907. 6:1811. 300

Coyte, Cath with May I Eisfeldt. 52d st, No 258, s s, 100 e 8th av, 20.10x100.5. Extension mort. Oct 25. Nov 6, 1907. 4:1023. nom

Capital Realty & Construction Co to City Mortgage Co. Broadway, Nos 3301 to 3319, n w cor 133d st, runs n 199.10 to s s 134th st, No 600, x w 100 x s 99.11 x w 25 x s 99.11 to n s 133d st, No 601, x e 125 to beginning. Prior mort \$210,000. Nov 1, demand, 6%. Nov 7, 1907. 7:2000. 7,500

Same to same. Same property. Certificate as to above mort. Nov 1. Nov 7, 1907. 7:2000. —

Congregation Ansche Chesed with Franklin B Lord trus Robert and Jane Stewart. 136th st, No 122, s s, 240 w Lenox av, 15x 99.11. Extension mort. May 29, 1907. Nov 6, 1907. 7:1920. nom

Cohen, Elias A to David Cohen. 136th st, No 126, s s, 270 w Lenox av, 15x99.11. Prior mort \$7,000. Nov 4, 3 years, 6%. Nov 7, 1907. 7:1920. 2,000

Cohen, Elias A to David Cohen. 136th st, No 124, s s, 250 w Lenox av, 14.11x99.11. Prior mort \$6,000. Nov 4, 3 years, 6%. Nov 7, 1907. 7:1920. 3,000

Cohen, Elias A to David Cohen. 136th st, No 122, s s, 240 w Lenox av, 15x99.11. Prior mort \$6,000. Nov 4, 3 years, 6%. Nov 7, 1907. 7:1920. 3,000

Davis, Eliz A to MUTUAL LIFE INS CO of N Y. Fulton st, Nos 70 to 76, s e cor Gold st, Nos 48 and 50, 68.11 to Ryders alley x75.8x64.10x71.5 on Gold st. Prior mort \$—. Oct 31, due, &c, as per bond. Nov 1, 1907. 1:76. 2,000

Dietrich, John to Mary McGovern and ano. Morningside av East, No 107, e s, 76.5 s 124th st, 24.6x88. P M. Prior mort \$15,000. Oct 31, 3 years, 6%. Nov 1, 1907. 7:1950. 4,000

Deutsch, Meyer to David M Seiser. 4th st, Nos 386 and 388, s s, 69.9 e Lewis st, runs w 46 x n 94.8 x e 26.9 x n 19.8 x e 21.8 x n 72.2 to beginning. Prior mort \$40,000. Nov 4, 1 year, 6%. Nov 6, 1907. 2:357. 2,000

Dahn, Josephine with SEAMENS BANK FOR SAVINGS, N Y. 141st st, No 472 West. Extension mort. Oct 31. Nov 6, 1907. 7:2057. nom

Donovan, Richard J to P Chauncey Anderson and ano exrs E Ellery Anderson. 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 9.4 x w 63.3 to av, x s 27.9 to beginning. Prior mort \$—. Oct 3, 1 year, 6%. Nov 6, 1907. 3:803. 4,000

Delacy, Peter to UNION TRUST CO of N Y. Broadway, No 1570 (7th av), s e cor 47th st, No 174, 20.5x79.10x20.5x79.11. Nov 7, 1907, 5 years, 5%. 4:999. 30,000

Davis, Eliphalet L to Lillian B Dreux. 34th st, No 223, n s, 275 w 7th av, 16.8x98.9. Nov 1, demand, 6%. Nov 2, 1907. 3:821. 1,000

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

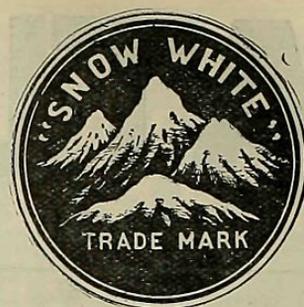
- Dorfmann, Sadie wife Waldemar to Workmens Sick & Death Benefit Fund of the U S of A. Rivington st, No 124, n s, 80.7 w Norfolk st, 20.1x75x20x75. Nov 6, due Nov 1, 1912, 5%. Nov 7, 1907. 2:354. 15,000
- Eisfeldt, May I wife of and Kurt to FRANKLIN SAVINGS BANK in City N Y. 52d st, No 255, n s, 184 e 8th av, 14x100.5. Oct 18, 1 year, 5%. Nov 1, 1907. 4:1024. 8,000
- Epstein-Cohen Co to Pincus Lowenfeld and ano. 112th st, Nos 71-77 East. Assignments of Rents to secure two mortg. Oct 29, Nov 7, 1907. 6:1618. nom
- EMIGRANT INDUSTRIAL SAVINGS BANK with Albert Herskovits. 121st st, No 12 West. Extension mort. Nov 4. Nov 7, 1907. 6:1720. nom
- Edson, Jarvis B, of Shelter Island Heights, N Y, to METROPOLITAN LIFE INS CO. 74th st, No 313, n s, 222 w West End av, 25x69.7x25x68.8. Nov 6, 3 years, 6%. Nov 7, 1907. 4:1184. 50,000
- Equitable Trust Co with Jacob and Julius Fleischhauer and Saml K Johnson. 22d st, Nos 313 to 323, n s, 199.4 e 2d av, 150.8x98.9. Extension mort. Nov 1, 1907. 3:928. nom
- Frankel, Solomon and Samuel Werner to U S TRUST CO of N Y. Av C, Nos 64 and 66, e s, 24 s 5th st, 48x83. June 4, due Nov 1, 1912, 5%. Nov 7, 1907. 2:374. 50,000
- Frankel, Solomon to U S TRUST CO of N Y. 111th st, No 128, s s, 263.9 w St Nicholas av, 18x100.11. 5 years, 5%. Nov 7, 1907. 7:1820. 10,000
- Frey, Francis, Jr, with TITLE GUARANTEE AND TRUST CO. 132d st, No 503, n s, 100 w Amsterdam av, 25x99.11. Subordination mort. Nov 2. Nov 6, 1907. 7:1986. nom
- Friedman, Marcus and Morris to Jules Weil. 4th st, No 270, s s, 338.2 e Av B, 24.9x96.3. Nov 4, 3 years, 6%. Nov 6, 1907. 2:386. 3,000
- Friedman, Isidore, of Pittsburg, Pa, to LAWYERS TITLE INS & TRUST CO. Attorney st, No 172, e s, 68 s Houston st, 23.11x 50. Nov 1, 5 years, 5½%. Nov 4, 1907. 2:345. 14,000
- Frazier, Herbert to Francis G Lloyd and ano trustee David Stevenson for benefit Margt S Bent. 70th st, No 159, n s, 131 e Lexington av, 19x100.5. Oct 30, 3 years, 5%. Nov 4, 1907. 5:1405. 16,000
- Goldstein, Sarah to Kassel Simon. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to st x w 36.10 to beginning. P M. Prior mort \$—. Oct 31, 3 yrs, 6%. Nov 1, 1907. 1:307. 3,300
- Gundrum, Sophie to Henry Bloch. 28th st, Nos 247 and 249, n s, 4 w 2d av, runs w 48.10 x n 55.2 x e 20 x s 62.6 to beginning. Prior mort \$12,000. Oct 22, 3 years, 6%. Nov 1, 1907. 3:909. 3,500
- Gordon, Rubin to Simon Epstein. 46th st, No 606, s s, 125 w 11th av, 25x100.5. P M. Prior mort \$15,000. Nov 1, 1907, 3 years, 6%. 4:1093. 7,000
- Greenberg, Carrie with Henry M Sands, of Paris, France. Av C, No 80. Extension mort. Oct 31. Nov 1, 1907. 2:375. nom
- Grossmann, Samuel to Theresa Hirsch extrx and trustee Bennett Hirsch. 1st av, No 207, w s, 103.3 n 12th st, 20x86. P M. Oct 30, 5 years, 5%. Nov 1, 1907. 2:454. 19,000
- Grohs, Hulda to JEFFERSON BANK. 5th av, No 1405, e s, 50.5 n 115th st, 25.3x100. Oct 14, 1 year, 6%. Nov 1, 1907. 6:1621. 7,000
- Geoghegan, Michael and Hannah to James D O'Brien. 185th st, No 511, n s, 166.6 w Amsterdam av, 16.6x53.7. Oct 31, due, &c, as per bond. Nov 4, 1907. 8:2156. 4,000
- Goldman, Joseph or Joseph to Joseph Raskin. Av B, No 12, w s, 44.8 s 2d st, 22.4x80. Prior mort \$19,000. Nov 1, 3 years, 6%. Nov 4, 1907. 2:397. 4,000
- Goodman, Wm to Hermania G Goodman. 73d st, No 155, n s, 335 w 3d av, 17x102.2. Nov 4, 1 year, 5%. Nov 6, 1907. 5:1408. 9,000
- Garfinkel, Charles and Hyman Cohen with the SEAMENS BANK FOR SAVINGS, N Y. 112th st, No 45 West. Extension mort. Nov 4. Nov 6, 1907. 6:1596. nom
- Gwyer, Geo W to Margt I Hannan and ano trustees Rachel Duffy for Mary A Murray. Hudson st, No 583, s w cor Bank st. No 90, 25x72.6x26x71.9; Hudson st, w s, 25 s Bank st, 24.10x 75.4x25.2x72.6. Prior mort \$—. Nov 1, 3 years, 6%. Nov 2, 1907. 2:634. 15,000
- Same to Margt I Hannan and ano. Same property. Prior mort \$—. Nov 1, 3 years, 6%. Nov 2, 1907. 2:634. 2,500
- Goodman, S K, of Chicago, Ill, to the First Rubber Co of Chicago, Ill. 126th st, No 66, s s, 90 w Park av, 20x99.11; also out of town property. All title. Prior mort \$—. Oct 15, 1907, due Apr 15, 1909, 6%. Nov 7, 1907. 6:1750. 1,875
- Graham, Thomas, of Brooklyn, N Y, to Wm S Adams. 2d av, Nos 1932 and 1934, e s, 40.11 s 100th st, 40x106. Nov 6, 3 years, 5%. Nov 7, 1907. 6:1671. 36,000
- Same and Frank Hillman and Joseph Golding with same. Same property. Subordination mort. Nov 6. Nov 7, 1907. 6:1671. nom
- Giallillo, Leonardo and Michele Pittaro to Francesco Lorenzo and ano. 47th st, No 333, n s, 175 w 1st av, 25x100.5. Nov 6, 3 years, 6%. Nov 7, 1907. 5:1340. 2,400
- Grossman, Isaac and Barnet Sundelevich to Theo Kempe. Allen st, Nos 180 and 180½, n e cor Stanton st, No 74 and 76, 65x 45. Nov 1, due May 1, 1908, 6%. Nov 2, 1907. 2:417. 12,000
- Goodman, Moses and Theresa Hirsch with U S TRUST CO of N Y. Av C, Nos 64 and 66. Subordination mort. Oct 25. Nov 7, 1907. 2:374. nom
- Griffin, Daniel M admr Daniel M Griffin dec'd AGENT Thos P Hall admr John Clapp. Order of court amending judgment entered July 13, 1904, to correct an assignment of mort made by Ephraim D Brown to Daniel M Griffin, dated Nov 19, 1879. 54th st, No 107, n s, 54 e 4th av, 18x50.5. July 27, 1904. Nov 6, 1907. 5:1309. order of court
- Goldfine (Joseph) Realty Co to Wm A Thomas. 3d st, s s, 90.9 e Goerck st, 45.4x82.9x45x88.6. Prior mort \$50,500. Nov 6, 1 year, 6%. Nov 7, 1907. 2:356. 4,000
- Gans, Carrie and Ralph with Alice G wife of and Edw J Markey. 131st st, No 149 West. Extension mort. Nov 6. Nov 7, 1907. 7:1916. nom
- Gans, Ralph with William Ebeling. 71st st, No 221 East. Extension mort. Oct 31. Nov 7, 1907. 5:1426. nom
- Goodheim, Jennie to Gustav Kaliski. 134th st, No 125, n s, 375 w Lenox av, 25x71.7x31.1x90. P M. Prior mort \$14,000. Nov 1, 3 years, 6%. Nov 2, 1907. 7:1919. 4,000
- Glauber (Sam S) Inc, to Franciska Glauber. 146th st, Nos 230 and 232, s s, 362.6 e 8th av, 37.6x99.11. P M. Prior mort \$32,000. Oct 31, due Nov 1, 1910, 6%. Nov 1, 1907. 7:2031. 12,000
- Haas, Jennie to Alice McIlroy. 127th st, No 33, n s, 366.3 w 5th av, 18.9x99.11. Nov 1, 5 years, 5%. Nov 2, 1907. 6:1725. 10,000
- Heuer, Mary J with Konrad Vonhof. Amsterdam av, No 2110, w s, 27.11 s 165th st, 30x100. Extension mort. Oct 30. Nov 1, 1907. 8:2121. nom
- Herring, Eliz A to LAWYERS TITLE INS & TRUST CO. 130th st, No 63, n s, 175 e Lenox av, 20x99.11. 3 years, 5½%. Nov 7, 1907. 6:1728. 13,000
- Havana Post Publishing Co to GUARANTY TRUST CO of N Y. Certificate as to mort dated Nov 1, 1907. Nov 6. Nov 7, 1907. —
- Horowitz, Minnie to Adolph Rosenberg. Eldridge st, Nos 54 and 56, e s, 62.6 s Hester st, runs e 66.6 x s 20.10 x e 21 x s 20.10 x w 87.6 to Eldridge st x n 41.8 to beginning. Prior mort \$87,000. Due May 10, 1908, 6%. Nov 7, 1907. 1:300. secures notes, 2,000
- Hyman, Isaac B and Montague E to Jennie B Hawkins. 81st st, No 206, s s, 137.6 w Amsterdam av, 37.6x102.2. P M. Prior mort \$40,000. Oct 31, due Nov 1, 1910, 6%. Nov 1, 1907. 4:1228. 13,750
- Hutter, Wm and Louis to Albina Goldstein trustees for Gertrude Hutter. 100th st, Nos 335 and 337, n s, 100 w 1st av, 37.6x 100.11. Nov 1, 4 years, 6%. Nov 6, 1907. 6:1672. 10,000
- Haefelin, Joseph to BROADWAY SAVINGS INST. Broadway, No 3924, e s, 110.11 s 165th st, 25x100. 1 year, 5%. Nov 6, 1907. 8:2122. 20,000
- Isaac, Lizzie to Geo Isaac. 119th st, No 66, s s, 295 w Park av, 27.6x100.11. Nov 1, 3 years, 6%. Nov 2, 1907. 6:1745. 4,000
- Isabella Heimath, a corpn, with Max Feinberg. 9th st, No 426, s s, 238 w Av A, 25x93.11. Extension mort. Oct 9. Nov 6, 1907. 2:436. nom
- Jacoby, Morris to Max Weil. Canal st, Nos 174 and 176, s s, 47.3 e Mott st, 45.10x100x46.9x100. P M. Prior mort \$67,000. Oct 31, installs, 6%. Nov 1, 1907. 1:201. 60,000
- Jarecky, Lillian A to Anna A Stolts. 121st st, No 115, n s, 200 w Lenox av, 20x100.11. P M. Prior mort \$12,000. Oct 31, 5 years, 6%. Nov 1, 1907. 7:1906. 6,000
- Jacoby, Morris to Louis Gordon. Canal st, No 159, n e s, abt 68 e Elizabeth st, 25.1x25x25.4x25. P M. Prior mort \$—. Nov 1, 2 years, 6%. Nov 2, 1907. 1:203. 3,000
- Ketzky, Annie, of Montgomery, Ala, to Louis B Rolston. Division st, No 228, n s, 112 e Clinton st, 24x74.11x27x65. Oct 16, due Nov 1, 1912, —%. Nov 1, 1907. 1:314. 18,000
- Kenny, Michael C to Beadleston & Woerz. 6th av, No 612, s e cor 36th st, Nos 78 and 80, 24.7x62.6. Leasehold. June 18, demand, 6%. Nov 1, 1907. 3:837. 3,500
- Kerr, Margt A to Emma M Osterdorff and ano. 46th st, No 137, n s, 100 e Lexington av, 20x100.5. Oct 31, 3 years, 5%. Nov 1, 1907. 5:1301. 6,000
- Krumwiede, Geo to Margt C Deppler et al extrx, &c, John Deppler. 51st st, No 510, s s, 175 w 10th av, 25x100.5. Oct 31, 3 years, 5%. Nov 2, 1907. 4:1079. 20,000
- Kellenberger, Arnold, doing business as Schlaeppli Bros Co to Andrew Schlaeppli. Bleecker st, No 136, and West Broadway, No 500. Saloon lease, chattels, &c. Oct 16, installs, 5%. Nov 7, 1907. 2:524-23. notes, 2,500
- Kaufman, Saml and Joseph Solomon with Clara R Bacon. Madison st, No 314. Subordination mort. Nov 4. Nov 6, 1907. 1:268. nom
- Kelly, James S with the BANK FOR SAVINGS, N Y. 125th st, Nos 145 and 147 West. Extension mort. Nov 4. Nov 6, 1907. 7:1910. nom
- Kaufman, Yette, Chas Simon and Michael H Eisman exrs, &c, Israel Kaufman with Joseph Bakst. East Broadway, No 278, n s, abt 85 w Gouverneur st, 21x59.5x21.2x59.7 w s. Extension mort. Nov 4, 1907. 1:287. nom
- Kaufman, Samuel to Clara R Bacon. Madison st, No 314, s s, 60.4 w Gouverneur st, 25.11x112.5x25.11x113.6. 5 years, 5%. Nov 6, 1907. 1:268. 25,000
- Kittenplan, Morris and Chas Rubinger to Joseph L Bittenwieser. 26th st, Nos 141 and 143, n s, 126.8 e Lexington av, 48.4x98.9. Oct 18, due May 1, 1908, —%. Nov 4, 1907. 3:882. 10,000
- Katz, Herman J to Mount Sinai Hospital of City N Y. 72d st, No 160, s s, 98 e Lexington av, 18x104.4. Nov 2, 3 years, 5%. Nov 4, 1907. 5:1406. 2,000
- Keenan, Annie M to Protective Realty Co. 117th st, No 508, s s, 98 e Pleasant av, 25x100.10. Prior mort \$8,000. Nov 1, 1 year, —%. Nov 4, 1907. 6:1715. 5,000
- Kalman, Morris to Lippe Scheinhaus. 2d av, No 2101, w s, 101.3 s 109th st, 25x100. Prior mort \$23,500. Nov 1, 3 years, 6%. Nov 4, 1907. 6:1658. 2,500
- Kind, Jennie to Celia Friedman. 95th st, Nos 309 to 313, n s, 175 e 2d av, 2 lots, each 37.6x100.8. 2 P M mortg, each \$975. Oct 29, due Oct 1, 1908, 6%. Nov 4, 1907. 5:1558. 1,950
- Kind, Jennie to Celia Friedman. 95th st, Nos 317 and 319, n s, 287.6 e 2d av, 37.6x100.8. P M. Oct 29, due Oct 1, 1908, 6%. Nov 4, 1907. 5:1558. 975
- Kind, Jennie to Celia Friedman. 95th st, No 307, n s, 137.6 e 2d av, 37.6x100.8. P M. Oct 29, due Oct 1, 1908, 6%. Nov 4, 1907. 5:1558. 925
- Kivovits, Louis to Isaac S Heller. 1st st, No 31, s s, 67.1 e 2d av, 26.2x72.7x36.7x63.7. P M. Prior mort \$20,000. Nov 1, 1907, 7 years, 6%. 2:442. 11,000

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Sole Agents for BÉRKSHIRE WHITE PORTLAND CEMENT CO.

- Kapeloohn (E) Co to Ennie Kapeloohn. 16th st, No 227, n s, 375 e West End av, 25x100.5. Prior mort \$— Aug 1, due, &c, as per bond. Nov 4, 1907. 4:1158. 4,000
- Same to same. Same property. Certificate as to above mortgage. Aug 1, Nov 4, 1907. 4:1158. —
- Knepper Realty Co to Joseph Rosenzweig. 9th st, No 733, n s, abt 265 w Av D, 25x92.3. P M. Oct 31, due, &c, as per bond. Nov 1, 1907. 2:379. 5,100
- Lindemann, Adolph D to Felix Kunstler. Rivington st, No 156, n s, 104 e Suffolk st, 23x100. P M. Prior mort \$25,000. Nov 1, 5 years, 6%. Nov 4, 1907. 2:349. 11,300
- Lindemann, Adolf to Felix Kunstler. Rivington st, No 151, s s, 37.6 e Suffolk st, 18.5x52x18.10x52. Prior mort \$22,000. Given as collateral security for mortgage of \$11,300 covering No 156 Rivington st. Nov 2, 5 years, 6%. Nov 4, 1907. 2:348. 3,750
- Lindemann, Adolf to Felix Kunstler. Rivington st, No 153, s s, 56 e Suffolk st, 19x52x18.9x52. Prior mort \$22,000. Given as collateral security for mortgage covering No 156 Rivington st. Nov 2, 5 years, 6%. Nov 4, 1907. 2:348. 3,750
- Larkin, Arthur G to Saml Lucatcher. 9th av, Nos 4 to 8, n e cor Little West 12th st, No 5, 77.4x51. Prior mort \$40,000. Nov 1, 2 years, 6%. Nov 4, 1907. 2:628. 5,000
- Same to Wm F Donnelly. Same property. Prior mort \$45,000. Nov 1, due, &c, as per bond. Nov 4, 1907. 2:628. 2,500
- Levy, Moses and Jessie Gittens to Lion Brewery. Park av, No 1248, s w cor 97th st, Nos 72 and 74. Saloon lease. Oct 30, demand, 6%. Nov 4, 1907. 6:1602. 912
- Lindner, Max with Meyer Jarmulowsky and ano. 7th st, No 189. Subordination agreement. Oct 31, Nov 6, 1907. 2:390. nom
- Loewy, Nathan with Isaac Kalinghoffer. 113th st, Nos 610 and 612 West. Agreement as to assignment and extension of mort. Nov 4, Nov 6, 1907. 7:1836. nom
- Liebhenthal Construction Co to Joseph Liebhenthal et al. Park av, Nos 1731 to 1737, s e cor 121st st, Nos 100 to 104, 75.7x 90. Prior mort \$80,000. Oct 28, 1 year, 6%. Nov 7, 1907. 6:1769. 15,000
- Same to same. Same property. Certificate as to above mort. Nov 6, Nov 7, 1907. 6:1769. —
- Lent, Solomon with Jonas B Kissam. 163d st, No 444 West. Subordination mort. Nov 1, Nov 7, 1907. 8:2110. nom
- Lent, Solomon with Augustus F Holly. 163d st, No 446 West. Subordination mort. Nov 1, Nov 7, 1907. 8:2110. nom
- Lowther, Geo Jr and Christopher M trus Christopher Meyer for benefit Margaretta M Paul with Abraham and Hyman Penn. Amsterdam av, No 1454, w s, 49.11 s 132d st, 25x100. Extension mort. Nov 6, 1907. 7:1986. nom
- Lederer, Jacob and Bernard Weisl to Eliz Hafner. 20th st, s s, 453.8 w 6th av, 24.8x92. P M. Prior mort \$33,000. Nov 1, due, &c, as per bond. Nov 2, 1907. 3:795. 5,000
- Luke, David L to TITLE GUARANTEE AND TRUST CO. 87th st, No 353, n s, 118 e Riverside Drive, 19x100.8. Nov 1, due, &c, as per bond. Nov 2, 1907. 4:1249. 17,000
- Lauber, Joseph to Joseph Hahn. 2d av, No 1113, w s, 80.5 s 59th st, 20x65. Prior mort \$10,000. Due, &c, as per bond. Nov 1, 1907. 5:1332. 2,500
- McMahon, Peter to Virginia Keahon. 15th st, No 340, s s, abt 437.6 w 8th av, 18.9x81.3. P M. Oct 31, 2 years, 5%. Nov 1, 1907. 3:738. 2,000
- Maurer, Harry to Albert Herskovits. 7th st, No 31, n s, 250 w 2d av, 26x74.10. P M. Prior mort \$14,500. Oct 30, due Nov 1, 1914, 6%. Nov 1, 1907. 2:463. 5,000
- Michalover, Nathan and Barnet to Julius Goebel. Attorney st, Nos 10 and 12, e s, 100 s Grand st, 40.7x100. Nov 4, 1907, due, &c, as per bond. 1:315. 46,500
- Maschke, Laura wife of and Jacob L to Virginia Danziger. Rivington st, No 113, s s, 24 w Essex st, 22x60.10x21.6x60.10. Prior mort \$10,000. Nov 4, 1907, 3 years, 6%. 2:410. 1,000
- McDonald, Mary J to Isaac Moss and ano. 31st st, No 154, s s, 125 e 7th av, 25x98.9. P M. Prior mort \$—. Nov 1, due Sept 14, 1909, 6%. Nov 4, 1907. 3:806. 7,500
- McLaughlin, Thomas J to FARMERS LOAN & TRUST CO. 39th st, No 32, s s, 209 e Madison av, 20.6x98.9. P M. Oct 31, 3 yrs. —. Nov 4, 1907. 3:868. 60,000
- Modersohn, Anna to Geo Ehret. 125th st, No 53 West. Saloon lease. Nov 4, 1907, demand, 6%. 6:1723. 1,500
- Moses, Morris with GERMAN SAVINGS BANK, N Y. Madison av, No 1479, e s, 75.9 s 102d st, —x—. Agreement modifying mortgage. Nov 4, 1907. 6:1607. nom
- Maguire, Annie with LAWYERS TITLE INS & TRUST CO as trustee for Annie Maxwell. 3d av, No 1786, w s, 175.11 s 100th st, 25.11 to n s 99th st, Nos 173 and 175, x 100. Trust agreement. Nov 1, Nov 4, 1907. 6:1627. nom
- McMullen, Alex to Lion Brewery. 9th av, s e cor 59th st, Saloon lease. Oct 30, demand, 6%. Nov 4, 1907. 4:1049. 6,505
- McBurney, Chas I to Wm B McBurney. 7th av, No 751, n e cor 49th st, Nos 167 and 169, runs n 100.4 x e 62.6 x s 20.4 x w 20.10 x s 80 to st x w 41.8 to beginning. P M. Prior mort \$109,500. Due, &c, as per bond. Nov 7, 1907. 4:1002. 7,000
- Moore, Sarah E with Saml Glaser. 1st av, No 298, e s, 95 n 17th st, 24x94. Extension mort. Nov 1, Nov 4, 1907. 3:949. nom
- McKinley Realty and Construction Co to Moses M Valentine. Convent av, No 492, s w cor 152d st, 108.11x31.5x99.11x74.10. Prior mort \$73,000. 5 years, 6%. Nov 6, 1907. 7:2066. 25,000
- Maglio, Antonio to Lion Brewery. 67th st, No 329 West. Saloon lease. Nov 4, demand, 6%. Nov 7, 1907. 4:1179. 3,810.70
- Miller, Jacob to Henry Necarsulmer and ano trustees Sarah Heinemann. 106th st, No 111, n s, 130 e Park av, 25x100.11. Oct 23, due Nov 4, 1910, 5%. Nov 6, 1907. 6:1634. 11,000
- Miller, Jacob and Wm H Heddendorf with Henry and Edw Necarsulmer trus. 106th st, No 111, n s, 130 e Park av, 25x100.11. Subordination mort. Oct 23, Nov 7, 1907. 6:1634. nom
- Morrison, Louis and Solomon Schechner to Ida Burnofsky. Rivington st, No 20, n e cor Chrystie st, No 180, 25x100. Prior morts \$79,500. Nov 6, due May 1, 1909, 3%. Nov 7, 1907. 2:421. 1,300
- Morse, Albert A to Jane Stewart. 51st st, Nos 438 to 442, s s, 300 e 10th av, 60x100.5. Prior mort \$60,000. Nov 1, 5 years, 5%. Nov 2, 1907. 4:1060. 30,000
- Mastopietro, Ignazio and Frank Celentano to Jetter Brewing Co. 100th st, No 125 West. Saloon lease. Sept 30, demand, 6%. Nov 2, 1907. 7:1855. 983.60
- McGowan, Wm to Lillian O Smith. 156th st, No 557, n s, 100 e Broadway, 23.2x99.11. P M. Nov 1, 2 years, 5½%. Nov 2, 1907. 8:2115. 3,000
- McKesson, Geo C to SEAMENS BANK FOR SAVINGS in City N Y. Riverside Drive, No 24, e s, about 82 s 75th st, —x—x22.2 x101.5. 5 years, 5%. Nov 1, 1907. 4:1184. 30,000
- Neustaedter, Mania to Frank Etzel and ano. 2d st, No 111, s s, 212.11 e 1st av, 25x105.11. Oct 31, 4 years, 4½%. Nov 1, 1907. 2:429. 20,000
- Newstead, Nathan with National Academy of Design. 102d st, No 212, s s, 125 e Broadway, 25x100.11. Extension mort. Oct 28, Nov 6, 1907. 7:1873. nom
- Neuman, Moritz with GERMAN SAVINGS BANK, N Y. 128th st, Nos 22 and 24, s s, 235 w 5th av, 2 lots, each 25x99.11. Two extensions of mort. Nov 6, 1907. 6:1725. nom
- Nieder, Elesie, of Fanwood, N J, to Rosa Gentzlinger extrx Henry Gentzlinger. 95th st, No 67, n s, 125 w Park av, 25x100.8. 3 years, 5½%. Nov 6, 1907. 5:1507. 19,000
- Nemecek, John to GERMAN SAVINGS BANK in City N Y. 73d st, No 428, s s, 175 w Av A, 25x102.2. Nov 1, 1907, 3 years, 5%. 5:1467. 13,000
- Nemecek, Vaclav to GERMAN SAVINGS BANK in City N Y. 73d st, No 423, n s, 250 w Av A, 25x102.2. Nov 1, 1907, due Nov 1, 1910, 5%. 5:1468. 12,000
- O'Rourke, Mary M, of Hoboken, N J, John A Clarke and Gerald V Clarke, of N Y City, and Joseph W Clarke, of Hoboken, N J, to Margt I, and Rachel E Hannan. Greenwich st, Nos 46 and 48, w s, 40.5 n Morris st, 40.4x80.6x40.6x79.9. Prior mort \$28,000. Nov 4, 2 years, 6%. Nov 7, 1907. 1:18. 7,000
- Power, Peter to Thomas L Green. 99th st, No 260 West. Assignment of rents to extent of \$1,000. Nov 6, installs, 6%. Nov 7, 1907. 7:1870. nom
- Pescatore, Agostino to Antonio De Nicola. Mulberry st, Nos 78 and 80, e s, 150 n Bayard st, 50x100. ½ part. 2 years, 6%. Nov 7, 1907. 1:200. 7,000
- Pequot Land Co to Carol H de Meli. Certificate as to mort for \$7,000 on property in Tuckahoe, N Y. Nov 4, Nov 7, 1907. —
- Plaza Operating Co to TRUST CO of AMERICA. Central Park South or 59th st, Nos 2 to 20, s w cor 5th av, No 768, or Plaza, runs w 250 x s 100.5 x e 25 x s 100.5 to n s 58th st x e 20 x n 100.5 x e 40 x s 100.5 to n s 58th st, Nos 1 to 3 and 7 and 13, x e 20 x n 100.5 x e 20 x s 100.5 to n s 58th st x e 125 to 5th av Plaza x n 200 to beginning, also machinery, &c. Prior mort \$5,000,000. Aug 15, due Oct 1, 1910, 6%. Nov 7, 1907. 5:1274. gold, 4,500,000
- Same to same. Same property. Certificate as to above mort. Aug 15, Nov 7, 1907. 5:1274. —
- Pratt, John H to Wm H Flattau. Audubon av, s e cor 175th st, No 536, 78.8x19. Nov 4, 3 years, 5%. Nov 6, 1907. 8:2131. 9,000
- Pietrointo, Guseppe to Chas Devoe extr Daniel M Devoe. McDougal st, No 37, w s, 90 s King st, runs s 20 x w 39 x n 30 x e 22 x s 10.6 x e 6.6 x e 27 to beginning. P M. 4 years, 5%. Nov 4, 1907. 2:519. 6,500
- Payne, Frederick W to Jessie Gillender. 103d st, No 153, n s, 320.7 e Amsterdam av, 31.3x100.11x31.1x101. Nov 1, 1907. 3 years, 5%. 7:1858. 26,000
- Same and Herman Schwarz with same. Same property. Subordination agreement. Nov 1, 1907. 7:1858. nom
- Payne, Fredk W and Johanna Schwartz with same. Same property. Subordination mort. Nov 1, 1907. nom

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Pilat, Oliver I to Eliza Livingston. 183d st, No 562, s s, 212.6 e St Nicholas av, 18.9x100.4. Nov 1, 1907, 3 years, 5½%. 8,000	Schlesinger, Adolph to Jonas Weil and ano. 101st st, Nos 334 and 336, s s, 100 w 1st av, 2 lots, each 25x100.11. 2 morts, each \$12,000; 2 prior morts, \$19,000 each. Oct 31, due Nov 1, 1915, 6%. Nov 1, 1907, 6:1672. 24,000
Prehn, Thomas with TITLE GUARANTEE AND TRUST CO. 87th st, No 353 West. Subordination mort. Oct 23, Nov 2, 1907, 4:1249. nom	Stern, Edwin M and Gustav Hirschberg exrs Matilda Hirschberg to Babette Bachrach et al trustees Saml Bachrach. 86th st, No 151, n s, 62.2 e Lexington av, 25.6x100.8. Due, &c, as per bond. Nov 1, 1907, 5:1515. 24,000
Paolicelli, Tommaso to Philip Potash. 117th st, No 407, n s, 110.8 e 1st av, 16.8x100.11. P M. Prior mort \$8,000. Nov 1, due May 1, 1910, 6%. Nov 2, 1907, 6:1711. 1,750	Schaefer, John V to Wm C Lester and ano exrs, &c, John Pennington. Elwood st, w s, 350 n Nagle av, runs n 136.11 x w 32.2 x s w 213.3 x e 195.8 to beginning. Nov 1, 1907, 5 years, 5%. 8:2172. 11,000
Realty Co of Fort Washington to Palmer Realty Co. Broadway, No 3750, s e cor 156th st, runs e 100 x s 99.11 x w 25 x n 0.1 x w 25 x s 0.1 x w 50 to Broadway, x n 99.11 to beginning. P M. Prior mort \$180,000. Oct 4, due Oct 31, 1909, 6%. Nov 2, 1907, 8:2114. 30,000	Simerman, Joseph with Barnet and Nathan Michalover. Attorney st, Nos 10 and 12, e s, 100 s Grand st, 40.7x100. Agreement as to subordination of mortgage, &c. Nov 4, 1907, 1:315. nom
Same to same. Same property. Certificate as to above mort. Oct 4, Nov 2, 1907, 8:2114. —	Sterck, Gaston E to F & M Schaefer Brewing Co. Wooster st, Nos 164 and 166, s e cor Houston st, No. 61. Saloon lease. Nov 2, demand, 6%. Nov 4, 1907, 2:514. 3,000
Rodgers, Wm A to Jacob K Levy. 3d av, No 1925, n e cor 106th st, Nos 201 and 203, 25.2x110. Prior mort \$62,000. Oct 31, 1 year, 6%. Nov 1, 1907, 6:1656. 12,000	Sayre, Reginald H to U S TRUST CO OF N Y. 45th st, No 9, n s, 200 e 5th av, 25x100.5. Nov 4, 1907, 5 years, 5%. 5:1281. 55,000
Reinlieb, Abraham to Chas Gieger et al. 139th st, s s, 175 w Broadway, 125x99.11. P M. Prior mort \$32,000. 2 years, 6%. Nov 1, 1907, 7:2087. 18,000	Stadler, Charles to Joseph Heine. Water st, No 614, n s, about 75 w Gouverneur st, 26.2x64.5x26.3x65.6, e s; Water st, No 616, n s, abt 52 w Gouverneur st, 20.6x65.11x19.10x65.6, w s; 113th st, No 229, n s, 200 w 2d av, 25x73.11. Oct 31, 2 years, 6%. Nov 4, 1907, 1:259, 6:1663. 2,900
Raunheim, Emanuel to Wm Jay trustee Mary E B Field. East Broadway, No 214; Division st, No 213. Subordination mort. Oct 28, Nov 1, 1907, 1:286. nom	Spinella, Francesco to Winfield S Hoyt and ano trustees. 11th st, Nos 314 and 316, s s, about 232 e 2d av, 38.8x94.10. Nov 1, due Aug 1, 1910, 5%. Nov 4, 1907, 2:452. 40,000
Ruton, Martha A L to Townsend Wandell. 18th st, No 318, s s, 220.2 w 8th av, 21.11x—21.11x92. Nov 1, 1907, 3 years, 5%. 3:741. 1,000	Same and Jonas Weil and ano with same. Same property. Subordination mortgage. Nov 1, Nov 4, 1907, 2:452. nom
Rasmussen, Anton to Adam Lieb. 48th st, No 246, s s, 126 w 2d av, 18.8x100.5. P M. Prior mort \$10,000. Oct 31, 6 yrs, 6%. Nov 1, 1907, 5:1321. 3,900	Simon, Aaron to TITLE GUARANTEE AND TRUST CO. 132d st, No 503, n s, 100 w Amsterdam av, 25x99.11. Nov 4, due, &c, as per bond. Nov 6, 1907, 7:1986. 12,000
Ryder, James M to Wm H Bormann. 127th st, No 74, s s, 127.6 w Park av, 12.6x99.11. P M. Nov 2, due, &c, as per bond. Nov 4, 1907, 6:1751. 6,500	Sarasohn, Dora E, of Orange, N J, to Morris Franklin. 133d st, No 156, s s, 216.10 e 7th av, 16.8x99.11. P M. Nov 1, 3 years, 5%. Nov 6, 1907, 7:1917. 4,150
Rothenberg, Ettie to Nanette Weber. 107th st, No 223, n s, 350 e 3d av, 25x100.11. Nov 6, due Oct 1, 1910, 6%. Nov 7, 1907, 6:1657. 12,000	Smith, Eugene T to DeWitt C Flanagan and ano trustees, &c. 10th av, No 260. Saloon lease. Oct 31, demand, 6%. Nov 6, 1907, 3:723. 8,100
Same to John Reinhardt. Same property. Prior mort \$18,500. Nov 6, 2 years, 6%. Nov 7, 1907, 6:1657. 2,000	Sutherland, Wm E to Wm A Spencer and ano trustees Lorillard Spencer for Eleanor L Canci and remainderman. Duane st, No 42, s w cor Lafayette st, No 8, runs s 18.3 x s w 23.3 x n w 19.2 x n e 10.8 x n e 20.7 to Duane st, x s e 8.1 to beginning. Nov 4, 5 years, 5½%. Nov 6, 1:155. 35,000
Russek & Klinger Realty Co to Simon Russek. 79th st, No 229, n s, 350 e 3d av, 25x102.2. Prior mort \$14,000. 3 years, 6%. Nov 7, 1907, 5:1525. 3,500	Strange & Slawson Co to Margt O Sage. 40th st, Nos 105 to 111, n s, 109.11 w 6th av, 90.1x98.9. Oct 21, due Nov 1, 1910, 5%. Nov 6, 1907, 4:993. 200,000
Richter, Teresa M to Dollie P Rich. 8th av, Nos 2902 and 2904, e s, 40 s 154th st, 39.11x100. P M. Nov 2, 1 year, 6%. Nov 4, 1907, 7:2039. 3,270	Same to same. Same property. Certificate as to above mort. Oct 21, Nov 6, 1907, 4:993. —
Susswein, Rosa wife Henry, of City N Y, and Oscar Herrmann, of Browns Station, Ulster Co, N Y, to N Y Produce Exchange, a corpn. Mulberry st, Nos 196 to 204, e s, 111.5 s Spring st, runs e 50.1 x s 21 x e 50.1 x s 99.11 x w 78.7 to n s Delancey st x n w 21.1 to Mulberry st x n 119.1 to beginning. Nov 1, 1907, 3 years, 6%. 2:480. 80,000	Same and Century Investment Co and Alliance Realty Co with same. Same property. Subordination mort. Oct 22, Nov 6, 1907, 4:993. nom
Schwarz, Henry F. Certificate as to satisfaction of mortgage made by Charles Gahren to extent of \$6,000, leaving still unpaid \$10,000. West End av, No 802. Nov 4, Nov 7, 1907, 7:1870. —	Tower, Joseph T to LAWYERS TITLE INS & TRUST CO. Broadway, Nos 687 and 689, w s, 50 n 3d st, 42.2x200 to Mercer st, Nos 250 and 252. 3 years, 5½%. Nov 7, 1907, 2:535. 125,000
Swords, Sarah W to Henry M Van Wyck and ano trus Sarah S Van Wyck. 72d st, No 147, n s, 63.9 e Lexington av, 18.9x102.2. 3 years, 5%. Nov 7, 1907, 5:1407. 16,000	Tanner, Leonore wife Jos S to Geo W Ridgley. 116th st, Nos 349 and 351, n s, 116.8 w 1st av, 33.4x100.11. P M. Oct 28, 5 years, 5%. Nov 1, 1907, 6:1688. 17,000
Schularg, Philip with Charles Jacobson. 114th st, No 3 West. Extension mort. Nov 1, Nov 7, 1907, 6:1598. nom	Weinstein, Joseph with Harlan F Stone trustee David Stevenson. 6th st, Nos 626 to 628 East. Extension mort. Oct 31, Nov 1, 1907, 2:388. nom
Sturgis, Frank K to Frederic R Couderd guardian Chas Merillon et al. 51st st, No 17, n s, 75 w Madison av, 40x100.5. Oct 21, due, &c, as per bond. Nov 7, 1907, 5:1587. 150,000	Wandell, Townsend to Townsend Wandell and ano trustees for Edw W C Arnold will Richd Arnold. 32d st, No 15, n s, 250 w 5th av, 25x98.9. Prior mort \$37,000. Nov 1, 1907, 3 years, 4½%. 3:834. 35,000
Strasbourg, Samuel to Morris Levy. Suffolk st, Nos 150 to 158, s e cor Stanton st, Nos 151 and 153, 100x50. Leasehold. All title. Nov 1, 1 year, 6%. Nov 7, 1907, 2:349. 10,000	Weil, Dora M to UNION EXCHANGE BANK. 77th st, No 142, s s, 412.6 w Columbus av, 17.6x102.2. Prior mort \$22,000. Oct 24, 1 year, 6%. Nov 1, 1907, 4:1148. 5,000
Schwal, Emanuel to Louis M Romer and ano. 26th st, No 326, s s, 250.4 w 1st av, 24.8x98.9. P M. Prior mort \$21,000. Nov 1, due May 1, 1910, 6%. Nov 2, 1907, 3:931. 1,494.75	Weisberger, Moritz to Ida Semel. 105th st, Nos 323 and 325, n s, 280 e 2d av, 40x100.11. Oct 31, 3 years, 5½%. Nov 1, 1907, 6:1677. 30,000
Sanders, Geo to Bernard Scheinkman. 45th st, Nos 308 and 310, s s, 143.4 e 2d av, 52.8x100.5. P M. Nov 1, 5 years, 6%. Nov 2, 1907, 5:1337. 9,000	Wohlfahrt, Frederick to Augusta S Leary. 124th st, No 352, s s, 143.2 e Columbus av or Morningside av East, 27.8x100.11. P M. Prior mort \$20,000. Nov 1, 1907, 2 years, 6%. 7:1950. 5,000
Silverstein, Joseph and Saml Cohen with Israel Lewis. 54th st, Nos 442 and 444 West. Two agreements changing dates when installments are due. Nov 1, Nov 2, 1907, 4:1063. nom	Wielandt, Michl and Mary wife of and Ernest Kreitzberg to John T Willets guardian Josiah M Willets. 6th st, Nos 208 and 210, s s, 130 e 3d av, 50x97. Nov 4, 1907, 3 years, 5%. 2:461. 60,000
Same and S Israel Lewis with Louis Reichardt. Same property. Two subordination morts. Nov 1, Nov 2, 1907, 4:1063. nom	Wang, Simon and Osias Springer to Reuben Feigenbaum. 19th st, No 35 West. Store lease. Oct 29, demand, 6%. Nov 4, 1907, 3:831. 750
Silver, Chas A and Sarah K to Wm Jay trustee Mary E B Field. Division st, No 213, s s, 46.8 e Clinton st, 23.4x110.3x23.4x 109.11 w s. 5 years, 5%. Nov 1, 1907, 1:286. 38,000	Whittaker, Floris T to Mabel L Port. Lewis st, No 84½, e s, 165 s Stanton st, 20x100. P M. Prior mort \$18,700. Nov 1, 2 years, 6%. Nov 4, 1907, 2:329. 2,300
Sameth, Max to Celia Lasker et al exrs, &c, Gustav Lasker. Houston st, No 326, n s, abt 288 e Av B, 23x81.11x23x83.5 n w s. 5 years, 6%. Nov 1, 1907, 2:384. gold, 23,000	Wronkow, Serena with Margt O'Connor. 52d st, No 218, s s, 100 e 8th av, 20.10x100.5. Extension mort. Feb 7, 1906, Nov 2, 1907, 4:1023. nom
Schlesinger, Adolph to Jonas Weil and ano. 22d st, No 335, n s, 150 w 1st av, 25x77.9. Prior mort \$12,000. Oct 31, 8 years, 6%. Nov 1, 1907, 3:928. 14,000	Wiggins, Charles to John F Holmes. 134th st, No 19, n s, 177.11 w 5th av, 17.10x99.11. Nov 1, due, as per bond. Nov 6, 1907, 6:1732. 6,500
Schwarz, Aaron H, Martha Rosenbluth, Jennie Hirsch and Ethel A Weil to Frederic de P Foster and ano trustees for Anna B Day and ano, Sarah A Sands. 114th st, No 45, n s, 595 w 5th av, 25x100.11. 5 years, 5%. Nov 1, 1907, 6:1598. 20,000	Wittner, Siegfried to Harris Mandelbaum and Fisher Lewine. 10th av, Nos 278 to 282 and 26th st, No 461 West. Assignment of rents to secure two morts. Oct 31, 1 year, —. Nov 6, 1907, 3:724. nom
Slifka, Morris to EAST RIVER SAVINGS INST. 112th st, No 226, s s, 275 w 7th av, 17x100.11. 5 years, 5%. Nov 1, 1907, 7:1827. 10,000	Wight, Marie L to BANK FOR SAVINGS in City N Y. 21st st, No 5, n s, 145 w 5th av, 25x98.9. Oct 17, due July 23, 1910, 5%. Nov 6, 1907, 3:823. 5,000
Siegel, Ruben and Jacob and Joseph Rosenberg with Austin B Fletcher trustee for Conrad M Braker will Conrad Braker. 109th st, No 214, s s, 260 w Amsterdam av, 39.11x100.11. Extension mort. Sept 18, Nov 1, 1907, 7:1880. nom	Wittner, Sigfried to Jonas B Kissam. 163d st, No 444, s s, 162.6 e Amsterdam av, 37.6x112.6. Prior mort \$36,500. Nov 1, 2 years, 6%. Nov 7, 1907, 8:2110. 10,000
Stein, Alexander to TITLE GUARANTEE & TRUST CO. 113th st, No 18 East. Certificate that there is only one mort on above premises. Oct 31, Nov 1, 1907, 6:1618. —	Wittner, Sigfried to Augustus F Holly. 163d st, No 446, s s, 125 e Amsterdam av, 37.6x112.6. Prior mort \$36,500. Nov 1, 2 years, 6%. Nov 7, 1907, 8:2110. 10,000
Solomon, Wolf to Leon H Marks. Crosby st, Nos 101 and 103, s e s, 63.3 s w Prince st, 40x64.9x39.4x61.5. Oct 31, due Jan 1, 1908, 6%. Nov 1, 1907, 2:496. 3,000	Zahn, Maggie E to James B Kilsheimer. 126th st, No 137, n s, 366.8 e 7th av, 16.8x99.11. Nov 6, due, &c, as per bond. Nov 7, 1907, 7:1911. 1,000
Simerman, Joseph with Julius Goebel. Attorney st, Nos 10 and 12, e s, 100 s Grand st, 40.7x100. Subordination mortgage. Nov 4, 1907, 1:315. nom	

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BOROUGH OF THE BRONX.

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

- Arnold, Fred F to Beadleston & Woerz. Brook av, No 533 and 149th st, No 458 E. Saloon lease. Oct 25, demand, 6%. Nov 1, 1907. 9:2293. 3,300
- Abelman Construction Co to Anna L Bachmann. Jennings st, No 1113, n s, 106.3 w Wilkins av, 37.6x100. Oct 29, due, &c, as per bond. Nov 6, 1907. 11:2965. 20,000
- Same to same. Same property. Certificate as to above mort. Oct 29. Nov 6, 1907. 11:2965. —
- Same and Solomon Appel with same. Jennings st, n s, 106.3 w Wilkins av, 75x100. Subordination mort. Nov 3. Nov 6, 1907. 11:2965. nom
- Ahnert, Alwine with Martha Lau. Brook av, No 1221, s w cor 168th st, 70x30. Subordination mort. Nov 1. Nov 4, 1907. 9:2394. nom
- *Boyle, Annie M to Daniel J O'Connor trustee Owen Byrne. Saxe av, e s, 125 n McGraw av, 25x100. Nov 1, 3 years, 5%. Nov 4, 1907. 2,500
- Bach, Emanuel G to Minnie Fisher. Southern Boulevard, n w cor Crotona Park East, late Penfold av, 25x100. Sept 26, 3 years, 6%. Nov 4, 1907. 11:2942. 1,500
- *Burlando, Adelaide to Geo H Lawrence et al. 214th st, s s, 200 w Tilden av, 25x100, Laconia Park. Sept 23, due, &c, as per bond. Nov 6, 1907. 500
- Blackburn, Robert with Harry Berend. Bathgate av, w s, 155 n 172d st, 25x114.5. Extension mort. Nov 4, 1907. 11:2914. nom
- Billet, Margt J wife of Charles to Mary A Mooney. Vyse av, n w s, 404.4 s Tremont av, 25x145. Nov 2, due Jan 1, 1911, 6%. Nov 4, 1907. 11:2992. 5,000
- Boecher, Adam to Margt Quenzer. Rogers pl, w s, 593.10 n Westchester av, 20x78x20x75.11. Nov 1, 1907. 5 years, 5%. 10:2698. 3,000
- Baylis, Euphemia M to Dora M Schrenkeisen. 236th st, s s, 400 e Keppler av, 25x100. P M. Oct 31, 2 years, 6%. Nov 2, 1907. 12:3376. 400
- *Blumler, Geo to Fridolin Weber. Burke av, w s, 200 s Jefferson av, 50x100, Edenwald. Oct 31, 2 years, 5%. Nov 1, 1907. 400
- Balschun, Adolph to Lambert Suydam. Morris av, w s, 144.8 s Burnside av, 150x100. Oct 29, due, &c, as per bond. Nov 1, 1907. 11:2829. 10,500
- Bergen, Wm C to Jacob Hysler. Marion av, w s, 58.7 s Mosholu Parkway, 37.6x113.6. 4 years, 5½%. Nov 1, 1907. 12:3281. 8,000
- Bergen, Wm C to Anna Seiffert. Marion av, w s, 155.2 n 197th st, 22.7x86.7x15.6x88.9. Oct 31, due Jan 1, 1911, 5½%. Nov 1, 1907. 12:3289. 5,000
- Boecher, Adam to Margt Quenzer. 163d st, late Strong av, n s, 78.11 e Tinton av, 21x82.11, except part for 163d st. 5 years, 5%. Nov 1, 1907. 10:2669. 4,000
- Bodenstein, David and Ester his wife tenants by entirety to Sarah Saul. Vyse av, No 1135, w s, 140 n 167th st, 20x100. P M. Prior mort \$8,000. Nov 1, 1 year, 6%. Nov 2, 1907. 10:2752. 1,000
- *Beach, Clarence W to Willard P Beach. Lots 55, 56, 119, 120, 122, 181 to 201, 209 to 237 map 115 lots at Clasons point property Willard P Beach. Due Nov 1, 1908, 5%. Nov 1, 1907. 3,000
- *Briesemeister, Arthur R W to Alfred Loweth. Lincoln st, e s, 225 s Columbus av, 25x100. 2 years, 6%. Nov 1, 1907. 600
- Bergen, Wm C to Julia Hysler. 200th st or Southern Boulevard or Bedford Park Boulevard, n s, 100 w Valentine av, 25x117.6. 4 years, 5½%. Nov 1, 1907. 12:3306. 7,000
- Baker, Kate to Nannie E Fowler. Trinity av, e s, 320.6 s 165th st, 16.8x100. P M. Prior mort \$4,000. Nov 6, installs, 6%. Nov 7, 1907. 10:2639. 1,350
- Buhleier, Matthew to Christoph Vette. Stebbins av, e s, 513.4 n 165th st, 25x170.10x25.4x166.8. P M. Prior mort \$5,000. Nov 4, due, &c, as per bond. Nov 7, 1907. 10:2691. 4,000
- *Bernholz, Teresa E to Percy S Dudley. Harrington av, n s, 225 e Mapes av, 100x100. P M. Nov 1, 3 years, 5%. Nov 7, 1907. 1,700
- Callahan, Chas W to Ellen Mulhare. Forest av, No 765, w s, 200 n 156th st, 20x87.6. P M. 3 years, 6%. Nov 7, 1907. 10:2646. 2,500
- Clark, Helen and Wm B and Grover C with Howard Haviland. 200th st, s e cor Jerome av, 98.3 x s e still along st 36.6 x s w 21.9 x n w 120.11 to e s Jerome av x n 28.6 to beginning, except part for Grand Boulevard and Concourse. Extension mort. Oct 31. Nov 4, 1907. 12:3320. nom
- Concannon, Mary to Julia A Ford. Stebbins av, No 1021, w s, 39.4 s 165th st, 55.5x45.10x44.6x31.4. P M. July 15, 3 years, 5%. Nov 6, 1907. 10:2690. 2,500
- Cook, John C to Julia A Morris. Washington av, e s, bet 169th st and 170th st and at s w cor lot 66 and being part lot 68 map Morrisania, 50x136x50x135. Nov 1, 1 year, 6%. Nov 4, 1907. 11:2910. 1,500
- Cleland, Mary to Sabina A Mershon. 237th st, s s, 240 e Kepler av, 20x100. Prior mort \$4,000. Aug 12, 1 year, 6%. Nov 4, 1907. 12:3376. 500
- Callaghan, Cath to Yetta Stern. 135th st, No 535, n s, 125 w St Anns av, 25x100. P M. Nov 2, due, &c, as per bond. Nov 4, 1907. 9:2263. 2,000
- *Devita, Matteo and Rosina and Raffaele Cossa to Andrea Belotti. 214th st, late Av A, s s, lot 35 map New Village Jerome, 25x100. Nov 2, 2 years, 6%. Nov 4, 1907. 400
- *Devine, Wm R to Joseph Diamond. Ellison av, e s, 225 n Marlin st, 50x100, Seton Homestead. 2 P M morts, each \$400. Nov 1, 3 years, 5½%. Nov 6, 1907. 800
- *Dzikowska, Victoria to Adolph Handte and ano exrs Gottlob Handte. Barnes av, s e cor 222d st, 89.9x105, Wakefield. Due Jan 1, 1911, 5½%. Nov 1, 1907. 6,500
- *Same to Adolph Handte. Same property. Prior mort \$6,500. Due Jan 1, 1911, 6%. Nov 1, 1907. 1,000
- Diehl, John to Louise Booss. Bathgate av, w s, 155 n 172d st, 25x90.7. Nov 1, due, &c, as per bond. Nov 2, 1907. 11:2920. 10,000
- Duffy, John J to Mary T Donovan. Lorillard st, s e s, bet 3d av and 187th st, and being lot 121 map land at Fordham made by Andrew Findlay dated Mar 14, 1851, 50x100. ½ part. Nov 6, 1 year, 5%. Nov 7, 1907. 11:3054. 1,500
- Downey, Margt A to Harry E Berger. Barry st, late Leggett av, s w cor Longwood av, late 145th st, 100x75, except part for Longwood av. P M. Nov 6, 1 year, 6%. Nov 7, 1907. 10:2736. 550
- *Deile, Ernst with LONG ISLAND LOAN AND TRUST CO exr Chas W Lynde. Columbus av, n s, 75 w Taylor st, 25x100. Subordination mort. Nov 6. Nov 7, 1907. nom
- *Earley, Martin J, Jr, to Martin J Earley. Bay av, — s, being plot adj land now or formerly Saml G Dayton and common high water mark, Eastchester Bay, runs e 115 x n 100 to av, x w 139 to said high water mark, x s e 101 to beginning. P M. 3 years, 6%. Nov 6, 1907. 5,000
- Eckstein, Saml to Joseph Tesoro. Arthur av, w s, 94 n 184th st, 49x95.5x49x95.11. 3 years, 6%. Nov 1, 1907. 11:3065. 7,000
- Fessler, Frank X to Thomas Connor. 178th st, No 1197, n e s, 136.11 e Daly av, 25x124.9x27.3x122. P M. Oct 31, 2 years, 6%. Nov 1, 1907. 11:3127. 2,300
- Friend, Theo H to Tremont Building & Loan Assoc. 54 lots at Tremont, annexed to title in deed by U S Real Estate & Trust Co to Kountze. Nov 4, installs, 6%. Nov 6, 1907. 11:2854. 2,000
- Fuchs, Dezzo to Moser Arndtstein. Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40.3x102.8. Nov 1, 3 years, 6%. Nov 2, 1907. 10:2552. 10,000
- *Feins, David D and John T Norton to Josiah A Briggs. Jefferson av, n s, 50 e Bracken av, 75x100, Edenwald. P M. Oct 1, 3 years, 5%. Nov 1, 1907. 1,400
- *Same to same. Jefferson av, n s, 125 e Bracken av, runs n 100 x e 50 to Bracken av, x s 100 x w 50 to beginning, Edenwald. Oct 1, 3 years, 5%. Nov 1, 1907. 900
- Same to same. Jefferson av, n s, 125 w Monaghan av, runs n 100 x w 50 to Baychester av, x s 100 to Jefferson av, x e 50 to beginning. P M. Oct 1, 3 years, 5%. Nov 1, 1907. 900
- Gifford, Cath M to Fordham Realty Co. Kingsbridge Terrace, w s, 297.1 n Kingsbridge road, runs w 71.3 x s 25.2 x e 67.5 to Kingsbridge Terrace x n 25 to beginning. Sept 4, 1 year, 5%. Nov 4, 1907. 12:3256. 500
- Giliberti, Angela to Stephen McBride. Garden st, n s, 365.2 w Southern Boulevard, runs — 227.2 to s s Old Kingsbridge road, x w 50 x s 227.7 to st, x e 50 to beginning, with all title to land in bed of said Old road to s s 184th st. P M. Prior mort \$5,000. Oct 30, 2 years, 6%. Nov 7, 1907. 11:3100. 2,000
- Hellmuth, Geo to Robert Machlett. Chisholm st, No 1339, w s, 100 s Jennings st, 25x95x25.3x91.4. P M. Prior mort \$5,000. Oct 31, due, &c, as per bond. Nov 1, 1907. 11:2971. 2,500
- Hodes, Nicolas to Henry Weil. Jerome av, e s, 408.5 n 165th st, 90x113. Prior mort \$5,000. Nov 1, due Jan 1, 1909, —. Nov 2, 1907. 9:2503. 2,000
- *Hoffman, Adam to A Hupfels Sons. White Plains av, No 38, Williamsbridge. Saloon lease. Oct 19, demand, 6%. Nov 1, 1907. 2,250
- Harrje, Henry to Meta Haack. Washington av, No 1167, w s, 100 n 167th st, 22.6x127, except part for av. P M. Prior mort \$5,000. Oct 31, due, &c, as per bond. Nov 1, 1907. 9:2389. 3,500
- Hilbenstab, Emily D to Abraham H Feuchtwanger. Westchester av, No 976, s e cor 156th st, runs s 44.5 x e 65.8 x n e 6.10 to Tinton av, No 735, late Beach av, x n 71.6 to 156th st, x w 13.10 to beginning. P M. Oct 30, due Nov 1, 1911, 5%. 10:2654. 36,000
- Same to same. Same property. P M. Prior mort \$36,000. Oct 30, 2 years, 6%. Nov 1, 1907. 10:2654. 3,000
- *Hogan, Ellen M to Egbert Winkler, Sr. 3d av, w s, 333.4 s 216th st, late 2d st, 33.4x100. Nov 1, 3 years, 6%. Nov 2, 1907. 2,800
- Haffey, Michael to Adelia E Kenny. Summit av, w s, 111.6 s 166th st, 25.11x78.4. Nov 1, due, &c, as per bond. Nov 4, 1907. 1,000
- Isele, Amelia to Emilie Isele. Weeks av, w s, 36 n 173d st, runs w 95 x s 30 x e 95 x n along w s of av 20 to beginning. Oct 21, 1 year, 5%. Nov 4, 1907. 11:2793. 1,650
- Irving, James A to Eliz Wright. Valentine av, No 2058, e s, 163.6 s 180th st, 25.9x100. Nov 1, due Jan 1, 1911, 6%. Nov 2, 1907. 11:3142 and 3144. 4,500
- Same to Smith Williamson. Same property. Prior mort \$4,500. Nov 1, due Feb 1, 1908, 6%. Nov 2, 1907. 11:3142 and 3144. 350
- *Johnson, Hilda T to EASTCHESTER SAVINGS BANK. Randall st, n s, 50 e Amundson av, 50x100. Oct 31, 3 years, 6%. Nov 1, 1907. 3,500
- Jacobs, Adela with Mary Haber et al. 135th st, n s, 208.4 e Brook av, 27x100. Extension mort. Aug 1. Nov 1, 1907. 9:2263. nom
- Jacob, August to Louis Noll. Morris av, e s, 200 s 179th st, 2 lots, each 20x100. Two morts, each \$7,500. 3 years, 5%. Nov 1, 1907. 11:2807. 15,000
- Jennings, Edward, of Brooklyn, N Y, to Geo E Cullom. Park av, w s, 101.4 n 179th st, 100x126. 3 years, 5½%. Nov 1, 1907. 11:3029. 2,000
- Kaiser, John F Jr to Sarah L Conklin. 237th st, late 1st av, n s, 275 w Martha av, 25x100. Prior mort \$1,750. Nov 2, 2 years, 6%. Nov 4, 1907. 12:3386. 600
- *Keating, Wm H to Eliz M Smith. 232d st, late 18th av, n s, 183 w White Plains av, 18x114, Wakefield. P M. Oct 31, 5 years, 5%. Nov 4, 1907. 2,000
- *Keating, Wm H to Albert W Seaman. 232d st, late 18th av, n s, 165 w White Plains road, 18x114, Wakefield. P M. Oct 31, 5 years, 5%. Nov 4, 1907. 2,000
- Kind, Jennie to Alfred W De Lybove. 134th st, No 410, s s, 115 e Willis av, 16.8x100. P M. Oct 7, 2 years, 6%. Nov 6, 1907. 9:2278. 2,500
- Kaplan, Israel to Saml Harris. 146th st, No 417, n s, 225 e Willis av, 25x100. Prior mort \$6,500. Nov 4, due, &c, as per bond. Nov 6, 1907. 9:2291. 500
- *Kalnin, Chas F to Emma Blass. 2d av, w s, 600 n 216th st, late 2d st, 25x100.4. P M. Prior mort \$5,500. Nov 2, due, &c, as per bond. Nov 6, 1907. 1,000
- *Kalnin, Chas F to Victor Gerhards. 2d av, w s, 600 n 216th st, late 2d st, 25x100.4. P M. Prior mort \$4,200. Nov 2, due, &c, as per bond. Nov 6, 1907. 1,300

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Kapprell, Josephine with Cecile R Swartz. Honeywell av, No 2011. Extension mort. July 2. Nov 1, 1907. 11:3123. nom
 Kelly, Francis C to Berkshire Industrial Farm. Tremont av, No 604. Extension mort. Oct 29. Nov 2, 1907. 11:2803. nom
 Kelly, Martin to Patrick Kane. Hoe av, w s, 225 s Jennings st, 25x100. Oct 1, 3 years, 5%. Nov 1, 1907. 11:2980. 2,000
 La Barre, Jeannette M to Charles and Ottilie S Kolbe. Washington av, No 2046, e s, 135.7 n Quarry road, former line, runs e 76.7 to n w s said Quarry road, x s w 23.8 x — 62.3 to av, x n 18.10 to beginning, with all title to said road. 3 years, 6%. Nov 7, 1907. 11:3046. 3,000
 *Luke, Joseph C to LONG ISLAND LOAN & TRUST CO exr Chas W Lynde. Louise st, e s, 100 n Columbus av, 25x100. Nov 6, 3 years, 5%. Nov 7, 1907. 3,800
 *Lauterwasser, Emil H to Herman C Kudlich. Zulette av, s s, 125 e Mapes av, 25x100, Westchester. P M. Oct 1, 3 years, 6%. Nov 7, 1907. 3,275
 *Same to same. Zulette av, s s, 325 e Mapes av, 25x100, Westchester. P M. Oct 1, 3 years, 6%. Nov 7, 1907. 3,275
 *Lowenthal, Joseph C to Adelaide Burlando. 214th st, s s, 200 w Tilden av, 25x100, Laconia Park. Sept 23, due, &c, as per bond. Nov 6, 1907. 100
 Meyer, Gusta to Charles Hammel et al trustees Christian Hammel. Simpson st, No 1178, e s, 322.11 n Home st, 25x100. Oct 31, due Nov 1, 1912, —. Nov 1, 1907. 11:2975. 5,000
 McKeon, Margt to Francis J Cox. 155th st, s s, 175 w Courtlandt av, 25x99.3. Oct 30, 3 years, 5½%. Nov 2, 1907. 9:2414. 11,000
 Same and Delia Mitchell with same. Same property. Subordination mort. Oct 30. Nov 2, 1907. 9:2414. nom
 Miller, Frank to Christiana Honig. 157th st, No 307, n s, 325.5 w Courtlandt av, 27x101.6. P M. Prior mort \$9,250. Oct 31, 3 years, 6%. Nov 1, 1907. 9:2417. 3,250
 Martin Construction Co to David Werdenschlag. Prospect av, s w cor 151st st, 37.6x100. Oct 30, 3 years, 5%. Nov 1, 1907. 10:2674. 45,000
 Same to same. Same property. Certificate as to above mort. Oct 30. Nov 1, 1907. 10:2674. —
 *Mendelson, Harris to John J Devins and ano. Rosedale av, w s, — n Tremont av and being lot 475 block P amended map Mapes estate, 25x80x—x—. P M. Prior mort \$1,500. 3 years, 6%. Nov 1, 1907. 1,850
 Meuse, John H to Hudson Mortgage Co. Buchanan pl, n w cor Jerome av, 100x100. Prior mort \$7,000. Oct 19, 1 year, 6%. Nov 4, 1907. 11:3196. 8,000
 Same to same. Jerome av, s w cor 183d st, 100x100. Prior mort \$12,000. Oct 19, 1 year, 6%. Nov 4, 1907. 11:3196. 8,000
 Moody, Geo F to Helen S Ogilvie. 3d av, Nos 2817 to 2821, n w cor 148th st, Nos 381 and 383, 63x92.11x51.9x56.11. Nov 4, 1907, 3 years, 5%. 9:2327. 25,000
 *McEachern, Frank to Joseph Diamond. Balcom av, e s, 200 s Latting st, 75x100. P M. Nov 4, 3 years, 5½%. Nov 6, 1907. 1,200
 Meaney, Joseph J to Guiseppina Santangelo and ano. Lorillard pl, n e cor 187th st, 90.2x98x90x98; Hoffman st, n w cor 187th st, 100x96.11x100x98.11. P M. Nov 1, due May 24, 1909, 6%. Nov 2, 1907. 11:3056. 3,000
 Machlett, Robert H to Lizzie Finkeldey. 188th st, n s, 633.7 e Tee Taw av, 25.2x102.3x25x99.5. P M. Oct 31, due, &c, as per bond. Nov 7, 1907. 11:3219. 5,000
 McCormick, Margaret to Caroline Bossong. Summit av, e s, 25 n Kemp pl, 25x100. Nov 7, 1907, 3 years, 5%. 9:2525. 1,500
 *Mitchell, Joseph V to Joseph Diamond. Balcom av, w s, 50 s Latting st, 25x100, Seton Homestead. P M. Nov 4, 3 years, 5½%. Nov 6, 1907. 387.50
 *Same to same. Balcom av, w s, 250 s Latting st, 25x100. P M. Nov 4, 3 years, 5½%. Nov 6, 1907. 387.50
 Neill, Margt to Geo B Raymond. Chisholm st, No 1343, w s, abt 55 s Jennings st, 25x76.6. P M. Oct 26, 3 years, 5½%. Nov 6, 1907. 11:2971. 5,800
 Nugent, Charles H admr Henry R Nugent with Ludwig and Martin Sauer. Wales av, w s, 312.7 s Westchester av, 25x72.4x28.11x86.11; Wales av, w s, 337.7 s Westchester av, 25x57.10x28.11x72.4. Extension two mort. Oct 31. Nov 4, 1907. 10:2644. nom
 Nickels, Wm to Walter B Hellen. 153d st, s s, 700 e Courtlandt av, 25x100. Due, &c, as per bond. Nov 1, 1907. 9:2374. 3,000
 New York Mortgage and Security Co with Bathgate Realty and Construction Co. Bathgate av, n w cor 179th st, runs w 175.9 to e s Quarry road, x n e 60.7 x e 170.9 to av, x s 60.5. Extension mort. Oct 16. Nov 1, 1907. 11:3046. nom
 Oppenheim, Wm to Meyer Vessell and ano. Willis av, s e cor 145th st, 50x74; 145th st, s s, 74 e Willis av, 25x50. Prior mort \$62,000. Oct 31, demand, 6%. Nov 2, 1907. 9:2289. 10,000
 O'Connor, Nora to Margt P Halsey. Reservoir Oval W, w s, 246.2 s 210th st. P M. Oct 26, 1 year, 5%. Nov 1, 1907. 12:3343. 1,000
 Pepino, Henry G and Humbert Marangelo to Lavelle Construction Co. Bryant av, e s, 205 s 173d st, 20x100. P M. Prior mort \$8,500. Nov 4, 4 years, 6%. Nov 6, 1907. 11:3001. 2,300
 *Palinkas, Andrew to Frank De Martino. Columbus av, s s, 50 e Taylor st, 25x100. Oct 31, 5 years, 5%. Nov 1, 1907. 3,000
 Pirk, Amalia to Edw P Orrell. Creston av, n e cor 197th st, 40.1x95. Due Jan 7, 1908, 5%. Nov 7, 1907. 12:3315. 5,000
 Roberts, Joseph to Geo Hoffman. 170th st, n w cor Bristow st, 15.10x9.3x48.4x55.3. Oct 31, due Jan 1, 1908, 6%. Nov 2, 1907. 11:2963. 470
 Realty Operating Co with Anna L Bachman. Jennings st, No 1113, n s, 106.3 w Wilkins av, 37.6x100. Subordination agreement. Oct 29. Nov 6, 1907. 11:2965. nom
 Reale, Anthony to Thomas F Sullivan. Belmont av, No 2424, e s, 657.6 s Pelham av, runs e 100 x n 17.1 x w 100 x s 17.1. P M. Prior mort \$—. Nov 4, 3 years, 5½%. Nov 6, 1907. 11:3075. 1,550
 Reedt, Emma S to Mathilda A Stier. 135th st, No 445, n s, 450 e Willis av, 25x100. 5 years, 5%. Nov 1, 1907. 9:2280. 2,250
 Rothermel, Albert to Edward M Burghard. Whitlock av, s w cor Tiffany st, 150x100; Whitlock av, w s, 175 s Tiffany st, 42x100. Oct 31, demand, 6%. Nov 1, 1907. 10:2732. 84,516.27
 Sauer, Ludwig and Martin to Anthony Rieger. Wales av, No 671, w s, 337.7 s Westchester av, 25x57.10x28.11x72.4. P M. Prior mort \$7,500. Oct 30, due, &c, as per bond. Nov 4, 1907. 10:2644. 3,500
 Same to same. Wales av, No 673, w s, 312.7 s Westchester av, 25x72.4x28.11x86.11. P M. Prior mort \$8,500. Oct 30, due, &c, as per bond. Nov 4, 1907. 10:2644. 3,500
 Staats, Henry to Fredk W Devoe. Davidson av, w s, 150 s w 192d st, 50x100. P M. Nov 2, due, &c, as per bond. Nov 4, 1907. 11:3204. 2,000
 *Sinclair, Daniel to John Robertson and ano. 233d st, late 19th av, n s, 330 w White Plains av, 50x114, Wakefield. Prior mort \$2,000. Nov 4, 1907, due, &c, as per bond. 1,000
 *Silberman, Solomon to LONG ISLAND LOAN AND TRUST CO exr Chas W Lynde. Columbus av, n s, 75 w Taylor st, 25x100. Nov 6, 5 years, 5½%. Nov 7, 1907. 3,500
 Sullivan, Thomas F with John Bussing, Jr. Belmont av, e s, 640.5 s Pelham av, 17.1x100. Extension mort. Sept 4. Nov 6, 1907. 11:3075. nom
 Schlesinger, Adolph to Jonas Weil and ano. 165th st, Nos 1037 and 1039, n e cor Stebbins av, No 1020, 50x113.4. Given as collateral security for mort of \$14,000 on No 335 E 22d st, and mort of \$12,000 on 334 and 336 E 101st st. Oct 31, 8 years, 6%. Nov 1, 1907. 10:2691. 38,000
 Schwarzler, Joseph A, Jr, to Annie Ries. Park av, No 3750, e s, 352.6 s 171st st, 37.6x150. Prior mort \$26,000. 5 years, 6%. Nov 1, 1907. 11:2902. 5,000
 *Steinmetz, John A to Mary A Quinn and ano. 177th st, n s, 225 e Bronx Park av, 25x100. Oct 30, 4 years, 5%. Nov 1, 1907. 5,000
 Schwarzler, Joseph A, Jr, to Albert J Schwarzler. Park av, e s, 315 s 171st st, 37.6x150.7. Prior mort \$26,000. Nov 1, 3 years, 6%. Nov 6, 1907. 11:2902. 7,500
 Stevenson, Joseph to Arthur D Williams. Verio av, e s, 734.4 s McLean av, 85.4x153x14.8x168.6, s s. Oct 29, 1 year, 5%. Nov 2, 1907. 12:3369, 3373 and 3398. 2,500
 Thornton Brothers Co to Wm W Johnson et al will Alvin J Johnson for benefit Minnie A Worth. College av, e s, 111.8 n 169th st, 16x100. Oct 31, 3 years, 5½%. Nov 1, 1907. 11:2783 and 2785. 3,000
 Same to same. Same property. Certificate as to above mort. Oct 31. Nov 1, 1907. 11:2783 and 2785. —
 *Tozzini, Allemanno and Attilio and Silvestro to Pauline Hecht. Green lane, s s, 654.9 e Castle Hill av, 25x103. Building loan. Oct 31, 3 years, 6%. Nov 1, 1907. 5,000
 Thornton Brothers Co to Bronx Investment Co. College av, w s, 107.1 n 169th st, 16.8x92.6. 3 years, 5%. Nov 7, 1907. 11:2785. 3,000
 Same to same. Same property. Certificate as to above mort. Nov 7, 1907. 11:2785. —
 Thornton Brothers Co to Bronx Investment Co. College av, w s, 90 n 169th st, 17.1x92.6. 3 years, 5%. Nov 7, 1907. 11:2785. 3,000
 Same to same. Same property. Certificate as to above mort. Nov 7, 1907. 11:2785. —
 Tierney, Emma or Emma F to Mary A Mooney. Willis av, s w cor 141st st, 16.8x81. Nov 6, due Jan 1, 1911, 6%. Nov 7, 1907. 9:2303. 5,000
 Tuchman, Herman to Marcus Nathan. Nathalie av, w s, bet 230th st and Boston av and 289.9 n from n s lands now or formerly of Tecca N Reed, 125.3x116x125x118.1. P M. Nov 1, 2 years, 6%. Nov 7, 1907. 12:3256. 1,850
 Union Avenue Realty and Construction Co with Ralph W Davis. Tinton av, No 152, late Beach av, e s, 105.5 n 152d (Kelly) st, 40.9x112.1x40x104.2. Agreement amending mort dated June 23, 1905. July 3, 1905. Nov 6, 1907. 10:2665. nom
 Wiggers, Eleonore L widow Martha L W Collard of West Hoboken, N J, Jennie H Reid and Eleonore L W Edwards, of Glen Ridge, N J; Albert Wiggers of Jersey City, N J, and Wilbur A Reid; Albert Wiggers, Chas W Eggers and Chas E Collard exrs Albert Wiggers to Fannie V Higham. Webster av, proposed, w s, 450 n Southern Boulevard, runs w 120.11 x n 17.5 x n 32.6 x e 112.11 to av, x s 50 to beginning. Nov 6, 1 year, 6%. Nov 7, 1907. 12:3280. 5,000
 Weiss, Chas G to Moritz Arnstein. 151st st, No 338, s s, 100 w Courtlandt av, 25x118.5. P M. Nov 1, due Apr 1, 1908, —. Nov 2, 1907. 9:2410. 500
 Wenigmann, Ernest and Theo to Margt J Becker. Webster av, w s, 220.2 s 181st st, runs w 184.11 to e s 181st st, x s 254.9 x e 243.11 to av, x — 250.2 to beginning. 3 years, 5%. Nov 1, 1907. 11:3143. 6,000
 Same to same. 181st st, w s, 285.3 from angle in said 181st st, and at n s lot 32, runs w 124.5 to e s Tiebout av, x s 255 x — 25 to w s 181st st, x — 254.9 to beginning, being part of lot 32 map land in partition of heirs Rebekah Bassford. 3 years, 5%. Nov 1, 1907. 11:3143. 4,000
 Withers, Ellis L to Fredk McCarthy and ano. Faile st, No 889, w s, 175 n Seneca av, 25x100. P M. Prior mort \$4,500. 5 years, 6%. Nov 6, 1907. 10:2761. 3,250
 Warch, John A to Charles P Hallock. Honeywell av, s e cor 178th st, 100x60.1. Nov 4, 1907, due Jan 4, 1908, 6%. 11:3121. 600
 Wormser, Jennie wife of and Saml to Martha Lau. Brook av, No 1221, s w cor 168th st, 71x30. Nov 2, 3 years, 5½%. Nov 4, 1907. 9:2394. 14,000
 Williams, Samuel, Isaac Haft and Adolph Scheibel to Augustus F Holly. Brook av, Nos 898 to 902, s e cor 162d st, runs e 142.3 x s 103.8 x w 82.2 to av x n 126.11 to beginning. Building loan. Oct 31, 1 year, 6%. Nov 4, 1907. 9:2366. 55,000
 Wormser, Jennie to Sophie Wollreich. Brook av, w s, 71 s 168th st, runs w 30 x n 71 to n s 168th st x e 30 to av x s 71 to beginning. Prior mort \$18,000. Nov 1, due, &c, as per bond. Nov 4, 1907. 9:2394. 3,000

JUDGMENTS IN FORECLOSURE

SUITS.

Oct. 31.
 Carmine st, Nos 60 to 64½. Isaac Schmeidler agt Harry A Thuor et al; Wm M Golden, Jr, att'y; Arthur M Levy, ref. (Amt due, \$16,322.55.)
 Nov. 1.
 Amsterdam av, e s, 45 n 185th st, 175x100. Rose Ash agt Louis Meryash et al; Alexander & Ash, att'ys; Maurice Goodman, ref. (Amt due, \$10,862.50.)
 Same property. Mark Ash agt same; same att'ys; same ref. (Amt due, \$10,862.50.)
 Nov. 2.
 163d st, n s, 175 e Amsterdam av, 50x112.6. Joseph A Goldfeld agt Samuel Schenkein et al; Jaffer & Edelhertz, att'ys; Joseph P Morrissey, ref. (Amt due, \$5,280.35.)
 126th st, n s, 237.6 w 7th av, 12.6x99.11. John Spohr agt Mary L Pasco et al; Brewster & Farries, att'ys; Maurice Goodman, ref. (Amt due, \$6,163.33.)

We Rent a Gas Range \$3 Per Year

GAS COOKERS GAS HEATERS

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SOLVE THE FUEL PROBLEM :: CLEANLY, EFFICIENT, ECONOMICAL

CONSOLIDATED GAS COMPANY OF NEW YORK

Nov. 6. 3d av, n e cor 58th st, 50.2x105. Pincus Lowenfeld agt Barnett Hamburger et al; Arnstein & Levy, att'ys; Ralph D Paoli, ref. (Amt due, \$43,605.37.)

LIS PENDENS.

305 TENEMENT HOUSE LIS PENDENS. Nov. 2. 28d st, Nos 244 and 246 West. Minnie Traendley agt Joseph E Higgins; specific performance; att'y, J J Buckley.

Walton av, w s, 176.7 n Burnside av, 75.8x100.11. Simon E Osseman agt Moses Miller et al; att'y, A H Atterbury.

Nov. 7. Walton av, w s, 176.7 n Burnside av, 75.8x100.11. Simon E Osseman agt Moses Miller et al; att'y, A H Atterbury.

Nov. 8. Lexington av, s w cor 123d st, 100.11x64.10; two actions. Reuben Sadowsky agt Abraham M Bachrach et al; att'y, P Hellinger.

JUDGMENTS.

Nov. 2 Andrews, Benjamin F—Thomas C Edmonds & Co \$382.40 4 Adams, James, Michael and Peter—Joseph Seaman et al 156.00

Nov. 4. East Houston st, Nos 478 to 486. Goerck st, Nos 147 to 151. Moses Kass agt Louis Sorkin et al; action to foreclose mechanic's lien; att'y, M N Schleider.

FORECLOSURE SUITS.

Nov. 2. Vyse av, n w cor 179th st, 120.9x306.5x irreg. Three actions. Baptist Ministers Home Society of N Y agt Charles Welch et al; att'y, C C Ferris.

7 Campbell, Maurice—Ntl Alumni 135.27 7 Cronin, Michael J or A—Sigmund Josephson 300.00 7 Curie, Charles—Robert Auerbach 8,170.24

7 Diel, Daniel J—John P Lamerdin 367.10 7 the same—Anna B Diel 1,317.10 7 the same—Otto Metz 748.10

DENNIS G. BRUSSEL WIRING AND APPARATUS

The Brussel Method of electric light and power wiring secures to the owner an absolute guarantee against any defects. Interior Telephones, Pumps, Elevators Installed 15 West 29th Street, N. Y.

Table listing names and addresses of individuals and companies, such as Goodwin, Charles-Edwin H Sayre et al., Galizia, Giuseppe and Annina-Antonio Capo, Goldstein, George-Klingenbeck & Co., etc.

ARCHITECTS SHOULD SPECIFY

NONALYKE

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

4	Strauss, Leon—Transit Realty Co.	257.91
4	Sundock, Philip—Van Sclen Realty Co.	394.41
4	Siegel, Fred—Henry Meisel et al.	37.60
4	Seibert, Andrew and Joseph—Am Radiator Co.	270.47
4	Starr, Reginald H E—Margaret Berry.	170.65
4	Struemill, Mathilde—Anna C Kamper.	107.99
4	Sandberg, Frank—Dirk Bragman.	2,134.27
4	Sabra, Amin E—State Bank.	806.89
4	Salsberg, Fred—Meyer Sinsheimer.	405.68
4	Sire, Meyer L—Wm R Torrence.	256.36
4	Silverman, Louis—Robert M Rodgers.	151.61
4	Sanborn, Noel B—Fanny L Waters.	158.34
4	Sommerville, Alfred A—David C Goodman and ano.	80.11
6	Schultz, Leo—Anna R Schultz.	138.54
6	Sakolski, Albert—Julius Steiner and ano.	9.91
6	Swartwout, Frank G—John Bell Co.	567.18
6	Slovan, Morris—L H Zins.	52.51
6	Stavracos, Peter—G T Lawrence & Gregory Co.	179.67
6	Scheyer, Philip—Ralph H Goldberg.	1,034.00
6	Stern, Nathan and Carrie—The Peoples Bank of N Y.	786.41
6	Scheiber, Philip and Pauline—M Berkman et al.	312.15
6	Smith, Harris—Elsley & Held Co.	61.91
6	Stein, Meyer—Irving I Kremer.	73.75
7	Souhami, Harry S—Philip Morris & Co.	955.21
7	Schmidt, Samuel—Mike Edelson.	24.56
7	Schachnow, Benno—Morris Lowenstein.	277.06
7	Scheuer, Louis—Sarah Hart.	634.12
7	Stout, Wesley B—Wm L Sutphin.	1,219.52
7	Secor, Geo F—Lawyers Advertising Co.	112.51
7	Schleiter, George—Raphael Tuck & Sons Co.	181.02
7	Schnell, Elsie—Harry Ellenzweig.	122.22
7	Smith, Benlah G admrx—Bert K Bloch.	209.46
7	Smith, Delavan C—Perk Press.	65.22
7	Schmidt, Julius—N Lawrence Co.	292.93
7	Schein, Hyman—Chas L Weeks et al.	152.29
7	Simon, Celia—Henry M Blaskoff.	67.88
7	Smith, Chas D—Geo S Youngling.	381.67
8	Schall, Jacob & Dora—Philip Levitt.	352.91
8	Sinelnik, Harris—Philip Nodelstein.	261.15
8	Schickler, Samuel—Adams Realty Co.	32.55
8	Schoonmaker, Carl—Lasher & Lathrop.	51.66
8	Steubing, Chas H—Mutual Milk & Cream Co.	32.47
8	the same—James T Smith.	95.01
8	Schacknow, Benno—Joseph Beck et al.	230.57
8	Siegel, Max—American Radiator Co.	91.02
8	Solomon, Moses—Samuel Miller.	20.01
8	Sportaro, Emanuele—Domenico Briganti et al.	105.17
8	Schack, Leo—Paul Wetzell.	183.76
8	Soocozza, Francesco & Vieto—N Y Telephone Co.	22.52
8	Soocozza, Vincent & Vieto—the same.	115.00
8	Stone, Miriam—the same.	64.28
8	Schnier, Albert—the same.	37.17
8	Slutzkin, Adolph—the same.	100.22
8	Schattman, Jacob—the same.	49.00
8	Spring, Geo W—the same.	32.10
8	Simon, Max M—the same.	51.12
8	Sears, Geo B—the same.	32.39
8	Strasser, Eugene—the same.	20.57
8	Stevens, Ruth—the same.	37.30
8	Siegel, Walter J—the same.	48.39
8	Schroeder, Olivek & Ludolf G—C D Bernheimer.	2,078.25
8	Silleck, Wm R & Frances H—M J Potter.	269.29
8	Sands, Louise C—Raquin, Ltd.	184.06
8	*Seigelschipper, Herman—Ignatz Kraus.	215.88
8	Stender, William—N Y City Ry Co.	72.88
8	Schachnow, Benno—Albert Rosendahl.	51.07
8	Sands, Joshua—Frank C Herrick.	206.43
2	Tucker, Mary L—Henry L Nasemann.	519.41
4	Traub, Nathan—Josiah Canter.	190.17
4	Temmler, Ferdinand W and Louisa—John T Milligan.	487.07
4	Tobias, David—Samuel Sobel et al.	88.22
6	Teal, Margaret—Wm S Kinsey & Co.	630.47
6	Trinkowsky, Harry—B Sel et al.	125.01
6	Tilford, Geo E—J McCormick.	1,361.71
7	Tannenbaum, Lippman* & Louis—Edw Van Dann.	1,638.51
8	Tebbutt, Samuel—N Y Telephone Co.	24.34
8	Uhren, Leon—N Y Telephone Co.	33.74
4	Van Clief, Jacob—Am Exchange Cigar Co.	324.17
8	Vatijen, John C—Hudson Automobile Co.	187.16
8	Van Bergen, Henry—Caroline H Johnston.	287.64
2	Walton, E Errold—Geo G Measure.	52.21
2	*Williams, Edw H—Bernard H Berger et al.	94.66
2	Wright, Ella B and Louis J—John Krell.	336.22
2	Wood, Ira L—Buena Vista Improvement Co.	2,413.82
2	Woodward, Hattie A—Bronx Borough Bank.	221.05
4	Wallace, Patrick—Arthur C James.	109.57
4	Weil, Gustave—Studebaker Bros Co of N Y.	112.15
4	Wry, Albert A—Rudolf F Thiems.	330.21
4	Wilkinson, James I—Samuel Mandel.	68.81
4	White, Samuel T—Fanny L Waters.	158.34
6	Waterbury, C Livingston—Anglo American Crockery & Glassware Co.	221.49
6	Wilber, Henry and Henrietta J—Margaret Gillespie et al.	155.63
6	*Wagner, Henry C—H Herrmann & Sons.	129.06

6	Wagner, Margaret—the same.	129.06
6	Winkel, Julia—Rosalia J Purowarska.	112.15
6	Walton, E Errold—Kantor, Cooper & Co.	80.41
6	Wallace, Dana—Jacob Wiehe, Jr, et al.	63.22
6	Wagner, Herman—Abram E Bamberger.	68.90
6	Wawrowsky, Kate—Realty Iron Works Co.	1,296.66
7	Weinstein, Mayer J—John F Evans.	1,442.50
7	Wheat, Louis A—J E Linde Paper Co.	78.93
7	Wisomirski, Martin—Rudolph Fixel.	137.60
7	Warrington, Leslie G—The Aeolian Co.	300.22
8	Wilensky, Harry—Rider Edisison Engine Co.	268.69
8	Wilensky, Harry—Rider Ericsson Engine Co.	66.15
8	Weisenfeld, Charles—Abraham Miller.	66.15
8	Warrington, Leslie G—Thomas E Thorn et al.	79.51
8	Wandersee, Otto H—Bert K Bloch.	174.72
7	Young, Alexander C—Italian-Am Trust Co.	167.70
7	Young, Alexander C—Hotel Latham Co.	240.72
6	Zins, Simon—Levy Goldstein.	105.41
7	Zottarets, Pasquale—N Y City Ry Co.	28.17
7	Zellner, Emanuel—Henry D Kruck.	28.17
8	Ziering, Philip—Herman S Schluchtner et al.	91.01
8	Ziegfeld, Hugo V—Am Ice Co.	53.55

CORPORATIONS.

2	Clark & Co—N Y Telephone Co.	81.78
2	Meade Roofing & Cornice Co—Jacob Meurer.	228.53
2	The Union Ry Co of N Y City—Mary J Schildhaus.	100.00
2	The Imperial Coal & Coke Co—Chas J Basil.	1,307.10
2	Moore Blind Sticker & Overseamer Co—Apollonia Warth.	7,248.96
2	Supreme Council of the Catholic Benevolent Legion—Kate A Bastianelli.	5,571.35
2	The City of N Y—Sallie B Tanner.	200.00
2	the same—Elizabeth C Lenz.	200.00
4	The Arizona Amalgamated Copper Co—Lords Court Building.	3,243.03
4	Spooner & Wells—Defender Photo Supply Co.	466.92
4	N Y City Ry Co—Annie Smith.	100.00
4	St Dominick Lithuanian Society of Brooklyn—Michael Twarowsky.	127.40
4	Metropolitan Improvement Co—Walter C Coffin.	1,042.32
4	Bowling Green Trust Co—Henry P Doremus et al.	5,097.96
4	The Palatine Ins Co, Ltd, of Manchester, England—Simon Uhlfelder.	4,105.23
4	The Arlington Co—Empire City Fire Ins Co of City of N Y.	335.63
6	National Pay Envelope Co—Geo Lebeck.	129.92
6	The North Western Realty Co—Broadway Building Co.	823.45
6	New York Derrick Co—Julius Jonson's Sons.	359.75
6	Pearl Realty & Const Co—B Sel & Co.	86.72
6	Daimler Mfg Co—Dora Stadler admrx.	9,175.39
6	M Lane & Son, Inc—Jos H Parke.	406.35
6	N Y City Ry Co—John F Leyden by gdn.	1,000.00
6	Concourse Athletic Club—Josephine Runde and ano exrs.	242.00
6	The Castle Braid Co—Samuel H Katz.	917.93
6	Met Real Estate Impt Co—Chas H Israels.	6,993.21
6	David Stevenson Brew Co—Leopold Geisler admr.	881.70
6	Northwestern Realty Co—14th St Bank.	2,508.55
6	the same—the same.	2,567.68
6	the same—the same.	3,099.73
7	United Engineering & Contracting Co—P Bertolami.	8,240.80
7	The City of N Y—Isabella Baird.	6,236.47
7	Crescent Brass Bed Mfg Co—Harry Friedland.	158.65
7	Neal & Brinker Co—Wm C Wotton et al.	109.88
7	N Y City Ry Co—Joseph Piscitello.	278.91
7	N Y Evening Journal Pub Co—Wm F Simpson Advertising Agency.	68.23
7	Star Co—the same.	69.16
7	Neal & Brinker Co—Wm C Wotton et al.	201.33
7	Louis Meyer Realty Co—Henry J Humphrey.	116.96
7	Riker Basin System—N Y Telephone Co.	47.34
7	A G Schoonmaker Co—the same.	112.69
7	Joseph J Gleason Co—Fred Roberts.	69.35
7	N Y Telephone Co—Michael Kennedy.	10,696.96
7	American Bonding Co of Baltimore—Pierce, Butler & Pierce Mfg Co.	434.60
7	N Y City Ry Co—Wm Werner.	274.41
7	Hymer Construction Co—Abe Steckler et al.	65.55
7	The Grant Co—Wm G Piqueron.	92.75
7	Sims Union Realty Co—Simon R Schultz.	78.43
7	N Y City Ry Co—Philip Bannay.	672.53
8	Hotel Rand—Burns Bros.	197.05
8	the same—the same.	394.30
8	the same—Marseillaise French Baking Co.	244.96
8	Hotel Rand, Inc—Lock Stub Check Co.	99.00
8	N Y City Ry Co—Chandler Smith.	250.00
8	the same—Halcyon A Smith.	500.00
8	The Central Hay & Grain Warehouse Co—Floyd J Stevens.	281.68
8	Seaboard Rubber Co—W H Compton Shear Co.	78.37

8	Pennwood Coal Co—Arthur Koppel Co.	522.23
8	Languages Printing Co—Chas B Church.	197.90
8	East Side Metal Spinning Co—Samuel Tupper.	1,462.35
8	Fidelity Mutual Life Ins Co—J R Marks.	1,130.12
8	N Y City Ry Co—Gustav Levy.	250.00
8	The City of N Y—Eugenie C Lievre.	700.00
8	the same—Hannah Noyes.	4,000.00
8	the same—Catherine Wadsworth.	500.00
8	Krulewich Realty Co—George Grossman Co.	317.01
2	N Y City Ry Co—Herman Alexander.	60.00
8	The Rees Co—Robert Irvine.	134.17
8	Central R R Co of N J—Paul Elrban.	1,596.87
8	N Y City Anti-Saloon League—James H Smith.	105.84

SATISFIED JUDGMENTS.

Nov. 2, 4, 6, 7 and 8.

Birnbaum, Herman and Nathan Auerbach—H Brody et al.	1906	329.41
Buketman, Samuel—State Bank.	1907	69.22
Barnsdall, Theodore N—R Ingalls.	1907	3,192.97
Bandouin, John F—A Powell.	1906	1,328.46
Becker, Morris & Morris Cohen—H Epstein.	1907	152.85
Bensaker, Isaac—A P Sonhann.	1901	194.54
Bensaker, Isaac—the same.	1901	349.59
Cowper, Eleanor M—Metropolitan Printing Co.	1907	429.98
Chase, Frank C & Wm Stockbury—C C Sibley et al.	1904	237.47
Carr, Joseph—Standard Plumbing Supply Co.	1907	124.73
Dongine, James T—J Eckner.	1907	124.10
Frank, John M—The Regulus Cigar Co.	1907	31.91
Frank, Louis J—F Tochtevman et al.	1907	709.15
Greenberg, Ike—Nathan Schoenfeld & William Leibowitz—S Brinn et al.	1907	422.01
Guntas, George 2d, Mary Irish, Mary A C Erb and Gertrude Skidmore—A Guntas et al.	1907	76.00
Same—the same.	1906	135.95
Hirshfield, Max & Andrew L Nelden—J M Grossman.	1902	73.14
Haefelin, Joseph A—J B McDonald.	1904	151.75
Same—the same.	1904	105.75
Hirshfield, Max—H M Toch et al.	1907	47.85
Helfsting, Max—A E Stille trustee.	1906	33.93
*Henning, James W—A J Savage.	1905	74.72
Hartley, James—Marston Lumber Co.	1906	113.00
Kohn, Sigmund & Isidor—L C Weir.	1907	14.91
Klug, Martin J—M T Hicks.	1907	187.53
Kotzen, Louis—S Augenblin.	1907	46.00
Ltescher, Mark A—L L Weber et al.	1907	146.81
*Martin, Florence C—J A Mohite.	1907	\$641.99
Miller, Jacob & Edward Fox—H Rosenthal et al.	1905	75.41
Miller, Jacob—S Rothstein.	1901	38.01
*MacDonald, Edward—F H Wiederhold.	1901	369.22
*McDonald, Edward C—Cahn.	1905	112.15
Nachtman, John & Louis Dutot—E V Voska et al.	1907	279.69
Potterton, John H & Geo A—F Montrose.	1907	984.78
Pigueron, Geo H—N Y Telephone Co.	1907	46.82
*Pietrowsky, Frank—J Gallagher.	1898	308.39
*Pietrowski, Frank—J Murray et al.	1898	874.32
Rose, Charles—D Kalman.	1903	76.71
Rittenhous, Geo M & Samuel Bingaman—German Ins Bank.	1907	49.10
Rosenthal, Joseph and American Bonding Co of Baltimore—Pierce, Butler & Pierce Mfg Co.	1907	434.60
Rasmussen, Robert T—W Helburn.	1907	47.62
*Sugar, Moses—S Kandall et al.	1906	330.56
*Schneider, Christina—N Morris et al.	1898	692.77
Schlesinger, Max I, Celia & Jacob—B Zeller.	1907	119.61
Walton, Lester R—M B S Walton.	1907	134.35
Voth, Richard C—Taylor & Porter.	1906	274.85
Vernon, Walter F—Clinton Point Stone Co.	1906	345.29
Yetter, Andrew B—A C Weil et al.	1907	32.41
Ziegler, Emilie—D M Koehler Son Co.	1897	211.10

CORPORATIONS.

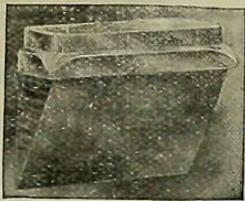
*Baltimore & Ohio R R Co—J Enthoven.	1907	2,130.50
*Bordens Condensed Milk Co—A E Smith.	1905	424.54
Manilla Anchor Brewing Co—B Dorf et al.	1907	307.36
*National Switchboard Co—Waterbury Co.	1907	1,761.39
Thomas J Reilly Co—J H Roberts.	1907	3,156.70

*Vacated by order of Court. *Satisfied on appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS.

Nov. 2.

14—Nassau st, n e cor Spruce st, 40.5x100x irreg to Frankfort st. D C Weeks & Son agt Tribune Assn.	\$177,903.37
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LUXFER daylighting experts are always at your service, for the fullest co-operation. They will gladly discuss your problem, whether it involves large or small expenditure.
AMERICAN LUXFER PRISM CO., 160 Fifth Ave., NEW YORK

15-117th st, s s, 100 w Lenox av, 25x100. Richard E Thibaut agt R M Bent and I Osserman 500.00
 16-Riverside Drive, n e cor 135th st, 100x 100. Same agt Thomas J Mooney and Isaac Osserman 500.00
 17-Clearmont av, n e cor 125th st, 100x100. Same agt Neuthal Realty Co and I Osserman 250.00
 18-Amsterdam av, e s, whole front between 158th and 159th sts, 200x100. Same agt Abraham Ruth and I Osserman 777.62
 19-115th st, s s, 125 e Lenox av, 125x100. Same agt R M Bent and I Osserman 500.00
 20-36th st, No 23 West. Thos C Edmonds & Co agt Albert Friedlander, A P Friedlander, James K Whittaker, Elizabeth D Robbins and Marion L Stevens and Aldhous Construction Co 395.00
 21-Ryer av, w s, 202 n 181st st, 50x102. L P Pries Co agt Richard Keil 1,200.00
 22-Madison st, No 342. Max Psaty agt Dora Levine 836.00
 23-Ryer av, w s, 202 n 181st st, 50x102. Peter Sinnott agt Richard Keil 460.00
 24-89th st, No 9 East. Fordham Stone Renovating Co agt Falcon Realty Co and H M Weed & Co 85.00
 25-117th st, Nos 525 to 529 East. Louis Bornstein agt Montifore Realty Co 325.00
 26-1st, No 91, and East Houston st, No 196 Tobias Schwartz agt Klar Bros 2,175.00
 27-Spring st, Nos 40 and 42. Jacob Issek et al agt Samuel Barkin and Niernberg & Levin 127.00
 28-214th st, s s, 75 e Maple av, 25x100. Tremont Iron Works agt Erminio Corti 240.00
 29-Satisfied.
 30-127th st, No 154 West. Chas E Dowdall agt Benjamin Altman and Sanitary Steam Laundry Co 490.00
 Nov. 4.
 31-Nassau st, n e cor Spruce st, 90x100x irreg to Frankfort st. Baker, Smith & Co agt Tribune Assn and D C Weeks & Son 12,540.33
 32-Union av, w s, whole front between Westchester av and 158th st, 36.3x113.11x irreg. Max L Rohman agt Max H Newman 1,820.00
 33-Rutherford pl, No 2. A & J Palma agt Josifa N Osborn and Holmes & Formigli 103.50
 34-3d st, No 195 East. Thomas Galligan agt Joseph Katz and John Goldberg 45.00
 35-7th st, No 71 East. Nathan Braverman agt Michael Block and Abraham Davidoff 106.00
 36-5th av, No 1329. Louis Pinals agt Lena Kannersohn, Barnet Ruben and Benjamin Dimon 400.00
 37-Hamilton st, No 38. Paul Bernstein agt Morris Rosen, Tillie Talsky and Louis Rosen 385.00
 38-Commonwealth av, No 305. Meyer Polstein agt Max Lax and Hyman Sepowitz, and Morris Kutnik 147.00
 39-161st st, s s, 100 w Prospect av, 98.3x49. Raich Asbestos Mfg Co agt M F Cusack and Rutherford Heating Co 65.00
 40-Spring st, s w cor Mulberry st, 25x97.7. A Gordon & Bro agt Leo Rubin & David Perlman and Michael Boun 600.00
 41-Same property. Same agt same 150.00
 42-34th st, Nos 43 and 45 West 35th st, Nos 62 and 64 West E R Taylor Co agt Samuel Green 1,652.02
 43-1st av, No 176. Joseph Shanski agt Carmela and Guiseppe De Benedicto and Italian Trades Assn 365.00
 44-Morris av, No 1648. Eliah Fialkin agt Jane Walsh and Henry Franklin 30.00
 45-12th st, No 413 East. John Shanski agt Giovanni A De Bellis and D'Urise & Co 1,900.00
 46-Villa av, No 3128. Borgia & Co agt Luigi Palatucci and Angela Gnazzo 3,000.00
 47-Same property. Same agt same 600.00
 Nov. 6.
 48-Satisfied.
 49-12th st, No 413 East. Henry G Silleck Jr agt Giovanni A De Bellis and Louis D'Urise & Co 1,140.13
 50-1st st, No 91 East, and East Houston st, No 196 Samuel Solomon agt Samuel and Barnett Klar and Tobias Schwartz 450.00
 51-Washington av, w s, 240 n 178th st, 100x 125. Edward Weber agt Isadore Robinson. 1,006.02
 52-9th st, No 623 East. Morris Hochberg agt Izirikis & Fuchs and T Schwartz 70.30
 53-Convent av, No 426. East Side Iron Works agt Wm H Miller, Duryea & Potter and E G Potter Co 490.00
 54-Attorney st, No 98. Abe Steckler et al agt Dorman Berman, Rosie Huppert and Clara Borak, Abram Kravitzky, Jacob Kapalowitz and William Peretz 97.70
 55-62d st, No 42 West. Otis Elevator Co agt Sarah T McAnnister and Rees Co 3,000.00
 56-Tremont av, No 855. Nathan Zalinsky agt Edward Nicholson 50.00
 Nov. 7.
 57-8th st, No 366 East. Samuel Solomon agt Martha Braun, Ella J Elliott, Margaret Elliott and Isabella Elliott 150.00
 58-Same property. Same agt Martha Braun, Ella J Elliott, Margaret Elliott, Isabella Elliott and Tobias Schwartz 150.00
 59-163d st, Nos 534 and 536 West. Thomas F Malia agt New Era Construction Co, Abraham Friedman and Frederick O Renard 4,786.18

60-138th st, No 99 West. Louis Selitzky agt William Davidson 385.00
 61-Amsterdam av, e s, whole front between 114th and 115th sts, 200x100. National Mantel & Looking Glass Co agt Polstein Realty & Construction Co 95.80
 62-Tremont av, Nos 733 to 737. Sam Mesnik agt Ignatz Modry and Louis Wiener 92.25
 63-Same property. Louis Katz agt Ignatz Modry and Louis Wiener 92.25
 64-Same property. Louis Wiener agt Ignatz Modry and M C Rosenbaum Co 495.00
 65-73d st, No 64 East. Joseph Warm agt Lewis C Ledyard, Jr, and Joseph Levenson. 15.00
 66-87th st, No 203 East. Nathan Green agt Menschel and Patotzky & Patotzky 45.00
 67-Sheriff st, No 96. Same agt Annie Zimmerman and Joseph Strumer 53.50
 68-137th st, s s, 255 w Broadway, 170x99.11. Cassidy & Son Mfg Co agt Cathedral Parkway Realty Co 2,444.03
 69-113th st, No 1 East. Del Mar & Myers agt Samuel H Fink and Jacob Levy 126.36
 70-Cherry st, No 27. J H Drew & Bro, Inc, agt Vincenz & Liguori and Paolo Pompino. 100.00
 71-Franchises, railroad tracks, &c, of Metropolitan St Ry Co. Post & McCord, Inc, agt Metropolitan St Ry Co 11,845.00
 72-Pike st, Nos 20 to 24. Henry st, No 99. Barnet Silverman agt Julius Tischman 180.00
 Nov. 8.
 73-53d st, No 425 West. Downtown Shop agt John F & Henry A Gerdes and Wm A Gerdes 1,552.00
 74-68th st, No 9 East. Herbert L Brown Co agt Jeannette D Bliss and John V Schaefer, Jr, & Co 1,206.00
 75-Pelham av, Nos 561 and 563. Daniel McLean agt Universal Cement Brick & Block Co and John Walsh 48.00
 76-Lexington av, No 1352. Abraham L Saruya agt William Renn 50.00
 77-Essex st, No 81. Ike Merson agt Clara Guditzky and Joseph Beacher 60.00
 78-Walton av, w s, 176.7 n Burnside av, 75.8x 100.11. Antonio D'Angelo agt Moses Miller. 500.00
 79-Riverside Drive, n e cor 94th st, 25.6x89.9. Antonio Descianno agt Joseph Freedman and Pasquale Trotta 31.70
 80-Hughes av, w s, 125 n 179th st, 25x100. Person & Co agt Magdelaba Marx and John Marx 258.00
 81-Lexington av, No 1809. Wm C Beith agt John and Louis J Block 540.00
 82-Burnside av, n e cor Morris av, 100x100. David Shapiro agt Lochinyar Realty Co 202.25
 83-Eldridge st, No 205. Bernhard Greenthal agt Solomon Blinder and Solomon Tannenbaum 183.00
 84-Broadway, Nos 149 to 163. Liberty st, Nos 79 to 93. Patterson-Sargent Co agt Singer Sewing Machine Co & Milliken Bros Inc 1,301.64
 85-Madison av, s e cor 133d st, 100x100. Sam Lanes agt Corrier & Schatz 450.00
 86-172d st, No 457 East. Abraham Trojan agt Gussie Albert 60.00
 87-Riverside Drive, n e cor 95th st, 109x174. James McNiece agt George W Levy Building Co 227.50
 88-Spring st, No 191. Isaac Greenbaum agt Joseph Paretti and Catherine Bisso and Louis Lipschitz 95.00
 Nov. 9.
 39th st, No 32 East. August Mugler agt A K Rhinelande et al. (Aug 19, 1907) 70.00
 Same property. Bernard H Eidel agt Adelaide K Rhinelande et al. (June 22, 1907) 213.00
 Clinton st, No 183. David Greenwald agt Rachel Kurlanchik. (Sept 23, 1907) 400.00
 Nov. 4.
 Broadway, w s, whole front between 133d and 134th sts. E F Keating Co agt Capitol Realty Construction Co et al. (Oct 17, 1907) 1,652.52
 Clinton pl, n s, 107.9 e Aqueduct av, Bronx. H Dommisch & Son agt Manierre Ellison et al. (Sept 23, 1907) 274.05
 Nov. 6.
 2153d st, s s, 150 e 8th av. N Y Cornice & Skylight Works agt David Zipkin. (Oct 26, 1907) 300.00
 2172d st, n s, 100 w Amsterdam av. Ferdinand Steiger agt Julius London et al. (Nov 21, 1906) 7,300.00
 Elizabeth st, No 122. Morris Rabinowitz agt Edna A Miller et al. (July 15, 1907) 275.00
 Nov. 7.
 1st av, No 1612. Isidor Sinkowitz agt David Nathan et al. (Oct 30, 1907) 205.00
 2-Water st, s e cor Corlears st. The Vulcan Iron Works agt Hecker-Jones-Jewell Milling Co. (July 12, 1907) 195.60
 3-Same property. John C Robinson et al agt same. (Sept 7, 1907) 55,000.00
 4-Same property. Sexauer & Lemke agt same. (June 13, 1907) 2,888.85
 5-179th st, Nos 531 and 533 West. John Ruffo et al agt Wallach, Resler & Co. (May 24, 1907) 400.00
 6-Same property. Jackson, McGlade & Co agt same. (Aug 8, 1907) 800.00
 7-3d av, Nos 1763 and 1765. Frederick Ald-

hous agt Samuel A Potter et al. (Oct 24, 1907) 960.55
 8-Amsterdam av, No 573. Guarantee Electric Co agt Nathan Wilson. (Jan 14, 1907) 115.00
 9-Same property. Same agt same. (Jan 29, 1907) 56.28
 10-Same property. H E Meyer Concrete Construction Co agt same. (Jan 15, 1907) 75.00
 11-Same property. Louis Grenky et al agt same. (Jan 18, 1907) 65.00
 12-Same property. Manhattan Ceiling Co agt same. (Jan 14, 1907) 75.00
 13-Same property. City Fire Proofing Co agt same. (Jan 30, 1907) 28.00
 Franklin st, No 176. Chas G Cornell, Jr, agt Ida M Powell et al. (July 13, 1907) 122.38
 2d av, No 1542. Joseph Beduarski agt Wm S Hofstatter et al. (April 6, 1907) 1,100.00
 11th st, Nos 213 to 219 West. Louis Prince agt Albert L Silberstein et al. (Aug 12, 1907) 61.95
 Nov. 8.
 1-Broadway, n w cor Walker st. Joseph P Zurla et al agt Walker Realty Co et al. (July 20, 1907) 259.80
 Broadway, e s, whole front between 8th and 9th sts. The Yale & Towne Mfg Co agt John Wanamaker et al. (Oct 26, 1907) 2,896.00
 2-172d st, n s, 100 w Amsterdam av. Berry B Simons et al agt Albert London et al. (Aug 28, 1907) 3,146.25
 Park av, No 4053. Morris Zimmet agt Leo Hutter et al. (Nov 2, 1907) 274.00
 Orchard st, No 20. David Issek agt Jacob H Harris et al. (Oct 12, 1906) 83.00
 3-Riverside av, e s, 332.2 s 127th st. Atlantic Terra Cotta Co agt Bergen Realty Co. (Oct 28, 1907) 987.00
 Nov. 8.
 1-Discharged by deposit.
 2-Discharged by bond.
 3-Discharged by order of Court.
 BUILDING LOAN CONTRACTS.
 Nov. 4.
 Brook av, s e cor 162d st, 126.11x142.3x irreg. Augustus F Holly loans Samuel Williams, Isaac Haft and Adolph Scheibel to erect a ---sty building; --- payments .. \$55,000
 Nov. 6.
 94th st, n e cor of Riverside Drive, 139.9x76x irreg. John O Baker loans Joseph Freedman to complete building; 19 payments. 150,000.00
 ATTACHMENTS.
 Oct. 28.
 State Savings Bank (a Montana Corp); Frederick F Middleton exr; \$25,000; Engel, Engel & Oppenheim.
 Oct. 29.
 Lange, Gustave G; Dr Trenkler & Co; \$2,164; T G Priolean.
 San Pedro Gold Mining Co; Frederick Tench; \$5,579; Marsh, Winslow & Weaver.
 Nov. 1.
 Heins, John P; George Pfister; \$6,990; J C McEachen.
 State Bank & Trust Co; Empire Distillery Co; \$120.28; S J Bloch.
 Tucker, James H; William Carey, \$1,055.34; Beardley & Hemmens.
 Carter Corey Co; John H Morice, Jr; \$3,750; Curtis, Mallet, Prevost & Colt.
 Nov. 2.
 Decarie Mfg Co; John W Sullivan Co; \$1,567.88; Alexander & Ash.
 Northeast Cuba Development Co and Cuba Exploration Co; Fox Bros & Co; \$2,000; Wetherhorn & Link.
 Nov. 6.
 Kalb & Berger Mfg Co; Mary Ritter; \$2,000; G F Allison.
 Turner, Chas L and Howard H; Erving V Dwyer et al; \$1,603.12; R B Aldcroft, Jr.
 King, Carbenio F; Lee T Alton; \$17,644.08; Guggenheimer, Untermeyer & Marshall.
 Carter & Corey Co; Chas E Dean; \$6,540; Conway & Williams.
 CHATTEL MORTGAGES.
 AFFECTING REAL ESTATE.
 Nov. 1, 2, 4, 6, 7.
 Benety & Derespiris. 265 W 134th. New England M & T Co. Mantels. 450
 Cong. Ohaviss Achrin Auscher Ungaren. 70 Columbia. Raisler R Co. Radiators. 875
 Gweitz, L. 111 Division. Donegan & Swift. Boiler. 65
 Goldberg & Kramer. 452-56 E 146th. Abendroth Bros. Ranges. 913
 Levy & Frankel. 45 to 55 W 132d. W Kerby. Ranges. 887
 Larsen, A. S s of 149th st, 100 feet e of 8th av. State Realty & M Co. Refrigerators and Dumbwaiters. Release. 475
 Robinson, I. W s of Washington av, between 178th and 179th sts. Consolidated C Co. Gas Fixtures. 1,000
 Stein, C. A. 1046 Madison av. Reedy E Co. Elevator Fixtures. 2,000
 Sgarman & Glick. 730-2 Prospect av. L H Mace & Co. Refrigerators. (R.) 100
 Wallenstein, L. 453 W 36th. U S Gas F Co. Gas fixtures. 110

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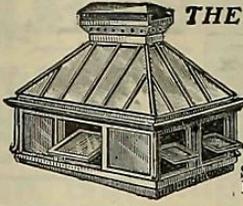
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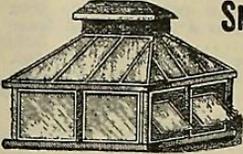
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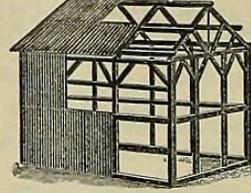
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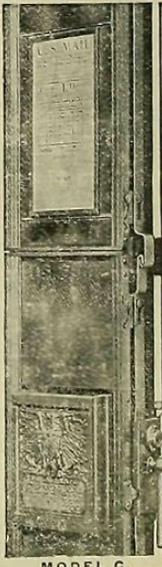
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