

REAL ESTATE RECORD AND BUILDERS GUIDE.

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INDEX TO DEPARTMENTS.

Advertising Section.

	Page.		Page.
Cement	xvi	Lumber	xvii
Clay Products	xiii	Machinery ..	xiv
Consulting Engineers	xv	Metal Work	xii
Contractors and Builders.....	iv	Quick Job Directory.....	ix
Electrical Interests	xv	Real Estate	vii
Fireproofing	ii	Roofers & Roofing Materials.....	xviii
Granite	xix	Stone	xviii
Iron and Steel.....	vi	Wood Products	xvii

Strategy In Transportation

NOTHING IS MORE FUNDAMENTAL in real estate than the dependence of land values upon accessibility from great business centres. The nearer a place is in point of time to a great centre of thrift the greater the number of people who will

fancy it, as a general proposition. Brooklyn demonstrated the principle twenty-four years ago when the Brooklyn Bridge was opened. In ten years Kings County grew from a population of 635,000 to a round million. Native New Yorkers crowded from the dwellings south of Madison Square and submerged Brooklyn with a tide of new population. A new illustration is Queens. When the enormous plans for getting people over and under the East River began to be hammered into visible shape the biggest land boom in the annals of real estate was started. The purchases of the Pennsylvania alone amounted to twenty-five thousand lots. Farms which had been considered as worth four to seven hundred dollars an acre have since brought five thousand dollars an acre, and in the market garden sections of Newtown lands for which one thousand dollars was once the top price are being held at five to fifteen thousand dollars an acre. Last year eighteen million dollars' worth of buildings were planned in Queens, against three million dollars' worth in 1900. A pamphlet written by the Secretary of the Long Island Railroad Company discusses the effect upon land values of transportation development and reminds us of many remarkable facts in the rapid growth of Brooklyn and Queens, but it is to be said that all the principles enunciated therein seem quite as applicable to the case of New Jersey. When all the tunnels and bridges are finished an extremely large portion of New York's business population will find it more convenient to commute to New Jersey than to Queens or Brooklyn. Nothing in the history of transportation can equal the strategical position of the subways constituting the approaches to the upper McAdoo tunnel on the New York side. Extending from Greeley Square on the north to Astor Square on the south, and touching Broadway at both extremities, they will be like wide open arms of invitation to the Jersey suburbs. For many thousands who spend their business days in the central and west side of the island it will be only a short walking distance to some one of a number of stations in these lines of exit; but to reach the entrance to any of the crossings to Brooklyn would for the same people require an extra car ride and fare. Under all the circumstances the members of the N. Y.-N. J. Real Estate Exchange, who have just risen from their first annual banquet, have a right to all their expectations for a wonderful era of growth for the country on the western side of the Hudson, in which it will share almost equally with Brooklyn and Queens in the benefits of the remarkable transportation developments of the time.

In No Danger, But—

REAL ESTATE being "in no danger," the "Herald" does not feel called upon to enlist in its defence, or to extend to realty interests the same degree of support which it is giving to railway and industrial securities. Moreover, it considers that real estate appeals mainly to capitalists, while stocks and bonds are within the reach of every householder who has scraped together a few hundred dollars. From the first proposition we do not dissent, and we leave the second to the judgment of the "Herald's" real estate patrons, with this one remark, that we have always been under the impression that the facts were the other way—that it is the man with the "few hundred dollars" who ordinarily buys those suburban lots and homes which are so plentifully advertised in our contemporary's pages, and mainly the capitalist who invests in railway stocks and industrial bonds—but who ought to put more of his surplus in New York City real estate and mortgages, where it would do both him and the community more good. THE PROSPERITY OF THE CITY OF NEW YORK DEPENDS IN A VERY LARGE DEGREE UPON ITS REAL ESTATE AND BUILDING INTERESTS. Nearly one hundred thousand men are employed in the building trades, many thousands more in producing the materials utilized in those trades, and other thousands in selling, managing and taking care of the product. They constitute a great army of consumers for the mercantile interests. These allied interests are now languishing for money—the money that is locked up in railway and other Wall Street securities. Thousands of mechanics are idle, and every day is adding to the number, and also to the consequent loss of local trade and of local business in all lines. Having called attention to this state of affairs, need we say where the ready money of the "Herald's" readers ought to be invested at this crisis in order to be of most benefit to the community, and to themselves as well, directly and indirectly? The "Herald's" first duty is to its own immediate friends—the people of New York and their business interests. Start a strong flow of money into real estate and building and into the securities of those institutions which lend to home buyers and builders, and new life will be put into the building trades and all the interests connected with and dependent on them. Real estate values may be "in no danger," but there are buildings waiting for money to complete them, plans waiting to be financed, buyers waiting for loans, mechanics for work, and merchants for trade. AND WHAT IS THE DAILY PRESS DOING TO HELP THEM?

Holding Their Own

ONE THING STANDS OUT PROMINENTLY in the confusion and distrust of the past few weeks. The carefully selected first mortgage on New York City real estate has been proven to be the most satisfactory investment for individual, trustee or corporation to carry through such times as we are having. Possibly, it may not be so readily sold and turned into cash, but we have reached the time when not much else can be readily sold or turned into cash, and what can be, is sold at a great sacrifice. With New York City bonds twenty or more points below their quotations of six years ago, and other high class bonds equally depreciated, and the best of stocks, many of them selling for half what they did three years ago, real estate mortgages alone, in the statements of institutions, are holding their own and are the investment bulwark of those who are fortunate enough to hold considerable lines of them. During the last six weeks the sales of mortgages by the title companies have gone on, not to the same extent as in ordinary times, but to a far better extent than has been the case with the average railroad or industrial bond. One of the title guarantee companies reports sales of mortgages for October of \$3,300,000. The reason for the faith of the average person in a good real estate mortgage is not far to seek. It is the one thing about which he can form some judgment of his own. He may not be an expert in values, but he can see the property; he can inquire of others and he can exercise some judgment as to whether his money is well secured. In the next place, he does not have to trust anybody after he gets the mortgage into his possession; his security cannot be ruined by mismanagement and is not carried down by the mismanagement of something else tied to it, but, if good when selected, stays good. He gets his interest regularly and his principal when due or within a reasonable time thereafter. It is safe to predict that one ultimate result of

the upheaval which we are now in the midst of, will be a far larger drift of conservative investors to New York City mortgages when once they recover their equilibrium and are ready to consider trusting their money out of their possession.

What Effect Will the Present Financial Situation Have Upon Real Estate?

IMPOSSIBLE it is to deny the fact that the present financial situation is also being felt by Real Estate. It certainly is, but will not last long. There are as many prospective purchasers in the market at the present time as ever, and many who have never before invested in real estate have decided to turn to this form of investment; you may say, why, then, are the real estate sales below the average for this season of the year? This question is easily answered: **THE INABILITY TO OBTAIN MONEY.**

In the near future, however, real estate will receive a great benefit in consequence of the present financial situation, for as soon as it becomes possible for investors in bonds and stocks to get out without sustaining great loss, a large percentage of this money will go into real estate.

For many years past the buying and selling of real estate has been almost entirely of a speculative nature, and while there will always be a certain element of speculation, the real estate market of the near future will again bring to the front the buyer known as **THE INVESTOR.**

This will create a demand for improved property of the most modern construction, both in large apartment houses and mercantile buildings, the business properties receiving the preference. These properties will be bought almost entirely on an investment basis, the price obtainable depending largely upon the rental.

The buying of investment properties, however, will not alone be the feature of the real estate market of the near future, for when the present financial situation is cleared there will again be plenty of money at a reasonable rate of interest, and first mortgages on New York City real estate will also be a popular form of investment—and mortgage money being plentiful real estate will be prosperous.

WRIGHT BARCLAY.

How to Appraise City Property

By E. H. GILBERT*

THE power of appraising is neither an art nor a science—just a faculty of the judgment acquired by long familiarity with prices obtained and analysis of these and the resultant formulation of certain rules; these rules are few and simple. By their application we may arrive at approximate values, after establishing what is technically called a unit of value. No rules are absolute.

The unit of land value is the value of a single lot of land fronting on any street or avenue and lying about or near the middle of the block. On Manhattan Island this unit of value is calculated from such a lot 25 feet wide by 100 feet deep. In Brooklyn the unit of value is usually 20x100. The unit of value serves as a basis of all other calculations; it is therefore essential to determine the fair market value of a unit as a starting point.

The value of a lot of land is the measure of the best use to which it can be put, considering the location and the surroundings—represented in money. There is seldom any material recession in the value of land in the thickly settled districts of Manhattan Island from prices attained at any period, and this comparative stability enables us to say that the value of any land in that borough is its present value based upon a reasonable comparison of price quotations on lots similarly situated in a like neighborhood and amid like surroundings, where such quotations can be shown to be the outcome of agreements to buy and sell under normal and equitable trade conditions—where quotations are obtainable they are the first facts to be sought as an indication of the unit of value. The sources of these facts are the copies of the records in the Register's office, which are published in handy form by the Real Estate Record and Guide—a trade journal devoted to the interests of real estate mainly in the City of New York; and the knowledge of other appraisers or of brokers or of buyers and sellers who may have traded in the neighborhood of the plot to be appraised. Some knowledge of actual cash transactions in the neighborhood is essential to accurate judgment.

These transactions may be sales or they may be leases of land for long periods, from the rental reserved in which, the fee value may be inferred. The knowledge of these may be personal or communicated upon satisfactory authority. Wherever quotations or such described knowledge cannot be had in

the time given for an appraisal, the opinion of at least one competent judge should be obtained as a check against error. If there should be an error made in determining the unit of value, the appraisal, built upon it, will, of course, be inaccurate. The prime essential is therefore, a correct valuation of the unit. All the rest flows from this quite logically. The practical process of appraising may differ slightly with different men, but it is substantially the same in all offices.

Assuming that we are asked for the value of a single vacant lot about or near the center of the block, first look at it; is it excavated, and how deeply, or is it at grade or above grade; is there rock upon it and to what extent? What is the character of the bottom? Note the physical conditions and then examine the surrounding class of improvements. Is the property accessible? What are the prospects of the neighborhood? After the physical inspection, the history of the property is looked into and such sales of it in the past as have been made, are to be noted with dates or such price of adjoining lots or of lots in blocks similarly situated. As many sales as possible should be discovered and noted. If no quotations can be had from the records, inquiry must be made of persons familiar with sales in the neighborhood of the property as to prices which have obtained. Almost every neighborhood has one or more local brokers who is familiar with the conditions of his own locality and with its history. A large acquaintance of such representative persons is advantageous.

Where facts are to be had it is comparatively easy to estimate probable value. Where they are absent, as in the case of an absolute lack of transactions, the problem becomes more difficult, in which case, the opinion of those generally familiar with past history and present conditions must be had for comparison. The value of lots is estimated at grade. The cost of removing rock and earth vary as to season and condition of surroundings. The average cost where adjoining buildings do not have to be protected, is about \$1.50 per cubic yard of earth and rock. The character of bottom is to be determined, if possible, by observation of outcroppings, but it is not easily or surely determined in any way. Surprises are frequent. The history of the neighborhood is important to determine bottom. Very old residents know more about it than any practical test will show. When the value of one lot is fully determined, the value of larger plots are usually multiplied units plus ten per cent, for the plottage. Plottage represents the value of the larger plot because of the economies possible in improving it; in short, the more profitable use to which it can be put.

Laws are passed from time to time affecting the value of land by reason of restrictions as to its use—some recent laws limiting the usefulness of single lots quite materially. In estimating the value of one lot standing by itself and so surrounded that it must be sold singly, this is an important consideration. I have known it to make a difference of 25 per cent. under the value obtainable from the same lot where such limitations were absent. The valuation of parcels containing an area of less than 2,500 square feet is more complex. Very irregular lots are especially difficult to appraise. In the case of lots that have the regular frontage of 25 feet or approximately that, but whose depth varies within 100 feet, a certain rule has been formulated based upon a graduated scale of values for each five feet of depth, the key to which is found in the presumption that the front half of the lot is worth two-thirds of the value of the whole.

This is called the Hofman Rule, by the name of its author. This rule has gained great authority and is in fact the only hard and fast rule that fits a great variety of conditions. It would not have stood the test of time if experience had not found it valuable. It has its exceptions, and must not be used slavishly. It is valuable as a check to the judgment and as suggesting a figure of value for subsequent consideration by the judgment and for comparison with concrete instances. There are cases where the front half of the lot is worth more or less than two-thirds of the value of the whole. These variations from the rule are appeals to the judgment of experience.

The most common form of small parcel of land is that which has a full depth of 100 feet but a width less than 25 feet. The builders of private residences divide a large plot into such small parcels—the very familiar forms of these are 15x100, 16.8x100, 18.9x100, 20x100. When the buildings are new, these lots are valued pro-rata at the value per front foot of the larger parcel from which they were divided, at the cost of the land to the builder. The cost of the building is estimated, a fair profit, usually ten per cent, is added to the sum of the two, and the appraisal is made. Such a small lot standing alone by itself and unimproved, is restricted in its usefulness and the value is proportionately less. There has been no rule to determine this proportion and conditions vary too frequently and widely to admit of any rule. Its value depends upon the number and availability of uses to which it can be put. If it can be disposed of in conjunction with other adjoining land, it should bring full pro rata unit value. If not the problem to be solved is, what can it be best used for and how available is such use for market purposes. If improved in a specific and most useful way, at a cost of so much what would the whole bring. The difference is the value of the lot.

The next proposition to be considered is the valuation of 25-

(Continued on page 892.)

*Of J. E. Leacycraft & Co. From a lecture before the Real Estate Classes of the West Side Y. M. C. A.

THE REALM OF BUILDING.

Modifications in the Fire Limits.

The growth of suburban New York will not be stayed. Frame buildings will be allowed under certain restrictions within the boundaries between the present fire limits and the new lines, as provided in the original report of the Fire Limits Committee. As affecting the Bronx, the revised ordinance specifies that buildings hereafter erected in that borough, south of Fordham and Kingsbridge rds, Pelham av and the Bronx River, shall be of brick or stone. In part it reads:

"This shall not be so construed as to prohibit within that territory between the following boundary lines, namely: Beginning at a point on the eastern bulkhead line of the Harlem River, 100 ft. south of East 116th st, running thence easterly and parallel with East 161st st to the east side of Sheridan av and 100 ft. therefrom, thence north on the east side of Sheridan av to a point 100 ft. north of the north line of 161st st, thence easterly and parallel to 161st st and 100 ft. therefrom to a point 100 ft. west of Park av, thence northeasterly and parallel to Park av and 100 ft. therefrom to a point distant 100 ft. west of Webster av, thence northerly and parallel to Webster av and 100 ft. therefrom to a point 100 ft. northerly of East 177th st, thence easterly and parallel to East 177th st and 100 ft. therefrom to 3d av, thence southerly along the westerly boundary line of Crotona Park, and thence easterly along the southerly boundary line of Crotona Park to a point distant 100 ft. east of Prospect av, thence along Prospect av and 100 ft. east therefrom to Westchester av, thence along Westchester av and 100 ft. east therefrom to a point 100 ft. east of the easterly line of Robbins av, thence southerly and parallel to Robbins av 100 ft. east therefrom to the Port Morris Branch Railroad, thence southeasterly along the Port Morris Branch Railroad to the East River, thence southwesterly along the East River, northwesterly along the Bronx Kills, and northerly along the Harlem River to the point of beginning, and the fire limits herein described, the erection of frame dwellings to be occupied by not more than two families, limited to 40 ft. in height and 3,000 sq. ft. floor area. Such buildings shall not occupy more than 80 per cent. of the width of the lot and shall not be built within two ft. of the boundary lines of the lot."

Changes of a like nature have also been made in that section of the report affecting the proposed regulation for both Queens and Brooklyn. The limits agreed upon which restrict frame construction in a wide territory of Long Island City, Richmond Hill, Jamaica, Far Rockaway, Rockaway Beach and Flushing, provide that certain classes of frame buildings may be erected within the brick building boundaries in those parts. The report is specific and says:

"This shall not be construed as to prohibit within the territory between the new fire lines the erection of frame buildings to be occupied by not more than two families, limited to 40 ft. in height and 3,000 ft. floor area, nor the erection of frame private stables limited to 25 ft. in height and 1,500 ft. floor area.

"Such buildings shall not occupy more than 80 per cent. of the width of the lot, and shall not be built within two ft. of the boundary line of the lot."

With respect to the provision to keep buildings within two feet of the property line it must be admitted that while the intervals to be preserved are of little practical use they will undoubtedly serve the purpose of insuring to the occupants increased light and a free circulation of air which are at all times desirable. The report is now ready to be presented to the Board of Aldermen.

Garages Easy Prey for Flames.

In the last twelve months the losses in the United States from the destruction of garages by fire amounted to nearly \$1,800,000. Gasoline naturally enough is chiefly responsible for this great loss. It is often handled carelessly, or else it is stored in a receptacle not suitable for it. It may be the cigarette of a chauffeur or a spark from his pipe, or a short-circuited electric current that sets the flames a-going. In most cases the damage came to only a few thousand dollars, but in two or three it mounted to six figures. As one runs down the list, "ignition of gasoline," appears as the explanation for at least half the cases.

Mr. Dave Hennen Morris, former President of the Automobile Association of America, solved the problem by building a terra cotta garage that could not burn, no matter what happened to the gasoline tank. With the floors of concrete, the walls are of hollow tile blocks.

Architects and builders are beginning to give considerable attention to automobile buildings now. Knowledge of Mr. Morris's terra cotta garage has spread far and wide, and many owners are planning to follow his example. That building was inexpensive and was built very rapidly. Insurance men are also "taking notice" of the astounding record of these fires, and are trying to institute reforms. The building regulations of New York have been made very strict in regard to the storing of gasoline. Now it has to be kept outside of the building, in a fireproof receptacle sunk into the ground.

A Certain Country Villa.

ONE of America's finest country villas is the home of Mr. James L. Breese, at Southampton. Elizabeth, O. Toombs, writing in *Country Life*, says that in no other estate have the Colonial and Modern styles of architecture been so well blended. Architecturally, the room is considered a good example of the Italian Renaissance. The carved ceiling and paneled walls are of English walnut. The floor is of highly polished teak wood, perfect background for the fur rugs.

The walls and ceilings of the billiard-room are formed of California redwood in smooth panels, the ceiling being heavily beamed. The solid chimney-piece, upheld by bending figures, is the reminder of an Italian visit.

The side of the room opposite the fireplace is composed of a series of windows and glass doors opening directly on to a wide, brick terrace; and this terrace is one of the favorite lounging places for the family and their guests, as the tennis courts are just below the shallow steps.

The flower room has a floor made of three-cornered Japanese wall tiles over three hundred years old; and the ceilings of the walls and dome are covered with a soft, green trellis on which ivy has been trained. Roman sarcophagi are used to hold the palms and plants, and a fountain plays on one side.

The dining-room is distinguished by its Delft mantel tiles and beautiful old plaques. The sideboard and other large pieces of furniture are Hepplewhite; the chairs and table, slender-legged and dignified, are genuine Chippendale and were once the glory of the Carroll mansion in Baltimore County, Md.

German Opinion of American Skyscrapers.

A leading architect of Munich, who has just returned from a visit to the United States, says for print, according to a Berlin letter:

"New York is gradually becoming a city of architectural monstrosities and hideous erections without one vestige of imagination in their construction. They start from barren, treeless streets and soar skyward, naked and unashamed. They steal the light of the sun. They hinder and scorch the eyes that would look at the sky. Little children pass under them and shiver in their cold shadows. The thinking man can see in them only miracles of ugliness, miracles of what man can do to deface the earth."

If that does not decide owners or authorities to pull down every building above five stories perhaps this will. It is from another German observer returning from New York, an interview with whom is printed here:

"It was one of the most deplorable things about New York that I found citizens—not a few, but multitudes of them—actually proud of these pretentious buildings. Why, their eyes glistened with tears of patriotic pride when they gazed up those walls. I heard them say: 'No other nation on the face of God's green earth could build houses like that.'

"They were right. No other nation would, if it could. They told me how high the Singer Building was, higher than the Great Pyramid, high as the Cologne Cathedral. They never thought they were guilty of architectural blasphemy in mentioning those superb creations in the same breath."

A prominent writer on the same subject says:

"It never occurs to New Yorkers to think that the wise foresight of the older civilization, and the finer aesthetic sensibilities of Europe, as well as Europe's inherited culture, will forever prevent the erection of such terrible buildings. Europe does not envy America the unlimited possibilities of its architecture."

Building Limitations.

A number of large cities of the country have passed ordinances regulating building height, and recently the Secretary of the Treasury, who has control of the erection of Federal buildings in various States, has taken the matter under investigation and it is announced that the government will not erect any unusually high office buildings and that the limit observed in the national capital for government buildings will be observed elsewhere.

With the exception of the addition to the government printing office and the structure on Pennsylvania av that is occupied by the post office department, government architecture in Washington does not afford any examples of this type of building. The new structures now going up, and that will prove to be notable additions to the group of public buildings located there, are not designed on such lines. Three-story and 4-story structures limit the upward course, but they cover a good deal

of ground and provide the accommodations which the modern building should have in a perpendicular direction.

The result is a dignified structure, and one that comes within the meaning of that term more readily than a building that towers into the sky. No one claims that the skyscraper is ornamental, but it is impressive. It is useful, however, and, what is more, it is economical up to a certain height.

A 150-foot limit on the height of all buildings erected in Kansas City in the future is one of the provisions of the new building regulation ordinance introduced in the upper house of the Council Monday night. Buildings that are not constructed of fireproof material are limited to sixty feet in height and no storage or store buildings that are only partly fireproof may be more than 100 feet high. Provisions are also made for floor area. In warehouses and stores it is limited to 5,000 square feet between fire walls when the building fronts on one street. Six thousand square feet are permitted if the building faces on two streets.

The Relation of Architectural Principles to Illuminating Engineering Practice.

At the regular monthly meeting of the New York Section of the Illuminating Engineering Society, which is to be held in the United Engineering Society's Building, 33 West 39th st, at 8.15 p m. Thursday, Dec. 12, a paper will be presented by Mr. Bassett Jones, Jr., on the above subject. At this meeting also Mr. Jones' paper will be discussed by a number of illuminating engineers and architects.

The subject of artificial illumination, it may be mentioned, has only recently been taken into serious consideration by architects and engineers. The questions which present themselves are of equal interest to both professions, but the engineers, it must be admitted, are far ahead of their architectural brethren in their attention to the science, artificial illumination. While the architect's interest in the subject is primarily with regard to the decorative possibilities of the case, the appropriate placing and treatment of the fixtures and the effect of the light-giving medium upon the scheme of interior treatment, the engineer concerns himself more particularly with the purely utilitarian aspects of illumination. He makes his appeal by economizing the light-giving medium and by improving the media for its proper transmission. To bring together the combined efforts of the exponents of utility and beauty in the field of artificial illumination means progress in a branch of building construction which for its great importance has thus far been unjustly slighted. We trust this word of explanation will sufficiently interest many of our readers to attend the meeting announced above.

Mr. Schuyler Differs with the Art Commission.

The proper architectural treatment of a mass of which the function is mere inert "load" and in a material for the architectural treatment of which precedents are almost wanting is a fit if not a very promising subject for architectural discussion. But discussion is as different a process as possible from the blunt unreasoned rejection which the design for the Hudson Memorial Bridge has met at the hands of the actual Art Commission or from the "suspensory veto" with which the commission has "hung up" the design for the East River arch bridge, accompanied by a statement of reasons which the designer must be ingenious and fortunate if he can make anything of, much more find useful for edification. The "I don't like it" which is the stereotyped confession of lay helplessness in the presence of a work of art is really all that is to be got out of the Art Commission in respect to the general design of the Hudson Memorial or of the treatment of the masonry in the East River arch.

The fact remains that the two engineering projects most interesting from an architectural point of view which have come before the Art Commission during these many months have been, the one defeated, the other indefinitely postponed, by the appointed custodians of the city's artistic interests. It is not a showing which will increase the public usefulness of the commission by enhancing the public confidence in the intelligence and equity of its decisions.—Montgomery Schuyler in the *Architectural Record* for December.

German Labor Conditions.

Each succeeding year shows an increase in the number of strikes and lockouts in Germany, and these are more marked in Saxony, on account of its great industrial development, than elsewhere. While the German workers have profited by the experiences of their fellow-workers in other lands, the employers have not failed to profit by the same experiences, and have formed employers' protective association, which now cover the whole country, and mutual associations of manufacturers for insurance against losses from strikes and lockouts.

The immediate future has small promise for industrial peace in Germany, nor has it much promise for the betterment of wages or hours of labor, as a constantly increasing friction is growing up between employers and employees.

New Catalogues.

TIN ROOFING AND INSURANCE, a paper read before the National Association of Master Sheet-Metal Workers, at their convention in Cleveland, by Mr. Powell Evans, of Merchant & Evans.

"Tu-Bo" Wrought Steel Registers, from the Columbian Hardware Co., Cleveland, O., with illustrations, descriptions and price lists of various styles of registers for warm-air heating.

PAINTS AND COLORS, from the Apex Color Works, 40 Center st, New York, an indexed catalogue and price list, 56 pp.

MORRIS METALLIC PACKING, from H. W. Johns-Manville Co., 100 William st, New York.

The Morris Metallic Packing which this catalogue describes has a number of good points. Morris Metallic Packing will hold any steam pressure, and should, with care, last the life of the engine. It is applied to the stem, on the part usually covered by the old gland, and therefore can be applied without truing up the stem where scored by soft packings. It is self-adjusting and rotates with the stem. It cannot cut the stem. It reduces friction to a minimum, from the fact that the two hard ground bearing surfaces quickly develop a fine blue glaze on both packing rings and gland.

DAYLIGHTING, by the American Luxfer Prism Co., cor Madison st and Wabash av, Chicago.

This illustrated catalogue fully explains the facts and principles connected with prism lighting. There is plenty of daylight, but it is above or to one side of the point where the occupant of the store, the office or the factory can benefit from it. This briefly is the work performed by the Luxfer System—to so bend or divert the rays of light coming from above or either side that they shine into darkened rooms, and flood them with Nature's own illuminant—daylight. They are useful for lighting dark stores, offices, basements and factories.

MODERN FURNACE HEATING, by the Hess Warming and Ventilating Co., 906 Tacoma Building, Chicago.

Several chapters are devoted to suggestions on ventilating and heating by means of hot air furnaces. Plates and plan drawings are given to illustrate the various methods of installation, and separate chapters are devoted to ventilation, humidity, air conductors, registers and circulating room heaters. The Leader steel furnace, made by this company, is described and illustrated by broken views, which give a clear idea of its construction and method of operation. A summary of the data required for furnishing plans and estimates of cost for the installation of heating plants is also presented.

SYMONS CRUSHER, 16 pp. Issued by the Smith & Post Company, of Milwaukee, and Contractors' Supply & Equipment Company, 170 Broadway. This catalogue shows illustrations with descriptions of the Symons gyratory stone crusher.

THE SMITH MIXER, 20 pp. Issued by The T. L. Smith Company, of Milwaukee; contains much data and illustrations of the several styles of Smith cement mixers made by them and sold by the Contractors' Supply & Equipment Company, of Chicago and New York.

SYMONS DUMPING WAGON, 12 pp. This catalogue shows the famous Symons Dumping Wagon manufactured by the Symons Company of Sheridan, Ind., and sold by the Contractors' Supply & Equipment Company, of Chicago and New York.

Points on the Material Market.

A very good time to build, so far as the cost of materials is concerned.

Recent contracts for public works have brightened the blue-stone trade.

Red lead continues to move toward structural iron workers in good volume.

Spruce laths are down to \$3 for dealers. That's the lowest quotation for some years.

Structural steel mills are creeping closer to deliveries, but still producing record-breaking tonnages.

Hudson River brick prices are close to the cost mark, if not below it, on the average of the kiln.

The Westinghouse Electric and Manufacturing Company's plants continue to do a large business and have no intention of shutting down.

Bids for the structural steel superstructure of the Manhattan Bridge are expected to be advertised next month in the natural course of events.

Pretty much everything is down low for Thanksgiving. Brick, lath, cement, and a number of other fundamentals can be had almost at the buyer's price.

The weather has been favorable for the paint and varnish trade, which continues to have a good movement. Only recently has any curtailment of requirement been noted.

The Interstate Commerce Commission will consider the recent advance in lumber rates, in the Northwest, on Dec. 10.

Senator W. A. Clark says regarding copper: "We have curtailed production 50 per cent. at Jerome, Ariz., and 60 per cent. in Montana. It is unprofitable to sell copper at 13 cents, when it costs 12 or 12½ cents to produce it."

There has been a perceptible decrease in the trade done in southern and central Mexico generally in American wall papers, which appear to be losing ground before similar products from France, as well as, in a smaller measure, from England and Germany. Upon a close inquiry the American Consul at Mexico City has discovered the following facts: The sample books offered by American travelers in this line of goods are usually much smaller in size than those sent out by European houses. In this particular class of goods, where the sample shown should, in a measure, give to the customer's eye the

general effect which the paper will ultimately have when hung, a small sample is very unsatisfactory. Some seven or eight years ago American wall papers were enjoying their best popularity in Mexico. Since then increased prices and a real or fancied decrease in the quality of the paper itself have laid them open to severe competition, chiefly from French sources.

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.....	23	49
Estimated cost of new buildings..	\$1,145,200	\$1,706,450
Total estimated cost of alterations for Manhattan and the Bronx..	\$153,900	\$114,800

Wilbur S. Knowles Plans New Jersey Hospital.

Wilbur S. Knowles, No. 1 West 34th st, Manhattan, has completed plans for a quarter of a million dollar extension to St. Mary's Hospital, in Centre st, Orange, New Jersey. The management of the hospital announces that the new structure, when completed, will be the finest hospital building in the State of New Jersey. The plans call for the most up-to-date contrivances and arrangements for the care of the sick. The interior will be of modern pattern and there will be approximately 250 rooms. The general plan is for extensions or pavilions to the north and south of the present building, with a tower six stories in height in the rear of the present building. The basement and six stories will be divided up into sections for the general public and private hospital patients and on the sixth floor of the tower will be located a modern operating amphitheatre. There will be meeting rooms for the various organizations connected with the place, and quarters provided for entertainments, libraries, etc.

Alfred G. Vanderbilt's Building.

PARK AV.—The 21-sty structure which Alfred Gwynne Vanderbilt is soon to erect on a plot at the southwest corner of Park av, between 33d and 34th sts, fronting 197.6 feet on Park av, and 80 ft. in both 33d and 34th sts, on the site of the old Cornelius Vanderbilt home, will not be a hotel building, as was at first thought. The first five stories will be erected for heavy manufacturing purposes, and the upper portion above the fifth floor will be for offices. Six buildings now occupying the site will be demolished. The materials for the first six stories will be of light brick, terra cotta and limestone, architectural terra cotta, marble and bluestone coping, slag roof, cast-iron copper and glass windows, with steel frames, steam heating, electric lights, etc. The total height of the building will be 300 feet above the sidewalk. The City Leasing Company, 54 Wall st, of which Joseph W. Welch, is president, is the lessee. Messrs. Warren & Wetmore, 3 East 33d st, are the architects. (See also issue Nov. 16, 1907.)

Architects to Compete for New Post Office Plans.

The Treasury Department, in charge of public buildings, has chosen the following eight New York architects to submit competitive plans for the new post-office building, which is to be erected in Manhattan: The plans will be opened on March 25, 1908. Those selected are: McKim, Mead & White, Carrere & Hastings, George B. Post, Heins & LaFarge, Whitfield & King, K. M. Murchison, Cass Gilbert, and H. Van Buren Magonigle. The judges to pass on the plans are Henry F. Hornbostel, of Palmer & Hornbostel, Manhattan; James G. Hill, Washington, D. C.; Frank Miles Day, Philadelphia, Pa., and E. M. Wheelwright, of Boston, Mass.

F. T. Nesbit & Co. to Build Greenpoint Theatre.

GREENPOINT, LONG ISLAND.—General contract has been awarded to F. T. Nesbit & Co., 116 Nassau st, Manhattan, to erect the new theatre building, which the Orpheum Theatre Co. is about to build at Greenpoint, Long Island, to cost in the neighborhood of \$200,000. William H. McElpatrick, 1402 Broadway, Manhattan, is the architect.

Clinton Avenue and 180th Street Improvement.

CLINTON AV.—Building operations will be commenced soon at the southeast corner of Clinton av and 180th st, Bronx, a plot of seven and one-third lots, 122x150 ft., on which high-class flat buildings will be erected. The names of the owner and architect are for the present withheld. Leon S. Altmayer, 62 East 86th st, can inform. No contracts have yet been awarded.

Office Building for Union Hill.

Jacob Platoff, of Union Hill, will shortly start work on the erection of a high office building on Bergenline av, between Franklin and Jefferson sts, Union Hill, New Jersey. The struc-

ture will be 25x70 ft., and will be built of pressed brick with limestone trimmings. The cost of the building has not yet been made public and no contracts have yet been awarded.

Apartments, Flats and Tenements.

PITKIN AV.—Samuel Sass, 23 Park Row, has completed plans for four 4-sty flats, to be situated at southwest cor Pitkin av and Grafton st, Brooklyn, for David Spain, 201 Division st.

AVE. B.—Samuel Sass, 23 Park Row, has completed plans for a 6-sty store and tenement building, 47x93 ft., to be erected at the northeast corner of Ave B and 10th st, for Sam Golding, 230 Grand st. Estimated cost is \$60,000.

METROPOLITAN AV.—Samuel Sass, 23 Park Row, has plans for a 6-sty store and flat 50x97 ft., to be erected at 245-247 Metropolitan av, Borough of Brooklyn, for Mrs. S. Willner, 67 Jay st, Brooklyn. Estimated cost is \$50,000.

Churches.

H. Van Buren Magonigle, 7 West 38th st, Manhattan, is preparing plans for a church to be erected at Auburn, N. Y., for the Greek Catholic congregation.

F. J. Berlenbach, Jr., Brooklyn, has completed plans for a church for the Church of the Assumption, Rev. Dr. Donaldson, pastor, to be erected in Brooklyn to cost \$150,000.

Bishop John J. O'Connor has approved plans prepared by Jas. F. Bagnell, of Bayonne, for the edifice which is to be erected for the St. Joseph Slavish R. C. Church at Avenue E and 25th st, Bayonne, N. J., at a cost of \$50,000.

Alterations.

BAXTER ST.—Owner and architect, Jacob Finelite, 864 Lexington av, will make alterations to No. 18 Baxter st.

12TH ST.—Abraham Weiss, 130 Broome st, will make alterations to No. 302 East 12th st. Erwin Rossback, 1947 Broadway, is architect.

1ST AV.—B. Sackheim, 1900 Beyer st, Brooklyn, is preparing plans for alterations to No. 176 1st av, for Carmela De Benedittis, 156 Sullivan st.

115TH ST.—Antonio Capo, 2329 1st av, will make alterations to Nos 319-321 East 115th st, for which Otto L. Krauss, Westchester av, Bronx, is planning.

1ST AV.—Otto L. Spannhake, 233 East 78th st, is preparing plans for \$4,000 worth of improvements to No. 1466 1st av, owned by S. Grodginisky, 60 East 93d st.

WEST END AV.—Messrs. Janes & Leo, 125 West 45th st, are preparing plans for \$4,000 worth of alterations to No. 925 West End av, owned by Mary J. Thiley, on premises.

10TH AV.—John E. Rogers, 180 West 64th st, is preparing plans for \$6,000 worth of changes to the northwest corner of 10th av and 38th st, for Barbara Porges, and F. M. Brooks, 36 Rivington st.

Miscellaneous.

Messrs. Howells & Stokes, 100 William st, Manhattan, have been commissioned to prepare plans for an office building to be erected at Seattle, Wash.

The erection of an immigrant station on Governor's Island to cost about \$250,000 is reported under consideration by the Immigration Dept. at Washington, D. C.

Messrs. Stephenson & Wheeler, No. 1 East 27th st, Manhattan, have completed plans for a 2-sty school building for the board of education, Chappaqua, N. Y., to cost \$20,000.

Robins & Oakman, 27 East 22d st, Manhattan, have completed plans for a coal unloading house and coal conveyor bridge, at Jersey City, for the Hudson Companies.

Messrs. Hale & Rogers, 11 East 24th st, Manhattan, have been engaged to prepare plans for a \$50,000 school to be erected in place of the present building on Cedar av, Montclair, N. J.

An ordinance providing an issue of \$200,000 for securing an architect to prepare plans and specifications for new penitentiary buildings on Riker's Island, has been approved by the Mayor.

Estimates Receivable.

Kenneth M. Murchison, 320 5th av, Manhattan, will receive bids about Dec. 15 for the 2-sty restaurant building, 85x120 ft, to be erected at Hoboken, N. J., for the Hoboken Land & Improvement Co.

John W. Ingle, 109 West 42d st, Manhattan, will receive bids about Dec. 15, for the 4-sty Y. M. C. A. building, to be erected for the Long Island Railroad Co., at Long Island City. The cost is placed at about \$85,000.

Bids will soon be called for by the city for \$12,000 worth of alterations to the 3-sty engine house, No. 91 Ludlow st; also for \$16,000 worth of changes to a similar building No. 83 Lawrence st. Alexander Stevens, 157-159 East 67th st, has plans ready.

ST. NICHOLAS AV.—No contracts have yet been awarded for the storage structure, 76 x 102.10 ft, which Callahan & Paul, 643 St. Nicholas av, will erect at Nos. 641-643 St. Nicholas av, to cost \$10,000. A. L. Kehoe, 206 Broadway has plans ready.

Contracts Awarded.

LENOX AV.—Schlesinger & Schlesinger, 449 West 41st st, have obtained the contract for improvements to No. 95 Lenox av, for Albert E. Lowe, 230 Grand st.

The Geo. A. Fuller Co., Fuller bldg, Manhattan, has obtained the general contract to erect a brewing plant for the Chicago Heights Brewing Co., at Chicago, Ill., to cost about \$115,000.

Wilson Potter, 1 Union sq, has awarded the general contract for the 3-sty high school building, for the board of education, Ossining, N. Y., to John V. Schaefer, Jr., Manhattan, to cost about \$90,000.

J. H. L'Hommedieu's Son & Co., 1133 Broadway, has received the contract to build the 2-sty garage, 52x60 ft, at Lotus Valley, L. I., for L. C. Weir, 59 Broadway. Plans are by Messrs. Hiss & Weeks, 1123 Broadway.

6TH AV.—The Gillies-Campbell Co., 1 Madison av, have the contract for improvements to the 8-sty club house southeast corner of 6th av and 59th st, for the New York Athletic Club, from plans by Geo. K. Thompson, 66 Broadway.

The Baldwin Heating Co., 1181 Broadway, has received the steam-heating work, and James McCullagh, 218 West 36th st, the plumbing, for the 3-sty engine and hook and ladder house at Belmont av and 183d st, for the fire department.

2D AV.—Conrady Bros., 232 East 42d st, have received the contract for extensive alterations to the 4-sty hotel, No. 623 2d av, for A. F. O'Donnell. Henry Neus, 511 3d av, is the lessee. Chas. H. Richter, 68 Broad st, prepared the plans.

BEAVER ST.—W. D. Lewis Co., 90 West st, has the general contract for extensive alterations to the 5-sty store and office building, No. 3 Beaver st, which the Cruikshank Co. has leased for a long term of years. Messrs. Westervelt & Austin are the architects. (See also issue Aug. 17, 1907.)

PARK AV.—Stephen Ball, 3682 Broadway, has received the carpenter work for the 12-sty office building to be erected by the One Hundred and Three Park Av. Company, at the southeast corner of Park av and 41st st, to cost \$650,000. Messrs. Mulliken & Moeller, 7 West 38th st, are architects.

The Power Engineering & Contracting Co., 1123 Broadway, has obtained the contract for the electrical work for the Hamburg Avenue Bath in Brooklyn, from Mr. George Hildebrand, general contractor, 38 Park Row. The same company has just completed the electric installation in a new ribbon mill for the Walter Emmerich Co., and also a six-story loft building for Mr. Hugh Getty, at 16-8 Jay st.

Plans Wanted.

Preliminary sketches and terms for plans from architects will be received by Paul G. Schmidt, Northfield, Minn., until Dec. 15 for a ladies' dormitory at St. Olaf College, to accommodate 200 girls. Information on application. No remuneration is to be paid for the preliminary plans.

The I. O. O. F., Spokane, Wash., contemplates the erection of an 8-sty building, at a cost of about \$250,000. The two or three upper floors will be retained for lodge purposes. The order owns a lot, 70x142 ft., worth \$100,000. No plans have yet been made. Address Geo. A. Lovejoy, past grand secy., 1201 Broadway av, Spokane, Wash.

R. H. Graham, Smithville, Tex., will want plans about Jan. 1 for a water, light and ice plant to be erected at Elgin, Tex., to cost about \$60,000.

BUILDING NOTES

The Rhode Island Elevator & Machine Co., of Providence, R. I., has recently opened an office in the Townsend Building, 1123 Broadway. Mr. William H. Lemon is their New York selling agent.

The Committee on Constitution of the new Central Building Trades, consisting of thirty-three unions, formed in opposition to the Central Federated Union, has decided that the organization be named the Central Association of Building Trades of New York.

Proposal is to be made on the part of the employing sheet-metal workers, when the trade agreement of the Amalgamated Sheet Metal Workers expires at the end of December, to have two helpers for every sheet-metal worker instead of one as at present. Sheet-metal workers are paid \$4.50 a day, while the helpers are paid from \$16 to \$18 a week.

The forty-first annual convention of the American Institute of Architects ended with a banquet to 150 members, with ladies, at Blackstone Hall, in the Art Institute at Chicago. Prof. Percy H. Nobbs of McGill University, Montreal, spoke on an American revival of Gothic architecture. Others who spoke were: Dwight H. Perkins, president of the Illinois chapter of the institute; Robert W. Hunt of Chicago, Bishop C. P. Anderson and Frank D. Millet of New York. At the annual election of officers Cass Gilbert of New York was elected president and Glenn Brown of Washington, secretary and treasurer.

The proposal recently made to reduce the wages of carpenters from \$5 to \$4.50 a day made by the Master Carpenters' Association is receiving considerable interest among carpenters and

employers. The Association, which proposed a cut of 50 cents a day in wages when the present agreement expires, has made an alternative proposition. This is that the ban on handling what is known as "unfair" wood trim, consisting of manufactured woodwork such as window sashes, be taken off, and that the wages of the carpenters remain at the figure of \$5 a day. By "unfair" wood trim is meant wood trim made under conditions where the wages are lower and the working hours longer than under union conditions in New York.

PROJECTED BUILDINGS

The first name is that of the owner; ar't stands for architect, m'm 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.

BETWEEN 14TH AND 59TH STREETS.

Park av, w s, 33d to 34th st, 21-sty brk and stone manufacturing and office building. 197.6x79.9, slag roof; cost, \$1,000,000; Alfred G Vanderbilt, Plaza Hotel; ar'ts, Warren & Wetmore, 3 East 33d st.—772.

Grand Central Yard, 230 ft n 42d st, and 40 ft e Vanderbilt av, eight 1-sty frame and concrete sheds for passengers, various sizes; total cost, \$50,500; N Y C & H R R Co, Grand Central Station; ar't, W H Knowlton, 564 Fox st, Bronx.—768.

59TH TO 125TH STREET, BETWEEN 5TH AND 8TH AVENUES.

St Nicholas av, Nos 641-643, 1-sty brk and stone storage building, 76x102.10, slag roof; cost, \$10,000; G Callahan & A Paul, 643 St Nicholas av; ar't, A L Kehoe, 206 Broadway.—770.

NORTH OF 125TH STREET.

Lenox av, n w cor 146th st, 2-sty brk and concrete car barn and offices, 199.10x365.8 and 649; cost, \$—; New York City Railway Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—771.

Harlem River, n s, opposite 225th st, at foot of Jacobus pl, Marble Hill, 1-sty frame watchmans shanty, 10x4; cost, \$100; N Y C & H R R Co, Grand Central Station; ar't, N D Runkle, 81 E 125th st.—769.

BOROUGH OF THE BRONX.

Matilda st, w s, 150 n 237th st, two 2-sty frame dwellings, 22x53; total cost, \$10,000; Thos J Reynolds, Richardson av and 237th st; ar't, Jobst Hoffmann, 318 W 121st st.—1091.

2d st, s s, 125 e Madison st, rear 1-sty frame shed, 56x16; cost, \$200; Albert Kuhnemuth, on premises; ar't, Chas R Baxter, Middletown road.—1087.

215th st, n s, 338.4 e White Plains av, 2-sty frame dwelling, 25x33; cost, \$1,200; Michl Russo, 50 E 215th st; ar't, Wm R Crump, 3769 Barnes av.—1090.

223d st, n s, 180 w White Plains av, four 2-sty frame dwellings, 22x54; total cost, \$20,000; Wm J Gordon, 128 E 219th st; ar't, Geo P Crosier, 223d st and White Plains av.—1085.

Andrews av, w s, 475 s Fordham road, 2-sty and attic frame dwelling, peak shingle roof, 30x58; cost, \$8,000; Wm Richtberg, 729 6th av; ar't, Jas J F Gavigan, 1123 Broadway.—1084.

Belmont av, w s, 145.2 n 180th st, 5-sty brk stores and tenements, 50.2x67.5 and 68.11; cost, \$38,000; Pasquale D'Auria, 2083 Belmont av; ar't, Arthur Boehmer, 3d and Tremont avs.—1088.

Grant av, e s, 125 n John st, 2-sty frame dwelling, 20x35; cost, \$3,500; C R & G J Baxter, Middletown road; ar't, Chas R Baxter, Middletown road.—1089.

Grace av, n s, 200 e Lyon av, 2-sty frame dwelling, 21x37; cost, \$3,800; Chester Improvement Co, L P Fries, Eastchester road, Treas; ar't, Chas R Baxter, Middletown road.—1086.

ALTERATIONS.

Bleecker st, No 152, install moving picture machine to 6-sty brk and stone loft and show building; cost, \$3,000; J C Lyons, 6 E 42d st; ar't, A Vendraso, 466 Rosedale av, Van Nest.—3012.

Bleecker st, No 358, partitions to 5-sty brk and stone tenement; cost, \$300; Sound Realty Co, 128 Broadway; ar't, M Zipkes, 147 4th av.—2995.

Columbia st, No 81, partitions to 3-sty brk and stone hall; cost, \$2,000; Wm Wunderlich, on premises; ar'ts, Katz & Goldrich, 218 5th st.—3013.

Essex st, No 49, fireproof shaft, toilets, partitions, skylight to 5-sty brk and stone store and tenement; cost, \$2,500; Mrs A Goldberg, 222 E 72d st; ar't, Alfred L Kehoe, 206 Broadway.—3001.

Hudson st, No 633, windows, skylight, partitions, to 4-sty brk and stone tenement; cost, \$900; Henrietta M Horton, White Plains, N Y; ar't, M J Callahan, 158 Varick st.—3031.

Ludlow st, No 91, iron stairs, skylights, walls, windows to 3-sty brk and stone engine house; cost, \$12,000; City of New York, City Hall; ar't, Alexander Stevens, 157-159 E 67th st.—3003.

Lawrence st, No 83, partitions, windows, skylight to 3-sty brk and stone engine house; cost, \$16,000; City of New York, City Hall; ar't, Alexander Stevens, 157-159 E 67th st.—3004.

Mott st, No 30, 3-sty brk and stone rear extension, 24x44, iron girder, beams to 3-sty brk and stone store and dwelling; cost, \$10,000; Mrs S Kidder, 305 W 87th st; ar't, John H Knubel, 318 W 42d st.—2993.

Norfolk st, s w cor Broome st, 1-sty brk and stone rear extension, 6x25, add 1-sty to corner building, windows, partitions, tank to two 5 and 6-sty brk and stone stores and tenements; cost, \$15,000; Maurice Frankel, 280 Broadway; ar't, Otto L Spannake, 233 E 78th st.—3008.

Orchard st, No 21, show windows to 4-sty brk and stone tenement; cost, \$300; Louis Dansky, 18 Orchard st; ar't, Max Muller, 115 Nassau st.—3015.

William st, Nos 157-159, posts and girders, columns, to 6-sty brk and stone store and loft building; cost, \$800; Eddy Palmer, 374 Pearl st; ar't, Chas E Miller, 111 Nassau st.—3030.

4th st, No 46 W, 1-sty brk and stone rear extension, 20x15, girders, posts, stairs, partitions, to 3-sty brk and stone store and loft building; cost, \$6,000; W Hyams, 38 W 3d st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—3023.

5th st, No 614 E, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$3,000; Mrs Marie Werckle, 87 E 3d st; ar't, C H Dietrich, 42 Union sq.—3017.

6th st, No 231 E, show windows, to 5-sty brk and stone store and tenement; cost, \$400; James B Cauthers, 29 Broadway; ar't, Richard Rohl, 128 Bible House.—3007.

7th st, No 224 E, steel beams to 5-sty brk and stone tenement; cost, \$800; I Friedman, 80 Cliff st; ar't, O Reissmann, 30 1st st.—3020.

12th st, No 718 E, air shaft, chimneys, windows, toilets, to 4-sty brk and stone tenement; cost, \$4,000; M Benjamin & T Sieradzki, 222 W 141st st; ar't, O Reissmann, 30 1st st.—3021.

26th st, No 114 W, 1-sty brk and store rear extension, 21.9x33, doors, to 3-sty brk and stone cafe and restaurant; cost, \$2,500; A L Roy, 159 Greenwich st; ar't, H C Rossell, 320 5th av.—3010.

36th st, No 561 W, 4-sty brk and stone rear extension, 25x42, gas piping, fire escapes, walls to 4-sty brk and stone shop and warehouse; cost, \$3,500; C Shortmeier, 430 11th av; ar't, C F Winkelmann, 1133 Broadway.—2994.

38th st, Nos 39-41 W, build laboratory, 13x29 ft, on roof, to 12-sty brk and stone office building; cost, not given; B S Castle, 39-41 W 38th st; ar'ts, Westervelt & Austin, 36 W 34th st.—2997.

41st st, No 424 W, toilets, partitions, windows to 4-sty brk and stone tenement; cost, \$1,475; Rose C Braclin, 435 W 50th st; ar't, James W O'Connor, 1123 Broadway.—3011.

46th st, No 235 East, partitions, windows, tank, toilets, to 5-sty brk and stone tenement; cost, \$1,200; Michael C Gross, 248 W 52d st; ar't, Wm Kurtzer, Spring st and Bowery.—3029.

83d st, Nos 218 and 220 W, brk walls to 1-sty brk and stone stable; cost, \$400; Thomas Ward, 218 W 83d st; ar't, C Rathbone, 207 W 93d st.—3006.

86th st, No 148 W, partitions, doors to 4-sty brk and stone dwelling; cost, \$1,500; George Bernheim, 76 Duane st; ar'ts, Buchman & Fox, 11 E 59th st.—2999.

98th st, Nos 330-334 E, beams, girders, alter elevator, to 3-sty brk and stone stable and storage building; cost, \$1,500; Benjamin Poth, 400 E 105th st; ar't, L A Hornum, 145 E 42d st.—3022.

103d st, Nos 303-307 East, toilets, skylights, plumbing, windows, to three 4-sty brk and stone tenements; cost, \$3,000; Schmeidler & Bachrach, 203 Broadway; ar'ts, Sommerfeld & Steckler, 19 Union sq.—3028.

108th st, No 222 E, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,500; L Pitilli, 228 E 108th st; ar't, O Reissmann, 30 1st st.—3024.

146th st, n s, 440 W Lenox av, columns, windows, girders, to 4-sty brk and stone sub-station and shops; cost, \$25,000; N Y City Railway Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—3027.

Av A, No 7, partitions, windows to 3-sty brk and stone dwelling and store; cost, \$500; A Baumann, 755 Dawson st; ar'ts, Moore & Landsiedel, 3d av and 148th st.—3009.

Av A, No 65, toilets, partitions, windows, to two 4-sty brk and stone tenements; cost, \$2,500; Catherine Ropke, 784 E 13th st; ar't, O Reissmann, 30 1st st.—3018.

Av A, No 67, toilets, partitions, windows, to two 4-sty brk and stone tenements; cost, \$2,500; C Kopke, 784 E 13th st, Brooklyn; ar't, O Reissmann, 30 1st st.—3019.

Av C, Nos 186-190, 6-sty brk and stone rear extension, 37x15, toilets, partitions, piers, tank, to 6-sty brk and stone loft building; cost, \$3,500; Henry Goldwater, 721 Beck st, Bronx; ar'ts, Gross & Kleinberger, Bible House.—3026.

Amsterdam av, n w cor 109th st, partitions, alter front, to 6-sty brk and stone tenement; cost, \$1,200; Irving Judis, on premises; ar'ts, B W Berger & Son, 121 Bible House.—3016.

Lenox av, No 95, partitions, skylights, show windows to 5-sty brk and stone tenement and store; cost, \$3,000; Albert E Lowe, 230 Grand st; ar't, Ed A Meyers, 1 Union sq.—3000.

1st av, No 641, 1-sty brk and stone rear extension, 23x7.6, partitions, windows to 4-sty brk and stone tenement; cost, \$500; Jacob and John Alban, on premises; ar't, J J Delehanty, 696 2d av.—3002.

2d av, No 623, heating, tank, partitions, skylights, to 4-sty brk and stone hotel; cost, \$5,000; A F O'Donnell, care of Henry News, 511 3d av, lessee; ar't, Chas H Richter, 68 Broad st.—2996.

3d av, No 174, erect sign to 3-sty brk and stone store and dwelling; cost, \$75; M Richman, 174 3d av.—3014.

6th av, s e cor 59th st, skylights, roof to 8-sty brk and stone club house; cost, \$1,000; New York Athletic Club, on premises; ar't, Geo K Thompson, 66 Broadway.—3005.

9th av, s e cor 54th st, erect pent house on roof to 1 and 2-sty brk and stone car barn; cost, \$4,500; N Y City Railway, 621 Broadway; ar't, A V Porter, 621 Broadway.—2998.

10th av, s w cor 40th st, beams, doors, windows, girders, to 7-sty brk and stone storage building; cost, \$5,000; D Stevenson Brewing Co, 521 10th av; ar'ts, Thorn & Wilson, 1123 Broadway.—3025.

BOROUGH OF THE BRONX.

136th st, No 613, new beams, new partitions, to 4-sty brk store and tenement; cost, \$1,200; Morris H Feder, 200 Broadway; ar't, Otto L Spannhake, 233 E 78th st.—608.

Arthur av, w s, 214 s 187th st, 3-sty frame extension, 25x5, to 3-sty frame store and tenement; cost, \$2,000; Giovanni Saccomano, on premises; ar't, Henry Nordheim, Boston road and Tremont av.—609.

Castle Hill av, e s, 35 n Starling av, 2½-sty frame extension, 20.2 x21.2, and move 2½-sty frame dwelling; cost, \$2,000; Michael Brennan, Willett av, Williamsbridge; ar't, B Ebeling, West Farms road.—610.

Maple av, s e cor 214th st, 2-sty frame extension, 20x16, to 2-sty and attic frame store and dwelling; cost, \$350; Peter Serillo, on premises; ar't, L Howard, 1861 Carter av.—611.

Willow av, s w cor 138th st, new plumbing, new partitions, &c, to 2-sty brk dwelling; cost, \$500; Jacob Zinsir, 1063 Simpson st; ar't, Wm C Geisen, 1436 Bryant av.—607.

Construction News Reports

From the Surrounding Country

Queens County.

LONG ISLAND CITY.—On Hamilton st, s of Graham av, L. I. City, Julius Brown, 167 E. 67th st, Manhattan, will erect four 5-sty flats, to cost \$28,000. Gross & Kleinberger, Bible House, N. Y., are the architects.

CORONA.—A. Daley, 209 Nassau st, Corona, will build on Randall av, e s, s Shell road, Corona, two 2-sty frame dwellings, 20x45, to cost \$7,000. R. W. Johnson is architect.

FOREST HILLS.—The Cord Meyer Development Co. will build on Dekoven st, s s, 200 e Colonial av, Forest Hills, one 2-sty brk dwelling, 22x49, to cost \$4,000.

HOLLIS.—Cherokee av, s e cor Choctaw av, Hollis, will be improved by J. P. Cunningham, 366 State st; architect, H. E. Hauguard; one 2½-sty frame dwelling, 34x38, to cost \$6,000.

RIDGEWOOD.—Cornelia st, s e cor Doscher av, Ridgewood, will be improved by Ignatz Martin, 957 Broadway, Brooklyn; one 3-sty brk store and tenement will be erected.

FAR ROCKAWAY.—A frame dwelling will be erected on Cornaga av, w Franklin av, Far Rockaway, for Mrs. J. E. Murphy, Far Rockaway; architect, Thos. L. Kane, Jr.

ELMHURST.—Penfold road, e s, 180 s Woodside av, Elmhurst, will be improved by the Penfold Building Co., 180 Greenpoint av, Brooklyn; five 2-sty brk dwellings, 20x52, cost \$20,000, will be erected.

BROOKLYN HILLS.—L. Berger & Co. are making plans for four 2-sty flats, to be situated on Park av, n Amber st, Brooklyn Hills; Franz Franz, 1311 Bushwick av, is the owner.

RICHMOND HILL.—Geo. Dauer, Jamaica, will build on Morris av, s Jamaica av, Richmond Hill, two 2-sty brk dwellings, 25x50; cost, \$7,000.

BELLE HARBOR.—On Newport av, n w cor Hemley av, Belle Harbor, John C. Judge, 379 Clinton st, Brooklyn, will erect a frame dwelling, 43x28, to cost \$7,000.

WHITESTONE.—Willetts Point road, Peace estate, Whitestone, will be improved by Mrs. A. D. Peace, Willetts Point road, Whitestone; architect, Wm. H. Cramer; one 2½-sty frame dwelling, 26x35; cost, \$6,000.

ELMHURST.—Grandview av, n s, 750 s Warren st, Elmhurst, will be improved by Michael Decicoco, 207 Skillman av, Brooklyn; architect, C. W. Hewitt; one 3-sty frame dwelling, 25x50; cost, \$3,000.

RIDGEWOOD.—Forest av, s e cor Jefferson av, Ridgewood, will be improved by Valentine Leiser, 306 Woodward av, Ridgewood; architects, L. Berger & Co; three 2-sty frame stores and tenements, 25 x66; cost, \$12,000.

RIDGEWOOD.—Elm av, s w cor Forest av, Ridgewood, will be improved by C. Werbering, 713 Jefferson st, Ridgewood; one 3-sty brk store and dwelling, 22x60; cost, \$7,600; architect, W. B. Wills.

Westchester County.

NEW ROCHELLE HEIGHTS.—William H. Wood will erect a house at New Rochelle Heights, to cost \$10,000.

NEW ROCHELLE.—The A. M. E. Zion congregation of New Rochelle will in early spring begin the erection of a new church,

New York State.

ALBANY.—J. F. Lape will erect a 2-sty frame flat house at 187 Quail st.—Mrs. Louise Tanner will erect a 2-sty brk store and flat at 111 Central av.—John Flagler will erect two houses at 8 and 10 Yates st.—Fred C. Vedder will erect a 2-flat house at 12 Yates st.—J. G. Gerling will erect a 2-sty frame dwelling at 757 Lancaster st.—Michael Hart will erect a house at 112 Morton st.—J. A. Enselein will erect two 2-sty frame flats on Delaware av.—Mrs. Mary E. Parker will erect a house at 30 Spring st.—Work is being rushed on the new building for the Albany Billiard Ball Co., at the cor of Delaware av and Whitehall st.—P. C. Eames will build an addition to his house on Livingston av.—Architect Adolph Fleischman has prepared plans for a residence at Stop 33, Schenectady road, for W. Q. Gregg.—Same architect has plans for remodeling the building at 12 Broad st, owned by F. Finkelstein.

SCHENECTADY.—Van Voast & Rabinovitch will build an addition to the building at 447 South Centre st.—The building at 309 Front st, owned by John Johnson, was damaged by fire to the extent of \$3,000.—The Schenectady Fireworks Co. will erect a building at 12 High st.—Meehan & Woods will remodel the Mohawk Baths in South Centre st.—Mary E. Winship will erect a house on Campbell av.—R. Martinelli will erect a large barn in North Jay st.—Fred Beekman will erect a garage at 1509 Union st.

SANFORD.—A new school building will be erected, to cost \$20,000. Architect E. W. Van Slyke, of Binghamton, is the architect.

ALBANY.—Work will be started immediately on St. Ann's new school building at the cor of Franklin st and 4th av. Contractors have been awarded as follows: Mason work, Cassidy & Gallagher; carpenter work, Anton Gander; plumbing, J. P. Maguire.—The Babcock & Shannon Co. will remodel the building at 52-54 James st.—The Delaware & Hudson industrial department is negotiating with a large door sash concern which is considering the location of a plant in this city.—J. F. Clarke, Jr., will erect two 2-sty frame flats at 50-52 Manning Boulevard.

TROY.—Adell Trembley will erect three 2-family houses on 7th av, north of 3d st.—M. F. Toole will remodel the house on 4th av, North Troy, owned by himself, between 4th and 5th sts.—John Maloney will improve his property on Stowe av.—Norman B. Sherry will erect a 2-sty cement block dwelling on Jacob st, east of 15th st.—Charles Collins, 400 9th st, will erect a 2-sty building on 7th av.—E. E. Darling will remodel the house at 190 2d av.—The Vandercook Paper Box Co. will erect a factory at Green Island.—Work is being pushed on the plant of the Sirocco Engineering Co.—The 3-sty brk tenement house at 118 William st, owned by Jas. J. Campbell, was damaged by fire.—Francis Cross will remodel his house on Pinewoods av.—A. K. Feyl will remodel his house at 254 2d st.

New Jersey.

PATERSON.—The J. A. Van Winkle Co. have purchased a plot of ground with the intention of erecting a new building. The plot purchased has a frontage of 40 ft. on Van Houten st, and extends back 100 ft. It is near Furman st, and was formerly owned by the late City Comptroller Daniel Miller, but after the big fire of 1902 was purchased by the late David Schmutz. Architect Fanning is preparing plans for the new building.

NEWARK.—Charles Elin will build a 16-family brk apartment house in Broome st, from plans by Hyman Rosensohn. The building will be 4 stories high and it will have two basement stores. The ground dimensions are 37x50 ft. The estimated cost is \$22,000.—Alfred Walters has drawn plans for a 3-family frame dwelling in Chadwick av, near Clinton av. It will be erected by Chas. M. Lee. The estimated cost is \$7,500.

IRVINGTON.—J. L. Zander will erect a store and dwelling at 22d st and 19th av, Irvington, after plans by Robert Sellick, of Newark. The structure will be of frame construction and it will be 3 stories high. The estimated cost is \$6,000.

NEWARK.—Peter Charles has drawn plans for two 4-sty brk apartment houses that Theo. G. Gibson will erect on New st, between Plane and Washington sts. One will measure 29x80 ft. and the other 22x54 ft. The estimated cost for both is \$40,000.

PLAINFIELD.—Work on the foundations to the extension of the Hand Storage barns on Craig pl has been begun by Wm. T. Smith, the contractor. The building is to measure 47x94 ft. It will be 3 stories in height and will be ready for occupancy about Mar. 1.

JERSEY CITY.—Architects Jas. E. Ware & Sons, of 1170 Broadway, New York, have completed plans and are ready for estimates for the construction of an office building for Halstead & Co., of Grove and 17th sts. The new building will be of brk construction, 2 stories in height and will measure 25x50. All modern improvements are called for and the estimated cost is about \$7,500.

JERSEY CITY.—Plans have been completed by Architect Christian H. Zeigler for the erection of 24 2-family houses, which are to be built on Centre, Brooks and Bright sts by Robert and Jos. M. Hughes, of the house-moving firm of John M. Hughes & Sons. The buildings will be of frame construction, 2 stories, and will each measure 16.8x44 ft.

HARRISON.—The general contract for the construction of a factory building on the south side of Sussex st, between 4th and 5th sts, Harrison, has been awarded by the General Electric Co. of that town to Salmond Bros. Co., of 526 Elm st, Kearney. The new building will be of reinforced concrete, 3 stories in height, and will measure 62x121. Estimated cost, \$32,000.

GLASSBORO.—H. M. Moffatt, 307 Market st, Camden, N. J., is preparing plans for a 3-sty hall building for the Junior Order United American Mechanics, Glassboro. Estimated cost is \$20,000.

CAMDEN.—Ballinger & Perrot, Philadelphia, have prepared plans for a 1-sty boiler house for the Highland Worsted Mills, Camden.

FLEMINGTON.—Sealed proposals will be received by the board of chosen freeholders of Hunterdon County, Hopewell Hall Bldg., Dec. 12, for macadamizing a public road.

Connecticut

NEW HAVEN.—Bids on the Greene st school were rejected as too high. Plans will be revised and refigured. Brown & Von Beren are the architects.

NEW HAVEN.—Contract for the Oliver Memorial Hall for Sheffield Scientific School, Yale University, has been let to Sperry & Treat Co., city. The estimated cost of the building is about \$140,000. Chas. C. Haight, 452 5th av, New York City, is the architect.—Contract for the school house on State st for St. Boniface R. C. parish has been let to M. A. Durrschmidt, Derby, Conn., to cost \$20,000.

HARTFORD.—New bids will be called for in the early spring by Architect W. D. Johnson for the building of the Open Hearth Mission. All previous bids have been rejected.

HARTFORD.—The Springfield Elevator & Pump Co. will build a brk factory, 200x82 ft., 1-sty high, on the east side of Windsor st.—L. Anderson will build a frame tenement on the north side of Benton st.—G. Levine will make alterations on the south side of Sheldon st.—H. R. Wood, a veranda at No. 577 Farmington av.—A. Holtz, a veranda at Nos. 1216 and 1218 Main st.—Thomas Hardie, a brk chimney and a frame addition at No. 279½ Park st.—Glenwood Congregational Church, a brk foundation on the south side of Park st.—Geo. B. Kirkbride, a veranda on the south side of Lincoln st.—William Allison, addition on the west side of Williams st.—Roger W. Sherman, a frame barn on the west side of Donald st.—G. Bansemes, a frame building at No. 356 Albany av.

Massachusetts.

QUINCY.—The City Council has appropriated \$70,000 for a school in Ward I. Architect, Chas. A. Brigham, 8 Exchange pl, Boston.

WORCESTER.—Chas. A. Colburn, 660 Pleasant st, will build a 2-family house for C. Herbert Colburn in Elbridge st; 60x29 ft., 2 stories, with shingled pitched roof. It was designed by J. P. Kingston, 518 Main st, and will cost approximately \$5,000.—James A. Gallagher, 104 Union av, has the contract for the erection of a 3-tenement house at 3 Fay st for Mrs. Maria E. Ward.—Jeremiah J. Higgins, Pleasant st, will build a frame 3-tenement house in South st, near Chapin; cost, approximately \$6,000.

Pennsylvania.

PHILADELPHIA, PA.—A new edifice costing about \$100,000 is contemplated by the members of the Calvary Methodist Episcopal Church (Rev. G. W. Izer, pastor).

PHILADELPHIA.—J. T. Windrim will prepare revised plans for a 2-sty gymnasium for Girard College, to cost \$100,000.

PINE GROVE.—All bids were rejected (same being excessive) for building the state armory here. Benj. W. Demming, Secy., Harrisburg; McCormick & French, Archs, Wilkes-Barre, Pa.

PHILADELPHIA.—The Philadelphia & Reading R. Co. has had plans prepared for a 1-sty engine house, at Wayne Junction, Philadelphia, Pa.

HANNIBAL.—The Heindel Mfg. Co. has awarded the general contract to the Perry Construction Co., New York City, for a 1-sty factory building at Hannibal, to cost \$25,000.

Miscellaneous.

LOS ANGELES, CAL.—Garrett & Bixby, 310 Currier Bldg., have prepared plans for a 3-sty apartment house to be erected at Grand av and 4th st for D. H. Steele and Bernard A. Vollmer, at an estimated cost of \$75,000.

ATLANTA, GA.—Plans of R. H. Hunt, of Chattanooga, Tenn., for the Baptist Tabernacle and Institution, which is to be erected at Luckie and Spring sts, have been accepted. The plans provide for four buildings, which are to cost \$250,000. Dr. Len G. Broughton is pastor.

BERKELEY, CAL.—Plans for the first section of the Doe Memorial Library at the State University have been definitely settled and work is to be started at once. This section will cost about \$2,500,000. John Galen Howard, of the university, is the architect.

TORONTO, ONT.—Plans by R. McCallum, City Architect, City Hall, will probably be received in December for the erection of bath houses on Stephaine pl; probable cost, \$40,000.

BALTIMORE, MD.—Mayor Mahool has signed the ordinance appropriating \$54,000 from the \$1,000,000 loan for the erection of a school at Mulberry and Payson sts, also an ordinance appropriating \$10,000 to erect an addition to School No. 6, on S. Ann st.

MONTREAL, QUE.—A site has been purchased on which the Government buildings for Montreal are to be erected at a cost of about \$3,000,000.

SAN FRANCISCO, CAL.—Steps are being taken to erect the Y. M. C. A. building at a cost of \$800,000; also to erect the following buildings: A 12-sty building at Post and Montgomery sts, by the First National Bank, cost \$1,250,000; D. H. Burnham & Co., Merchants' Exchange Bldg., are the architects; a 10-sty brk building at Bush and Battery sts, to cost \$275,000, by Miss J. E. Crocker.

TOLEDO, O.—The Congregation B'nai Israel has accepted plans prepared by Sidney E. Aftel, Spitzer Bldg., for the synagogue, which is to be erected at Wodrufr av and Union st, at a cost of \$50,000.

Foreign Opportunities.

(Inquiries in which addresses are omitted are on file at the U. S. Bureau of Manufactures, Washington, D. C. In applying for addresses refer to file number.)

No. 1656. Electrical machinery.—One of the American consular officers in South America writes of the various contemplated electrical improvements in his district. He furnishes the several names to which correspondence might be profitably addressed.

No. 1659. Panama Canal supplies.—Bids will be received until December 13 by the Isthmian Canal Commission, Washington, D. C., for the supplying of lumber, stern spud for dipper dredge, repair parts for steam shovels, driving-wheel tires and centres for locomotives, motor-generator set, switchboard, electric fans, electric switches and fuse blocks, steel plates and angles, closet seats and attachments, ball cocks, chain, sink bolts, lag screws, pipe-threading machine, bolt taps, pipe bend, gage cocks, bibbs, steam whistles, copper pipe, salinometers, band saws, calorimeter, rules, planimeters, protractors, ranging poles, paper clips, paper-fastener presses and fasteners, pins, ink, stamp pads, blotter holders, twine, paper, index cards, cardboard, etc. (Circular No. 403.)

No. 1661. Municipal improvements.—Consul Edward J. Norton, of Asuncion, reports the incorporation of an American company, called the Asuncion City Improvements, Electric Light, Power and Tramways Co., to carry out the municipal improvements specified in the concession granted by the Paraguayan Government, which embraces the construction and control of a water and sewerage system, the operation of an electric tramway service, and an electric lighting plant. Consul Norton states that such improvements will create opportunities for the sale of bath tubs, toilets, water motors, bathroom fittings, plumber's goods and tools, lavatories, water pipe, insulated wire, bulbs and sockets, chandeliers, lamps, and all electric-lighting fixtures and supplies. He supplies a list of merchants to whom manufacturers of these lines of goods might do well to send catalogues, prices and full information, and they will find it well worth while to go into detail when soliciting business in this country. Prices should be quoted f. o. b. New York, and all discounts stated or net figures given. Catalogues will also be gladly received at the consulate, where they will be filed for reference purposes.

No. 1666. Railway sleepers.—The Railway Board, Calcutta, India, invite tenders until Jan. 6, 1908, for the supply of 60,000 timber sleepers for the Oudh and Rohilkhand Railway, delivery to begin April 15, and to be completed by June 30, 1908.

No. 1667. Saws and files.—Mr. Harald Michelsen, post-office box 65, Christiania, Norway, writes that he desires to represent American firms offering saws and files.

No. 1668. Electric and pumping plant.—The Superintending Engineer, Patiala State, India, is calling for tenders up to Jan. 6, 1908, for the electric and pumping plant required for the Patiala water supply, particulars of which may be had by addressing him.

No. 1669. Saw steel.—Herr Ferdinand Wiss, Vallendar am Rhein, Germany, is greatly interested in strap (band) steel for making metal saws and in sheet steel for making metal circular saws. He states that there is a special demand there for that kind of steel, such as used in America for making "Milford" buck-saw blades.

No. 1671. Price lists, etc., for consulate.—Consul Wm. C. Magelsen, of Bagdad, Turkey, requests American manufacturers to send him their catalogues, samples, price lists with quotations c. i. f. Bassorah, trade publications, and literature pertaining to American manufactured goods. He states that these will be most useful to him in his attempts to arouse interest in American things, and that he will place them where he believes they will bring the best results. He particularly asks that price lists be furnished of hardware, lamps, ice-making machines, small size; iron beams, office fixtures, oil stoves, street-railway material, wagons, and wood and lumber, with samples, if possible.

A Patriotic Offer.

At a meeting of the Business Men's Association of Long Island City, held Friday evening a resolution was passed appointing a committee to present the proposition to the city officials that the association will erect a Borough Hall for Queens at the expense of the association. The city is to select the site in Long Island City of course, and adopt plans. Then the business men will subscribe the necessary money to buy the site and to erect the building. The plans for the building are likewise to be adopted by the city authorities. The business men agree to carry the building until such time as the city is able to buy it. The building will be turned over to the city for its original cost plus the carrying charges.—L. I. Star.

Jersey is Expectant.

People are going to buy more good land than ever as soon as confidence is restored, assert the real estate brokers, and next spring will witness an avalanche of dealings far in advance of everything heretofore.—Jersey City Journal.

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. 22 to 27, inc.	Nov. 23 to 28, inc.		
Total No. for Manhattan	156	Total No. for Manhattan	196		
No. with consideration	7	No. with consideration	15		
Amount involved	\$570,500	Amount involved	\$692,125		
Number nominal	149	Number nominal	181		
		1907.	1906.		
Total No. Manhattan, Jan. 1 to date		11,347	19,080		
No. with consideration, Jan. 1 to date		754	1,150		
Total Amt. Manhattan, Jan. 1 to date		\$45,841,340	\$61,463,637		
		1907.	1906.		
Total No. for the Bronx	90	Total No. for the Bronx	123		
No. with consideration	3	No. with consideration	13		
Amount involved	\$17,500	Amount involved	\$89,814		
Number nominal	87	Number nominal	110		
		1907.	1906.		
Total No., The Bronx, Jan. 1 to date		8,306	11,294		
Total Amt., The Bronx, Jan. 1 to date		\$6,564,333	\$7,466,269		
Total No. Manhattan and The Bronx, Jan. 1 to date		19,653	30,374		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$52,405,673	\$68,929,906		

Assessed Value, Manhattan.

		1907.	1906.
		Nov. 22 to 27, inc.	Nov. 23 to 28, inc.
Total No., with Consideration		7	15
Amount Involved		\$570,500	\$692,125
Assessed Value		\$404,500	\$569,500
Total No., Nominal		149	181
Assessed Value		\$8,540,300	\$6,789,200
Total No. with Consid., from Jan. 1st to date		754	1,150
Amount involved		\$45,841,340	\$61,463,637
Assessed value		\$34,175,400	\$43,246,275
Total No. Nominal		10,692	17,930
Assessed Value		\$351,142,400	\$599,769,410

MORTGAGES.

		1907.		1906.	
		Nov. 22 to 27, inc.	Nov. 23 to 28, inc.	Manhattan.	Bronx.
Total number	126	81	301	163	
Amount involved	\$1,760,255	\$478,407	\$8,516,519	\$705,025	
No. at 7%					
Amount involved					
No. at 6%	63	44	100	40	
Amount involved	\$581,052	\$222,852	\$1,186,019	\$195,410	
No. at 5%					
Amount involved					
No. at 5 1/2%	16	8	10	9	
Amount involved	\$248,000	\$81,300	\$791,000	\$27,200	
No. at 5 1/4%					
Amount involved		\$32,000			
No. at 5%	30	14	120	83	
Amount involved	\$517,759	\$53,692	\$3,528,000	\$290,575	
No. at 4 1/2%	1	1	33	1	
Amount involved	\$10,000	\$11,000	\$2,072,000	\$2,500	
No. at 4 1/4%					
Amount involved					
No. at 4%			3	1	
Amount involved			\$49,000	\$600	
No. at 3 1/2%			1		
Amount involved			\$20,000		
No. at 3%			1		
Amount involved			\$5,000		
No. without interest	16	12	33	29	
Amount involved	\$403,444	\$77,563	\$865,000	\$188,740	
No. above to Bank, Trust and Insurance Companies	11	1	51	15	
Amount involved	\$256,000	\$25,000	\$2,390,500	\$107,800	
		1907.	1906.		
Total No., Manhattan, Jan. 1 to date		11,089	16,793		
Total Amt., Manhattan, Jan. 1 to date		\$297,767,958	\$350,415,569		
Total No., The Bronx, Jan. 1 to date		7,438	8,565		
Total Amt., The Bronx, Jan. 1 to date		\$87,245,150	\$59,734,875		
Total No., Manhattan and The Bronx, Jan. 1 to date		18,527	25,358		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$365,013,108	\$410,150,444		

PROJECTED BUILDINGS.

		1907.	1906.
		Nov. 23 to 29, inc.	Nov. 24 to 30, inc.
Total No. New Buildings:			
Manhattan		11	6
The Bronx		12	43
Grand total		23	49
Total Amt. New Buildings:			
Manhattan		\$1,060,500	\$846,500
The Bronx		84,700	859,950
Grand Total		\$1,145,200	\$1,706,450
Total Amt. Alterations:			
Manhattan		\$147,850	\$98,750
The Bronx		6,050	16,050
Grand total		\$153,900	\$114,800
Total No. of New Buildings:			
Manhattan, Jan. 1 to date		921	1,576
The Bronx, Jan. 1 to date		1,733	2,007
Mhntn-Bronx, Jan. 1 to date		2,654	3,583
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date		\$71,244,100	\$107,359,515
The Bronx, Jan. 1 to date		19,313,449	25,960,780
Mhntn-Bronx, Jan. 1 to date		\$91,557,549	\$133,320,295
Total Amt. Alterations:			
Mhntn-Bronx Jan. 1 to date		\$15,235,954	\$18,899,900

BROOKLYN.

CONVEYANCES.

		1907.	1906.
		Nov. 21 to 26, inc.	Nov. 22 to 27, inc.
Total number		374	507
No. with consideration		21	26
Amount involved		\$175,775	\$190,420
Number nominal		353	481
Total number of Conveyances, Jan. 1 to date		30,487	43,836
Total amount of Conveyances, Jan. 1 to date		\$18,317,610	\$25,586,977

MORTGAGES.

		1907.	1906.
Total number		389	691
Amount involved		\$1,475,189	\$3,018,866
No. at 6%		233	220
Amount involved		\$782,007	\$672,831
No. at 5 1/2%			
Amount involved			
No. at 5%		108	202
Amount involved		\$535,649	\$928,830
No. at 5 1/4%			
Amount involved			
No. at 5%		81	250
Amount involved		\$118,900	\$1,807,644
No. at 4 1/2%		1	1
Amount involved		\$3,600	\$4,000
No. at 4%		1	
Amount involved		\$1,333	
No. at 3 1/2%			
Amount involved			
No. at 3%			
Amount involved			
No. without interest		15	18
Amount involved		\$33,700	\$105,561
Total number of Mortgages, Jan. 1 to date		31,038	36,136
Total amount of Mortgages, Jan. 1 to date		\$132,838,796	\$148,914,842

PROJECTED BUILDINGS.

		1907.	1906.
No. of New Buildings		77	153
Estimated cost		\$480,805	\$1,245,062
Total Amount of Alterations		\$73,503	
Total No. of New Buildings, Jan. 1 to date		8,025	7,939
Total Amt. of New Buildings, Jan. 1 to date		\$61,063,410	\$59,584,164
Total amount of Alterations, Jan. 1 to date		\$6,119,060	\$5,111,793

The Week.

From a real estate standpoint the week was dull and uninteresting. There were some "promises," but brokers report things pretty much at a standstill. The buying public, according to several well-known real estate operators, are simply holding their breath, waiting for future developments. Astonishment is sometimes expressed because there has been no serious reaction in values. Undoubtedly the situation has cleared to some extent. The talk of withdrawing the certificates issued by the Clearing House thus gives evidence that the money market is becoming easier.

The influence of Thanksgiving Day was naturally felt in the market, for many people went out of town from Wednesday until Monday. It is difficult for brokers to do business in the Holiday season, for people's minds are diverted into other channels, and they do not want to undertake the serious proposition of investing money.

The principal sale of the week was the purchase by Paterno Brothers of the plot, on Riverside Drive and 116th st. This plot is 81x100, and is going to be immediately improved by a 10-story apartment house. This firm has had considerable experience in this section. They have built a number of houses and are considered to "know the section" and the wants of the class of apartment dwellers that live there.

The next sale of importance was that of the Jermyn apartment house on the southwest cor of 61st st and Broadway. This building was built in 1904 at an estimated cost of \$575,000. It is a 12-story high-class apartment house with stores. It is the only building of its kind between 59th and 66th st. Sixteen lots on Washington Heights were given in exchange.

Nos. 108 and 110 Charlton st were sold and resold. These houses are going to be altered into a 7-story loft building. A 5-story tenement, 68 William st, 25x100, figured in a trade for 240 West 143d st, a 6-story flat, 25x100. A few of the medium-priced dwellings and flats were sold, but taking it all in all the week was rather disappointing.

Several large leases were reported in the business and loft building section, but nothing out of the ordinary. The mortgage market was quiet. But few mortgages of considerable size were recorded. The largest was given by the Montross Bond and Realty Co. to William McKenzie et al, covering the plot 100x100 on the south side of 77th st, 50 ft. east of Columbus av. The rate and due date appears in the bond only. The amount was \$100,000. A mortgage for \$60,000 was given by Thomas A. Emmet to John G. Brown, on 93 and 95 Madison av, the southeast cor of 29th st, two dwellings covering the plot, 50x100. The rate and due date as per bond, and the amount is \$60,000. Philip Simon to Mary K. Starrett, a \$59,000 3-year mortgage at 5% on 2753 and 2755 Eighth av, a 6-story flat covering 50x85 ft.

The total number of private sales reported for the week is 23, of which 6 were below 59th st, 9 above, and 8 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 126 as against 206 last week, and in the Bronx 81 this week as against 107 last week. The total amount involved was \$2,238,662 as against \$8,320,456 last week.

THE AUCTION MARKET

The auction market was at a standstill this week. Thanksgiving day coming in the middle of the week had probably something to do with the few offerings. There were no voluntary sales. Owners are not anxious to voluntarily place their holdings on the market at the present time, on account of the existing conditions, but they think by the first of the year things will be in better shape and that property will command better prices. Nos. 214 and 216 East 127th st, a 6-sty brick flat, 40x99.11, with stores, went to Abijah M. Dederer for \$34,250. The 3-sty brick dwelling, 605 Walton av, 16.8x100, to John G. Faron for \$5,600. Three 6-sty brick tenements with stores, 124.4 x100x irreg, known as 1391 to 1401 3d av, were bought in by the plaintiff for \$160,578. The 2-sty brick dwelling, 887 Jackson av, 19.9x75, went to the plaintiff for \$4,800. The rest of the offerings were adjourned to an early date in December.

Values in West 22d Street.

THE realty values in West 22d st, between Fifth and Sixth aves, have had a substantial increase within a few years. The first cause of the movement dates back to the period when 23d st became too congested, and prices became practically prohibitive. As the south side of 23d st was considered choicer, if anything, than the north side, naturally the overflow took the same direction and went to 22d st.

In this street some of the larger stores have entrances and they were quick to realize that it would be good business policy to acquire as much property on this thoroughfare as possible, the result being that all the property on the north side was speedily purchased. The next step was to go across the street and Benjamin Stern acquired several parcels on that side of the thoroughfare also.

About eighteen months ago property on this block was worth about \$100,000 a lot, which was between \$25,000 and \$30,000 more than the prices obtained five years previous and \$45,000 more than ten years ago. In 1902 Benjamin Stern paid \$82,000 for 16 West 22d st, and in the same year No. 10 sold for \$70,000, and was resold with 12 for \$160,000, 28 to 32 was sold by the French Church du Saint Esprit for \$200,000, size 82.9x98.9. This price is about \$60,000 a lot. On this building has been erected a 6-sty modern office and loft building. The asking price at the present time is \$425,000.

At the present time it is difficult to get a full lot on this block for less than \$125,000, and even at that figure they are scarce; 24 and 26, which has a frontage of 50 feet, is held at \$275,000, while 28 and 30, a modern 6-sty loft and office building, 50 feet wide, is valued at \$425,000; 32 West 22d st, another 6-sty modern loft and office building, on a lot 32.9 feet wide, commands \$350,000.

The asking price over a year ago for 34 in this same block was \$125,000. This plot is 25 feet front; 36 West 22d st, 7-sty loft building, was held at \$150,000 about two years ago, and also has 25 feet on the street; 40 and 42, 46 feet wide, is held at \$175,000, while 44, in the same block, 23 feet wide, with an old building, is valued at \$100,000 by its present owners.

In the leasing feature of this street, a 20-foot store rents for \$3,750; a 25-foot store rents for \$5,500, and 33-foot store commands \$6,000. Lofts are held at about \$1.20 a square foot.

Which Pays Best?

Western Union Telegraph sold last year as high as 94%, at which investors put it into their strong boxes, though it paid them but 5.3 per cent.—New York Herald.

A private dwelling should pay 8 per cent. on its value; a fine flat house, with the most modern improvements, should pay from 12 to 15 per cent., according to the class of investment and cost of maintenance.—Frank H. Tyler, of Brooklyn.

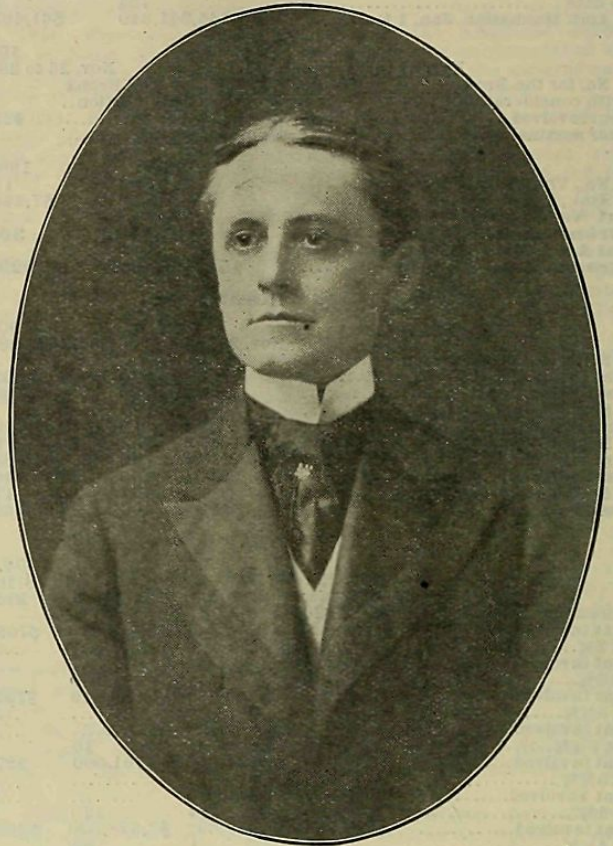
—It has been variously estimated that something like \$100,000,000 to \$150,000,000 has been withdrawn from the banks within the last six weeks and that less than \$25,000,000 has been returned. In all probability \$10,000,000 is being carried abroad by the foreign laboring element, and the remainder is most likely tucked away by the thousands of thrifty timid ones who no longer place trust in banks. This considerable sum must sooner or later find investment, and what safer investment can be found than well situated real estate within the boundaries of Greater New York.

Who's Who in Real Estate—IV.

Edward L. King has for years been known as a specialist in real estate. The particular branch of the business to which he has devoted the major part of his time is Manhattan corners. He is considered an authority on values of this class of property, and was closely connected with the old firm of Richard V. Harnett & Co., for twenty years.

Mr. King has what is considered one of the most complete real estate offices in the city. In some respects it surpasses all others. He has a collection of records that he is extremely proud of. It is not only valuable, but is of material aid to him in the conduct of his business. For example, he has the only complete set of auction records (so far as known), dating back to 1867. These he bought at auction when the firm of Richard V. Harnett was dissolved. He has kept them up to date and they are a very valuable asset, as well as extremely interesting from a collector's standpoint.

Besides these records, Mr. King is the possessor of a complete set of auction maps and sales, giving names of purchasers and the prices paid for the parcels from 1868 to date. Many interesting facts on the gradual increase in the value of real estate in New York can be found by referring to the prices



EDWARD L. KING, SECRETARY OF THE REAL ESTATE BOARD OF BROKERS OF NEW YORK.

paid at various sales of the same property. Offers that were made under protest and only after urgent persuasion on the part of the broker, look today so cheap that it is a wonder they were ever accepted.

Mr. King, besides keeping the records already referred to, has a system of keeping tabs on all corners north of 14th st. There are three men out canvassing all the time. One has the eastern district, one the middle district and the other takes the western third of the city. Every corner is visited and on the card that is made out for a particular piece of property all data is filled in, such as size, height, occupancy, term of lease, when last transferred, price, if possible, condition, location of fire escapes, etc. All these are carefully arranged in order, the result being that the office has a record of every corner. If a piece of property is not in the market for sale, it is so noted, but it is just as carefully looked after, for fear that the owner might change his mind.

Mr. King has taken the stand that his office is his home during regular office hours, and frequently in the evening, so he has fitted it up to look as pretty and comfortable as possible. The walls are lined with a number of old prints, as well as pictures of prominent buildings, giving the effect of solid comfort. The furniture is of metal, stained to represent mahogany and is covered with glass, making it sanitary.

Mr. King was recently elected secretary of the Real Estate Board of Brokers of New York. He has been identified with this organization for years and is one of its moving spirits. Much of its success has been due to his efforts.

—Daniel Hanley was appointed receiver of rents of Hotel Sevrance, southeast cor Broadway and 94th st. The suit was instituted by the Bradley and Currier Co. et al against Ada Bingham et al to foreclose a second mortgage of \$10,500. The Metropolitan Life Insurance Co. holds a first mortgage of \$230,000.

Park Avenue and Murray Hill.

What will be the future of Park av, between 34th and 40th sts? Will business creep into this avenue? These are hard questions to answer. It is questionable whether anyone could satisfactorily reply to either.

This avenue is uniquely situated. A little strip of land only six blocks in length, centrally located, of immense monetary value—and yet it has retained its hold as a residential district. The present occupants seem loath to leave it, and turn their homes over for commercial purposes. On all sides business has found a footing, and is thriving in the fullest meaning of the word.

Partly on this account property values on Madison and 5th avs have increased enormously in five years, and the natural result of this condition would be that the overflow would extend both east and west. This has been true so far as the west is concerned, for all the blocks between Fifth and Sixth

the entrance on 34th st, which gives the width on the avenue to be devoted to drawing rooms, etc. On the northeast corner of 35th st is Mr. J. H. Robb's residence, with a frontage of 49.5 feet, while across the way, on the northwest corner, is the 33-foot residence of Mr. and Mrs. P. H. Butler.

No. 39 Park av, on the northeast corner of 36th st, is owned by Mr. George S. Bowdoin and has a frontage of 48.9 feet. The residence of the late Charles T. Barney, 67 Park av, is situated on the northeast corner of 38th st. This plot is 57.9 feet on the avenue.

The James family have long been identified with this part of Park av. In 1872 Nos. 80-82 Park av, a 48.7 dwelling on the southwest corner of 39th st, was transferred to Mrs. Ellen G. James; various members of the family have purchased property in this locality. Some years ago, the northwest corner of 39th st, directly opposite the James home, was occupied by a church, who were desirous of selling. This plot was purchased by the Jameses and also by Mr. Dodge, who was in



RESIDENCE OF HON. HORACE RUSSELL.

PARK AVENUE, LOOKING NORTH FROM 34TH STREET.

RESIDENCE OF J. H. ROBB.

RESIDENCE OF THE LATE CHAS. T. BARNEY.

RESIDENCE OF HARRY A. DAY.

avs on Murray Hill are being invaded by retail houses, such as silversmiths', tailors', dressmakers', milliners', etc.

This state of affairs, however, does not exist east of Madison av. On 40th st there were a number of stables, used by adjoining property owners. In several instances large offers were made, with the object in view of converting this street into business. On every occasion the offer was refused. Finally a builder came along and suggested that he erect modern dwelling houses of the most improved type, and on that condition the land was sold, and this idea was subsequently carried out. Park av has been kept free from business of every description. Much has been done to make it as attractive as possible. There is a parkway in the middle of the avenue, which is 140 feet in width, and in the last few years many of the dwellings have been remodelled and much money has been spent beautifying them.

Many fine residences line both sides of this avenue. Mr. and Mrs. Robert Bacon own and occupy No. 1 Park av, which is on the northeast corner of 34th st. This house is 25x100, with

business with Mr. James. Four dwelling houses were erected on a frontage of 148 feet.

Mrs. Laura Jennings owns 86 Park av, which is on the northwest corner of 39th st, Mrs. Eliza McCullough owns No. 88, Mrs. Grace Dodge, No. 90, D. Willis James, No. 92. Later Mrs. Eliza Turner, who is also a member of the family, purchased No. 94. This completes the block front, except the southwest corner of 40th st, a dwelling owned at the present time by Mrs. Sarah L. Payne, and the adjoining residence, owned by Mrs. Henry Hall Forbes. These three last named houses were built some years ago as high-stoop houses, but were subsequently altered into modern American basement residences. The entrance of 98 was placed on the side street, while Nos. 94 and 96 were entirely remodelled and extensions built in the yards.

There are several reasons why this particular section is very desirable for residential purposes. It is centrally located, and yet is shut off on the north by the Grand Central Station, and on the south by the formation of the land, there being a

heavy grade between 32d and 34th sts, which discourages heavy trucking to the Grand Central. This traffic is diverted to either Madison or Lexington avs.

It is the only avenue in the city at the present time that has two tunnels, one built over the other. It will be remembered that the tunnel on the lower level is used by the Interborough, while the one on the higher level is used by the Metropolitan Street Railway. Thus with these two roads, to which can be added the cross-town lines at either end (34th and 42d sts), it is easily accessible from any part of the town.

Property on both sides of the avenue is restricted, not only by what is known as the "Murray Hill restriction," which prohibits foundries, factories, blacksmith shops, etc., but also every form of business, apartment and commodity houses, etc. In fact every kind of a building is barred, except those built for private dwelling purposes.

About four months ago a dwelling on the east side of Park av, between 39th and 40th sts was reported sold for \$85,000. This building was about 20 feet in width. This price was considered at the time to be below the market. On the other side of the way \$75,000 was offered and refused for a 16-foot dwelling.

Points Against the Torrens System.

BY HENRY F. MILLER.*

The Torrens System of land registration so called is really not a system of land registration in the nature purely of a recording act, but goes further, in that it requires the State to insure the accuracy of the report, and thus practically imposes upon the State the functions of an insurance or indemnity company. The question naturally arises, why should the State undertake this business, any more than fire or life insurance? There is no real difference in principle from the insurance standpoint. If, however, it be deemed a proper function of the State, then that function should be exercised only if there is a controlling demand for it. This demand I do not think exists. The great body of land owners and citizens are not agitated in favor of such a system.

While not meaning to impugn the motives of the persons who are desirous of procuring the introduction of the Torrens System, I think it will be found that, with some unimportant exceptions, the persons thus expressing this desire are principally real estate brokers and operators. Their desire is based upon the theory that such a system would facilitate their business by reason of its cheapness and expedition. The operators think that they would be enabled to realize profits more frequently and rapidly, and the brokers think that they would earn commissions more frequently and rapidly. While this is a wholly proper desire for the persons thus interested, what public necessity exists for the passage of a law for the pecuniary advantage of one class of citizens?

The object sought to be attained is to make real estate practically as quick an asset as personal property. This will always be impossible, because of the radical difference in the nature of the two kinds of property, and the systems of law applicable thereto. Real estate is immovable and implies stability. Personal property is movable and fleeting, and implies fluidity rather than stability. Because of its immovability and stability, real estate is the backbone of all taxation and the goal sought to be attained for security and for liens. The imposition of the burdens of taxation and liens upon real estate naturally opposes its quick convertibility into cash.

Recording acts are an American institution. It seems to me they are beneficial and wise and prevent fraud; but they impose the necessity to search the records. This searching of the records implies special skill on the part of men trained in the subject and the employment of special skill entails expense.

To the extent that the proposed system is confined to a recording act which shall embrace concisely all the outstanding liens affecting a particular piece of property, it would be, if possible, a benefit. The only way to attain this result seems to me to be first to reduce the number of liens and next to require persons claiming liens to so file or declare them, that they could be readily indexed against certain properties, and should be liens only as to those properties. To make the system complete, there should be one central office where all these particulars should be ascertainable. I doubt whether this could be accomplished in the City of New York. If it could be accomplished, the entire existing system would have to be radically amended.

If it could be accomplished to have all the returns grouped at one office, the final question would arise whether these liens should be indexed against particular lots. If so indexed confusion would probably result by the changes subsequently made in the lines of the lots. It was this difficulty that induced the framers of the present law to adopt the block system rather than the lot system of recording. If, however, the liens were only indexed against blocks, the record would not be definite and precise, but on the contrary necessitate further inquiry as to particular lots in a given block.

But it seems to me essential that the State should not go

*At the fourth public hearing before the Torrens Commission, which was held on Friday, Nov. 15, at the City Hall, Mr. Henry F. Miller appeared in response to an invitation to present his views,

beyond imposing upon its recording officers, the purely ministerial duty of recording and indexing rights, interests and liens filed in the office. To go further than this would be to clothe with judicial functions inferior officers not qualified to exercise them. For if the state stood ready to insure the sufficiency of the title of a piece of property upon the certificate of the various recording officers, these certificates would practically amount to judgments, and would impose heavy responsibilities and probably impair the constitutional right of trial by jury.

The Torrens system, I understand, originated in Australia. Many other ideas and so-called reforms were attempted in the same place. New communities are given to experiments. It might also be possible to originate such a system in the Western States, where titles, having their origin in United States patents, have been held by private parties for comparatively few years. But in a city like New York, where the recorded history of private ownership extends back for about two hundred years, the expense and difficulty of even starting such a system are so tremendous, that the question for this Commission to decide is, not whether such systems have succeeded fairly well elsewhere, but rather whether the advantages resulting therefrom have been so great as to warrant the risks and the cost of the attempt in this state.

Apart from the difficulties inherent in the task itself, there would be the added feature, that when the State, through its political appointees, endeavors to do work of such a character, it is public history that it costs more and is less ably done than if undertaken by private individuals.

To be equipped for this kind of work would require a large force of men, most of whom would have to be trained lawyers. When times of depression, like the present, arrived, it would not be readily possible to lessen the force and the expense would largely exceed the income.

If all the other difficulties suggested by me are open to removal, we confront the last proposition, that a state guarantee of titles is inherently impracticable. Even if we assume that the title to a piece of property has been examined and certified to a certain date, or even hour, it may well be that conditions would be entirely changed an hour afterwards. If, for example, the State, through its legal force, examines a title and finds it vested in A at a given time, it would be practically impossible for the recording officer to be able to certify the title of B (A's successor) without employing its legal force to search the title in behalf of B. The mere filing by B of an instrument, purporting to vest in him A's title, would not be sufficient. Various questions might arise requiring judicial functions on the part of the recording officer, or at least legal examination to justify the State to issue its guarantee.

Among the questions which would thus arise might be: The legal sufficiency of the instrument claimed to vest title, and the validity of its execution. If the grantor were married, whether the woman purporting to be the grantor's wife was actually such. Whether the grantor had the legal capacity to execute the deed, or to convey the title purported to be conveyed.

Whether the grantee had the legal capacity to take, or whether, for example, his purchase would be chargeable with a trust.

If the instrument were executed under a power of attorney whether the power was sufficiently broad and properly executed.

Whether there are any visible easements which would be indicated, by an inspection of the premises.

Whether, by reason of the possession of the premises in strangers, or from other sources, the grantee would be chargeable with notice of an outstanding title or interest.

If there had been any devolution of title, through death, various other questions might arise as to descent and alienage, testamentary capacity, capacity of devisee to take, whether trusts created by a will were valid, what powers became vested in the executors, under the will and the extent of such powers, whether any charges are to be implied by law constituting a lien upon the real estate.

Whether, in case of a will, children of the testator were born after the date of the will, and not provided for, so that partial intestacy resulted. The points to which I have called the attention are all points which would not be covered by the mere filing of a paper, but would require independent work outside of the recording office, and, in many cases, judicial functions.

If the real object sought to be attained is to make real estate a readily convertible asset, it would be essential that *all* real estate should come under the provisions of the act, because unless it was generally known and understood that every real estate transaction would be reduced to this simple basis (because *all* real estate was subject to the act), there would be uncertainty in any given case, whether or not that particular real estate would afford the opportunity of the desired simple transfer. To bring about this so-called simplicity in isolated cases, would not accomplish much good in rendering real estate, in general, a readily convertible asset, besides imposing a maximum expense for a minimum benefit.

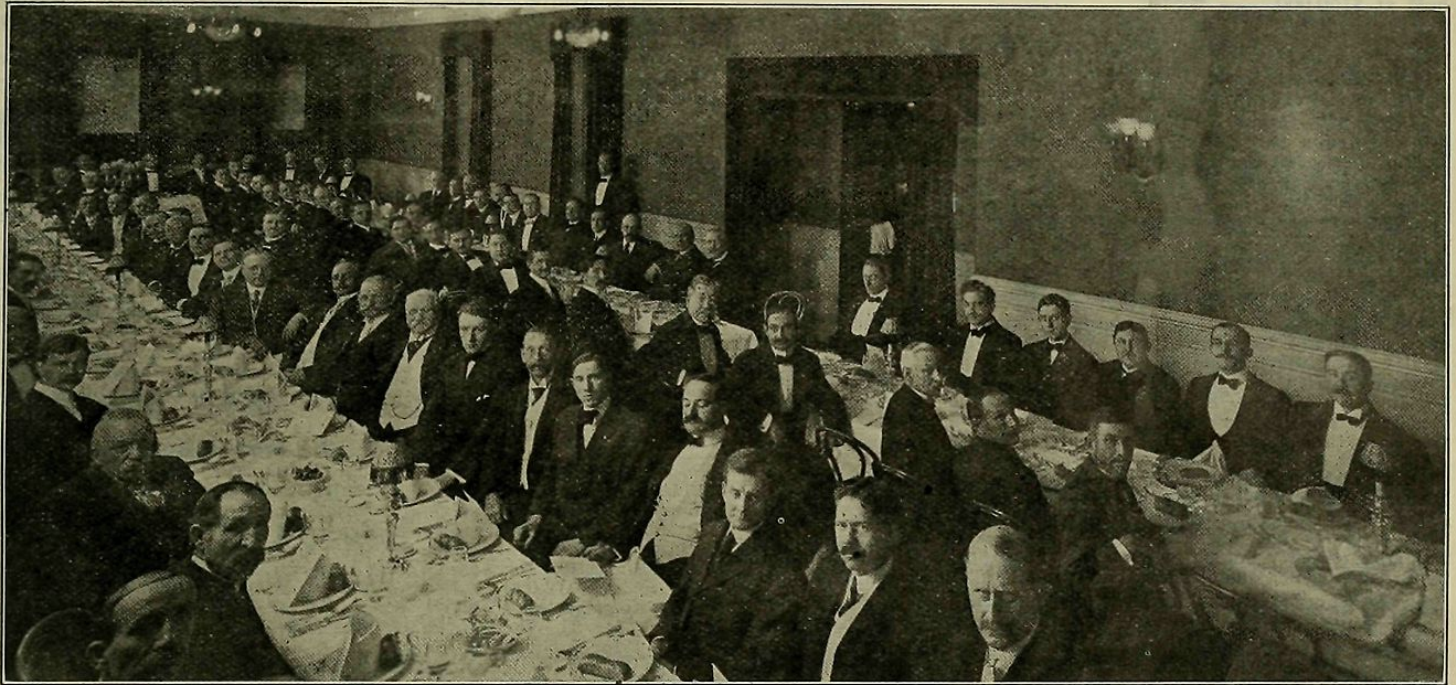
On the other hand, to attempt to subject to the operation of such a law the real estate of an owner unwilling to have it thus subjected, would seem to me impossible of accomplishment in a legal way.

Real Estate Brokers Dine.

(With Illustration.)

At the first annual banquet of the New York-New Jersey Real Estate Exchange, which was held at Reisenweber's, Nov. 23, the guests of honor were the real estate editors of the metropolitan district. Hon. Otto Kempner presided. Speeches were delivered by Hon. James L. Wells, Mr. Edward L. King, Secretary of the Real Estate Board of the City of New York, and Messrs. M. P. Walsh, Jos. W. Doolittle, Walter G. Muirhead, of Jersey City, Chester F. Parish, Frank Stevens of Jersey City, John W. Schmidt of Brooklyn, Robert Bridgeman, Henry Cyphers of Newark, Arthur F. Nicholson, Charles Moelspheni and Vice-President Jeffery of Berkeley Heights.

Others present were: Messrs. Elton Borroughs, F. P. W. Marquardt, W. P. Anderson, Albert V. Smith, Joseph E. Crowell, Joseph P. Day, John J. Nutt, S. L. Skinner, E. H. Lambert, F. M. Welles, Philip I. Hover, Richard M. Montgomery, W. Irving Scott, Samuel S. Scheuer, F. V. Pelletreau, C. Alfred Burhorn, William H. Brown, A. M. Burnett, Thos. A. Ryer, Chas. Singer, Jr., John V. Haas, James A. Romeyn, William A. Lambert, F. J. Beyer, A. Feist, F. L. Vrooman, George James Bayles, Walter W. Wilsey, W. W. Slocum, W. R. Squire, Robert Le Roy Pierce, F. W. Creighton, George A. Haynes, H. A. Rounds, Jesse L. Hedden, Asahel Chapin, J. Ward Smith, Henry V. Condict, H. C. Colville, William S. Welch, L. W. Naylor, E. D. Paulin, Siegfried Cedarstrom, S. M. Hodgkinson, David Lippmann, Harry Lippmann.



FIRST ANNUAL BANQUET OF THE NEW YORK-NEW JERSEY REAL ESTATE EXCHANGES.
Reisenweber's, November 23, 1907.

Mr. Joseph P. Day's personal guests were Salomon De Walltears, J. Barry Lounsbury, John S. Mapes, John L. Parish, A. N. Arneberg, C. A. Berrian, Hon. James L. Wells, Samuel Goldsticker, Robert E. Simon, John W. O'Connor, Clarence J. Ramsay, Edward L. King, A. N. Gitterman, Stuard Hirschman, Thomas Scowcroft, Frank Boyle, Henry Polhemus, Fred W. Mehle, Harry Rascovar, Edward J. Carr, Charles Schaeffler, Edwin A. Pearsall, L. C. Ditmar, Jacob Meyers, Alexander Rossner, Robert Huntley, David Vogel, James M. T. Pope, T. Alexander Dumont.

Mr. Muirhead in the course of his speech said no one could foresee what the next twenty years would bring forth in Hudson County. The land is constantly becoming more valuable, and the number of real estate transactions will increase with the population. The real estate news that will record these changes must be accurate, it must be timely, it must be entertaining. To accomplish this result it will need the co-operation of the real estate broker.

"The smallest county in the State, but with the largest population, Hudson county has shown such progress with her tunnels and other transit facilities as to induce a large immigration of home-seekers and to make imperative that realty topics should be treated in a thorough and comprehensive manner."

The speech of Mr. Jeffery, on Bungalows, opening up as it did a novel subject, was much appreciated.

The occasion was a very pleasant augury for the imminence of an era of great progress in real estate for New Jersey.

—Titles to 13 parcels of real estate in the upper part of Manhattan have been transferred by J. O. Baker and James R. Hay to Chas. T. Barney. Messrs. Baker and Hay held these and other properties for Mr. Barney. This action is preliminary to the real property of the estate being taken over by the Barney Estate Co., which has been incorporated in Albany.

Observations in the Bronx.

THE TREMONT AV DISTRICT of the Borough of Bronx is keeping up to its record of continuous real estate improvements, and, even in these uncertain times, the word is forward.

Renting in the Bronx is generally good, with the exception of the Morris Park and Van Nest section, which is nearly isolated by the almost impassable condition of West Farm Road.

Clement H. Smith, of Tremont av, believes that the financial troubles through which we are now passing will result eventually in the investing of many small accounts now in savings and other banks in moderate-priced homes and small mortgages.

"During the past two weeks," said Mr. Smith, "I have had many inquiries and have sold several small private and two-family houses. While in the aggregate these may not amount to very much, they show, to me, confidence is being rapidly restored."

"The demand for flats renting from \$20 to \$30 is good and to-day there are few vacancies in this neighborhood. Business property on Tremont av, between Third and Webster avs, has steadily increased in value and has more than doubled the past five years. During the same period the rentals of stores have been increased 100 to 150 per cent.

"At the northwest corner of Tremont and Park avs the elegant new stone building of the Bronx Safe Deposit Company is fast nearing completion. The first floor will be occupied by the Bronx Savings Bank, the basement will be fitted up for

safe deposit vaults and the lofts will be used for fireproof storage. Adjoining the bank property, on Tremont av, Webber & Co., well known Harlem butchers, are erecting a 1-sty building, 125x100 ft., which will be used by them for a branch market. While the real estate business here in the Bronx could be better, it also could be very much worse, and on the whole we are satisfied and working harder than ever."

A HIGHWAY IN BAD SHAPE.

There are more than fifty flats vacant in East Bronx, most of them at Van Nest. Rents have been reduced and other concessions made. The trouble is not with the flats or the real estate agents, but with West Farms road, the only approach to Van Nest and Morris Park. This highway is in a bad condition and has been so during every wet period.

All year the road has been torn up, more or less, and the paving contractor is having his own troubles. Nearly all week the road was a sea of mud and muck, and as the granite blocks are being placed without a concrete or gravel foundation, the contractor was again forced to stop work, and the end of the difficulty is not in sight.

It has gotten to that point that stores will not agree to deliver goods in the isolated districts for fear of losing horses and wagons. The pavement on Morris Park av was promised for September 1st, but it is still far from completion. Last year William Peters & Co., of 1993 Boston road, sold several hundred houses in the affected district, but this year they have declined to even take prospective purchasers over there, because they consider it no use.

The transportation service helps to aggravate the situation. People going from downtown to Van Nest are forced to change cars three times.

The possibility of a conflagration, while the only thoroughfare is impassable, is what troubles property owners the most. Should a serious fire break out the probability of the city fire department reaching Van Nest or Mapes Estate in time to be of

service is very slight and the salvation of that entire district would rest with the volunteer department of Van Nest, consisting of a hand engine, some hose and a lot of courage. One and all real estate men in East Bronx are very much discouraged and their one wish now is that before next spring the paving situation will be sufficiently improved so as to allow the transaction of some business.

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

CHARLTON ST.—Jas. H. Cruikshank sold to Arthur J. Collins 108 and 110 Charlton st, old buildings, 46x75. This property was immediately resold to the Charlton Contract Co. The new purchasers will erect at once a 7-sty loft building to be occupied by a wholesale liquor firm.

WILLETT ST.—Karl Sallmeyer sold to Abraham Schwartz 240 W. 143d st, a 5-sty flat, 25x99.11 taking in exchange 68 Willett st, 5-sty front and rear tenements, 25.1x100.4.

54TH ST.—Richtmyer & Irving and Sharrott & Thom sold for Charles Hauck 413 West 54th st, 5-sty front and rear tenements, 25x118. This house adjoins St. Elizabeth's Hospital.

LEXINGTON AV.—W. Clarence Martin sold to Michael Houlihan, a client of Charles Hibson & Co., the northeast cor of Lexington av and 33d st, 5-sty business building, 28x72. Since the announcement was made that Alfred G. Vanderbilt will improve his holdings on Park av, between 33d and 34th sts, property in this neighborhood has become a centre of interest. The new owner is going to utilize the building for his own liquor business. The property has been held at \$150,000.

NORTH OF 59TH STREET.

90TH ST.—Isabelle M. Jordan sold to Mr. McMahon 315 West 90th st, a 3-sty dwelling, 20x100.8.

116TH ST.—Harry L. Rosen bought 35 West 116th st, between 5th and Lenox avs, a 6-sty apartment house with stores, 25x100.11. This property is situated between the public school and the Columbia Typewriting Mfg. Co. on the west.

121ST ST.—The Duross Co. sold for John Murphy to John J. Duffy 230 West 121st st, 5-sty single flat, 17.6x100.11.

133D ST.—Henry D. Cochrane sold for Howard A. Raymond, to Peal & Parris, 160 West 133d st, a 3-sty dwelling, 17.6x99.11.

Jermyn Apartment House Sold.

BROADWAY.—The Jermyn apartment house on the southwest cor of 61st st and Broadway was reported sold to the Columbian Realty Company. This building was built and owned by the Jermyn Realty & Construction Company, and is a 12-story building with stores, 87.3x81.6x75.5x125. These stores are rented mostly as showrooms for automobiles, but a clause is inserted in the lease that there shall be no gasoline on the premises. This is on account of the insurance. It is reported that this transfer was in the nature of an exchange, several parcels having been given in trade. This building is the only large apartment house on Broadway from 59th to 66th st. It is in the heart of the automobile district. This property has been held at \$750,000. In part payment the Columbian Realty Company gives the entire block of 16 lots bounded by Broadway, St. Nicholas av, 171st and 172d sts, 200x190x151x217.

Riverside Drive Corner Sold.

RIVERSIDE DRIVE.—Paterno Bros. purchased the northeast cor of Riverside Drive and 116th st from Lucius H. Beers. They have been associated with the district around Columbia College for some time past, and have in the last few years built several large apartment houses. This present purchase comprises about four lots and has a frontage of about 81 ft. on Riverside Drive by 100 ft. on the side street. This is the third transaction that this firm has completed in this street between Broadway and the Drive. The selling price was reported as \$100,000. They have recently completed two 10-sty buildings on the south side of 116th st, known as the Floraville and the Paterno. The first named was sold to Jason R. and William R. Westerfield. A short time since they purchased from John D. Crimmins two lots just east of the above. It is said that a 12-sty apartment house is going to be built on the recently-acquired corner.

RIVERSIDE DRIVE.—Slawson & Hobbs sold for the West Side Construction Company (Jacob Axelrod, president) to an investor the Terrace court apartment house, a new 10-sty fireproof building, 145 x117, at the southeast cor of Riverside Drive and 93d st. The house is one of the handsomest on the drive. Mr. Axelrod originally owned a plot of 10 lots at this point and built two 7-sty apartment houses on the drive, which he sold to different investors in October, 1905. The larger building on the corner, which he has now also disposed of, was held at \$700,000.

Fairfield Realty Co.'s Purchase.

SEVENTH AV.—Arnold and Byrne sold for Louis Bernstein to the Fairfield Realty Co., the Milton, a 5-sty apartment house, 60x100, at the northwest cor 148th st and Seventh av.

SEVENTH AV.—G. Schmeidler sold for Sarah Hirshhorn the 5-sty flat and store, 2251 Seventh av, 25x75.

8TH AV.—John C. Hough sold for Jas. J. Martin to James S. Shea the 6-sty flats, with stores, 2746-2748 8th av, 40x100, at the southeast cor of 146th st. This plot was formerly part of the elevated railroad yards.

184TH ST.—Renton-Moore Co. sold for Hogenauer & Wesslau Co., builders, 558 West 184th st, to a client for investment the two new 5-sty apartment houses, 75x75 on the south side of 184th st, 75 ft. west of Audubon av. These two houses are the easterly ones of a row of four houses recently finished with a frontage of 37.6 ft. each. This section has been greatly benefited by the approach to the Washington Bridge and High Bridge Park.

BRONX.

Philadelphian Buys Bronx Corner.

137TH ST.—W. E. Preble and V. F. Pelletreau & Co. sold to a Mr. Shaw, of Philadelphia, for about \$30,000, the northeast cor of Willow av and 137th st, 100x125.

149TH ST.—Samuel E. Jacobs bought from Ferdinand Hecht 50x80 on the north side of 149th st, near 8d av.

BURNSIDE AV.—Richtmyer & Irving and Sharrott & Thom sold for Andrew L. Gardner the southwest cor of Burnside and Ryer avs, a 2-sty and basement brk house, 37x105.6x irregular.

FEATHERBED LANE.—Jesse C. Bennett & Co. sold for the Up-land Realty Co. to Henry Kraus the southeast cor of Featherbed lane and Shakespeare av, about 5 lots and a dwelling. Mr. Kraus will occupy the house and will improve the remainder of the property with private dwellings.

35 Lots Sold by Hall J. How & Co.

GUN HILL ROAD.—Hall J. How & Company sold for J. Allen and Edwin S. Townsend the block containing about 35 lots bounded by Gun Hill and Woodlawn roads, 210th st and Wayne av.

HALL PL.—The Woodstock exchange sold for Eugene Le Herise 25x130 on Hall pl, between 165th and 167th sts, to Robert Fletcher.

MORRIS PARK AV.—Van Winkel & Scott sold for a client to M. Damborajan the 3-sty brk flat with stores on the south side of Morris Park av, 85 ft. west of Unionport road, Van Nest.

PLYMPTON AV.—W. J. Huston & Son sold for David H. Taylor to Mary J. Flanagan the southwest cor of Plympton av and Featherbed lane, 27x108.

SOUTHERN BOULEVARD.—Pocher & Co. sold 50x100 on the west side of Southern Boulevard, 75 ft. south of Jennings st, for M. J. McDonald to Charles Reagan for improvement.

WOODYCREST AV.—James Conway sold to Edward D. Loughman 1003 Woodycrest av, a 3-sty frame tenement, 25.2x90.8.

LEASES.

Alexander J. Roux & Co. leased the store and basement at the southeast cor of 5th av and 20th st to Scott & West, importers, for a term of years.

Mr. J. Burchill leased for Mr. and Mrs. G. E. Farrington of Englishtown, N. J., the 3-sty and basement house No. 258 West 133d st, Manhattan, for 2½ years from Dec. 1, 1907.

Wm. A. White & Sons, in conjunction with Ogden & Clarkson, leased for the Hamersley estate the building at the southwest cor of John and William sts for a long term of years.

Louise & Co., milliners, now on 5th av, have taken a 21-year lease of the entire building 7 East 47th st, owned by Wm. B. Dinsmore. The property is opposite the Windsor Arcade.

Louis Schrag leased for Mrs. Rose B. Walker the dwelling 351 West 20th st, to Miss M. J. Patterson for a term of years; and for a client of James N. Wells' Sons the dwelling 414 West 24th st to Nettie Grenier.

John N. Golding leased for John Wanamaker the 2d loft of the building at the northeast cor of Broadway and 8th st to Albert Hochheimer; also in the same building the entire 4th loft to Feltenstein & Joffe.

The United States Realty & Improvement Co. rented to James W. Osborne the entire Broadway front of the 20th floor in the United States Realty Building at 115 Broadway. The lease was negotiated by the Chas. F. Noyes Co.

The McVickar, Gaillard Realty Co. has leased for a client to Mrs. Maude Hennon the row 211 to 215 West 46th st. This property was recently sold by the Shanley Bros. Plans have been drawn for a theatre to be built on this site and managed by Charles Dillingham.

The Ruland & Whiting Co. leased for the Hudson & Manhattan R. R. Co. to J. Jungmann, Inc., the large store in the new Fulton Bldg., at the southwest cor of Fulton and Church sts, for a term of years from May 1 next at a total rental of over \$250,000. The premises are to be used as a drug store.

Ogden & Clarkson leased for the Bankers' Construction Co. to D. Appleton & Co. for a long term of years the entire 7th floor, containing over 12,000 ft., in the new building at 29-35 West 32d st, extending through to 30-4 West 33d st. Also for Louise C. McCreery for 21 years the house at 18 W. 37th st, which is being altered for business purposes.

The Butler & Herrman Co. reports the following leases: For George Blair to Alm & Ryan, lofts in 40 and 42 Gold st; for Edward J. Barry the 2d loft in 62 Cliff st to Richard Tjader; for the Irving P. Lovejoy Co. the store at 320 and 322 Pearl st to M. Weinfeld; for Jefferson M. Levy the 1st loft in 93 and 95 Maiden lane to Wm. C. Dixie, and lofts in 213 Pearl st to Thompson Frey & Co.

London Times Leases From Fuller Co.

H. H. Fuller Realty Co. leased for the Bankers Construction Corporation to the London Times an entire floor containing approximately 15,000 sq. ft. in its new building 29 to 35 West 32d st, extending through to 30 to 34 West 33d st, for a term of years; also for C. Grayson Martin to Kawan Bros. the store at 252 5th av; for Henry A. Dix, Sons & Co. to Zuckerman & Joyce a loft in their new building at 116 and 118 West 14th st, for a term of years.

The Duross Co. leased the store and basement at 215 and 217 West 10th st for the Hermitage Co., to Denis O'Neill, for a long term of years, at an aggregate rental of about \$15,000; also the store at 119 West 15th st, for H. Reubenstone & Sons to Henry S. True & Co.; also for Bernard Kreiger to Adolph Baidel the 3-sty dwelling 152 West 130th st for a term of years; also the 3-sty and basement dwelling 110 West 12th st for Geo. T. Bernard to Helen Marigla; also 62 West 12th st for Geo. E. Chisolm to Lena Gleiss.

The Chas. F. Noyes Co. has leased for J. V. & H. V. D. Black the 11th floor of the Black Building, William and Frankfort sts, to the Sterling Engraving Co. for a term of years at an aggregate rental of about \$50,000. This building is situated just south of the Brooklyn Bridge and has among its tenants several well known publishing firms. Also lofts in the Schieren Building at Ferry and Cliff sts to Bauer & Black and Montross & Clarke at aggregate rentals of about \$40,000; also 26 Beekman st to the McNab & Harlin Mfg. Co.

Pease & Elliman leased for Mrs. Trenor L. Park 17 East 63d st to F. Gray Griswold; also for Commodore E. C. Benedict 10 West 51st st to Rudolph Kissell; also for Louis T. Haggin 441 Madison av to Geo. Howard Carroll; also 35 East 30th st to Mrs. W. C. Crouch; 667 Madison av for Mrs. A. S. Browning to Minor C. Keith; 226 West 59th st for Mrs. L. A. Coddington; 80 Madison av to Miss Fitzgerald; 249 West 74th st for Mrs. Keys to Sigismund Stajowski, and 342 West 71st st for W. B. Erskins to Willard S. Barrows.

Heil & Stern report the following leases: For William Hyams, the store and basement at 444 Broadway to the Stern Trading Co.; for the estate of Leopold Sinsheimer the store and basement at 714 Broadway to B. Rinaldo, and for Herman Wronkow the store and basement at 175 and 177 Greene st to Roth & Lask; also to Harry Levey the store and basement on the southeast cor 72d st and Broadway. This building is being altered into store property. For years it was occupied as a school. This is one of the first residences in West 72d st to be converted into a commercial building.

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SUBURBAN. Sales Along the Palisades.

John H. Fertig has sold to H. B. Lamothe the plot 50x100 on the east side of Washington av, Palisades, N. J. C. E. Buckley sold to Lawrence Buckley plot 22x102 on the east side of Undercliff av, Edgewater. The Leonia Heights Land Co. sold to Hattie M. Seydler plot 50x150 on the south side of Highwood av, Leonia Heights, N. J.

The Columbia Investment & Real Estate Co. report the following sales: To Julius Fingerhut plot 50x100 on the south side of Day av, Hudson Heights, N. J.; to Harry E. Campbell plot 25x100 on the southwest cor of Palisades and Franklin avs, Grantwood, N. J.; to Moses M. Bailey plot 50x100 on the east side of Grove av, Grantwood, N. J.; to Michael Marinaro plot 29x95 cor of Oakdene av and Gorge road; to G. S. Jones plot 50x100 on the east side of Grove av, Grantwood, N. J. Further sales along the Palisades: The Hudson River Realty Co. sold to Emma L. McAubrey plot, 75x132 on the south side of Dorincourt road; also plot 280x151 on the east side of Cumbermead road, Palisades, N. J.

Wm. W. Porter has sold to Jas. H. Quigley plot 75x122 on the west side of Cumbermead road, Palisades Park. James Christie sold to Florence A. Balze plot 75x175 on the south side of Christie st, Leonia. Hudson Heights Realty Co. has sold to Hugh Davies plot 75x100 on the north side of McKinley st, Fairview. Herman Daul sold to Carrie Dorschel plot 50x100 on the northwest cor of Erckhoff and Hoyms sts, Fort Lee. Wm. O. Ross sold to Paul Groborsch plot 50x225 on the north side of Undercliff av, Edgewater, N. J. The Property Corporation sold to Helene Wester plot 50x100 on the south side of Edsall Boulevard, Leonia. Annie J. Seamon sold to Jennie L. Henderson plot 50x100 on the east side of 2d st, Palisades Park. Palisades Realty Co. has sold to Elizabeth Kellogg plot 50x100 on the west side of Fairmount av, Palisades Park. Geo. Beck has sold to Geo. Maehlein plot 50x100 on the west side of Furth st, Palisades Park.

Alfred G. Vanderbilt Acquires Property.

Miss Alice G. Vanderbilt, executrix and trustee of the late William K. Vanderbilt and Chauncey M. Depew et al, executors and trustees of the late Cornelius Vanderbilt, transferred the following pieces of choice business property to Alfred G. Vanderbilt, 124 to 136 Nassau st, with 13 to 17 Beekman st, which is a large office building known as the Vanderbilt Build-

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ing; 153, 154 and 155 South st, and 245 and 247 Front st, which abuts in the rear. This South st property fronts on the East River between Peck slip and Dover st, and is opposite the docks of the New Haven Steamship Line. One-half part of all the foregoing parcels was transferred. The northwest cor of 33d st and Park av, 30x107.6, and the southwest cor of 34th st and Park av, 20.3x90, as well as the house adjoining on 34th st, 20 feet west of the av, 19.9x90, was deeded to Mr. Vanderbilt.

Money Depression Makes Cheaper Building.

Architect Fitzpatrick, of Washington, executive officer of the Building Inspectors' Society, speaking of building conditions in the country generally, asserts that the present is a most opportune time for people to build. The money stringency has developed some peculiar effects upon the building situation. Just prior to the so-called panic everything was at the highest, not only material, but labor. Wages were at the highest point ever reached and the amount of work done in a day was the lowest ever given. Labor was exceedingly independent and the result was that buildings cost anywhere from 20% to 60% more than they did a very few years ago. Tightening of money has scared people generally; manufacturers are anxious to get rid of their stock and get some money in and are making low prices on materials, and while wages have not been reduced to any great extent and are rendering immeasurably better service, it is only a question of a little time when conditions will have eased up and labor and materials will be at the same old high-priced standard.

Unmistakably the people have had a stiff enough dose of stock depreciation and have seen the folly of trying to make big returns by stock gambling. More and more will it be brought home to them that real estate and building constitute infinitely safer investments and it will not be long before we will have boom times again in building.

How to Appraise City Property.

(Continued from page 878.)

foot lots that have a depth greater than 100 feet. This variation is not so common as others described. The first question always is how available is the extra depth for any purpose. As a rule it is only factory property that avails of extra depth lots to any material advantage. In districts where such property may be profitably built I add for a depth of 110 to 125 feet, 10 to 12% of the unit value. In the Bronx, where lots are comparatively low priced as in the suburbs, little attention is paid to extra depth except as it may serve for back gardens. The valuation of lots that have a frontage of less than 25 feet and a depth less than 100 feet is a more difficult task. Common forms of such lots are—23x75, 20x50, 20x75, 20x60, 20x80, 18.9x75, 16.8x75, 18.9x50. If the unit of value be \$10,000, what is the value of 18.9x50?

Valuations of such parcels submit to no rule other than the usual one of availability. What is the best and most marketable use to which they can be put? What would the improvement cost and what would the whole sell for either for investment upon a rental basis or as a residence for personal use? Establish the cost of the improvement and subtract it from the probable selling price of the whole, and the difference is the value of the land. If it is impracticable to determine the value of the whole if improved, examples should be sought for in the past few years of transfers of such small lots perhaps with old worn out buildings thereon which have lost their value and also of transfers in similar neighboring blocks, of full lots similarly situated and conditioned, and a comparison of values established. The average ratio of value of the smaller lot to the unit will be a guide to judgment, or a check on it. The reason that no rule of proportionate value of narrow and shallow lots to full lots can be established, is that the values of such small lots vary in proportionate usefulness in different neighborhoods, and also that the ratio that one dimension bears to the other is changing constantly and varies any resulting value very materially.

It may be said, however, that in any case like those cited above as common examples, that if the area be compared with the area of any 25-foot shallow lot to which the Hofman Rule may be applied, that that rule may be used in a way not intended as suggestive of relative value. For instance, it may be said to be true, beyond question, a lot 20x60 which contains 1,200 square feet is worth less than one 25x50 which contains approximately the same area, because of the loss from the more valuable dimension. The Hofman Rule says 25x50 in area or half a lot is worth 67% of the value of a full lot—then 20x60, which is practically half a lot, must be worth less than 67% of the value of a full lot.

Let us suppose a full lot to be worth \$15,000. Then 25x50, containing 1,250 square feet, is worth 67% of \$15,000 or \$10,000. Now frontage is more valuable in proportion than depth, and though in the lot 20x60 the depth is increased 10 feet, while the frontage is decreased but 5 feet, the one is 10 feet in 100 feet, while the other is 5 feet in only 25 feet. The one is a 10% increase in depth against a 20% decrease in width. Hence, though by area the lot 20x60 would be worth the same as 25x50, it is really worth considerably less because the loss is proportionately greater in the most valuable dimension. How much less is it worth on this account? It is something gained to know that it is worth less than \$10,000 or 67% of the unit. Is 20x60 worth 60% of the unit or \$9,000, or 50% of the unit or \$7,500? The value probably lies between these figures, and this narrows the question of judgment down to a difference of \$1,500. Recourse is then had to the records of transfers and to judgment of others.

Corner lots are much more valuable than inside lots because they have more frontage and prominence—they are closer to the passing crowd. The ratio of value between the inside lot and the corner lot used to be about 33 1-3%, but within the past twenty-five years, the ratio has rapidly increased so that I now estimate the value of a plot 100x100, including the corner, in the following manner:

The lot at the center line of the block say (unit of value) ..	\$10,000
The next lot	10,000
To the lot adjoining the corner add 10% of unit	11,000
The corner lot (add 60% of adjoining inside lot).....	17,600
	<u>\$48,600</u>
Add 10% plottage	4,860
Total value	\$53,460

Corner lots in neighborhoods which are so situated that they are most useful for factory purposes are rated to be worth 50% of adjoining inside lot. This rule is founded upon analysis of sales made, and is approximate enough to be very reliable in average cases. There are, however, many exceptions to this rule, and it is not infrequent in some parts of the city, where the population is very dense, to find a corner lot selling for twice the value of the next adjoining inside lot, and where for trade reasons special value may attach—for even considerably more. The value of small portions of a corner lot is arrived at in the same manner as for small portions of inside lots, but the Hofman Rule may not be applied to the valuation of corner

lots with a full frontage lacking depth. The main value lies at the apex of the corner.

There has been formulated a rule very similar to the Hofman Rule, based upon the theory, that a corner lot 25x50 is worth about 59% of the value of a full lot and the other dimension values are estimated upon this basis—such a rule is an assistance to the appraiser as a check upon the judgment. It is serviceable as an aid to consideration of value. It may be used as a starting point from which to estimate.

So far as the mere technical means of real estate valuation is concerned, the foregoing briefly covers the process. After all has been said upon the subject along this line, it remains true that constant daily contact with active operations in the market is necessary to sound judgment. No mechanical process can supply the indefinable power to estimate value truly, which comes from actual contact with things. It is impossible to obtain in any other way, than through actual experience, the fruits of experience.

REAL ESTATE NOTES

Jefferson M. Levy sold 147 East 30th st, 5-sty apartment, 27x100.

The sale is also reported of 237 West 148th st, a 5-sty flat, 39 x99.11.

Robert A. White announces that he has moved his office to 156 Broadway.

The Atlantic Realty Company sold 289 and 291 Audubon av, 5-sty flat, 58x95.

The 5-sty double flat, 25x100, 531 East 135th st, is reported sold by Paul Bultmann.

It is reported that Henry Reese sold 293 (old No. 545) East 136th st, a 5-sty flat, 25x100.

Samuel Friedman has moved his real estate office from 1496 Second av to larger quarters at 1508 Second av.

The sale of 160 West 133d st is reported by Howard A. Raymond. This is a 3-sty dwelling, 17.6x99.11.

The northeast cor First av and 115th st, a 4-sty tenement, with stores, 25x75, was sold by the Estate of Meta Manner.

The sale of the 6-sty apartment house 502 and 504 Amsterdam av, 40x100, is reported. This house is between 84th and 85th sts.

The southeast cor of Clinton av and 180th st, 122x150, is reported sold. An elevator apartment house will probably be erected on this plot.

A lis pendens was filed the other day against the Afro-American Realty Co. on 24 West 140th st. The Hudson Mortgage Co. is foreclosing the property.

The Lawyers' Title Insurance Co. has given the Greene Court Building Co. a building loan of \$40,000 on the lots on the southeast cor of 7th av and 111th st, 150x100.11.

It is reported that several downtown banking houses are looking for suitable locations on Tremont av, Bronx, intending to open branch banks in the near future.

H. O. Curtis Davis, successor to the firm of Eckerson & Davis, with offices at 12 East 42d st, will after Dec. 1 be associated as manager of the New York office of Elston M. French, 141 Broadway and Plainfield, N. J.

Suit has been brought in the Supreme Court against Marguerite Marie Odette d'Avenel de Romanet and others by Augusta U. Meinell for a petition and sale of 208 Bowery. This is a 6-sty business building with store on 1st floor, 16.8x100, and is opposite Rivington st.

Charles E. Ellis transferred as a gift, according to papers filed in the Register's office, to Florence T. Ellis, the property on the south side of 56th st, 122.7 east of Broadway, 50x120.2xirreg. The property comprises the building known as the Hotel Sterling, 208 and 210 West 56th st, and is an 8-sty building.

Abraham Eydenberg transferred to the Surety Realty Co. the northwest cor of Greenwich and Warren sts for a nominal consideration over a mortgage of \$135,000. There is a 6-sty business building on this plot. About eight years ago the structure that then occupied the plot was destroyed by an explosion which killed several people. At that time it was occupied as a warehouse for Tarrant & Co.

Ronald H. Macdonald, President of R. H. Macdonald & Co., builders of many apartment houses and business buildings, has been elected a member of the Board of Trustees of the Title Guarantee and Trust Company. Mr. Macdonald is also a director in the Bond and Mortgage Guarantee Company, and a trustee of the United States Life Insurance Company and the North River Savings Bank.

Among the transfers of the week was one by which Elizabeth K. Vingut transferred to William M. Cruickshank the following pieces of property: The northwest corner of Broadway and 41st st, 141.2xirreg; 135.10xirreg on the west side of Broadway, 19.9 feet north of 41st st; 46 and 48 West 34th st, 50x98.9; 39.5xirreg in the south side of Greenwich st, 47.7 south of Rector st; 47 Whitehall st, 24x31.6; 1½ and 2 Front st, 70xirreg, each.

PROPERTY OWNERS' SECTION.

Problems of the Inexperienced Owner.

One of the greatest problems that will confront an investor, particularly one of moderate means, is, where is the best locality to buy and what is the safest class of property to buy, and more particularly, what are the prospects of an enhancement in value of property?

Mr. Frank H. Tyler, prominent as a real estate broker in Brooklyn, gave answers to questions such as these before a real estate class in the Bedford Branch, Y. M. C. A. He said that a private dwelling should pay 8 per cent. of the cost of value; a fine flat house, with the most modern improvements, steam heat, hot water supply and open plumbing, should pay from 10 to 12 per cent., and a cold-water flat or tenement house from 12 to 15 per cent., according to the class of the investment and cost of maintenance.

Mr. Tyler said great care should be exercised when negotiating for suburban property: the investor should know with whom he is dealing, and the nature of the conditions which are cited in any contract of sale:

It is not an exceptional thing when some of these long named companies' principal assets are their stock and printed matter and they actually do not own one inch of the land or hold title to anything except, perhaps, articles of incorporation, which can be procured for a few dollars. These companies themselves sometimes enter into a long term contract for the purchase of land, paying down on a contract the smallest possible amount of cash. Ask that company to show you its deed or a policy of insurance on the title showing who is the real owner of record of the land and if the same is free and clear of all incumbrances.

Mr. Tyler advised that, when a purchaser is taking title to a piece of property, where he gives back a second mortgage for part of the purchase price that the purchaser has a "subordination clause" inserted in the mortgage, citing that in the event of the first mortgage becoming due and payable before the second mortgage you may place a new first mortgage on the property without disturbing or making a new second mortgage.

In reference to foreclosure suits, Mr. Tyler said his experience has been that over 50 per cent. of the foreclosure suits and loss of property have been caused by negligent management and niggardly methods in caring for the property—that is to say, to allow property to run down and adopt the method of so-called economy in never doing any repairs on the property, but when a new tenant comes in reduce the rent if he takes the place in its present condition.

Don't you know that when you reduce your rent you also reduce your value and reduce the mortgagee's security? I will venture to say that in the majority of cases that an owner, by consulting a practical real estate agent of experience, could save his property and continue ownership, for it is a rare exception that you will ever find any vacant flats or houses at the present market rentals which are in first class condition, all ready to move into at a moment's notice.

His advice as to drawing legal papers was—go to a lawyer.

Bronx Sentiment on Park Openings.

The enlargement of Joseph Rodman Drake Park, the acquirement of Bensonia Cemetery for a park and the extension of the Grand Concourse to Cedar Park have been urged by the foremost civic bodies of the Bronx and by a united public sentiment in the borough, and in the case of "Drake Park" of the City, State and Nation. The executive committee of the North Side Board of Trade, of which Albert E. Davis is chairman, has adopted the following:

Whereas, it seems certain that these projects must eventually be carried out, and there will thus be no economy, but on the contrary needless additional expense to the City by postponing the acquisition of the sites by the increased property values in the interim, and

Whereas, the history of New York City demonstrates that the acquisition of property for public parks more than pays for its cost in the increased value of adjacent property, therefore, be it

Resolved, That the Mayor and Board of Estimate be respectfully requested to resume and continue proceedings for the acquirement of the necessary land for the proper completion of the aforesaid projects.

Worth Knowing in the Maintenance of Property.

The peeling of cement coatings from brownstone stoops is due in a majority of instances to the improper method in which the repairing material has been applied. The parts to be coated should first be carefully chiseled and then thoroughly soaked with water. The coating material must be composed of one part cement and one part of fine quartz sand, carefully dry mixed. In giving the ingredients the proper consistency water should be added by spraying. Under no circumstances should cement be applied to dry surfaces.

Condemnation Proceedings.

EAST 139TH ST.—Regulating and grading from a point about 100 ft. west of Cypress av to Locust av. The Board of Assessors give notice to parties interested to present claims on or before Dec. 17.

WEST 162D ST.—Regulating and grading from Ogden to Woodycrest av. The Board of Assessors give notice to parties interested to present claims on or before Dec. 17.

TOWNSEND AV.—Regulating and grading from East 170th st to East 176th st. The Board of Assessors give notice to parties interested to present claims on or before Dec. 17.

WEST 213TH ST.—Regulating and grading from 10th av to Harlem River. The Board of Assessors give notice to parties interested to present claims on or before Dec. 17.

KELLY ST.—Regulating and grading from Westchester av to Intervale av, north of 167th st. The Board of Assessors give notice to parties interested to present claims on or before Dec. 17.

DEPOT SQUARE SOUTH.—Regulating, grading, etc., from Webster av to Depot Square East; Depot Square East, from Depot Square South to Depot Square North; Depot Square North, from Depot Square East to Webster av. The Board of Assessors give notice to parties interested to present claims on or before Dec. 17.

WEST 216TH ST.—Regulating, grading, etc., from Broadway to Harlem River. The Board of Assessors give notice to parties interested to present claims on or before Dec. 17.

105TH ST.—Acquiring title, northerly side, between Lexington and Park avs. School site. The report of Commissioners Edward L. Patterson, Francis O'Neil and Ferdinand Levy will be presented for confirmation to Supreme Court Dec. 23.

TENTH AV.—Acquiring title on the easterly line, between 50th and 51st sts. The report of Commissioners S. Stanwood Menken, Adam T. Schneider and Ezekiel R. Thompson will be presented for confirmation to the Supreme Court on Dec. 27.

Public Works.

EAST 237TH ST.—Petition for constructing temporary sewer in East 237th st, between White Plains road and Barnes av will be presented to Local Board by Borough President Haffen on Dec. 5.

EAST 217TH ST.—Petition for regulating and grading East 217th st, from White Plains av to Oakley av, will be presented to Local Board by Borough President Haffen on Dec. 5.

BEACH AV.—Petition for regulating and grading Beach av, from West Farms road to Westchester av, will be presented to Local Board by Borough President Haffen on Dec. 5.

MAPES AV.—Petition for paving Mapes av with asphalt blocks, from East 177th st to East 182d st, will be presented to Local Board by Borough President Haffen on Dec. 5.

HARLEM RIVER TERRACE.—Petition for regulating, etc., between Fordham road and Bailey av will be presented to Local Board by Borough President Haffen on Dec. 5.

EAST 179TH ST.—Petition for paving East 179th st with asphalt blocks, between the Grand Boulevard and Concourse and Anthony av, will be presented to Local Board by Borough President Haffen on Dec. 5.

KELLY ST.—Petition for repairing sidewalks at southwest corner of Kelly st and East 167th st will be presented to Local Board by Borough President Haffen on Dec. 5.

COMMERCE ST.—Petition to open Commerce st, from Sedgwick av to Washington Bridge, will be presented to Local Board by Borough President Haffen on Dec. 5.

Assessments.

CROTONA PARKWAY IMPROVEMENT.—Regulating, grading, etc.; a space four feet wide (excepting the easterly sidewalk from Crotona parkway to the entrance to Crotona Park, near East 175th st, to Bronx Park, at East 182d st), laying crosswalks, building approaches and placing fences where necessary in Southern boulevard, from Boston rd, at or about East 174th st to the prolongation of the northerly line of St. John's College property eastwardly and crossing Southern boulevard.

The limits within which it is proposed to lay the said assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on—

No. 1. Both sides of the Southern boulevard, from Boston rd, at about 174th st, to the northerly line of St. John's College property and crossing Southern boulevard and to the extent of half the block at the intersecting streets and avenues.

The Board of Assessors give notice to all parties interested to present their objections on or before Dec. 31.

VYSE AV.—Sewer, between Boston road and East 177th st. Area of assessment: Both sides of Vyse av, from Boston road

to 177th st. Assessment entered Nov. 26. Payable within 60 days.

BURNSIDE AV.—Regulating, grading, etc., from Tremont av to Ryer av. Area of assessment: Both sides of Burnside av, from Tremont av to Ryer av, and to the extent of half the block at the intersecting and terminating sts and avs. Assessment entered Nov. 26. Payable within 60 days.

VIREO AV.—Sewer, from East 235th st to East 236th st. Area of assessment: Both sides of Vireo av, from East 235th to East 236th sts. Assessment entered Nov. 26. Payable within 60 days.

The Herald's Attitude Toward Real Estate and Buildings.

Replying to the letter of Mr. William C. Lester in last week's Record and Guide, the Herald says:

In times of financial depression real estate is the last thing to feel the effects of a downward movement. This is the case in the present crisis. While railway and industrial securities have depreciated from fifty to seventy-five per cent., real estate has not suffered to any notable extent. There is consequently no necessity for the Herald to defend interests which are not in danger. Furthermore, while stocks and bonds are within the reach of every householder who has scraped together a few hundred dollars, realty appeals mainly to capitalists and those whom demagogues have branded as "malefactors of great wealth."

Mr. Lester ought to congratulate himself and others in the same important line of business that realty is out of reach of the campaign of persecution which has brought industrial enterprises and other corporate interests to their present straits. If real estate could be dealt in as easily as railway and industrial stocks, Mr. Lester may rest assured that demagogues would begin to persecute every large group of real estate owners as a "trust." Then realty probably would begin to suffer in the same way as railway and other securities are now suffering, and the Herald certainly would be among the first to call the attention of the people to the advantages of investment in real estate.

The Herald hopes that such a situation may never arise, but if it should Mr. Lester will find the Herald's columns open to every argument that can be advanced in favor of realty. Fortunately, real estate is a highly privileged class of investment, and so far has scarcely felt any of the depreciatory effects of the existing crisis.

Width of Sidewalks in Manhattan.

Few people in Manhattan give any thought to the width of the sidewalks, yet this is an important matter to owners of realty. It never occurs to them that a well defined schedule has been followed. The appended list gives the widths of sidewalks as laid out by the city:

In streets 40 ft. wide 10-ft. sidewalks are the rule; in streets 50 ft. wide, 13 ft.; in streets 60 ft. wide, 15 ft.; in streets 70 ft. wide, 18 ft.; in streets 80 ft. wide, 19 ft.; in streets above 80 ft. wide and not exceeding 100 ft., 20 ft.; all streets more than 100 ft. wide, 22 ft.; Lenox and Seventh avs., north of 110th st, 35 ft.; Manhattan st, 15 ft.; Lexington av, 19 ft. 6 ins.; Madison av, 19 ft.; Fifth av, 30 ft.; St. Nicholas av, 22 ft. 6 ins.; Park av (49th to 56th sts and 96th st to Harlem River), 15 ft.; West End av, 30 ft.; Central Park West (59th to 110th sts, East Side), 27 ft.; Central Park West (59th to 110th sts, West Side), 25 ft.

While in isolated cases this rule is not a success, still as a whole the scheme has worked out admirably. It has proved to be efficient and the good judgment of the city officials is fully demonstrated. Since that time when this idea was put into use several unthought-of changes have occurred, such as the skyscraper proposition, centers of the mercantile trade changing localities, etc., but all things taken into consideration the result is very satisfactory.

Treating Hard Maple Floors to Stand Constant Wear.

In connection with a discussion of the best method of treating a hard maple floor which is subject to constant wear in the dining hall of a large hotel, objection being made to the use of wax on account of its slippery nature and to oiling the floor, as it will darken the wood in time, a recent issue of the Painters' Magazine contains the following comments presented in reply to a correspondent raising the question:

The best treatment of hard maple floors, when the natural color of the wood is to be well preserved, is to apply not less than two coats of bleached shellac varnish to the prepared floor, but for good work three coats are recommended. The white or bleached shellac varnish for this purpose should be the article known to the trade as grain alcohol shellac, which is bleached gum shellac, cut with denatured alcohol and far superior in every respect to the article made with wood alcohol. As wax is objected to, the shellac, in order to prolong its life and yet keep the wood light in color, should receive a coat of floor oil, composed of 9 parts raw linseed oil and 1 part drier, that is well rubbed in, which will produce a dull smooth finish.

As the floor becomes worn, it should be gone over with a floor oil at least once a month, if possible oftener, with a floor oil, that is made by mixing, say 8 pints of raw linseed oil, 2 pints turpentine and 1 pint white or orange shellac varnish. This should be applied with a brush and rubbed in by wrapping a cloth around a weighted floor brush, so that it becomes hard over night and does not remain sticky.

LAW DEPARTMENT

It Would be Better to Wait.

To the Editor of the Record and Guide:

How can a widow occupying a homestead residence and 30 feet of ground, free and clear of everything, give a clear title to the same to a purchaser, under the condition that one child will not be of age for some months. The rest of the children have all signed quittances, etc. A lawyer has assured us it could not be done, but I thought there must be a way around, and that in your larger experience you might inform me, off-hand, how such a condition is met in New York. The site is to be used for apartment house and widow (owner) is guardian and has other property.

Answer—The situation is too technical for even an off-hand opinion, but if the child under age has any rights in the property necessary to be joined with others to make title, such proceedings as could be had in the law to legalize transfer of the infant's share would take far more time than to await the few months to elapse to majority.

The Attorney's Fee.

To the Editor of the Record and Guide:

A client of ours requested us to put out a certain amount of money for him on bond and mortgage. We submitted to him a mortgage which he accepted and his lawyers searched the title. On receiving a bill from the lawyers, we find an item in excess of the usual charges (for the title policy, bond and mortgage, etc.) of 1 per cent. of the amount of said mortgage, as fees. Inasmuch as we were the procuring cause and not the attorneys, are said attorneys entitled to charge the additional 1 per cent? We always understood that this is the fee where the attorneys procure the money and not where they merely search the title.

Answer—The usual attorney's fees when attorneys examined titles were 1 per cent. and disbursements of official searches, etc. Now when the whole work is very generally done by the title companies for the lawyers, and a policy furnished, the attorney charges 1 per cent. for a counsel fee and the cost of procuring a title company's policy for his client, as a disbursement.

Re-Loan Application.

To the Editor of the Record and Guide:

Owner R. calls at the office of Broker B., and makes application for a mortgage loan on real property at 5½% interest. In less than a week's time (and before Owner R. secured the acceptance elsewhere, so Owner R. informs Broker B. at the time) Broker B. secures the acceptance on terms applied for, and so notifies R. in person and by letter. R. promises to send her husband to Broker B.'s office to attend to the matter, but fails to do so. After two weeks' delay Owner R.'s husband telephoned Broker B. that he could do nothing in the matter for a few days, that they had been promised the money from another broker at 5%, and if he could secure it at that rate he would prefer to, but to hold the matter open for a few days when he would let Broker B. know. In about two weeks' time Owner R. sends her son to Broker B.'s office, who states the money had been secured at 5%, and therefore they would not accept Broker B.'s loan. Is Broker B. entitled to a commission, having secured the loan on the terms applied for and before Owner R. had secured an acceptance elsewhere? The party accepting the loan was a large title company fully able to carry out its part.

Answer—In the Record and Guide of November 23 we so nearly covered this same state of facts that we refer our subscriber to that issue for answer, a possible exception to favor the broker in this case being the facts covered by parentheses above, that the broker obtained an acceptance and so notified the owner before he had in fact obtained the loan elsewhere at a lower rate of interest. As we understand the law to rule now, the broker is not entitled to recover his commission for a mortgage loan effected until the closing and actual passing of title; and the obtaining of the loan by the borrower elsewhere of itself revokes the contract, as death does a power of attorney.

The Renting of a Business Building.

To the Editor of the Record and Guide:

The renting of a business building has now arrived at a point where the tenant considers good light as essential as space. There are hundreds of lofts and stores unrented at this time. Those that fulfill conditions as to space, etc., unless well lighted, will command the lowest rental.

Such premises can be lighted by the use of prism glass properly installed, at a cost not exceeding the advanced rental price of a well-lighted building.

Commenting on the statement of Mr. E. A. Tredwell, in your issue of Sept. 28th, in which he states that "many brokers have conceded that any space 27 feet away from a window was simply given away." I answer that such a condition need not exist if the real estate brokers would advise owners to use prismatic glass.

497 West Broadway.

GEO. E. ANDROVETTE.

MISCELLANEOUS.

MISCELLANEOUS.

MISCELLANEOUS.

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NOTICE TO PROPERTY OWNERS. HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Dec. 2.

Gun Hill rd, widening from Webster av to Elliott av, at 12 noon. Third av, widening at 159th st, at 2 p m. Joseph Rodman Drake Park, at 1 p m. Taylor st, opening, from Morris Park av to West Farms rd, at 2 p m. Classon Point rd, opening from Westchester av to East River, at 2 p m. A new street between Broome and Spring and from Bowery to Elm, at 4 p m. Boston rd, opening between Bronx Park and White Plains rd, &c, at 10 a m. Lane av, opening between Westchester av and West Farms rd, &c, at 11 a m. Eden av, opening from E 172d st to E 174th st, at 1 p m. Cypress av, closing, at 2 p m. Northern av, opening, north of W 181st st, at 4 p m. Tremont av, opening from Bronx River to Eastern Boulevard, at 9.30 a m. Beck st, opening from Prospect av to Leggett av, at 4 p m. A new avenue, opening between Fort Washington and Haven avs, at 11 a m. West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m. Freeman st, widening between Stebbins av and Intervale av, at 3 p m.

Tuesday, Dec. 3.

Spuytten Duyvil rd, opening from Spuytten Duyvil Parkway to Riverdale av, at 4 p m. Hull av, Perry av, &c, opening, at 3.45 p m. Edgewater rd, opening from Garrison av to Seneca av, at 10 a m. Bronx Park, addition, at 10 a m. Bronx st, opening from E 177th st to E 180th st, at 1 p m. Baker av, opening from Baychester av to city line, at 2 p m. Bronx Boulevard, opening from Old Boston Post rd to 242d st, at 3 p m. Lyman av, opening extending from Tompkins av to Summer st (Richmond), at 4 p m. First av, opening from Jersey st to Pine st (Richmond), at 11 a m. Haven av, opening from 177th st to 181st st, at 12 noon.

Wednesday, Dec. 4.

Butler av, opening between Eureka pl and Broadway, &c (Richmond), at 10 a m. Tremont av, opening from Eastern Boulevard to Fort Schuyler rd, at 11 a m.

Thursday, Dec. 5.

Fifth new st, opening, north of W 181st st, at 2 p m. Bridge over Hutchinson River, at 4 p m. West 167th st, public place, &c, at 3 p m. Two public parks east of Boulevard Lafayette, at 4 p m. Corlears Hook Park, addition, at 4 p m. Briggs av, opening from Bronx River to Pelham Bay Park, at 1 p m.

Friday, Dec. 6.

West 150th st, opening from Broadway to Riverside Drive, at 2.30 p m.

Monday, Dec. 2.

Willard Parker Hospital, at 11 a m. Carmine st, public bath, at 2 p m. Bridge 3, Section 3, at 2 p m. Piers 32 and 33, at 2 p m.

Tuesday, Dec. 3.

Brooklyn Bridge, at 2 p m. Fort George, Rapid Transit, at 3 p m. Pleasant av, at 4 p m.

Wednesday, Dec. 4.

Pier 53, at 11 a m. 20th and 21st sts, school site, at 1 p m. Pier 51, East River, at 2.30 p m.

Thursday, Dec. 5.

Pier 36, at 10.30 a m. Friday, Dec. 6. Clinton st, school site, 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. 29, 1907, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

JOSEPH P. DAY.

*Carmine st, Nos 60 to 64 1/2 s w cor Bedford & Bedford st, 75x60, 6-sty brk tenement and store. (Amt due, \$16,728.77; taxes, &c, \$1,282.89; sub three mortg aggregating \$65,500.) Isaac Schneider. \$81,549 *26th st, No 225, n s, 275 w 2d av, 25x98.8, 3-sty brk tenement and 3-sty brk tenement in rear. (Amt due \$1,500; taxes, &c, \$—; partition.) Lillian Hague 16,600

Walton av, No 605, w s, 166.8 n 150th st, 16.8x100, 3-sty brk dwelling. (Amt due, \$4,847.45; taxes, &c, \$89.09; sub to a second mort of \$1,411.08.) John G Faron. 5,600 *3d av, Nos 1391 to 1401 | n e cor 79th st, 79th st, Nos 201 and 203 | runs n 124.4 x e 100 x s 22.2 x w 14.10 x s 102.2 x w 85.2 to beginning, three 6-sty brk tenements and stores. Action No. 2. (Amt due, \$44,735.36; taxes, &c, \$3,624.29.) Isaac Lowenfeld 160,578 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.) Charlotte Wolff. 4,800 SAMUEL GOLDSTICKER.

127th st, Nos 214 and 216, on map Nos 214 and 218, s s, 180 e 3d av, 40x99.11, 6-sty brk tenement and store. (Amt due, \$7,894.10; taxes, &c, \$1,325.34.) Abijah M Dederer. 34,250 HUGH D. SMYTH.

Webster av, e s, 125 s Anna pl, 50x90, vacant. (Amt due, \$4,435.75; taxes, &c, \$860.99; sub to prior mort \$7,326.47.) Adj to Dec. 10 890.99; sub to prior mort \$8,324.67.) Adj to Dec. 10

Webster av, e s, 50 s Anna pl, 75x90, vacant. (Amt due, \$4,438.30; taxes, &c, \$890.99; sub to a prior mort of \$8,324.67.) Adj to Dec. 10

Total 303,377 Corresponding week, 1906 554,913 Jan. 1, 1907, to date 36,622,478 Corresponding period, 1906 29,311,349

VOLUNTARY AUCTION SALES.

Dec. 2.

BRYAN L. KENNELLY.

Northern av, 426.3 n 181st st, 6 1-3 lots, 67.9x 234.10x70.4x242.10. 83 lots and 7 houses on Whitlock av, Timpson pl, Austin pl, East 144th st (St Joseph's), receiver's sale. Duane, Centre sts, Tryon and Park row (buildings only in above blocks), by order of Comp Metz.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated. Nov. 30.

No Legal Sales advertised for this day.

Dec. 2.

Southern Boulevard, w s, 100 s av St John, 150 x121. Federal Tiling & Mantel Co agt William Wainwright; Alfred T Davison, att'y; Nicholas J Hayes, sheriff. (Sheriff's sale of all right, title, &c, which William Wainwright had on Sept 16, 1907, or since.) By Joseph P Day.

Dec. 3.

126th st, No 227, n s, 237.6 w 7th av, 12.6x99.11, 3-sty and basement brk dwelling. John Spohr et al trustees agt Mary L Pasco et al; Brewster & Farries, att'ys, 198 Broadway; Maurice Goodman, ref. (Amt due, \$6,527.18; taxes, &c, \$—.) Mort recorded April 10, 1900. By Samuel Goldstickler.

175th st, No 933 | n e cor Arthur av, runs e Arthur av, No 1808 | 125 x n 100 x w 25 x s 25 x w 112.4 x s 75.10, 2-sty frame dwelling and vacant. Geo T McQuade agt Margherita Biggio et al; John M Jones, att'y, 147 Nassau st; Edw H Maddox, ref. (Partition.) By Joseph P Day.

Dec. 4.

3d av, e s, 139.10 n 174th st, 150x100, vacant. William Rosenzweig Realty Operating Co agt Silverman Realty Co et al; Herbert H Maass, att'y, 149 Broadway; Rudolph A Seligmann, ref. (Amt due, \$7,792.15; taxes, &c, \$1,199.06.) Mort recorded May 6, 1905. By Joseph P Day.

Washington av | n w cor 185th st, runs n 100 x 185th st | w 101 x s 50 x e 10 x s 50 x e 91 to beg, vacant. George Daiker agt Joseph T B Jones et al; John E Brodsky, att'y, 49 Chambers st; Richard J D Keating, ref. (Amt due, \$13,842.77; taxes, &c, \$2,311.89.) Mort recorded Feb 8, 1905. By J Barry Lounsberry.

Old Broadway, Nos 2376 and 2378, e s, 52.5 s 132d st, 51.6x100x49.8x112.3, 6-sty brk tenement and store. Henry Arnstein agt Lulu Banford et al; Feltenstein & Rosenstein, att'ys, 309 Broadway; Chas L Hoffman, ref. (Amt due, \$15,898.10; taxes, &c, \$1,129.90.) Mort recorded Feb 28, 1906. By Joseph P Day.

61st st, No 221, n s, 245 e 3d av, 18x100.5, 3-sty brk dwelling. Louis W Slocum agt Noah W Mosher et al; Mayer, McLeer & Dobson, att'ys, 189 Montague st, Brooklyn; Philip I Schick, ref. (Amt due, \$10,158.31; taxes, &c, \$425.) Mort recorded July 6, 1895. By Joseph P Day.

Dec. 5.

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 Hardenberg 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.

3d av, Nos 973 and 975 | n e cor 58th st, runs n 58th st, Nos 201 to 207 | 50.2 x e 105 x n 50.3 x e 50 x s 100.5 x w 155, two 6-sty brk tenements and stores. Pincus Lowenfeld et al agt Barnett Hamburger et al; Arnstein & Levy, att'ys, 128 Broadway; Ralph D Paoli, ref. (Amt due, \$44,063.02; taxes, &c, \$2,716.30.) Mort recorded Feb 9, 1906. By Joseph P Day.

163d st, Nos 459 and 461, n s, 175 e Amsterdam av, 50x112.6, two 6-sty brk tenements and stores. Joseph A Goldfield agt Samuel Schenkein et al; Jaffer & Edelhertz, att'ys, 150 Nassau st; Joseph P Morrissey, ref. (Amt due, \$5,623.74; taxes, &c, \$—.) Mort recorded Aug 29, 1906. By Joseph P Day.

Lexington av, No 1892, w s, 34.3 s 118th st, 16.8x55, 3-sty stone front dwelling. Anita Duchastel agt Alexander Schmidt et al; Townsend Wandell, att'y, 51 Chambers st; Edw J McGean, ref. (Amt due, \$7,307.13; taxes, &c, \$112.53.) Mort recorded Jan 25, 1906. By Joseph P Day.

All right, title, &c, to lands under and above water between middle lines of Piers 56 and 57 on w s East River, leasehold.

23d st East, foot of wharf or pier, leasehold. East st, bulkhead, water right, &c, leasehold. 22d st East, foot of bulkhead, leasehold.

41st st, n s, 90 w bulkhead line, runs e — x n — to 42d st, x w 100 x s — to beg, leasehold.

Land under water beg at a point where n l East 42d st intersects bulkhead line at foot of said st, runs s 100 x e 150 x n 100 x w 150 to beg, leasehold, and property in Kings Co.

Knickerbocker Trust Co trustee agt Brooklyn Ferry Co of New York; Davies, Stone & Auerbach, att'ys, 34 Nassau st; John Quinn, ref. (Amt due, \$6,774.132.25; taxes, &c, \$4,118.550.49.) By Herbert A Sherman, at 12 o'clock noon at Brooklyn Real Estate Exchange, 189 Montague st.

Dec. 6.

Mitchell pl, No 10 | n s, 162 e 1st av, 18x80.10, 49th st | 4-sty stone front tenement.

Solomon Weill agt Henry Lewis et al; Moss & Feiner, att'ys, 35 Nassau st; Clifford G Ludvig, ref. (Amt due, \$3,034.24; taxes, &c, \$96.52; sub to a prior mort of \$5,000.) Mort recorded Feb 2, 1905. By Joseph P Day.

146th st, n s, 100 w 7th av, 125x99.11; vacant. Milton Greenebaum as trustee agt James J Kennedy et al; Alexander S Bacon, att'y, 37 Liberty st; Adeline H Burd, ref. (Amt due, \$8,380.30; taxes, &c, \$519.70; sub to a prior mort of \$36,000.) Mort recorded Jan 26, 1906. By Joseph P Day.

98th st, Nos 142 to 148, s s, 95 e Lexington av, 100x100.11, three 6-sty brk tenements and stores. Mishkind-Feinberg Realty Co agt Hyman Romm et al; Action No 1, Arnstein & Levy, att'ys, 128 Broadway; Wm G Brown ref. (Amt due, \$27,295.16; taxes, &c, \$1,717.32.) Mort recorded Feb 6, 1907. By Joseph P Day.

110th st, Nos 223 to 227, n s, 308.4 w 2d av, 41.8x100.11, 6-sty brk tenement and store. Same agt same. Action No 2; same att'ys; same ref. (Amt due \$12,200.60; taxes, &c, \$766.49.) Mort recorded Oct 16, 1906. By Joseph P Day.

110th st, Nos 229 and 231, n s, 266.8 w 2d av, 41.8x100.11, 6-sty brk tenement and store. Same agt same. Action No 3; same att'ys; same ref. (Amt due, \$12,192.80; taxes, &c, \$868.49.) Mort recorded Oct 16, 1906. By Joseph P Day.

Dec. 7.

No Legal Sales advertised for this day.

Dec. 9.

St Nicholas av, No 1541 | n w cor 187th st, 15.10 187th st, No 599 | x80, 3 and 4-sty stone front dwelling. The Germania Life Ins Co agt John G R Lilliendahl et al; Dulon & Roe, att'ys, 41 Park Row; Emmet J Murphy, ref. (Amt due, \$8,958.94; taxes, &c, \$320.20.) Mort recorded Sept 18, 1895. By Joseph P Day.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF November 22 to December 7, 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 THE BRONX: 24TH WARD, ANNEXED TERRITORY, THE FIRST STREET (UNNAMED)—OPENING, east of the Bronx River, extending from Tremont Avenue to Bronx Park. Confirmed June 8, 1907; entered November 21, 1907.

HERMAN A. METZ,

Comptroller.

City of New York, November 21, 1907.

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Read What Satisfied Clients Say

McVICKAR, GAILLARD REALTY CO., 489 Fifth Ave.
WATER SUPERVISION CO., 3 Park Row, New York
 Oct., 5, 1907
DEAR SIR: In reply to your letter of the 4th instant we beg to state that your service of water supervision has proved itself to be entirely satisfactory, and we take pleasure in recommending it whenever an opportunity presents itself. Very truly yours,
 (Signed) F. GAILLARD, Branch Manager

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 27, 1907, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9. EAST 150TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS AND PAVING, from the Harlem River to the east side of River Avenue.

HERMAN A. METZ,
 Comptroller.
 City of New York, November 12, 1907.
 (39158)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 13 to 27, 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 THE BRONX:

23D WARD, SECTIONS 9 AND 10. EAST 133D STREET—OPENING, from Cypress Avenue to the Southern Boulevard. Confirmed March 29, 1904; entered November 12, 1907.

HERMAN A. METZ,
 Comptroller.
 City of New York, November 12, 1907.
 (39169)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 12 to 26, 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 RICHMOND:

3D WARD. BLACKFORD AVENUE—OPENING, from Grant Street and St. Nicholas Avenue to a point about 170 feet east of Grant Street. Confirmed March 1, 1907; entered November 11, 1907.

HERMAN A. METZ,
 Comptroller.
 City of New York, November 11, 1907. (39131)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 21, to December 6, 1907, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23RD WARD, SECTION 10. TEMPORARY CONNECTION from the existing sewer in LONGFELLOW AVENUE, to the existing sewer in Home Street, at the intersection of Longfellow Avenue and Home Street. 24TH WARD, SECTION 11. RECEIVING BASINS AT THE NORTHEAST AND SOUTHEAST CORNERS OF TREMONT AND MORRIS AVENUES; at the Northeast, Southeast, and Northwest corners of MORRIS AVENUE AND EAST 179TH STREET; EAST 189TH STREET—SEWER, between Park Avenue East and Third Avenue.

HERMAN A. METZ,
 Comptroller.
 City of New York, November 19, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 30 to December 18, 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 EIGHTH WARD OF THE BOROUGH OF BROOKLYN, pursuant to the provisions of Chapter 365 of the Laws of 1889, and the act amendatory thereof, and Chapter 378 of the Laws of 1897, and Chapter 466 of the Laws of 1901, amendatory thereof.

41ST STREET—GRADING AND PAVING, from 2d to 3d Avenues. 41ST STREET—GRADING AND PAVING, from 5th to 6th Avenues. 43D STREET—GRADING, from 5th Avenue to the Old City Line (excepting from 5th to 7th Avenues). 44TH STREET—GRADING AND PAVING, from 2d to 3d Avenues. 44TH STREET—GRADING AND PAVING, from 5th to 6th Avenues. 45TH STREET—GRADING AND PAVING, from 2d to 3d Avenues. 46TH STREET—GRADING AND PAVING, from 2d to 3d Avenues. 46TH STREET—GRADING AND PAVING, from 5th to 6th Avenues. 47TH STREET—GRADING AND PAVING, from 2d to 3d Avenues. 48TH STREET—GRADING AND PAVING, from 5th to 6th Avenues. 48TH STREET—GRADING, from 5th Avenue to Old City Line. 50TH STREET—GRADING AND PAVING, from 2d to 3d Avenues. 52D STREET—GRADING AND PAVING, from 5th to 6th Avenues. 53D STREET—GRADING AND PAVING, from 5th to 6th Avenues. 54TH STREET—GRADING AND PAVING, from 2d to 3d Avenues. 55TH STREET—GRADING AND PAVING, from 5th to 6th Avenues. 57TH STREET—GRADING AND PAVING, from 1st to 2d Avenues. 57TH STREET—GRADING AND PAVING, from 2d to 3d Avenues. 57TH STREET—GRADING AND PAVING, from 5th to 6th Avenues. 6TH AVENUE—GRADING AND PAVING, from 39th to 41st Streets. 6TH AVENUE—GRADING, from 39th Street to the Old City Line. 6TH AVE-

NUE—GRADING AND PAVING, from 44th Street to Old City Line. 7TH AVENUE—GRADING, from 39th Street to Old City Line.

HERMAN A. METZ,
 Comptroller.
 City of New York, November 29, 1907.
 (39341)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 20 to December 5, 1907, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. BARRETTO STREET—OPENING, from Westchester Avenue to Edgewater Road. Confirmed March 1, 1907; entered November 18, 1907.

HERMAN A. METZ,
 Comptroller.
 City of New York, November 18, 1907.
 (39242)

PROPOSALS.

MAIN OFFICE OF THE DEPARTMENT OF STREET CLEANING, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock M. on MONDAY, DECEMBER 2, 1907.

Boroughs of Manhattan and The Bronx. Contract for furnishing all the labor and materials required for the removal of snow and ice. For full particulars see City Record.

W. BENSEL,
 Commissioner of Street Cleaning.
 Dated November 15, 1907. (39213-1)

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, DECEMBER 2, 1907.

Borough of Brooklyn. Contract for furnishing all the labor and materials required for the removal of snow and ice. For full particulars see City Record.

W. BENSEL,
 Commissioner of Street Cleaning.
 Dated November 15, 1907. (39213-2)

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, DECEMBER 11, 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, November 21, 1907.

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, DECEMBER 6, 1907.

For the sole privilege of selling refreshments, spirituous liquors excepted, and renting bathing suits at bath houses at Orchard Beach, Pelham Bay Park, for one year.

For the rental of building and privilege of selling refreshments, spirituous liquors excepted, therein in St. Mary's Park, for one year. For full particulars see City Record.

JOSEPH I. BERRY,
 Commissioner of Parks, Borough of The Bronx.
 (39369)

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

TUESDAY DECEMBER 3, 1907.

For groceries, provisions, vegetables, ice, fresh meats, fresh fish, poultry and fluid milk. For full particulars see City Record.

ROBERT W. HEBBERD,
 Commissioner.
 The City of New York, November 21, 1907.
 (39276)

PROPOSALS.

Department of Bridges, Nos. 13 to 21 Park Row, Borough of Manhattan, City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Bridges at the above office until 2 o'clock P. M. on

MONDAY, DECEMBER 9, 1907.

For the construction of the masonry piers, surface and sub-surface changes, and steel superstructure of the Manhattan and Brooklyn approaches of the Manhattan Bridge, over East River, between the Boroughs of Manhattan and Brooklyn.

For full particulars see City Record.
 JAMES W. STEVENSON,
 Commissioner of Bridges.
 Dated November 21, 1907. (39311)

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

FRIDAY, DECEMBER 6, 1907.

For furnishing and delivering special Cross-heads for Lampposts in the Borough of Brooklyn. For full particulars see City Record.

JOHN H. O'BRIEN,
 Commissioner.
 New York, November 22, 1907. (39348)

Police Department of The City of New York, No. 300 Mulberry Street.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of The City of New York at the Bookkeeper's Office, Central Department, until 10 o'clock A. M. on

FRIDAY, DECEMBER 6, 1907.

For furnishing and delivering one Gasoline Touring Five-passenger Car. For full particulars see City Record.

THEODORE A. BINGHAM,
 Police Commissioner.
 Dated November 21, 1907. (39355)

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

THURSDAY, DECEMBER 5, 1907.

For furnishing and delivering:

1. Flour.
2. Coal.
3. Butter, eggs and yeast.
4. Ice.
5. Dry Goods, Rubber Goods, Plated Ware, Paints, Oils and Glass, and for other miscellaneous supplies.

For full particulars see City Record.

ROBERT W. HEBBERD,
 Commissioner.
 The City of New York, November 23, 1907.
 (39362)

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

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

MONDAY, DECEMBER 2, 1907.

- for—
- No. 1. Meats.
 - No. 2. Fish and shell fish.
 - No. 3. Milk and cream.
 - No. 4. Poultry.
 - No. 5. Canned goods, vegetables, provisions, bread and rolls, hay and oats, ice, butter and eggs, groceries, etc.

- No. 6. Crockery, hardware, dry goods, lumber, building materials, paints, rubber goods, uniforms, glassware, etc.
- No. 7. Horses, harness and stable supplies.
- No. 8. Coal.
- No. 9. Engineer supplies.
- No. 10. Medical supplies.

For full particulars see City Record.

JOHN W. BRANNAN,
 President Board of Trustees,
 Bellevue and Allied Hospitals.
 Dated November 19, 1907. (39253)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 22 to December 7, 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 QUEENS:

1ST WARD. LATHROP STREET—OPENING, from Broadway to Jackson Avenue. Confirmed June 12, 1907; entered November 21, 1907.

HERMAN A. METZ,
 Comptroller.
 City of New York, November 21, 1907.

(For other legal advertisements see page 913.)

REAL ESTATE RECORDS

Key to abbreviations:

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

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which the 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 consideration, 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 mentioned in the deeds. 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

November 22, 23, 25, 26 and 27.

BOROUGH OF MANHATTAN.

Allen st, No 186, e s, 100.5 n Stanton st, 22.11x87.5x23x87.6, 5-sty stone front tenement and store. Benj L Weil and ano to Simon Lazerowitz, Herres Posner and Harry Rudowsky. Mort \$21,000. Nov 20. Nov 25, 1907. 2:417-38. A \$14,000-\$25,000. other consid and 100

Beekman st, No 70, n e s, abt 63 s e Gold st, runs s e along st 25 x n e 41.4 x n w 0.7 x n e 70.7 x n w 25.3 x s w 106.8 to beginning, 5-sty brk loft and store building. 1:99-11. A \$25,600-\$42,000.

Gold st, Nos 66 and 68, s e s, abt 50 n e Beekman st, deed reads lot begins at e l of a 16-inch wall bet Nos 68 and 70 Beekman st at point 44.9 n e Beekman st, runs n e 37.11 to n e cor of Nos 66 and 68 Gold st x n w 70.11 to Gold st x s w 36.9 x s e 42.9 x s w 1 x s e 25.2 to beginning, 6-sty brk loft and store building 1:99-14. A \$24,100-\$42,000.

Angeline R Acker et al HEIRS, &c, Reuben R Finch to The Union Stove Works, a corpn. B & S. Nov 23. Nov 26, 1907. nom

Catherine slip, No 13 | s e cor Water st, 18.2x51.6x19.2x53.9, Water st, Nos 393 and 395 | 3-sty brk tenement and store. Abraham Silverson to Silverson Construction Co. Mort \$6,500. Nov 25. Nov 26, 1907. 1:250-35. A \$6,500-\$8,000. other consid and 100

Catherine slip, No 15, e s, 18.2 s Water st, 17.8x49.7x17.11x51.6, 3-sty brk tenement and store. Abraham Silverson to Silverson Construction Co. Mort \$6,500. Nov 25. Nov 26, 1907. 1:250-36. A \$4,000-\$5,000. 100

Dyckman st, s e cor Sherman av, 100x150, vacant. John H Snell to Geo R Coughlan. Mort \$38,000. Nov 26. Nov 27, 1907. 8:2174-38. A \$32,000-\$32,000. nom

Frankfort st, No 41 | westerly cor Gold st, runs n w along Gold st, Nos 101 and 103 | Frankfort st 59.1 x s w 55.1 x s e 72.4 to s w s Gold st x n e 52.6 to beginning.

Frankfort st, No 39, s s, 59.1 w Gold st, 58.10x111.3 to alley x62.10x109.3, with 1/2 part of alley leading to Gold st, 9x125.

Gold st, No 99, w s, 52.6 s Frankfort st, runs w 72.2 x s w 54 to alley x s e 45.10 x n w 25 x s e 39 to st x n e 25 to beginning. Gold st, No 97, n w s, abt 75 s Frankfort st, 25x39, five 5-sty brk loft and store buildings.

Smith Ely et al EXRS, HEIRS, &c, Ambrose K Ely to Wm H Ely. B & S and confirmation deed. June 22. Nov 22, 1907. 1:103-18 and 19. A \$152,500-\$210,500. nom

Grand st, No 415, s s, 75 e Clinton st, 25x100, 6-sty brk tenement and store. Jacob Furrmann to Benj M Kremer. Mort \$41,000. Nov 22. Nov 23, 1907. 1:314-15. A \$27,000-\$47,000. 100

Greenwich st, Nos 278 to 284 | n w cor Warren st, runs n 91.10 Warren st, Nos 98 and 100 | x n w 75.6 to Bishops lane x s 26.3 x n w 0.6 x s 65.4 to Warren st x e 76 to beginning, with all title to said lane, 6-sty brk office and store building. Abraham Eydenberg to Surety Realty Co, 1/2 part, and Isidore Jackson and Abraham Stern, 1/2 part. Mort \$135,000. Apr 19, 1905. Nov 27, 1907. 1:138-15. A \$95,000-\$175,000. other consid and 100

Hamilton st, No 38, s s, 164.6 w Market st, 27x96.6x25.5x103.6, 5-sty brk tenement and store and 4-sty brk tenement in rear. Morris Rosen et al to Tillie Talsky. All liens. Nov 18. Nov 23, 1907. 1:253-43. A \$8,000-\$17,000. nom

Same property. Tillie Talsky to Rosie and Rachel Talsky and Barnet Sponchick. All liens. Nov 18. Nov 23, 1907. 1:253. nom

Houston st, Nos 100 to 106, n s, 120.1 e Bowery, runs s e 75.2 x n e 34.11 x w 3.1 x n 24.3 x e 6.3 x n e 40.11 x n w 74 x n e 25.1 x n w 14.9 x s w 126.7 to beginning, two 6-sty brk tenements and stores. Max Jorrich to Robt A Stewart. 1-3 part. Mort \$153,000. Aug 23. Nov 22, 1907. 2:456-40 and 42. A \$50,000-P \$70,000. other consid and 100

Same property. Charles Lowe to same. 1-3 part. Mort \$153,000. Aug 23. Nov 22, 1907. 2:456. other consid and 100

Hudson st, No 634, e s, 50.3 s Horatio st, 25.4x118x25.1x116.4, 4-sty brk tenement and store and 4-sty brk tenement in rear. Martin Garone to Gioacchino Gambardelle. Mort \$19,000. Nov 11. Nov 23, 1907. 2:626-26. A \$18,000-\$23,000. other consid and 100

Irving pl, No 14 | n e cor 15th st, 21x80x20.8x80, 5-sty brk build-15th st, No 123 | ing. Royal L Wolcott to Walter Wolcott. Mt \$34,000. Sept 2. Nov 25, 1907. 3:871-25. A \$27,000-\$32,500. 25,000

Jackson st, Nos 71 to 77 | w s, 70 s Water st, 70 to Front st Front st, Nos 386 to 390 | x78.2, five 2-sty frame tenements, store on cor. David Nissnewitz to Jacob Roses. B & S. Mort \$43,000. Nov 22, 1907. 1:243-79 to 83. A \$29,500-\$36,000. nom

Jones st, No 19 (35), n s, 200 e Bleecker st, 25x100, 6-sty brk tenement and store. Josef Gertner to Joseph H Jones. All liens. Nov 21. Nov 25, 1907. 2:590-82. A \$11,000-\$32,000. other consid and 100

Lewis st, Nos 15 and 17, w s, 200 n Grand st, runs w 50 x n 25 x e 25 x n 15 x e 25 to Lewis st, x s 40 to beginning, two 5-sty brk tenements and stores. Abraham London to Barnet London. Mort \$21,400. Nov 23. Nov 25, 1907. 2:326-16. A \$13,000-\$22,000. other consid and 100

Lewis st, No 84 1/2, e s, 165 s Stanton st, 20x100, 2-sty frame (brk front) tenement and store and 5-sty brk tenement in rear. Louis Stumpf et al to Floris T Whittaker. Mort \$18,700. Nov 1. Rerecorded from Nov 1, 1907. Nov 22, 1907. 2:329-43. A \$12,000-\$15,000. other consid and 100

Maiden lane, No 131, n s, abt 22 w Water st, —x—, 4-sty brk loft and store building. Copy last will of Lewis Newgass. June 26, 1903. Nov 22, 1907. 1:70-4. A \$15,600-\$19,000. —

Manhattan st, w s, 416.3 n w Broadway, runs s w 150 x s e 41 x n e 150 to st x n w 41, part 1 and, 2-sty brk factory. Ella Drohen to Sheffield Farms-Slawson-Decker. Nov 21. Nov 26, 1907. 7:1995. nom

Nassau st, No 124, s e s, abt 108 s Beekman st, 18.10x78.2x16.7x77, 4-sty brk office and store building. 1/2 part. 1:92-29. A \$55,500-\$60,000.

Nassau st, No 126, s e s, 83.10 s Beekman st, 20.3x46.5x19.11x46.4 8-sty brk office and store building. 1/2 part.

Nassau st, Nos 128 to 136 | s e cor Beekman st, runs e 67.3 x s Beekman st, Nos 11 and 13 | 101.9 x w 21.4 x n 20 x w 46.7 to Nassau st, x n 84 to beginning, 8-sty brk office and store building. 1/2 part. 1:92-30. A \$408,500-\$500,000.

Beekman st, Nos 15 and 17, s w s, 67.5 s e Nassau st, 49.4x99.9x51.6x101.10, 14-sty brk and stone office and store building. 1/2 part. 1:92-31. A \$225,000-\$525,000.

South st, Nos 153, 154 and 155, n s, abt 62 e Peck slip, —x—, three 5-sty brk loft and store buildings. 1/2 part. 1:107-6 to 8. A \$37,000-\$57,000.

Front st, Nos 245 and 247, s s, abt 115 e Peck slip, —x—, two 4-sty brk loft and store buildings, 1/2 part. 1:107-19 and 20. A \$11,000-\$18,000.

33d st, No 57 | n w cor Park av, 30x107.6, 2-sty brk building. Park av | all of. 3:863-42. A \$83,000-\$90,000.

34th st, No 72 | s w cor Park av, 20.3x90, 4-sty brk club house, Park av | all of.

34th st, s s, 20.3 w Park av, 19.9x90, 4-sty brk club house, all of. 3:863 to last two parcels assessed as lot 44. A \$130,000-\$160,000.

Alice G Vanderbilt EXTRX and TRUSTEE Wm K Vanderbilt and Chauncey M Depew et al EXRS and TRUSTEES Cornelius Vanderbilt to Alfred G Vanderbilt INDIVID. Nov 11, 1907. Nov 23, 1907. nom

Park pl, No 27 | n e cor Church st, runs n 150 to s s Murray st, Nos 24 and 26 | Murray st x e 50 x s 25 x w 16.8 Church st, Nos 109 to 123 | x s 125 to n s Park pl x w 33.4 to beginning, 5-sty brk loft and store building. Geo A Low to Chas A Low. 1/2 part. B & S. Feb 27, 1896. Nov 22, 1907. 1:124-12. A \$200,000-\$245,000. nom

Perry st, No 142, s s, 91.9 e Washington st, 21x97.4x21x97.5, 2-sty brk tenement. Anna De P Cooper et al to The Fleischmann Co, a corpn. B & S and C A G. Nov 14. Nov 25, 1907. 2:632-11. A \$9,000-\$10,000. nom

Pike st, No 32, w s, abt 75 s Henry st, 25x85, 4-sty brk tenement. Samuel Cohen to Pauline Cohen. B & S. All liens. Nov 22. Nov 23, 1907. 1:275-38. A \$15,500-\$25,000. nom

Reade st, No 74, n s, abt 100 e Church st, 25x61.4, except part for st, 5-sty brk loft and store building. Wm Laue to Ida C Stege. Mort \$40,000. Nov 26, 1907. 1:150-10. A \$37,000-\$48,000. other consid and 100

Water st, No 379, s s, 66.10 e Oliver st, 16.2x80.3x16.3x80.3, 3-sty brk tenement and store. Louis W Slocum to Wm A Slocum, of Brooklyn. April 1, 1902. Nov 23, 1907. 1:251-25. A \$4,500-\$6,500. nom

5th st E, No 331, n s, 375 e 2d av, 25x97, 6-sty brk tenement and store. Albert E Lowe to Celia Mendelson. All liens. Nov 22. Nov 25, 1907. 2:447-43. A \$18,000-\$26,000. other consid and 100

8th st E, n s, 50 w Av D, 0.10x—x1.3x46.11. Aaron Gottlieb to Louis Kotzen. B & S. All liens. Nov 16. Nov 26, 1907. 2:378. nom

10th st W, No 224, s s, 93 w Bleecker st, 21.6x95, 3-sty brk tenement. Mary A Demarest widow to C Amanda Demarest, of Hackensack, N J. July 1, 1892. Nov 26, 1907. 2:619-23. A \$9,500-\$10,500. nom

13th st W, No 144, s s, 248 e 7th av, 23.9x103.3, 3-sty and basement brk and stone dwelling. Maud E Kimball to Jeremiah J Campion. Mort \$13,000. Nov 26. Nov 27, 1907. 2:608-17. A \$16,000-\$20,000. other consid and 100

13th st W, No 144. |

12th st W, No 38. | Agreement that in event of any action or recovery of claims shall be taken against 1st parcel, party of 2d part shall then be entitled to an interest to that extent in 2d parcel as above. Maud E Kimball to Jere J Campion. Nov 21. Nov 27, 1907. 2:575.

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th STREETS

AND

BROOKLYN,

NEW YORK

IRON WORK

- 14th st W, No 333, n s, 450 w 8th av, 25x125, 4-sty brk tenement. James S Herrman to Robt H Clark. Nov 15. Nov 27, 1907. 3:738-17. A \$17,000-\$21,500. nom
- 17th st W, Nos 114 to 118, s s, 225 w 6th av, 75x92, 6-sty brk loft and store building. Domestic Realty Co to James F Elder, of Brooklyn. Mort \$150,000. Nov 26, 1907. 3:792-46. A \$45,000-\$125,000. other consid and 100
- 18th st E, No 421, n s, 315 w Av A, 25x92, 5-sty brk tenement and store. Gioacchino Gambardelle to Angelinna Bilangio. Mort \$24,500. Nov 11. Nov 26, 1907. 3:950-16. A \$8,500-\$14,500. other consid and 100
- Same property. Angelinna Bilangio to Martin Garone. 1/2 part. Mort \$24,500. Nov 11. Nov 26, 1907. 3:950. other consid and 100
- 19th st E, No 219, n s, 344.6 w 2d av, 20x92, 3-sty dwelling. Colloman Wise to Phoebe Carpenter. Mort \$8,000. Aug 24, 1898. Nov 25, 1907. 3:900-14. A \$10,000-\$14,000. nom
- 22d st W, No 240, s s, 378 w 7th av, 22x98.9, 3-sty and basement stone front dwelling. Agnes F Patterson to Mary Martell and Margt M Fitzpatrick. Q C. Nov 22. Nov 23, 1907. 3:771-60. A \$12,000-\$15,000. nom
- 23d st E, No 38, s s, 223 w 4th av, 27x98.9, 5-sty stone front office and store building. James L Breese to Eloise L B Norrie, of Tuxedo, N Y. B & S. Sept 3. Nov 27, 1907. 3:851-50. A \$97,500-\$110,000. nom
- 24th st E, No 402, s s, 81.6 e 1st av, 25x98.9, 5-sty brk tenement. Abraham London to Barnett London, of Brooklyn. All liens. Nov 23. Nov 25, 1907. 3:955-49. A \$8,000-\$19,000. other consid and 100
- 25th st W, No 253, n s, 539.2 w 7th av, 20.6x98.9, 4-sty brk dwelling. John Noonan EXR and TRUSTEE Eugene O'Brien to Mary J O'Brien. Nov 23. Nov 26, 1907. 3:775-12. A \$10,500-\$13,500. nom
- 28th st E, Nos 325 and 327, n s, 284.2 e 2d av, 40.10x98.9, 6-sty brk tenement and store. C Joshua Epstein to Isaac Silberberg. 3/4 parts. All title. Q C and Correction deed. Mort \$51,875. Nov 20, 1907. Nov 27, 1907. 3:934-14. A \$16,500-\$53,500. other consid and 100
- 30th st E, No 143, n s, 193.4 w 3d av, 26.8x98.9, 5-sty brk tenement. Julius B Fox to Joseph L Buttenwieser. All liens. July 11. 1905. Nov 27, 1907. 3:886-36. A \$16,000-\$38,000. other consid and 100
- 36th st W, No 413, n s, 200 w 9th av, 25x98.9, 2-sty brk tenement and store and two 2-sty brk tenements in rear. James E Hastings et al to Mary Hastings. B & S. Nov 21. Nov 22, 1907. 3:734-25. A \$9,000-\$10,000. nom
- 36th st W, Nos 542, 544 and 546, s s, 275 e 11th av, 75x98.9, 7-sty brk loft and store building. Albert Warner Jr to Jacob, August, Carl, Alfred, Victor, Theo, and Julius, firm Thonet Bros. C a G. Nov 21. Nov 26, 1907. 3:707-56 to 58. A \$21,000-\$— nom
- 41st st E, No 329, n s, 310 e 2d av, 20x98.9, 4-sty stone front tenement. Mary E wife Thos D Boak et al to Mary Melia. Mort \$5,400. Nov 21. Nov 27, 1907. 5:1334-13. A \$6,000-\$8,000. nom
- 44th st E, No 144, s s, 184.6 e Lexington av, 15x100.5, 3-sty stone front tenement with 1 and 2-sty extension. CONTRACT. Fannie E Paris with Hugh Douglas and Chas H Douglass. Mort \$11,500. Oct 8. Nov 22, 1907. 5:1298-46. A \$8,000-\$11,000. 16,500
- 49th st W, No 540, s s, 225 e 11th av, 25x100.4, 1-sty brk and frame office and 4-sty frame tenement in rear.
- 49th st W, Nos 536 and 538, s s, 250 e 11th av, 55x104.11x24.11x100.5, 1 and 2-sty brk building and store.
- James F Cusick to Kate Oliver, of Weehawken, N J. Mort \$55,000. Nov 26. Nov 27, 1907. 4:1077-53 and 55. A \$18,500-\$23,000. other consid and 100
- 55th st W, Nos 150 and 152, s s, 181.3 e 7th av, 50x100.5, two 3-sty brk stable and studio buildings. John O Baker to Chas T Barney. Mort \$37,500. May 7, 1903. Nov 22, 1907. 4:1007-56 and 57. A \$58,000-\$70,000. nom
- 56th st W, No 134, s s, 475 w 6th av, 25x69.8x25.2x67.8, part 5-sty brk stable. John O Baker to Chas T Barney. Feb 24, 1899. Nov 22, 1907. 4:1008—assessed with lot 51. A \$70,000-\$90,000. nom
- 56th st W, No 132, s s, 450 w 6th av, runs s 100.5 x w 125 x n 24.9 x e 100.4 x n 67.8 to 56th st x e 25 to beginning, part 5-sty brk stable. John O Baker to Chas T Barney. B & S. Mar 18, 1905. Nov 22, 1907. 4:1008—assessed with lot 51. A \$70,000-\$90,000. other consid and 100
- 56th st W, No 210, s s, 122.7 e Broadway, 50x116.2x50.2x120.2, 8-sty brk and stone hotel "Stirling." Chas E Ellis to Florence T wife of Chas E Ellis. All liens. Nov 12. Nov 25, 1907. 4:1027-40. A \$80,000-\$230,000. gift
- 57th st W, No 450, s s, 133.4 e 10th av, 33.4x100.5, 5-sty brk tenement. Isaac Meyers to Julia Meyers. Mort \$32,000. Nov 26. Nov 27, 1907. 4:1066-59. A \$18,000-\$33,000. other consid and 100
- 58th st E, No 118, s s, 220 w Lexington av, 19x100.5, 3-sty and basement stone front dwelling. Howard W Pierce to Andrew J McCosh. Mort \$17,000. July 2, 1906. Nov 27, 1907. 5:1312-66. A \$15,000-\$20,000. other consid and 100
- 60th st E, No 239, n s, 155 w 2d av, 21.6x100.5, 4-sty brk dwelling. Mary A Dempsey to Sarah C McCarthy. Mort \$20,000. Nov 20. Nov 22, 1907. 5:1415-18. A \$12,000-\$17,000. other consid and 100
- 62d st E, No 30, s s, 63 e Madison av, 23x82.5, 4-sty and basement stone front dwelling. Martha Josephthal to Henry Koplik. Mort \$48,500. Nov 27, 1907. 5:1376-50. A \$38,000-\$46,000. other consid and 100
- 64th st W, No 218, s s, 275 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Wm M Smith to James E Garner. Correction deed. Mort \$12,000. Nov 21. Nov 25, 1907. 4:1155-44. A \$6,000-\$16,000. nom
- 66th st W, No 223, n s, 350 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Release mort. Solomon Feiner to E Kapelsohn Co. Nov 27, 1907. 4:1158-18. A \$6,000-\$14,000. nom
- Same property. E Kapelsohn Co to Christopher B Wyatt. Mort \$16,000. Nov 27, 1907. 4:1158. other consid and 100
- 68th st W, No 19, n s, 217 w Central Park West, 16x100.5, 4 and 5-sty stone front dwelling. Carsten Wendt to Albert Willcox. C a G. Sept 21, 1903. Nov 27, 1907. 4:1121-23 1/2. A \$13,000-\$24,000. nom
- 69th st W, Nos 315 to 323, n s, 225 w West End av, 124.8x100.5, three 6-sty brk tenements and stores. FORECLOS (Sept 26, 1907). J C Julius Langbein (ref) to Archibald H Murdock. Mort \$99,750 and all liens. Nov 27, 1907. 4:1181-19 to 23. A \$36,000-P \$111,000. 5,000
- 69th st E, No 320, s s, 158.4 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Ignatz Koref to Joseph Wavra. Mort \$8,500. Nov 22. Nov 26, 1907. 5:1443-46. A \$5,000-\$8,000. other consid and 100
- 70th st W, No 25, n w s, 295 w Central Park West, 20x100.5, 4-sty and basement stone front dwelling. Albert L Wolfson et al HEIRS Rebecca Wolfson to Leopold Wolfson. Mort \$14,000. Dec 10, 1906. Nov 22, 1907. 4:1123-20. A \$18,000-\$36,000. nom
- 74th st E, No 216, s s, 185 e 3d av, 25x102.2, 4-sty brk tenement and 2-sty brk tenement in rear. Louis Firstenberg to Hyman Harkavy and Harris Moskowitz. 1-3 part. All title. Mort \$14,000. Nov 1. Nov 22, 1907. 5:1428-41. A \$11,000-\$16,000. other consid and 100
- 74th st W, No 252, s s, 99.6 e West End av, runs s 100 x e 0.6 x s 2.2 x e 20 x n 102.2 to st x w 20.6 to beginning, 3-sty and basement brk dwelling. Caroline E wife Henri L Gargan to Euphemia B Fuller, of Gilford, N H. Mort \$3,000. Nov 25. Nov 27, 1907. 4:1165-60. A \$15,000-\$23,000. nom
- 75th st E, No 113, n s, 223.2 e Park av, 26.10x102.2, 5-sty stone front tenement. Rosa Freedman to Thos C Naughton. Mort \$23,000. Nov 15. Nov 25, 1907. 5:1410-10. A \$21,000-\$29,000. other consid and 100
- 75th st W, Nos 168 to 180, s s, 30 e Amsterdam av, runs s 100 x e 70 x s 2.2 x e 75 x n 102.2 to st x w 145 to beginning, also strip adj on west, —x—, seven 4-sty brk and stone dwellings. John O Baker to Chas T Barney. B & S. Mort \$140,000. Nov 8, 1888. Nov 22, 1907. 4:1146-58 to 63. A \$102,500-\$168,000. 280,000
- 76th st W, No 116, s s, 185.1 w Columbus av, 20x102.2, 4-sty and basement stone front dwelling. John J Kirby to Egbert H Grandin. C a G. Nov 22. Nov 23, 1907. 4:1147-10 1/2. A \$14,000-\$27,000. nom
- 77th st E, No 231, n s, 305 w 2d av, 25x102.2, 3-sty brk tenement and 2-sty frame tenement in rear. John C Welwood to Salvatore Rizzo. Mort \$11,000. Nov 20. Nov 26, 1907. 5:1432-12. A \$11,000-\$13,000. 100
- 79th st E, No 121 (owned by party 1st part).
- 79th st E, Nos 123 and 125 (owned by party 2d part).
- Party wall agreement. Allen Tucker with Emma L Wesson and ano. May 17. Nov 25, 1907. 5:1508. nom
- 80th st E, Nos 236 and 238, s s, 147.1 w 2d av, runs w 40 x s 79.2 x s e — to c l of blk x e 5.6 x n 102.2 to beginning, 6-sty brk tenement and store. Pincus Lowenfeld et al to John H Bodine. Mort \$24,150. Nov 26. Nov 27, 1907. 5:1525-31. A \$15,500-P \$18,000. other consid and 1,000
- 80th st E, No 205, n s, 82.11 e 3d av, 17.1x90, 3-sty frame tenement. Almet R Latson and ano EXRS Emma J Marshall to Jacob Simon. Oct 13, 1905. Re-recorded from Oct 25, 1905. Nov 25, 1907. 5:1526-4 3/4. A \$6,000-\$6,000. 6,000
- 80th st E, No 205, n s, 82.11 e 3d av, 17.1x90, 3-sty frame tenement. Max Blau to Anna Lurie. 1/2 part. All title. Mort \$5,000. Nov 25. Nov 26, 1907. 5:1526-4 3/4. A \$6,000-\$6,000. other consid and 100
- 81st st E, No 23, n s, 95 w Madison av, 20.6x102.2, 5 and 6-sty stone front dwelling. Wm W Hall et al to Harry S Harkness. Nov 26, 1907. 5:1493-13. A \$46,000-P \$66,000. other consid and 100
- 82d st E, Nos 526 and 528, s s, 264.8 w East End av or Av B, 33.4x102.2, 6-sty brk tenement and store. Jacob Bren to David Karen, Louis Goldberg and Jacob Karen. Mort \$41,500. Nov 22. Nov 27, 1907. 5:1578-38. A \$10,500-\$41,000. nom
- 85th st E, Nos 434 to 440, s s, 119 w Av A, 75x102.2, two 6-sty brk tenements and stores. Abraham Silverston to Silverston Construction Co. Mort \$30,000. Nov 25. Nov 26, 1907. 5:1564-31 and 32. A \$24,000-P \$60,000. other consid and 100
- 88th st E, Nos 58 and 60, s s, 147.11 w Park av, runs s 53.7 x e 3.10 x s 47.1 x w 66.5 x n 100.8 to st x e 62.7 to beginning, 3 and 5-sty brk stable. Wm B Leeds to James F Elder. Sept 23. Nov 26, 1907. 5:1499—assessed with lot No 44. nom
- Same property. James F Elder to Domestic Realty Co. Nov 19. Nov 26, 1907. 5:1499. other consid and 100
- 89th st E, No 223, n s, 225 w 2d av, 25x100.8, 5-sty brk tenement. Ida Fraade to Johanna Hutshing. Mort \$25,000. Nov 19. Nov 27, 1907. 5:1535-15. A \$9,000-\$21,000. other consid and 100
- 96th st W, No 34, s s, 325 w Central Park West, 17x100.8, 5-sty brk and stone dwelling. Abraham Silverston to Jacob L Andron. Mort \$28,000. Nov 2. Nov 26, 1907. 4:1209-46. A \$10,000-\$23,000. 100
- 97th st E, No 227, n s, 200 w 2d av, 25x100.11, 5-sty brk tenement and store. Mayme Katz to Ella Gross. Mort \$23,050. Nov 18. Nov 23, 1907. 6:1647-16. A \$8,000-\$18,000. other consid and 100
- 98th st W, No 259, n s, 100 e West End av, 18x100.11.
- 98th st W, No 257, n s, 118 e West End av, 18x100.11.
- 98th st W, No 251, n s, 172 e West End av, 18x100.11, three 4-sty brk dwellings.
- James R Hay to Chas T Barney. B & S. June 29, 1899. Nov 22, 1907. 7:1870-5, 6 and 8. A \$30,000-\$54,000. nom
- 98th st W, Nos 247 and 249, n s, 190 e West End av, 35x100.11, two 4-sty brk dwellings.
- 98th st, Nos 253 and 255, n s, 136 e West End av, 36x100.11, two 4-sty brk dwellings.
- John O Baker to Chas T Barney, of Southampton, L I. Mort \$65,000. July 27, 1899. Nov 25, 1907. 7:1870-9 and 9 1/2. A \$19,500-\$35,000 and 6 1/2 and 7. A \$20,000-\$36,000. nom
- 99th st W, No 302, s s, 80 w West End av, 20x100.11, vacant. Herbert Realty Co to Julia Brown, of Brooklyn. Mort \$11,500. Nov 22, 1907. 7:1888-26. A \$11,000-\$11,000. 100

THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

IRONWORK FOR BUILDINGS

101st st W, No 64, s s, 200 e Columbus av, 25x100.11, 5-sty brk tenement. 7:1836-56. A \$11,000-\$24,000.

3d av, No 1909, e s, 40.4 n 105th st, 20.2x63.4x20.2x63.3, 3-sty frame tenement and store. 6:1655-2½. A \$7,500-\$10,000.

Clara Steiermann to Ferdinand Steiermann. B & S. All liens. Nov 22. Nov 26, 1907. nom

103d st E, No 156, s s, 101.6 e Lexington av, 27x100.11, 5-sty stone front tenement. Solomon Altshuler to Michael O'Leary. Mort \$17,000. Nov 19. Nov 22, 1907. 6:1630-48. A \$11,000-\$20,000. other consid and 100

103d st E, Nos 139 to 147, n s, 294 e Park av, 81x100.11, five 3-sty brk and stone dwellings. Samuel Goldberg to Samuel Klepner. Mort \$41,500. Nov 21. Nov 22, 1907. 6:1631-13 to 15½. A \$30,000-\$32,500. other consid and 100

105th st E, Nos 239 to 249, n s, 136.3 w 2d av, 81.3x100.9, two 6-sty brk tenements and stores. Jacob Massey to Mania Rothbord, of Brooklyn. Morts \$103,900. Nov 22. Nov 23, 1907. 6:1655-16 and 18. A \$24,000-P \$100,000. nom

106th st E, No 59, n s, 150 e Madison av, 25x100.11, 5-sty brk tenement and store. Michael N Delagi to Barbara J Jordan. All liens. Oct 15. Nov 27, 1907. 6:1612-27. A \$11,000-\$20,000. other consid and 100

108th st W, Nos 4 and 6, s s, 100 w Central Park West, 50x100.11, 6-sty brk tenement. Abraham Silverson to Silverson Construction Co. Mort \$30,000. Nov 25. Nov 26, 1907. 7:1843-37. A \$23,000-\$75,000. other consid and 100

108th st W, Nos 8 and 10, s s, 150 w Central Park West, 50x100.11, 6-sty brk tenement. Abraham Silverson to Silverson Construction Co. Mort \$30,000 on this and other property. Nov 25. Nov 26, 1907. 7:1843-40. A \$23,000-\$75,000. 100

109th st E, No 20, s s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Max L Schallek to Morris Levy. ½ part. Mort ½ of \$23,000. Nov 25. Nov 27, 1907. 6:1614-61. A \$15,500-\$30,000. nom

114th st W, No 18, s s, 191.4 w 5th av, 17.8x100.11, 3-sty and basement stone front dwelling. Abraham Halprin to Yetta Kraner. Mort \$10,500. Nov 26, 1907. 6:1597-43½. A \$8,000-\$11,500. 100

115th st W, No 67, n s, 250 e Lenox av, 25x100.11, 5-sty stone front tenement. Alice H Palmer to Milton C Henley. Mort \$29,000. Nov 26, 1907. 6:1599-12. A \$13,000-\$26,000. nom

116th st W, s s, 175 w Broadway, 50x100.11, vacant. John D Crimmins to Paterno Bros, a corpn. Nov 21. Nov 25, 1907. 7:1896-77 and 78. A \$34,000-\$34,000. other consid and 100

116th st E, No 246, s s, 87 w 2d av, 23x100.11, 2-sty brk tenement and store. Alicia L Laird INDIVID and as EXTRX Eliz Wood to John Doyle. Nov 20. Nov 25, 1907. 6:1665-30½. A \$7,500-\$10,000. 14,000

117th st E, No 329, n s, 350 e 2d av, 25x100.10, 2-sty frame tenement and store.

117th st E, No 328, s s, 350 e 2d av, 25x100.10, 2-sty frame dwelling.

David Cohen to Golde & Cohen, a corpn. All liens. Nov 26. Nov 27, 1907. 6:1689-15. A \$6,000-\$7,500; 1688-39. A \$6,000-\$7,500. other consid and 100

118th st W, Nos 146 to 156, on map Nos 148 to 154, s s, 125 e 7th av, 150x100.11, two 6-sty brk tenements. Harris Friedman et al to Charles and Henry Friedman. Mort \$217,000. Nov 23, 1907. 7:1902-53 and 56. A \$72,000-\$260,000. other consid and 100

120th st E, Nos 520 to 554, s s, 250 e Pleasant av, 150x100.11, four 6-sty brk tenements. Florence Realty & Construction Co to Calogero Messineo. Mort \$110,000. Nov 21. Nov 22, 1907. 6:1816 37 to 42. A \$28,000-P \$128,000. other consid and 100

122d st E, Nos 339 to 343, n s, 100 w 1st av, 75x100.11, three 4-sty brk tenements. Abe Schwalbe to Joshua, Louis and Elias Silverstein. Mort \$34,000. April 24, 1906. Nov 25, 1907. 6:1799-21 to 23. A \$16,500-\$25,500. other consid and 100

125th st W, No 512, s s, 150 w Amsterdam av, 25x100.11, 5-sty brk tenement. Joseph Bierhoff to Elias Feinberg. Mort \$16,000. Nov 25. Nov 26, 1907. 7:1979-39. A \$10,000-\$21,000. other consid and 100

125th st W, n s, 425 e Broadway, runs n 50 x e 18 x n 50 x e 15 x s w — to st x w 7 to beginning, vacant. Milton C Henley to Sadie Haas. C a G. Nov 21. Nov 22, 1907. 7:1980—assessed with lot 19. nom

128th st W, Nos 79 to 83, n s, 75 e Lenox av, 60x99.11, two 6-sty brk tenements. Abraham Silverson to Silverson Construction Co. Mort \$30,000. Nov 25. Nov 26, 1907. 6:1726-5 and 6. A \$24,000-\$86,000. other consid and 100

128th st W, Nos 257 to 261, n s, 150 e 8th av, 108x99.11, three 4-sty stone front tenements. William Wallach to Lulu Banford. Mort \$107,000. Nov 21. Nov 22, 1907. 7:1934-7 to 10. A \$43,200-\$83,000. other consid and 100

131st st W, No 18, s s, 265 w 5th av, 15x84.11, 3-sty stone front dwelling. Milton C Henley to Alice H Palmer. Mort \$8,500. Nov 25. Nov 26, 1907. 6:1728-47. A \$6,000-\$10,000. other consid and 100

132d st W, No 552, s s, 300 w Amsterdam av, 20x99.11, 5-sty brk tenement. Hester Smith to Max Sommers. All liens. Nov 27, 1907. 7:1986-45. A \$7,500-\$22,000. nom

133d st W, No 161, n s, 200 e 7th av, 25x99.11, 5-sty brk tenement. Isaac Mannheimer to Sarah Weiss. Mort \$21,000. Nov 27, 1907. 7:1918-10. A \$10,000-\$21,000. other consid and 100

Same property. Sarah Weiss to Morris Mannheimer. Mort \$21,000. Nov 27, 1907. 7:1918. other consid and 100

133d st W, No 70, s s, 84 e Lenox av, 26x99.11, 5-sty brk tenement. Marcus Markiewicz to Bernhard Mainzer. ½ part. Mort \$17,000. Sept 27. Nov 26, 1907. 6:1730-68. A \$10,500-\$27,000. other consid and 100

133d st W, Nos 27 to 31, n s, 360 w 5th av, 50x99.11, 6-sty brk tenement and store. Abraham Silverson to Nathan Hutkoff. Mt \$52,400. Nov 21. Nov 22, 1907. 6:1731-21. A \$21,000-P \$60,000. other consid and 100

141st st W, No 559, n s, 100 e Broadway, late 11th av, 25.4x100, 3-sty brk dwelling. John O Baker to Chas T Barney, of Southampton, N Y. B & S. Feb 24, 1899, Nov 25, 1907. 7:2073-6. A \$8,000-\$15,000. nom

146th st W, Nos 265 to 273, n s, 100 e 8th av, 125x99.10, five 5-sty brk tenements. The Old Town Realty Co to Thos J Murtha. Mort \$121,250. Nov 20. Nov 27, 1907. 7:2032-5 to 9. A \$35,000-\$92,500. nom

148th st W, No 204, s s, 137.6 w 7th av, 37.6x99.11, 5-sty brk tenement. Simon Lazerowitz et al to Benj L and Berthold Weil. Mort \$37,000. Nov 22. Nov 25, 1907. 7:2033-40. A \$10,500-\$35,000. other consid and 100

148th st W, No 213, n s, 287.3 w 7th av, 37.5x99.11, 5-sty brk tenement. Mark Blumenthal to Etta Crakow. ¼ part. Mort \$34,000. June 24. Nov 26, 1907. 7:2034-19. A \$10,500-\$35,000. other consid and 100

151st st W, No 524, s s, 280 e Broadway, 40x99.11, 5-sty brk tenement. Rose Cohen to Philippine Friedberg. Mort \$46,500. Nov 25. Nov 26, 1907. 7:2082-50. A \$16,000-\$42,000. other consid and 100

156th st W, Nos 531 to 543, n s, 239.6 e Broadway, 235.6x99.11, six 5-sty brk tenements. 8:2115-51 to 59. A \$96,000-P \$228,000.

172d st W, n s, 187.6 w Amsterdam av, 87.6x94.6, two 5-sty brk tenements. 8:2129-57 and 59. A \$18,000-P \$56,000.

Amsterdam av, Nos 2533 to 2539 | e s, 128 n 185th st, 86.10 to 186th st | 186th st x100x90x100, two 6-sty brk tenements and stores. 8:2149—assessed with lot No 81.

Amsterdam av, e s, 40 s 185th st, 39.11x100, 6-sty brk tenement and store. 8:2149-35. A \$12,800-\$40,000.

118th st W, No 73, n s, 185 e Lenox av, 20.6x100.11, 5-sty brk tenement. 6:1717-9. A \$9,700-\$23,000.

Louis Meryash to Amsterdam Holding Co. All liens. Nov 7. Nov 26, 1907. other consid and 100

170th st W, s s, 365.11 w Broadway, late Kingsbridge road, 50x90, vacant. John O Baker to Chas T Barney. Mort \$2,500. Mar 4, 1903. Nov 25, 1907. 8:2138-147. A \$8,000-\$8,000. nom

192d st W, s s, 175 w Audubon av, 75x100, vacant. Sound Realty Co to Cathleen Turney. All liens. Nov 15. Nov 25, 1907. 8:2161—part lot 150. other consid and 100

Av A, Nos 287 and 289 | s w cor 18th st, 46x94, three 5-sty brk 18th st, Nos 438 to 442 | tenements and stores. Louis Lewin to Martin Garone. 1-3 part. Mort \$51,500. Nov 11. Nov 26, 1907. 3:949-30. A \$22,000-\$39,500. other consid and 100

Amsterdam av | e s, 220.10 n 185th st, runs n 573.9 to point 35.2 New av | n from s line proposed Washington Bridge av x e 186th st | 242.7 to w s Fort George or Speedway Park x 187th st | s — x w 351.10 to beginning, except part for 188th st | Washington Bridge av, vacant. James R Hay to Chas T Barney. Morts \$188,000. June 9, 1905. Nov 22, 1907. 8:2149-93 and 108. A \$138,500-\$140,500. other consid and 100

Amsterdam av, e s, 30.9 n from s s 191st st, runs e 479.6 to w s Harlem River, x s — to pt 76.6 n 188th st, x n w 145 and 314.6 and 105 to av at pt 76.6 n 188th st, x — 673.9 to beginning, with all title to sts, land under water, &c, 2-sty frame dwelling and vacant. John O Baker to Chas T Barney, of Southampton, N Y. Q C. Mort \$75,000. Mar 25, 1899. Nov 25, 1907. 8:2149-151 and 174. A \$119,500-\$222,500. nom

Amsterdam av, Nos 1940 to 1946 | n w cor 156th st, 100x125, 156th st, Nos 501 and 503 | 1 and 2-sty frame stable and two 2-sty frame tenements and stores. Abraham Silverson to Silverson Construction Co. All liens. Nov 25. Nov 26, 1907. 8:2115-38. A \$78,000-\$80,000. other consid and 100

Amsterdam av, Nos 502 and 504, w s, 40 n 84th st, 40x100, 6-sty brk tenement and store. Isaac Lowenfeld to Lillie Pfeiffer. All liens. Nov 21. Nov 27, 1907. 4:1232-31. A \$33,000-P \$48,000. other consid and 100

Broadway, Nos 2341 to 2355 | s w cor 86th st, runs w 179.6 x s 85th st, Nos 251 and 253 | 102.2 x e 44 x s 102.2 to n s 85th 86th st, Nos 250 to 276 | st x e 121.1 to w s Broadway x n 204.10 to beginning, two 7-sty brk tenements and four 5-sty stone front dwelling. John O Baker to Chas T Barney. B & S. Mar 25, 1899. Nov 22, 1907. 4:1233-53 to 59 and 7½ and 11. A \$451,000-\$816,000. nom

Broadway, No 3261 | s w cor 132d st, runs w 150 x s 99.11 131st st, No 601 | x e 50 x s 99.11 to n s 131st st, x e 132d st, Nos 600 to 604 | 100 to Broadway, x n 199.10 to beginning, 6-sty brk tenement and vacant. John O Baker to Chas T Barney, of Southampton, N Y. B & S. Feb 24, 1890, or 1899(?) Nov 25, 1907. 7:1998-28 to 39. A \$101,000-\$— nom

Broadway | n w cor 152d st, 199.10 to s s 153d st, 152d st, Nos 601 to 607 | x125.8, 3-sty frame dwelling and 1 and 153d st, No 600 | 2-sty frame buildings and vacant. John O Baker to Chas T Barney. Mort \$126,800. June 14, 1906. Nov 25, 1907. 7:2099-27 to 38. A \$137,000-\$138,300.

Broadway | s w cor 87th st, 50.1x92.2x50.8x95.9, vacant. John O 87th st | Baker to Chas T Barney. Mort \$70,000. May 8, 1907. Nov 25, 1907. 4:1234-54 and 55. A \$83,000-\$83,000. other consid and 100

Broadway, late Kingsbridge road | w s, opposite c 1 of 170th st, Fort Washington av | runs n along road, 551.2 x w 170th st | 480.4 to e s Fort Washington av, 171st st | x s on curve 225.10 x s along av, 172d st | 241.6 to c 1 170th st, x e 666 to beginning, vacant. John O Baker to Chas T Barney, of Southampton, N Y. Q C. Mort \$150,000. Mar 25, 1899. Nov 25, 1907. 8:2142-1, 50, 58 and 68. A \$—\$— nom

Broadway, No 2361 | n w cor 86th st, 151x92.2½x150.8x81.7, vacant. 86th st, No 251 | John O Baker to Chas T Barney. B & S. Mar 25, 1899. Nov 25, 1907. 4:1234-13, 52 and 53. A \$221,000-\$221,000. nom

Broadway, No 2001 | n w cor 68th st, runs n 84.9 x w 59 x s 25 x 68th st, No 143 | w 2 x s 50.5 to n s 68th st, x e 99.9 to beginning, 1-sty frame shop and garage. Mary E Pinchot to Amos F Eno. Jan 26, 1906. Nov 25, 1907. 4:1140-10. A \$130,000-\$130,000.

Broadway, No 1451 | n w cor 41st st, 19.10x135 to 7th av 41st st, Nos 155 to 161 | x19.1x141.2, vacant. 4:994-1 and 5. 7th av, No 583 | A \$245,000-\$— nom

Broadway, No 1453 | w s, 19.9 n 41st st, 20.7x130.3 to 7th av, 7th av, No 585 | 20x135.10, vacant. 4:994-2 and 6. A \$152,500-\$—

34th st W, Nos 46 and 48, s s, 150 e 6th av, 50x98.9, 4 and 5-sty

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.

brk and stone buildings, store in No 46. 3:835-68 and 69. A \$400,000-\$422,000.

Greenwich st, Nos 83 and 85 | s e s, 45.7 s w Rector st, runs s e Trinity pl, Nos 46 and 48 | 82.1 x n e 1.6 x s e 24.6 to n w s Trinity pl or New Church st at point 46 s w Rector st x s w 48.1 x n w 9.3 x n e 4.6 x n w 91 to Greenwich st x n e 39.5 to beginning, 5-sty brk office building. 1:19-19. A \$73,800-\$100,000.

Whitehall st, No 47, e s, abt 38 n Front st, 24x31.6, 3-sty brk tenement and store. 1:8-2. A \$29,000-\$30,000.

Front st, No 1 1/2, n s, abt 31 e Whitehall st, 13.6x70x12x70, part 3-sty brk tenement and store.

Front st, No 2, n s, abt 48 e Whitehall st, 18x70x20x70, part 3-sty brk tenement and store. 1:8-the last two parcels assessed as lot 13. A \$22,200-\$23,500.

Eliz K Vingut to William M Cruikshank, of Garden City, L I, Augusta F Bowen, of Setauket, L I. All title. Trust Deed. June 17. Nov 26, 1907. nom

Central Park West, Nos 393 and 394, w s, 40 n 99th st, 38.11x100, 6-sty brk tenement and store. Abraham Silverson to Silverson Construction Co. All liens. Nov 25. Nov 26, 1907. 7:1835-31. A \$36,000-\$55,000. other consid and 100

Central Park West, No 391 | n w cor 99th st, 40x100, 6-sty brk 99th st, Nos 1 to 7 | tenement and store. Abraham Silverson to Silverson Construction Co. All liens. Nov 25. Nov 26, 1907. 7:1835-29. A \$48,000-\$75,000. other consid and 100

Columbus av, Nos 141 to 147 n e cor 66th st, 100.5x100, 4-sty 66th st, No 71 | brk building and store. John O Baker to Chas T Barney. B & S. Feb 24, 1899. Nov 22, 1907. 4:1119-1. A \$150,000-\$195,000. nom

Convent av | s w cor 129th st, runs s - to n s 128th st x w 76.5 x n 128th st | 244.6 to s s 129th st x e 114 to beginning, vacant. 129th st | David Cohen to Golde & Cohen. All liens. Nov 26. Nov 27, 1907. 7:1968-23. A \$50,000-\$50,000. other consid and 100

East End av, No 172 | w s, 25.8 s 88th st, 25x96, 5-sty stone front Av B, No 1702 | tenement. Henry Sturts EXR Helene J A Beck to Otto H Schlobohm. Mort \$10,000. Nov 18. Nov 22, 1907. 5:1584-29. A \$10,000-\$22,000. 15,500

Fort George av | n s, abt 561 11 e St Nicholas av, and being plot St Nicholas av | 28 map (No 697) part estate Isaac Dyckman, begins at s w cor plot 27, runs n e 382 to s e s St Nicholas av x s w 444 x s e 147.8 to n w s Fort George av x n e 200 to beginning, vacant. John O Baker to Chas T Barney. Mort \$60,000. June 14, 1903. Nov 25, 1907. 8:2149-249. A \$16,000-\$16,000. other consid and 100

Fort Washington av, w s, 175.7 s 170th st, 20.3x113.11x31.7x107.2, vacant. 8:2139-159. A \$7,500-\$7,500.

Haven av, e s, 180.9 s 170th st, 31.5x106.11x31.7x114.9, vacant. 8:2139-140. A \$2,500-\$2,500.

John O Baker to Chas T Barney, of Southampton, N Y. Dec 11, 1902. Nov 25, 1907. nom

Lenox av | n e cor 143d st, runs e 96.2 x n 59.11 x e 16.7 x n 143d st | 39.11 x w 27.10 x s 25 x w 85 to av x s 74.11 to beginning, vacant. FORECLOS (Oct 18, 1907). Harry B Davis (ref) to Maurice Cohen. Nov 18. Nov 27, 1907. 6:1741-1. A \$45,000-\$45,000. 25,000

Lexington av, Nos 2170 to 2184 | n w cor 130th st, runs w 80 x n Park av, Nos 1921 to 1927 | 99.11 x w 202.6 x s 99.11 to n s 130th st, Nos 101 to 109 | 130th st x w 122.6 to e s Park 131st st | av x n 199.10 to s s 131st st x e 405 to Lexington av x s 199.10 to beginning, seven 6-sty brk tenements, stores on corners. John H Bodine to Keats Co. B & S. All liens. Nov 9. Nov 26, 1907. 6:1779-1 and 15 and 56 to 72. A \$137,000-\$185,000. other consid and 100

Lexington av, No 515 | s e cor 48th st, 100.5x34, 7-sty brk tene-48th st, No 134 | ment and store. Julius B Fox to Joseph L Buttenwieser. All liens. Oct 8. Nov 27, 1907. 5:1302-51. A \$45,000-\$80,000. other consid and 100

Madison av, Nos 1824 to 1830 | s w cor 119th st, 80.11x75, two 119th st | 6-sty brk tenements and stores. David Cohen to Golde & Cohen, a corpn. All liens. Nov 26. Nov 27, 1907. 6:1745-55 and 58. A \$43,000-\$90,000. other consid and 100

Madison av, No 1822, w s, 80.11 s 119th st, 20x75, 3-sty stone front dwelling. John O Baker to Chas T Barney. B & S. Jan 29, 1902. Nov 22, 1907. 6:1745-54. A \$9,000-\$13,000. nom

Madison av, No 719, owned by party 1st part.

Madison av, s e cor 64th st, adj above, owned by party 2d part. Encroachment agreement. Harriett A R Mills with Sixty-Fourth Street Co. Nov 15. Nov 25, 1907. 5:1378. nom

Park av, No 1970, w s, 80 s 133d st, 19.11x75, 4-sty brk tenement and store. Release claims, &c, as to Viaduct. John McManus to N Y & Harlem R R Co and the N Y C & H R R Co. May 23. Nov 25, 1907. 6:1757-37. A \$4,000-\$9,000. other consid and 100

St Nicholas av | n w cor 186th st, 114.10x100, vacant. John O Ba-186th st | ker to Chas T Barney. Mort \$42,000. June 14, 1906. Nov 25, 1907. 8:2166-78 to 82. A \$50,000-\$50,000. other consid and 100

1st av, No 689, w s, 123.5 s 40th st, 24.8x75, 5-sty brk tenement and store. Isaac S Heller to Vincenzo Locicero. Mort \$24,000. Nov 23. Nov 25, 1907. 3:945-28. A \$10,000-\$15,000. other consid and 100

6th av, No 879, w s, 75.4 s 50th st, 25x100, 5-sty stone front tenement and store. Simeon Nauheim and ano EXRS Alexander Kuh to Moses A Kuh, Carrie Nauheim and Millard F Kuh. Mort \$14,000. Nov 11. Nov 22, 1907. 4:1002-33. A \$35,000-\$45,000. other consid and 100

7th av, Nos 100 and 102 | n w cor 16th st, 53x63, one 3-sty brk, 16th st, Nos 201 and 203 | one 3-sty frame and one 4-sty brk tenements, stores on av. Catherine Courtney and Mary McGough INDIVID and HEIRS Bridget McGough to John M Ryan. Nov 21. Nov 26, 1907. 3:766-38 to 40. A \$30,500-\$40,000. nom

Same property. John M Ryan to Catherine Courtney, 1-3 part, and Mary McGough, 2-3 parts. B & S. Nov 21. Nov 26, 1907. 3:766. nom

7th av, No 375, e s, 25.3 s 31st st, 21x75, 3-sty brk tenement and store. Chas F Bauerdorf and ano EXRS Albert J Adams to Augustin A Wolfe. Nov 20. Nov 22, 1907. 3:806-77. A \$34,000-\$36,000. 60,000

Same property. Release dower. Isabella V Adams widow to same. Nov 20. Nov 22, 1907. 3:806. nom

7th av | s e cor 111th st, 100.11x150, 6-sty brk tenement and 111th st | store. The Apartment Construction Co to Greene Court Building Co. Mort \$275,000. Nov 23, 1907. 7:1820-58 and 61. A \$114,000-\$- other consid and 100

7th av, No 375, e s, 25.3 s 31st st, 21x75, 3-sty brk tenement and store. Augustin A Wolfe to Mary I Allison, Margaret I O'Bryan and Kath A, Augusta A and Chas M Ingebrand, all of St Paul, Minn; and Geo C Ingebrand, of Williston, North Dakota. 1-6 part. Mort \$42,000. Nov 20. Nov 25, 1907. 3:806-77. A \$34,000-\$36,000. nom

Same property. Same to Philip and Chas F Berg, Susan Heine-mann and Margt Wolfe, all of N Y, and Geo Berg of Hillsboro, Ohio. 5-6 parts. Mort \$42,000. Nov 20. Nov 25, 1907. 3:806. nom

8th av, No 328, e s, 104.1 s 27th st, 22x100, 3-sty brk tenement and store. Jane A Hind to Wm H Hind. B & S. Nov 25, 1907. 3:776-4. A \$19,000-\$22,000. nom

8th av, Nos 216 to 230 | n e cor 21st st, runs n 150.7 to e s old 21st st, Nos 261 to 265 | Fitz Roy road x e 13 to c 1 said road x s e 2.5 x e 86.2 x s 148.3 to 21st st x w 100 to beginning, six 2 and four 3-sty brk tenements, stores on av. Abraham Silverson to Silverson Construction Co. Mort \$230,000. Nov 25. Nov 26, 1907. 3:771-1 to 5 and 76 to 78. A \$99,000-\$118,500. other consid and 100

8th av, No 2917, w s, 74.11 n 154th st, 25x100, 6-sty brk tene-154th st, No 301 | ment and store. Abraham Silverson to Sil- verson Construction Co. Mort \$- Nov 25. Nov 26, 1907. 7:2047-32. A \$8,000-\$30,000. other consid and 100

8th av, Nos 2753 and 2755 | s w cor 147th st, 50x85, 6-sty brk 147th st, No 300 | tenement and store. Release mort. American Mortgage Co to Philip Simon, Henry Segall and Aaron F Kurzman. Nov 25. Nov 26, 1907. 7:2045-36. A \$20,000-\$35,000. 3,500

8th av, No 2911 | n w cor 154th st, 24.11x100, 6-sty brk tene-154th st, No 301 | ment and store. Abraham Silverson to Sil- verson Construction Co. Mort \$- Nov 25. Nov 26, 1907. 7:2047-29. A \$12,000-\$45,000. other consid and 100

MISCELLANEOUS.

Agreement as to division of estate in the matter of Bernard Gartlan decd, &c, under trust deed for \$5,700. John Noonan et al with George Gartlan as ADMR. Aug 1, 1907. Nov 22, 1907.

Similar agreement as above. Same with same. July 25. Nov 22, 1907.

All right, title and interest in estate of Eliz F Floyd dec'd. Benjamin Van Horne Vingut to Wm M Cruikshank, of Huntington, L I, and Henry K Vingut, of Setauket, L I. Trust deed. Sept 21, 1904. Nov 26, 1907. nom

Exemplified copy last will of Anna Gerken dec'd. Dec 28, 1905. Nov 26, 1907.

General release, especially as to deficiency judgment which may arise from foreclosure of mortgage. Esmond Stiles to Perley S Crosier. June 18. Nov 25, 1907. nom

Order of court substitution trustees of estate. Emilie Bruhl widow et al heirs, &c, Samuel Bruhl dec'd petitioners, the court appoints Maurice Seligmann and Solomon Bass as TRUSTEES. Mar 31, 1900. Nov 26, 1907.

Will of Henry Davenport, of Boston, Mass. July 3, 1893. Nov 22, 1907. Wills.

BOROUGH OF THE BRONX.

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

*Byron st, e s, 185.9 n Kossuth av, 39.3x101.2x39.3x104.2. John Soukup to Wincencie Soukup. Q C. Nov 23. Nov 27, 1907. 2,900

*Concord st, e s, 96 n 236th st, 50x95. Thos J Horan to Herman Menaker. Mort \$950. Nov 22. Nov 23, 1907. other consid and 100

*Concord st, e s, 146 n 236th st, 50x95. Mary A Horan to same. Nov 22. Nov 23, 1907. other consid and 100

Clinton pl, No 60, s s, 125 w Grand av, 25x100, 2-sty frame dwelling. Michael J Keenan to Chas J Ivimey and Charlotte his wife, as joint tenants. Mort \$5,500. Nov 22. Nov 23, 1907. 11:3207. other consid and 100

Dawson st, e s, 699.9 n Longwood av, 40.7x100, 5-sty brk tene-ment. Mort \$27,000.

Dawson st, e s, 740.4 n Longwood av, 40.7x100, 5-sty brk tene-ment. Mort \$27,000.

Twelve Forty-two Dawson Street Co to Elliott Raymond, of New Rochelle, N Y. Also Mort \$28,493 on this and other property and all liens. Nov 20. Nov 22, 1907. 10:2702. other consid and 100

Dawson st, e s, 659.2 n Longwood av, 40.7x100, 5-sty brk tene-ment. Same to Geo J Schnatz. Mort \$27,000; also Mort for \$28,493 on this and other property and all liens. Nov 20. Nov 22, 1907. 10:2702. other consid and 100

Dawson st, e s, 618.6 n Longwood av, 40.7x100, 5-sty brk tenement. Twelve Forty-two Dawson Street Co to John Miller. Mort \$27,000; also mort for \$28,493 on this and other property and all liens. Nov 20. Nov 23, 1907. 10:2702. other consid and 100

Dawson st, e s, 537.4 n Longwood av, 40.8x100, 5-sty brk tene-ment. Twelve Forty-two Dawson Street Co to Anton W Gerstner, of Weehawken, N J. Mort \$27,000; also mort of \$28,493 on this and other property and all liens. Nov 20. Nov 23, 1907. 10:2702. other consid and 100

Featherbed lane, s w cor Plympton av, deed reads Old Under-cliffe av, c 1 at line bet lands Marianna A and Wm B Ogden at point 131 e Aqueduct av, runs n along a line 100 w Plympton av, 299 x e 10 x n 100 and 125.11 and 49.4 x w 66.9 to e s Aqueduct av, at point 201.3 s Featherbed av, and w s Plympt-

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.

ton av, x n along e s Featherbed lane or Aqueduct av, 201.3 to w s Plympton av, x s 725.9 to said division line, in c l of said av, x w 100.3 to beginning, vacant.
Featherbed lane, s s | vacant.
Nelson av, w s |
172d st, n s |
Plympton av, e s |
Leopold Weil to Robert Jablinski as referee in suit of Knickerbocker Trust Co et al plaintiffs vs Webster Realty Co et al defendants. Q C. Nov 5. Nov 22, 1907. 11:2874 and 2875. nom
Home st, s s, 91.9 w Prospect av, 40.1x99.9x64.1x120.2, vacant. Abelman Construction Co to Irving W Young of White Plains, N Y. All liens. Nov 27, 1907. 10:2680. nom
Hall pl, e s, 193.1 s 167th st, 45x—x43.11x52.7, vacant. FORECLOS, Oct 17, 1907. Peter L Mullaly ref to Frederick Cordes. Mort \$2,100 and all liens. Nov 8. Nov 22, 1907. 10:2700. 1,000
*Lowerre pl (Prospect terrace), w s, 38 n 228th st (14th av), 19 x80, Williamsbridge. Release mort. The Mt Vernon Trust Co to Chas J Chapman. Nov 11. Nov 25, 1907. 250
*Same property. Chas J Chapman to Alexander Thern. Mort \$4,000. Nov 23. Nov 25, 1907. other consid and 100
*Same property. Release mort. Chas J Chapman to Alexander Thern. Nov 23. Nov 25, 1907. nom
Simpson st, No 1041, w s, 241.3 n Westchester av, 43.9x100, 5-sty brk tenement. Release mort. Manhattan Mortgage Co to Louis Stern. Nov 16. Nov 26, 1907. 10:2726. nom
Tiffany st, w s, 43 n 165th st, 50.3x74.11x50.4x71.5, 5-sty brk tenement. Release mort. Greenwich Mortgage Co to Frankfeldt & Lippmann, a corpn. Nov 19. Nov 25, 1907. 10:2716. 20,000
Same property. Release mort. Cumberland-York Co to same. Nov 22. Nov 25, 1907. 10:2716. 3,000
134th st, No 410, s s, 115 e Willis av, 16.8x100, 4-sty brk dwelling. Jennie Kind to Alonzo Jackson. Mort \$8,500. Oct 7. Nov 23, 1907. 9:2278. other consid and 100
137th st, Nos 618 and 620, old Nos 898 and 900, s s, abt 270 w Cypress av, also 625 w Home av, 50x100, two 4-sty brk tenements. Agostino Massa to Maria L wife of Agostino Massa. Mort \$34,000. Nov 20. Nov 26, 1907. 10:2549. other consid and 100
139th st, No 542, s s, 100 w St Anns av, 37.6x100, 6-sty brk tenement. Minnie A Indellie et al to Abelman Construction Co. All liens. Nov 27, 1907. 9:2266. other consid and 100
149th st, No 340, s s, 125 w Cortlandt av, 25x106.6, except part for st, 3-sty frame tenement and 2-sty frame building in rear. Timothy F Sullivan to The Bungay Co of N Y. Mort \$12,000. Nov 25, 1907. 9:2330. other consid and 100
155th st, No 318, late Mary st, s s, 375 w Cortlandt av, 25x100, 2-sty frame dwelling. Mary F wife of Detlef Sommer et al to Theo J Sommer. Nov 23. Nov 25, 1907. 9:2414. nom
165th st, No 655, No 849, n s, 334.3 e Boston road, 17.6x100.6, 3-sty frame dwelling. Timothy F Sullivan to The Bungay Company, of N Y. Mort \$5,000. July 1. Nov 25, 1907. 10:2633. other consid and 100
165th st, No 1044, s s, 60 e Stebbins av, 20x77.8, 3-sty frame tenement. Franz Neumann to Mathilda Neumann. 1/2 part. All title. Mort \$4,000. Nov 22. Nov 25, 1907. 10:2698. other consid and 100
169th st, No 1155, n e s, 40.2 s e Fox st or Barretto st, runs n e 80.10 x e 12.1 x s 0.3 x s e 10 x s w 87.8 to st x n w 20 to beginning, 3-sty brk tenement and store. Julius Heiderman EXR John M Mayer to Ernst Schoppe. Mort \$5,000. Nov 22. Nov 23, 1907. 10:2719. 9,400
176th st, n s, 140 w Walton av, 25x125, 2-sty brk dwelling. Release mort. Title Guarantee and Trust Co to Solmax Realty Co. Nov 25. Nov 26, 1907. 11:2851. 100
179th st No 771 (Monroe st), n s, 60 e Bathgate av, late Madison av, 24.5x108, 2-sty frame dwelling. Dominick Stanislaw to Charles McConnell. Mort \$4,000. Nov 21. Nov 22, 1907. 11:3045. 5,200
*214th st, late Av A, n s, 56 e White Plains road and being lot 68 map New Village of Jerome, 25x125. Frank Pettinati and ano to Raffaele Pettinati. Mort \$3,400. Nov 26. Nov 27, 1907. nom
*216th st, s s, 150 e Tilden av, abt 69x100, Laconia Park. Mary J Hall to Samuel Sperling. Nov 25. Nov 26, 1907. other consid and 100
*Same property. Samuel Sperling to A Shatzkin & Sons. Mort \$1,350. Nov 25. Nov 26, 1907. 100
*217th st, late 3d st, s s, 400 e 6th av, 25x109.4, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to Jules Weill. May 15. Nov 22, 1907. nom
*218th st, late 4th st, s s, 131 e White Plains road, 50x114, Wakefield. Peter Kieran to Catherine Kieran. Mort \$3,000. Nov 14. 1906. Nov 25, 1907. other consid and 100
*221st st, n s, 230 e 4th av, 25x114, Wakefield. A Shatzkin & Sons to Dante Imperatrice. Mort \$843.75. Nov 18. Nov 27, 1907. 100
*222d st, s s, 130 e Barnes av (4th av), 25x25. Release mort. Mary J Story exr Edward Story to Abraham Schier and Leopold Buxbaum. Nov 1. Nov 26, 1907. nom
*224th st, (10th av), s e cor 2d st, now 2d av, 205x114, Wakefield. Wm F Norton to The Norton Realty Co. 1-3 part. B & S. Mort \$3,000. Nov 26. Nov 27, 1907. other consid and 100
*233d st, n s, east 1/2 lot 678 map Wakefield.
233d st, n s, west 1/2 lot 638 map Wakefield.
Boundary line agreement. Walter Grant with Frank Vaccaro. Nov 22. Nov 26, 1907. nom
*234th st, s s, 152.11 w Carpenter av, 25.9x114.7, Wakefield. Eliza A Caterson to Marion M Caterson. B & S. Mort \$1,800. and all liens. Oct 22. Nov 27, 1907. nom
Same property. Marion M Caterson to Fannie Saqui. Mort \$1,800. Nov 20. Nov 27, 1907. other consid and 100
235th st, s s, 425 e Keppler av, 25x100, 2-sty frame dwelling. Dora M Schrenkeisen to Charles Bayer. Mort \$3,000. Nov 22. Nov 23, 1907. 11:3375. nom
*236th st, s s, 100 e Bayard st, 25x100. Hudson P Rose Co to Charles Nelson. Nov 21. Nov 22, 1907. nom

236th st, No 273, n s, 185 w Katonah av, 25x100, 2-sty frame dwelling. John D Foley to Henry H Keough. B & S and C a G. Mort \$4,500. Nov 26. 1/2 part. All title. Nov 27, 1907. 12:3377. other consid and 100
*Amundson av, w s, 475 s Jefferson av, 25x100. Land Co A of Edenwald to Wm A Brandt. Nov 19. Nov 25, 1907. nom
Anderson av, s e s, 777.6 n e from n w s Jerome av, 50x175.10x 60.2x170.6, vacant. John F Kaiser et al to Charles Herrmann. Nov 25. Nov 26, 1907. 9:2504. other consid and 100
Briggs av, w s, 180.5 n 194th st, 26x72.2x26.5x79.11, 2-sty frame dwelling. Release mort. Wm H Valentine and ano to William H Wright & Son, Inc, a corpn. Nov 22, 1907. 12:3300. 1,750
*Bronx Park av, n w cor 179th st, 25x100, 2-sty frame dwelling. Minnie Schmidt to Louis Schmidt. Mort \$7,300. Nov 25, 1907. other consid and 100
Briggs av, s w cor 197th st, runs w 92.2 x s 166.5 to n s Williamsbridge road, x e 104.3 to av, x n 124.4 to beginning, vacant. Mort \$3,750.
197th st, n s, 53.10 e Briggs av, 25x90, vacant. Mort \$1,000. Philip Stubenvoll to Frederick Stubenvoll. 1/2 part. All title. All liens. Nov 18. Nov 25, 1907. 12:3295, 3301. other consid and 100
Briggs av, w s, 171.8 n 194th st, 22x77.2x22.1x74.11, 2-sty frame dwelling. Irene E Wright to William H Wright & Son, Inc, a corpn. Nov 22, 1907. 12:3300. other consid and 100
*Burdett av, n s, 609.4 w Ft Schuyler road, 25x100. The Lamport Realty Co to Maria H Morelius. Nov 22. Nov 23, 1907. other consid and 100
Briggs av, w s, 148.4 n 194th st, 23.4x74.11x23.5x72.5, 2-sty frame dwelling. Irene E Wright to Annie E Murphy. Q C. Oct 23. Nov 22, 1907. 12:3300. nom
College av, s e s, 275 s w 171st st, 25x125, 3-sty frame dwelling. Christena K Shaw to Joseph Liccione of Mt Vernon, N Y. Nov 12. Nov 25, 1907. 11:2784. nom
Creston av, e s, 170.3 s 198th st, 25x95, 2-sty frame dwelling. Amalia Pirk to Emil Pufahl. Mort \$6,500. Nov 7. Nov 23, 1907. 12:3315. other consid and 100
*Carpenter av, e s, 76.6 n 229th st, 25x105. William Garrett to Albert A Stolle. Mort \$4,250. Nov 21. Nov 23, 1907. other consid and 100
*Columbus av, s e cor Louise st, portion Hunt estate, 50x100. Fritz Klenk to Samuel Leiman and Louis Kaplan. Nov 22. Nov 23, 1907. 100
*Columbus av, s w cor Madison st, 50x100. Henry Dressel to Christoph Wich. All title. Nov 21. Nov 25, 1907. other consid and 100
*Cedar av, s s, — w Corsa av and being lots 267 and 268 map Laconia Park. Release mort. Kassel Edelson and ano to A Shatzkin & Sons. Nov 18. Nov 25, 1907. 100
*Cedar av, s s, — w Corsa av and being lot 268 same map. A Shatzkin & Sons to Giovanni De Blasio. Mort \$250. Nov 11. Nov 25, 1907. 100
Cambreleng av, Nos 2399 and 2401 | s e cor 188th st, 28.4x80, two 188th st, No 956 | 2-sty frame dwellings. Catherine Christena LeRoy Scharf to Anthony Iallorardo and Giuseppe Fiore. Mort \$6,000. Nov 25. Nov 26, 1907. 11:3030. other consid and 100
Cromwell av.
Macombs road
Declaration as to restrictions, &c, as to property owned by said company and filed as map No 1148 in Registers office, except as to lots fronting on Cromwell av and Macombs road. The Upland Realty Co to whom it may concern. Nov 19. Nov 26, 1907. 11:2872.
Decatur av, e s, 288.4 s 205th st, 25x112.6, 2-sty frame dwelling. Release mort. John H Green to Mary Russhon. Nov 12. Nov 27, 1907. 12:3353. 1,000
Daly av, n w s, lot 279 map East Tremont and adj lot 280, runs n w 114 to point 98.11 s e Orchard av x n e 25.11 x s e 114 to av, x s w 25.11 to beginning. John G Ellendt to May K Ellendt his wife. 1/2 part. Mort \$4,000. Nov 22. Nov 26, 1907. 11:3122. nom
*Doon av, e s, 244.4 s Kingsbridge road, 25x100. Land Co B of Edenwald to Morris Davis. Nov 11. Nov 26, 1907. nom
Daly av, e s, 259.2 s Tremont av, runs s e 152.3 x s 130 x n w 152.3 to av, x n 130 to beginning, vacant. Maurice Frankel to Wm C Kelly. Mort \$11,000. Oct 14. Nov 25, 1907. 11:2992. nom
Eagle av, No 688, e s, 345 s 156th st, 20x115, 2-sty brk dwelling. Joseph Fettretch and ano to Frank Valenti, Giuseppa Sanicola and Gaetano Cangialosi. Mort \$6,000. Nov 20. Nov 26, 1907. 10:2624. nom
*Fishers Landing road, n e cor South 3d av, former White Plains road, runs n e along av 242.10 and 121.1 and 227.2 x s e 77.3 x n e 145.11 x s e 296.10 to c l of a small creek x s w 60.4 x n e 59.10 x s e 49 and 26.7 and 54.3 x s w 11.2 and 43.8 x n w 33.7 x s w 93.5 x s e 56.11 and 29.10 x s w 23.5 and 46.10 x s 16.3 x s e 76.5 and 36.6 x s w 57.8 x s e 261 and 216 to w s Old Eastchester Creek x s w 100 to new channel of Old Eastchester Creek x n w 38 x — on curve 182.6 x n w 94.9 x s w 209 to n s said road x n w 159.5 and 135.10 and 29.1 and 78.2 and 82.2 and 117.10 x n e 255 x n w 49 to c l of a brook x s w 294.5 to n s said road x n w 26 to beginning, Eastchester.
*White Plains road, e s, adj s land formerly of the Methodist Church lot, runs e 75 x s w 145.3 x n w 75 to road x n e 145.3 to beginning.
Amand G Heller to Elias G Heller, of Newark, N J. B & S. Nov 25, 1907. nom
Forest av, e s, 200 n 156th st, runs e 100 x s 100 x e 35 x n 125 x w 135 to av, x s 25 to beginning, vacant. Edward Nicholson et al to Oscar L Lyons. Nov 4. Nov 25, 1907. 10:2655. other consid and 100
Franklin av, No 1331, w s, 309.2 n 169th st, 50x208, except part for av, 2-sty frame dwelling and 2-sty frame stable and vacant. John J Barry to Eliz M wife John J Barry. Mort \$5,000. Nov 22, 1907. 11:2931. nom
Fulton av, No 2022, s w cor 174th st, 18.11x87.7x18.10x88.3, 2-sty brk dwelling. Stefano La Sala and Francesca his wife to Francesco La Sala. 1/2 part. All liens. Nov 21. Nov 22, 1907. 11:2930. other consid and 100

Architectural Iron Work

Excellence Economy **Hervey Thompson**
176-178 E. 119th St. NEW YORK, N. Y.

*Gainsborg av | e s, 275 s Tremont road, 111.1x200.11 to w s Eastern Boulevard | Eastern Boulevard, x91.9x200, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty and Security Co. Nov 7. Nov 27, 1907. 1,600
Grand Boulevard, w s, 177.7 s 165th st, 50x30.6x50.5x22.7, vacant. Joseph W Flynn to Wm L Saulpaugh. Nov 21. Nov 22, 1907. 9:2471. other consid and 100
Hughes av, late Frederick st, e s, 112.10 s Pelham av, late Union av, 50x87.6, vacant. Annie P N Hurlburt to Giovanna Damiano. Q C. Nov 21. Nov 26, 1907. 11:3078. nom
Hunts Point road | n w cor Lafayette av, 181x100x147.5 to n s Lafayette av | Lafayette av x105.5, vacant. James F Meehan to Catharine Meehan. Mort \$9,200. Nov 23. Nov 25, 1907. 10:2740. nom
*Jefferson av, n s, 75 w Hill av, 25x100, Edenwald. Gustave Engelhardt to David Robinson. Nov 23. Nov 25, 1907. other consid and 100
*Jefferson av, n s, 75 e Murdock av, 25x100, Edenwald. Same to David Robinson. Nov 23. Nov 25, 1907. other consid and 100
Kingsbridge road | n w cor Heath av, runs n along av, — to lands Bailey av | N P Bailey x n w 225 to e s Bailey av x s Heath av | — to n s of said road x e — to beginning, 2 and 3-sty frame dwelling and vacant. Arthur W Saunders to Edwin S Bennett. Morts \$120,000. Sept 21. Nov 26, 1907. 12:3259. other consid and 100
La Fontaine av | n w cor 178th st, 225x100, 3-sty brk tenements, 178th st | store on cor and vacant. Stefano La Sala and Francesca his wife to Francesco La Sala. All liens. Nov 21. Nov 22, 1907. 11:3061. other consid and 100
Mapes av | n e cor 178th st, 48.6x145.2x48.8x145.2, vacant. 178th st |
Mapes av, e s, 48.6 n 178th st, 66x145.2, vacant. Herbert Realty Co to Julia Brown, of Brooklyn. All liens. Nov 23. Nov 25, 1907. 11:3107. other consid and 100
Marion av | w s, 351 n Kingsbridge road, late West Farms or Bainbridge av | Fordham road, 101x155.3 to e s Bainbridge av x101x152.6, except part for Marion av, 2-sty frame dwelling and vacant. Geo S Daniels to John L Daniels. Mort \$12,000. Nov 2. Nov 25, 1907. 12:3286. other consid and 100
*Meade av, No 519, or Grant av, n s, abt 150 e Garfield st, 25x100, 2-sty frame dwelling. Wm P Petty to James J Broderick. Correction deed. Mort \$2,700. June 4. Nov 27, 1907. other consid and 100
*Monticello av, e s, 325 s Randall av, 25x100. Land Co C of Edenwald to Annie wife Oscar Anderson. Oct 8. Nov 23, 1907. nom
Nathalie av, e s, 391.9 n Kingsbridge road, 37.6x125x42.11x125, vacant. Mary D Thomson to Emma R Thomson. 1/2 part and all title. Mort \$250. Mar 29, 1902. Nov 22, 1907. 12:3253. nom
Ogden av | w s, 175 s Aqueduct av, runs s 50 x w 77 x n w 77 Merriam av | to Merriam av, x n 50 x e 59.11 x n e 59.11, vacant. Antonio Guidone to Guidone & Galardi Co. Oct 23. Nov 26, 1907. 9:2536. nom
*Pratt av, e s, 315.3 s Kingsbridge road, 25x100. Land Co C of Edenwald to Timothy Horan. Nov 22. Nov 26, 1907. nom
*Pratt av, e s, 308.5 n Nelson av, 50x107.10x50x111.4. Land Co C of Edenwald to Carrie M wife of Gottfried Petterson. July 29. Nov 26, 1907. nom
Prospect av, No 2048, s e s, abt 60 n 179th st, 22x150, 2-sty frame dwelling. John Adams to Margaret Brown, of Brooklyn. Mort \$6,000. Nov 23. Nov 25, 1907. 11:3109. nom
*Road from Westchester to Fort Schuyler, w s, lot 1 map heirs D Lynch Laurence at Throggs Neck, contains 5 24-100 acres. Lot 2 adj above, same map, contains 5 7-10 acres. Eugene R Dennis et al HEIRS, &c, Edw P Dennis to The Lamport Realty Co. Apr 3, 1905. Re-recorded from Apr 24, 1905. Nov 22, 1907. other consid and 100
*Rosedale av, w s, and being lots 436, 437 and 438 blk P amended map (No 514) of Mapes estate, except part for Tremont av. Mary M De Canio to Hudson P Rose. Mort \$2,500. Nov 21. Nov 22, 1907. nom
Summit av, w s, 928.6 s 165th st, 29.3x95, 4-sty brk tenement. Release mort. The N Y Trust Co to Kemp-Jones Realty Co. Nov 15. Nov 22, 1907. 9:2523. other consid and 1,000
*Stillwell av, n w cor McDonald st, 30.6x97.11x25x80. Release mort. John J Brady to Hudson P Rose Co. Nov 22. Nov 23, 1907. 300
Sedgwick av | n w s, lot 4 map entitled outline map of University Cedar av | Heights North, runs n e 235.9 x s w 157.10 to s e s Cedar av, x s w 154 x n e 203.7 to beginning, less a 30 ft strip at s e cor said pl, begins on Sedgwick av and runs through to Cedar av.
Cedar av, n w s, lot 5 same map, begins at n e cor lot 5 and runs s w 252.5 to s e s Harlem River terrace, x s w 215.11 and 111.4 x n e 100 to av, x — 495.2 to beginning.
Harlem River terrace, n w s, lot 6 same map, begins at s e cor said lot, runs n w along said terrace 147.1 x s w along land N Y & N R R Co, 179.3 x n e 100 to beginning.
Spuyten Duyvil & Port Morris R R, n w s, lot 7 same map, begins at n e cor said lot, runs n w 158.5 x s w 42.5 to e channel line of Harlem River, x s w 437.9 x s e 76.10 x n e 43.11 to said R R x n e 400.3 to beginning.
John O Baker to Chas T Barney. Feb 24, 1899. Nov 25, 1907. 11:3231, 3232, 3233, 3241 and 3242. nom
*St Raymond av, n s, 280 e Green lane and being lot 171 map Sec 2 St Raymond Park. Hudson P Rose to Hudson P Rose Co. Nov 21. Nov 23, 1907. nom
Spuyten Duyvil road. Agreement to release all claims, &c, by reason of any changes in grade of said road. Estate of Isaac G Johnson with N Y C & H R R R Co. July 24. Nov 26, 1907. 13:3407. nom
Stebbins av, No 1241, w s, 120 s 169th st, 20x100, 2-sty frame dwelling. Dora Leicht to Philippine D wife of John W Herrmann. Nov 25. Nov 26, 1907. 10:2694. other consid and 100
Sedgwick av | w s, adj land Chas L Anthony, runs n w along av Nathalie av | 410.2 to land Nath P Bailey x n w 227.4 to e s Nathalie av x s 505.9 x n e 233.8 to beginning.
Heath av, n e cor Kingsbridge road, runs s e along road 47.8 x n e 295.9 to w s Nathalie av x n 531.3 x n w 257.9 to e s Heath av x s 624 to beginning, 3-sty brk dwelling and vacant.
Kingsbridge road, n w cor Heath av, runs n along av — to land N P Bailey x n w 225 to w s Bailey av x s — to n s of said road x e — to beginning, except strip at n e cor Kingsbridge

road and Bailey av, and also strip on e s Bailey av, extending s from n boundary line which were formerly in bed of old road from Williamsbridge to Yonkers, 2 and 3-sty frame dwelling and vacant.
Bailey av, w s, at n e cor premises hereby intended to be described and adj land Josiah Valentine et al, runs n w 406.1 to high water mark Harlem River and Spuyten Duyvil Creek x s — to n s Kingsbridge road x e — to w s Bailey av x n — to beginning, with all right, title and interest to land under waters of said river and creek, except land conveyed by Peck to N Y & Boston R R Co Feb 9, 1872; also by Peck to S D & P M R R Co Apr 20, 1870, and also land in bed of Exterior st. James R Hay to Chas T Barney. Mort \$145,000. Apr 11, 1905. Nov 22, 1907. 12:3253-3256-3259-3264-3265. other consid and 100
Teller av, No 1053, w s, 119.5 n 165th st, 20x100, 3-sty brk dwelling. Release mort. Adolf Mandel to David Robinson. Nov 23. Nov 25, 1907. 9:2428 and 2433. other consid and 100
Same property. Release mort. Same to same. Nov 23. Nov 25, 1907. 9:2428 and 2433. other consid and 100
Same property. David Robinson to Gustave and Marie Engelhardt. Mort \$8,000. Nov 23. Nov 25, 1907. 9:2428 and 2433. other consid and 100
Trinity av | s w cor 160th st, runs w 102.1 x s 153.8 x w 47.7 x 160th st | s 52 x e 149 to av, x n 206 to beginning, vacant. Brown & Lapin Realty Co to Jennie Weill. All liens. Nov 26. Nov 27, 1907. 10:2630. other consid and 100
Washington av, No 1181, n w s, 195.2 n e 167th st, 40x140.3x40x140.4, 2-sty frame dwelling. Jacob Koronefsky et al to Bernard Greenthal. Mort \$6,000. Nov 23. Nov 25, 1907. 9:2389. nom
Webster av, s e cor 170th st, 50x90, vacant. Isidor H Kramer to John W Atwood, Jr. All liens. Nov 2. Nov 27, 1907. 11:2893. nom
Washington av, No 1424, e s, 40.2 s St Pauls pl, 40.8x100. Washington av, e s, 80.10 s St Pauls pl, 40.8x100, 2-sty frame dwelling and vacant.
Elias A Cohen to Golde & Cohen, a corpn. All liens. Nov 26. Nov 27, 1907. 11:2911. other consid and 100
Westchester av, Nos 600 and 604 | s e cor Eagle av, runs s 115.2 x e Eagle av | 200 to Park st x n 155 to Westchester av x w 204.1 to beginning, 3-sty brk dwelling, 1-sty brk store and 1 and 2-sty brk stable and vacant. Elizabeth Wright widow to Moses G and Gilbert A Wright, N Y, and Marietta Benedict, of Hamden, Conn, and Elma W Conklin, of White Plains, N Y. Nov 20. Nov 22, 1907. 10:2623. other consid and 100
Willow av, n e cor 137th st, 100x125, vacant. The Lotus Realty Co to Julia B Reeve, of Brooklyn. Nov 1. Nov 26, 1907. 10:2589. other consid and 100
Washington av | n w cor 180th st, 100x95, vacant. Elias Feinberg 189th st | to Joseph Bierhoff. Mort \$11,000. Nov 23. Nov 26, 1907. 11:3033. other consid and 100
3d av, Nos 2808 and 2810 | s e cor 148th st, 49.10x48.11 to w s Willis av, No 509 | Willis av, x65.5 to 148th st, x23.8 148th st, | to beginning, 7-sty brk office and store building. The Willis Realty Co to Addie A Sullivan. Mort \$120,000. Nov 22. Nov 26, 1907. 9:2307. 100
3d av, Nos 4031 and 4039 | n w cor 174th (12th) st, 100x34.1x100x40 174th st, No 785 | except gore at s e cor lying bet w s Fordham and present w s 3d av, 5-sty brk tenement and store. Peter Wilkens to Laura Wilkens. All liens. Nov 22. Nov 27, 1907. 11:2922. nom
An overhead foot bridge or crossing across lands and right of way of party 2d part for benefit of party 1st part and adj lands party 2d part, Nazareth Home for Children, T A Sheridan and Ralph H McKelvey and D M Morrison. Agreement as to release, &c. Along the Hudson Co with N Y, C & H R R R Co. July 21. Nov 26, 1907. 13:3411. nom
*Lot 385 map Washingtonville. CONTRACT. Irving S Balcom with Julius Lewine. Mort \$2,000. Mar 21, 1905. Nov 27, 1907. 2,500
*Same property. Assign contract. Julius Lewine to James A Braman. Nov 25, 1907. Nov 27, 1907. nom
*Lots 142A and 142B map subdivision of portion Penfield property lying east of White Plains av at Wakefield. General release of mort. Wm W Penfield to Julius Wolf. Nov 21. Nov 22, 1907. 1,200
Plot begins at point in east prolongation of division line bet lands under water of party 1st part and T A Sheridan distant 45 e at right angle from c l of original location of Hudson R R R, runs w 12 x n 386 x e 13 x s 380 to beginning, land under water, &c. Along the Hudson Co to N Y C & H R R R Co. Q C. July 24. Nov 26, 1907. 13:3411. nom
Plot begins at line bet lands under water of party 2d part and Nazareth Home for Children at point 100 at right angles from c l original location of said R R, runs e 143 x s 280 x w 143 x n 273 to beginning land under water, &c. Same to same. Q C. July 24. Nov 26, 1907. 13:3411. nom
Plot begins at line bet lands under water of party 1st part and T A Sheridan, 45 e at right angle from original c l of said R R, runs s 71.5 x s w 33 x n 141.5 x e 12 to beginning land under water, &c. Mary McKelvey to same. Q C. July 24. Nov 26, 1907. 13:3411. nom
Plot begins at line between lands under water of T A Sheridan and lands of Along the Hudson Co, 45 e at right angles from c l original location of said R R, runs s 58 x w 12 x n 58, x w 12 to beginning, land under water, &c. Ralph H McKelvey to same. Q C. July 24. Nov 26, 1907. 13:3411. nom

L E A S E S

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.

November 22, 23, 25, 26 and 27.

BOROUGH OF MANHATTAN.

Allen st, No 173, stoop, coffee saloon, &c. Rosie Rappaport to John Monturean and ano; 3 years, from Dec 1, 1907. Nov 25, 1907. 2:416.....420

REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

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

Beaver st, No 46, 3 upper floors. Anthony Barrett to Chas I Rosenbaum and ano; 3 4-12 years, from Jan 1, 1908. Nov 27, 1907. 2,050	Same property. Assign lease. Mariano Miraglia to The Ebling Brewing Co. Nov 13. Nov 22, 1907. 6:1658.....nom
Beekman st, No 20, all. Margt L Foote to Henry Lindenmeyr & Sons; 2 years and 23 days, from Apr 8, 1907. Nov 26, 1907. 1:101.....5,000	11th st, Nos 100 and 102 East. Cancellation of lease. Abram Brothers to Solomon Weinberg. Nov 18. Nov 26, 1907. 6:1638.....nom
Bleecker st, Nos 88 and 90 s e cor, store and basement. Robt Mercer st, No 210 W Goelet to Ferdinand Grunwald; from Dec 1, 1907, to May 1, 1911. Nov 22, 1907. 2:523....4,000	139th st, Nos 507 and 509 West. Assign lease. Chas B Fraade to Maximilian Fraade. Nov 19. Nov 27, 1907. 7:2071.....nom
Broome st, Nos 171 to 177, 2d store, east of Clinton st. Isak Flam to Morris Nickols; 3½ years, from Nov 1, 1907. Nov 26, 1907. 2:346.....444 and 480	Same property. Assign lease. Maximilian Fraade to Rosa Lutzatzer. Nov 19. Nov 27, 1907. 7:2071.... other consid and 100
Cherry st, No 39. Assigns lease. Prospero Spaldo to H Koehler & Co. All title. Nov 20. Nov 22, 1907. 1:109.....nom	Av A, No 103 south ½ of store, &c. Abraham Wolf and ano to 7th st, No 128 Max Hochstim et al; 5 years, from Jan 1, 1908. Nov 22, 1907. 2:434.....4,500
Christopher st, No 128 all. David Laemmle to Fredk G Laemmle; Bedford st, No 117 10 years, from Dec 2, 1907 (5 years renewal at \$4,800. Nov 27, 1907. 2:585.....3,600	Av D, No 75 stores, &c. Henry W Berg to Ebling Brewing Co; 3 years, from May 1, 1911. Nov 26, 1907. 2:375.....1,380
Cooper sq, No 27, store and basement. Martha R and James W McMullen to Henry C Shaab or Schaab; 3 years, from May 1, 1907. Nov 22, 1907. 2:461.....2,200	Amsterdam av, No 63. Assign lease. Louis Baehr to Phillipp Duemig. Nov 23 (?), probable error. Nov 22, 1907. 4:1134.....2,000
Same property, 3/2 floors consisting of 11 rooms on n s upper part of premises. Same to same; 3 years, from May 1, 1907. Nov 22, 1907.....janitors service and 360	Amsterdam av, s e cor 73d st, store and basement. Ripley Realty Co to Herbert H Franklin et al, doing business as Franklin Automobile Co; 5 1-12 years, from Sept 1, 1907. Nov 26, 1907. 4:1164.....7,000 to 9,000
Goerck st, No 30, all. Surrender lease. Celia Rosenzweig to Fannie Wallowitz. All title. Nov 21. Nov 22, 1907. 2:322.....nom	Amsterdam av, No 1802, north and south stores. Louis Levy to Emil Engel and ano; 5 years, from May 1, 1907. Nov 22, 1907. 7:2081.....1,900
Grand st, No 462 Surrender lease. Louis Kapit to Isidor Pitt st, Nos 1 and 3 Leipzig. All title. Nov 23. Nov 25, 1907. 2:341.....539.59	Broadway, No 192 n e cor. Assign lease. Henry Graves John st, Nos 9 to 13 and ano EXRS, &c. Henry Graves to Corbin Building; 1-6 part. Nov 22, 1907. Nov 27, 1907. 1:79.....nom
Grand st, Nos 309 and 311. Assign lease. Max Resnicoff and ano to Russian Cafe, a corpn. Nov 25. Nov 26, 1907. 1:308.....nom	Same property. Assign lease. John R Maxwell to same. 1-3 part. Nov 22. Nov 27, 1907. 1:79.....nom
Greenwich st, Nos 252 and 254, w s, 55.8x81.6x45.5x83.11, s s. TRUSTEES of Columbia College to James J McCluskey; 21 years, from May 1, 1908. Nov 25, 1907. 1:129.... taxes, &c, and 2,800	Same property. Assign lease. Austin Corbin et al EXRS, &c. Austin Corbin to same. ½ part. Nov 15. Nov 27, 1907. 1:79.....nom
Hudson st, Nos 310 to 314, 3d loft. Pittsburgh Plate Glass Co to Henry S Wellcome, trading as Burroughs, Wellcome & Co, of London, Eng, and N Y; from Feb 1, 1908, to Feb 1, 1911. Nov 26, 1907. 2:579.....1,500	Broadway, Nos 169 and 171, s w cor Cortlandt st, basement. Lloyd Realty Co to Mercantile Lunch Co; from Jan 1, 1908, to May 1, 1925. Nov 27, 1907. 1:62.....9,000 and 10,000
James st, Nos 73 to 79, s w cor Oak st, all. John Palmieri to Catarina Sciallis; 3 years, from Jan 1, 1908. Nov 27, 1907. 1:111.....as per agreement	Broadway, Nos 204 and 206 s e cor Fulton st, 62.8x159.9x58.2x Fulton st, Nos 146 to 150 160.2. Assign lease. William Gow to International Trust Co of N Y. Mort \$200,000. Oct 21. Nov 23, 1907. 1:79.....nom
Madison st, Nos 278 and 280, all.....	Broadway, Nos 3413 and 3415, north stores, &c. Harry Rosenthal to Jacob Horwitz; 5 years, from Oct 1, 1907 (5 years' renewal at \$1,800). Nov 26, 1907. 7:2087.....1,500
10th st, Nos 380 and 382 East, all.....	Broadway, Nos 169 and 171, s w cor Cortlandt st, 56.6x104.2x 56.1x106.1, all. Broadway-Cortlandt Co to Lloyd Realty Co; from May 1, 1906, to May 1, 1925. Nov 26, 1907. 1:62.....75,000
Charles Bernstein to David Katz; 3 3-12 years, from Dec 1, 1907. Nov 23, 1907. 1:269 and 2:392.....9,700	Park av, No 1076, s w cor 88th st, store, &c. Gustav Eckert to Rosa Herschman and ano; 10 years, from Dec 1, 1907, with 10 years renewal at \$1,920. Nov 23, 1907. 5:1392.....1,800
Market slip, s e cor Water st, corner store. John Wallace to Joseph H Koerner; 3 years, from Dec 1, 1907. Nov 27, 1907. 1:249.....480	1st av, No 355, all. Henry I Jacobs to Gedalia Cohen; 3 years, from Nov 15, 1907. Nov 22, 1907. 3:926.....5,000
Reade st, No 109, s s, 25x75. Assign lease. Anna Reilly and ano to James T P Ryan et al. All title. Nov 23. Nov 25, 1907. 1:145.....nom	1st av, No 2014, store. Ferdinando Mazzacano to Vincenzo Monnella; 3 8-12 years, from Sept 1, 1907. Nov 22, 1907. 6:1697.....900
Sullivan st, No 102, all. Faust D Malzone to Luigi Russo; 4 4-12 years, from May 1, 1907. Nov 25, 1907. 2:504.....3,900	Same property. Assign lease. Vincenzo Mennella to Gaetano Cesarano. Nov 13. Nov 22, 1907. 6:1697.....nom
West st, No 406, bill of sale. Mark Trautfield auctioneer to Joseph Anderson. Nov 11. Nov 26, 1907. 2:637.....200	2d av, n e cor 10th st, store, &c. Aaron Avrutis to Morris Diugasch; 6 years, from May 1, 1907. Nov 27, 1907. 2:452.....1,380 and 1,560
3d st, Nos 40 and 42 East, cor store, two stores adj on s and basements. Jacob Roses to Andrew Calamaras and ano; 7½ years, from Nov 1, 1907. Nov 23, 1907. 2:444...3,060 and 3,300	3d av, No 1964. Assign lease. Patrick J Moriarty to George Kienzle. Nov 21. Nov 25, 1907. 6:1645.....nom
4th st, Nos 125 and 127 East. Surrender lease. Abraham Fielman and ano to David Baron. All title. Nov 21. Nov 22, 1907. 2:446.....1,003	Same property. Reassign lease. George Kienzle to Patrick J Moriarty. Nov 22. Nov 25, 1907. 6:1645.....nom
7th st, Nos 254 and 256, all. Joseph Grumet to Joel Berkowitz; 3 years, from Dec 1, 1907. Nov 23, 1907. 2:376.....4,822	5th av, No 2236 n w cor. Consent to assign lease. George 136th st, No 1 West Harris to James McMahon. Nov 19. Nov 25, 1907. 6:1734.....nom
11th st, No 609 East, east store. Peter Engelmann to Clara Heyman or Hyman; 5 years, from Dec 1, 1907. Nov 27, 1907. 2:394.....648	Same property. Assign lease, bill of sale, &c. James J Doyle to William Zoll. Nov 11. Nov 25, 1907. 6:1734.....nom
Same property. Assign lease. Clara Hyman to Ferdinand Munch Brewery. Nov 2. Nov 27, 1907. 2:394.....900	Same property. Assign lease, bill of sale, &c. Wm Zoll to James McMahon. All title. Nov 19. Nov 25, 1907. 6:1734.....nom
11th st, No 642 East.....	5th av, No 507, e s, 64.5 n 42d st, runs n 36 x e 133 x s 25 x w 25 x s 11 x w 108 to beginning, with rights to 10-ft alley to 43d st, store and basement. Fleischmann Realty & Construction Co to Columbia Bank; from Aug 15, 1908, to Apr 30, 1928. Nov 23, 1907. 5:1277.....25,000 to 27,000
Pitt st, No 12.....	Same property. Agreement modifying conditions in lease. James B Ford et al as TRUSTEES for Harriet F Herrick will John R Ford with Fleischmann Realty & Construction Co. Nov 19. Nov 23, 1907. 5:1277.....nom
Assign two leases. Samuel Withorn to Isidor Reiger. All title. Nov 27, 1907. 2:336 and 393.....nom	5th av, No 223C Assign lease. James McMahon to John D 136th st, No 1 West Haase. Nov 22. Nov 26, 1907. 6:1734.....nom
14th st, No 7 West. Covenant by assignee under lease. Ada Gray with Frederick T Van Beuren et al. Nov 26. Nov 27, 1907. 3:816.....nom	Same property. Re-assign lease. John D Haase to James McMahon. Nov 23. Nov 26, 1907. 6:1734.....nom
14th st, No 5, n s, 92 e 5th av, 33x129, leasehold. Philippine Friedeberg to Rose Cohen. All title. Mort \$23,500. Nov 25, Nov 26, 1907. 3:842.....other consid and 58,000	6th av, No 750, 2d, 3d and 4th floors. Albert H Bischoff to Lee Chee; 3½ years, from Nov 1, 1907. Nov 22, 1907. 5:1258...2,400
14th st, No 5 East. Assign lease. Philippine Friedeberg to Rose Cohen. Nov 25. Nov 26, 1907. 3:842.....other consid and 58,500	Same property. Agreement as to liability, &c, under lease. Same with same. Oct 21. Nov 22, 1907. 5:1258.....nom
Same property. Agreement as to covenants in lease. Rose Cohen with Henry S Van Beuren et al. Nov 25. Nov 26, 1907. 3:842.....nom	6th av, No 750, all. Christian C Bohn to Albert H Bischoff; 1 9-12 years, from Aug 1, 1906. Nov 22, 1907. 5:1258.....1,800
14th st, No 139 West, all. William Jay EXR, &c, Florence M Bognell to Richard Philbin; 3 years, from Oct 1, 1907. Nov 22, 1907. 3:790.....2,400	6th av, No 476, e s, 43.5 s 29th st, 20x75, ½. Geo J Humphrys to Jos E Lemon et al; 1 year, from May 1, 1908. Nov 25, 1907. 3:830.....3,400
17th st, No 29 West. Assign lease. David Deutsch and ano to Harry Nagler. Nov 22. Nov 26, 1907. 3:819.....300	8th av, No 258 all. John Corse TRUSTEE Henry 23d st, Nos 273 to 277 West Corse to Henry Offermann; 5 yrs, from May 1, 1908. Nov 25, 1907. 3:773.....9,000
18th st, No 221, n e s, 326 n w 2d av, 23x92. Assign lease. Julius W Kruger to Annie B Kruger. Nov 26. Nov 27, 1907. 3:899.....nom	8th av, No 670. Assign lease. William Shoemaker to Otto Bausch. Nov 22. Nov 27, 1907. 4:1014.....100
18th st, No 221, n e s, 326 n w 2d av, 23x92, all. Rutherford Stuyvesant to Julius W Kruger; 21 years, from Nov 1, 1907. Nov 27, 1907. 3:899....taxes, &c, and 850	9th av, No 535, store, basement and 2d floor. Matilda B Behnhauer EXTRX and TRUSTEE Ferdinand Behnhauer to Charles Weber; 5 years, from Nov 1, 1907. Nov 26, 1907. 3:737.... At \$114 and \$119 monthly or gross rental of \$6,960
20th st, No 237, n e s, 175 n w 2d av, 25x92, all. Matthew Smith to William Ottmann & Co; 5 years, from Nov 1, 1907. Nov 27, 1907. 3:901.....1,700	
30th st, No 3 West, all. Charles Joseph to "Joseph," a corpn; 10 years, from Dec 15, 1907. Nov 27, 1907. 3:832.....taxes, &c, and 14,000	
34th st, Nos 43 and 45 West Room A on 9th floor. The Mono-35th st, Nos 62 and 64 West lith Realty Co to The Plumbers Trade Journal Publishing Co; 5 years, from Feb 1, 1908. Nov 25, 1907. 3:836.....2,200 to 2,500	
39th st, No 53 West, 3d floor. W Franklin Paris to Arthur B Davies; 5 4-12 years, from June 1, 1907. Nov 23, 1907. 3:841.....1,000 and 1,500	
108th st, No 223 East, west store. Paul Kaskel et al to Mariano Miraglia; 5 years, from Sept 1, 1907. Nov 22, 1907. 6:1658...500	

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

BOROUGH OF THE BRONX.

149th st, No 614, s s, 150 e Courtlandt av. Order of court apportioning rents under lease; also as to redemption of premises, &c. The Ebling Brewing Co (petitioner) agt Adam Nimphius (landlord). Nov 7. 9:2327.....

Arthur av, No 2428, cor store, &c. Vincenzo Troya to William Elyers; 5½ years, from Nov 1, 1907. Nov 26, 1907. 11:3077.

Brook av, No 510, s e cor 148th st, store. Elizabeth Horling to Morris Friedman; 3 years, from Sept 15, 1907. Nov 25, 1907. 9:2274.....

Boston Post road, n w cor 180th st, all. Adolph Bauer to Charles Meyer; 7 10-12 years, from July 1, 1907. Nov 25, 1907. 11:3138.....

Southern Boulevard, No 1283 (old No 2303). Assign lease. Michael J Brown to Davies J Marshall. Nov 26. Nov 27, 1907. 11:2976.....

Same property. Re-assign lease. Davies J Marshall to Michael J Brown. Nov 27, 1907. 11:2976.....

Webster av, Nos 2519, w s, bet Fordham road and 189th st, room, &c. John Noonan et al to U S of America by James T McCleary, Acting Postmaster General; 5 years, from May 1, 1907. Nov 26, 1907. 11:3026.....

Washington av, No 1291. Assign lease. Clarence Sturges to John M Nagel Jr. Sept 13. Nov 26, 1907. 9:2390.....

Washington av, s w cor 169th st, stores. Brown & Lapin Realty Co to Anton Herbst; 10 years, from Jan 1, 1907. Nov 26, 1907. 9:2390.....

Westchester av, No 994, store, &c. Henry Acker to Max and Harry Jackson; 3 years, from Sept 1, 1906, with 2 years renewal. Nov 22, 1907. 10:2676.....

3d av, No 3387, n w cor 166th st, store, &c. Chas S Levy and ano to Chas Kingwell; 10 years, from Sept 1, 1907. Nov 22, 1907. 9:2371.....

3d av, No 4026. Bill of sale, lease, &c. James Zottoli to Chas S Rubino. All title. Nov 26. Nov 27, 1907. 11:2930.....

3d av, No 4029, 30.6x95, all. Harry Simon to Geo F Gminder; 5 years, from Oct 1, 1904. Re-recorded from June 30, 1904. Nov 23, 1907. 11:2921.....

Same property. Assign lease. Geo F Gminder to Wm D Herr. Nov 10, 1904. Nov 23, 1907. 11:2921.....

Same property. Assign lease. Wm D Herr to Augusta Gminder. July 8, 1907. Nov 23, 1907. 11:2921.....

Bloch, Isidor to Abram Roseman. Hester st, Nos 86 and 88, s s, 29 w Allen st, runs s 50 x w 20.10 x s 25 x w 37.6 x n 76.3 to st x e 58.4 to beginning. Prior mort \$— Nov 25, 2 years, 6%. Nov 26, 1907. 1:300. 10,000

Berkowitz, Joseph and Solomon M Landsmann to Emanuel Neuman. Broome st, Nos 195 to 199, s w cor Suffolk st, No 59, 75 x50. Nov 25, 1907, 3 years, 6%. 2:351. 10,000

Bernstein, Louis to Eliz Herb. Madison av, No 1785, e s, 34.11 n 117th st, 33x108. Nov 25, 1907, due, &c, as per bond. 6:1623. 35,000

Brown, David S to Mary E Bruner. Riverside Drive, e s, 50.11 s 102d st, 25.6x107.6x25x102.4. Nov 16, 3 years, 5½%. Nov 23, 1907. 7:1889. 15,000

CITIZENS SAVINGS BANK with Solomon and Moses I Levin. Pitt st, No 34. Extension mort. Nov 21. Nov 22, 1907. 2:337. nom

Conkling, Howard to TITLE GUARANTEE & TRUST CO. 72d st, No 321, n s, 270 e 2d av, 30x102.2. Nov 22, 1907, due, &c, as per bond. 5:1447. 10,000

Cohen, Hyman and Louis Jacobs to Theresa Reinach. 105th st, No 120, s s, 193.9 e Park av, 18.9x100.11. P M. Prior mort \$8,000. Feb 28, 5 years, 6%. Nov 22, 1907. 6:1632. 5,000

Carr, Chas H and James F McDonald individ and exrs Michael Carr with The N Y Public Library, Astor, Lenox and Tilden Foundations. 3d st, Nos 40 to 44, s e cor Wooster st, Nos 232 and 234, 46x50. Extension mort. Nov 15. Nov 22, 1907. 2:534. nom

Cohn, Sarah with Bertha Lewis. 1st av, No 420. Extension of mort at increased interest from 4½% to 5%. Nov 20. Nov 25, 1907. 3:956. nom

Cohen, Harris and Abraham to Morris Markowitz. Worth st, Nos 164 to 172, s e cor Baxter st, Nos 19, 21 and 23, runs e 126.9 x s 2.4 x w 102.1 to Baxter st x n 77 to beginning. Prior mort \$60,000. Nov 25, 1907, 3 years, 6%. 1:161. 20,000

Cianciosi, Sebastiano and Pantaleone Amorosi to Caesar Loforte. Park row, Nos 217 to 221, s e cor James st, No 2, runs s 48 x e 47.9 x s 2 x e 4 x n 48 to Park row x w 51.5 to beginning. Prior mort \$68,000. Nov 26, 1907, 2 years, 6%. 1:117. 6,000

Cohen, Rose to Phillippine Friedeberg. 14th st, No 5, n s, 92 e 5th av 33x129. All title. Nov 25, installs, 5%. Nov 26, 1907. 3:842. 850

Cohen, Jacob, and Joseph and Barnett to Edward Denbosky and ano. 123d st, No 235, n s, 255 w 2d av, 25x100.11. Oct 25, demand, 6%. Nov 26, 1907. 6:1788. 2,000

Congregation Kol Israel Anshchi Poland, a corpn, to Arthur A Alexander Forsyth st, Nos 20 and 22, e s, 106.3 s Canal st, 44.2x100. Equal liens with four mortg for \$8,035, \$8,000, \$7,000 and \$1,965 respectively. Nov 25, 5 years, 5½%. Nov 27, 1907. 1:292. 25,000

Same to Joseph Demmer. Same property. Equal lien with four mortg of \$25,000, \$8,000, \$7,000 and \$1,965 respectively. Nov 25, 5 years, 5½%. Nov 27, 1907. 1:292. 8,035

Same to Florence N Harris. Same property. Equal lien with four mortg of \$25,000, \$8,035, \$7,000 and \$1,965 respectively. Nov 25, 5 years, 5½%. Nov 27, 1907. 1:292. 8,000

Same to Morris Marans and ano. Same property. Equal lien with four mortg for \$25,000, \$8,035, \$8,000 and \$1,965 respectively. Nov 25, 5 years, 5½%. Nov 27, 1907. 1:292. 7,000

Same to Jos C Levi guardian John H Lawson. Same property. Equal lien with mort for \$25,000, \$8,035, \$8,000 and \$7,000 respectively. Nov 25, 5 years, 5½%. Nov 27, 1907. 1:292. 1,965

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.

November 22, 23, 25, 26 and 27.

BOROUGH OF MANHATTAN.

Ansonia Stable Co to Patrick Noon. 87th st, Nos 271 and 273 West. Certificate as to chattel mort for \$5,000. Nov 22, 1907. 4:1235

Abbate, Dominick or Domenico and Pietro Alvino to ITALIAN AMERICAN TRUST CO of City N Y. Christopher st, No 35, n s, 21.4 w Waverly pl, 21.4x72.9x21.4x74; Christopher st, No 37, n s, 42.9 w Waverly pl, 21.4x72x21.4x72.9; Christopher st, No 39, n s, abt 64.1 w Waverly pl, 21.4x72.9x21.4x70.1 w s. Building loan. July 22, due Jan 22, 1908, 6%. Nov 22, 1907. 2:610. 40,000

ALBANY COUNTY SAVINGS BANK to Edw Benneche. Great Jones st, No 43. Certificate as to reduction of mort. Nov 22. Nov 25, 1907. 2:530.

Altieri, Mary to Chas L Adams. Pleasant av, No 353, w s, 67.7 s 119th st, 16.8x75. Prior mort \$6,500. Nov 20, 1 year, 5%. Nov 25, 1907. 6:1806. 2,027

Anderson, Joseph to A Hupfels Sons. West st, No 406. Saloon lease. All title. Nov 11, demand, 6%. Nov 26, 1907. 2:637. 4,100

Abrams, Abraham to Katharina Vetter. 52d st, No 399, n s, 60.3 e 1st av, runs n 22 x w 0.3 x n 50 x e 20 x s 72 to n s 52d st, x w 19.9 to beginning. Nov 26, due Jan 1, 1911, 5½%. Nov 27, 1907. 5:1364. 7,000

Blau, Max and Anna Lurie to Cath Wurster and ano trustees for John Schaible will of John Schaible. 80th st, No 205, n s, 82.11 e 3d av, 17.1x90. Nov 25, 1907, 3 years, 5%. 5:1526. 5,000

Bodine, John H to Lily W Beresford trustee Louis C Hamersley. 80th st, Nos 236 and 238, s s, 147.1 w 2d av, runs w 40 x s 79.2 x s e — x e 5.6 x n 102.2 to beginning. P M. Nov 27, 1907. 5 years, 5½%. 5:1525. 35,000

Breglia, Giuseppe or Joseph and Matilde Breglia to Joseph A Solomon. 1st av, No 2124, e s, 25.10 n 109th st, 25x95. Prior mort \$7,500. Nov 22, due Sept 15, 1909, 6%. Nov 27, 1907. 6:1703. 750

Clark, Robt H to David W Cochran. 14th st, No 333, n s, 450 w 5th av, 25x125. P M. Nov 26, 1 year, 5½%. Nov 27, 1907. 3:738. 20,000

Coffman, Leslie and Otto Rehfeldt with GERMAN SAVINGS BANK in City N Y. 98th st, Nos 57 and 59 West. Two subordination agreements. Nov 26. Nov 27, 1907. 7:1834. nom

Cohen, Maurice to JEFFERSON BANK. Lenox av, n e cor 143d st, runs e 96.2 x n 59.11 x e 16.7 x n 39.11 x w 27.10 x s 25 x w 85 to av x s 74.11 to beginning. P M. Nov 18, demand, 6%. Nov 27, 1907. 6:1741. 25,000

Daily, Geo and John A Carlson to Joseph Hamerslag. Park av, Nos 1006 to 1012, w s, abt 50 s 85th st, 76.7x82.2, except part for av; Park av, No 1004, w s, 51.7 n 84th st, 25x82; Longwood av, n e cor Fox st, runs n 110 x e 210 to w s Southern Boulevard, x s 110 to Longwood av, x w 210 to beginning; Broadway, s w cor 133d st, runs w 125 x s 99.11 x e 50 x n 25 x e 75 to Broadway, x n 74.11 to beginning. Prior mort \$495,000 on this and other property. Nov 22, due May 22, 1908, 6%. Nov 23, 1907. 7:1999; 10:2721. 15,000

Dolfini, Philip to Joseph F Tunney. 116th st, No 106, s s, 62.3 e Park av, 37.9x100.11. Prior mort \$36,000. Nov 26, 1907, 2 years, 6%. 6:1643. 3,000

Doyle, John to Alicia L Laird. 116th st, No 246, s s, 87 w 2d av, 23x100.11. P M. Nov 20, 3 years, 5%. Nov 25, 1907. 6:1665. 8,000

Donnegan, John A to Theo Schmalholz. 128th st, No 10, s s, 150 e 5th av, 20x99.11. Nov 23, 2 years, 6%. Nov 25, 1907. 6:1752. 2,500

Dixon, Wm P and Dumont Clarke exrs, &c, Josiah M Fiske with Morris Williamson. Canal st, No 81. Extension mort. Nov 15, 1907. Nov 23, 1907. 1:130. nom

Drescher, Ernst to Geo Ehret. 9th st, No 52, s s, 248 w Broadway, 25x93.11. Leasehold. Nov 22, 1907, 1 year, 6%. 2:560. 13,500

Same and Bertha C Herrfeldt with same. Same property. Subordination mort. Nov 22, 1907. 2:560. nom

Davenport, Benj B, of Fairfield, Conn, to Geo C Engel. 39th st, No 56, s s, 189 e 6th av, 21x90. Prior mort \$64,000. Nov 20, due Jan 11, 1909, 6%. Nov 23, 1907. 3:840. notes, 2,888.88

Dobroczyński, Oscar to Moriz Weinberger. Pitt st, No 121, n w s, 95 n Stanton st, 30x—x25x100 n s. Prior mort \$32,000. Nov 22, 1907, due Feb 22, 1911, 6%. 2:345. 5,000

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."

FRONT ENAMELED AND BRICKS

"HARVARD" GENUINE

FREDENBURG & LOUNSBURY

239 FOURTH AVENUE, Corner 22d Street

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Portland CEMENT

ROSENDALE CEMENT

NEW YORK

Davenport, Geo H individ and as exr, &c, Henry Davenport, of Boston, Mass, Francis H Davenport, of Brookline, Mass, Caroline H Davenport widow, of N Y, and Annie W wife Clement Cleveland to Jonathan B Currey. 38th st, No 59, n s, 183.7 e 6th av, 18.4x98.9. Nov 19, 3 years, 5%. Nov 22, 1907. 3:840.

EQUITABLE LIFE ASSUR SOC of the U S with Joseph L Buttenwieser. Waverly pl, No 229. Extension mort. Apr 30. Nov 22, 1907. 2:613. nom

EQUITABLE LIFE ASSUR SOC of the U S with Stephen Corkemaz. West st, No 40, and Washington st, Nos 60 and 62. Extension mort. Oct 21. Nov 22, 1907. 1:17. nom

EQUITABLE LIFE ASSUR SOC of the U S with Mary B Ripley. 79th st, No 16 East. Extension mort. Dec 1, 1906. Nov 22, 1907. 5:1393. nom

EQUITABLE LIFE ASSUR SOC of the U S with Estelle L Hamlen. 72d st, No 43 West. Extension mort. Oct 1. Nov 22, 1907. 4:1125. nom

EQUITABLE LIFE ASSUR SOC of the U S with Cath Collins. 83d st, No 123 West. Extension mort. Sept 24. Nov 22, 1907. 4:1214. nom

EQUITABLE LIFE ASSUR SOC of the U S with Morris Cohen. 98th st, No 3 West. Extension mort. July 10. Nov 22, 1907. 7:1834. nom

Empire League to Herman Boetticher. Certificate as to mort on property in Kings Co. Oct 22. Nov 22, 1907. Misc. nom

Eisners Sons Embroidery Works, a corpn, to Isaac W Bober et al. Certificate as to mort dated Nov 22, 1907. Genl morts. nom

Elias, Katherine with N Y Public Library, Astor, Lenox & Tilden Foundations. 73d st, No 60, s s, 83 w Park av, 17.6x102.2. Extension mort. Nov 8. Nov 22, 1907. 5:1387. nom

EQUITABLE LIFE ASSUR SOC of the U S with August Oppenheimer. 153d st, n s, 325 e 8th av, runs n 99.11 x e 138.3 to w s McCombs Dam road x s 113.6 to n w cor McCombs Dam road and 153d st x w 84.4 to beginning. Extension mort. Oct 31. Nov 22, 1907. 7:2039. nom

Ely, Ambrose K, of Livingstone, N J, with Lippe Lunitz and ano. Madison st, No 148. Extension mort. July 26, 1906. Nov 26, 1907. 1:274. nom

Equitable Trust Co of N Y with Alois Gutwillig. 3d st, No 35, n s, 50 w Greene st, 45x102.8. Extension mort. Nov 25. Nov 26, 1907. 2:535. nom

Emmet, Thomas A to John G Brown. Madison av, Nos 93 and 95, s e cor 29th st, runs s 49.4 x e 100 x n 24.8 x w 38.6 x n 24.8 to st. x w 61.6 to beginning. Nov 27, 1907, due, &c, as per bond. 3:858. gold, 60,000

Feffercorn, Emil to James McWalters. 28th st, No 126, s s, 100 w Lexington av, 20x98.9. Prior mort \$23,000. Nov 22, 1907, 1 year, 6%. 3:883. 9,790

Friedman, Charles and Henry to Harris Friedman and ano. 118th st, Nos 146 to 156, on map Nos 148 to 154, s s, 125 e 7th av, 2 lots, each 75x100.11. 2 P M morts, each \$25,000; 2 prior morts, \$108,500 each. Nov 23, 1907, due May 23, 1912, 6%. 7:1902. 50,000

Fairbanks, Ernest A, of Yonkers, N Y, to WASHINGTON TRUST CO. 7th av, No 1987, e s, 54 n 119th st, 26.11x98. Nov 21. 3 years, 5%. Nov 23, 1907. 7:1904. 30,000

Felt, Abraham to Henry W Post. 118th st, Nos 423 and 425, n e cor Amsterdam av, No 1181, 74.11x100x74.10x100. Prior mort \$172,500. Nov 21, installs, 6%. Nov 22, 1907. 7:1962. 5,175

Ferris, Emery L Jr with Pauline Mathesius. 131st st, No 76, s s, 85 e Lenox av, 16.8x99.11. Extension mort. Nov 12. Nov 23, 1907. 6:1728. nom

Feinberg, Elias to Joseph Bierhoff. 125th st, No 512, s s, 150 w Amsterdam av, 25x100.11. P M. Prior mort \$18,000. Nov 25, 5 years, 6%. Nov 26, 1907. 7:1979. 3,000

Fish, Stuyvesant, Jr, of Garrisons, N Y, to Oliver G Barton. 18th st, No 218, s s, 337 w 2d av, 25x92. Nov 26, 1907, 5 years, 5%. 3:898. 12,000

Grunwald, Ferdinand to F & M Schaefer Brewing Co. Bleeker st, Nos 88 and 90, Mercer st, No 210. Saloon lease. Nov 19, demand, 6%. Nov 22, 1907. 2:523. 4,000

Goodman, Urry to J Frederic Kernochan and ano as committee estate Marie Marshall. Division st, Nos 258 and 260, n e cor Ridge st, Nos 2 and 4, runs n 68.6 x e 11.4 x e 9 x n 2.5 x s 53.4 to Division st x w 44.10. Nov 22, 1907, 3 years, 5%. 1:315. 50,000

Same to Hyman Adelstein and ano. Same property. Prior mort \$50,000. Nov 22, 1907, demand, 6%. 1:315. 22,000

Greene Court Bldg Co to LAWYERS TITLE INS & TRUST CO. 7th av, s e cor 111th st, 100.11x150. Building loan. Prior mort \$275,000. Nov 23, 1907, demand, 6%. 7:1820. 40,000

Same to same. Same property. Certificate as to above mort. Nov 22. Nov 23, 1907. 7:1820. nom

Gehring, Wm G and Adolph Hell, of Union Hill, N J, to Henry P Ammidown. 47th st, No 542, s s, 275 e 11th av, 25x100.4. Nov 20, 5 years, 5 1/2%. Nov 25, 1907. 4:1075. 18,000

Gambardelle, Gioacchino to Louis Lewin. Hudson st, No 634, e s, 50.3 s Horatio st, 25.4x118.11x25.1x116.4. P M. Nov 11, demand, 6%. Nov 26, 1907. 2:626. 2,500

Groge, Anna M to Henry C Freeman. 55th st, No 157, n s, 95 w 3d av, 20x100.5. Nov 25, 10 months, 6%. Nov 26, 1907. 5:1310. 780

Green, Robt D to Aaron Coleman. 42d st, No 533, n s, 325 e 11th av, 25x100.5. Nov 19, demand, 6%. Nov 21, 1907. 4:1071. 400

Gahren, Auguste with Phillippine Friedeberg. 151st st, No 524, s s, 280 e Broadway, 40x99.11. Extension of mort, &c. Nov 20, Nov 26, 1907. 7:2082. nom

Gehring, Wm G and Adolph Hell and Arthur Casper with Henry P Ammidown. 47th st, No 542 West. Subordination mort. Nov 22. Nov 27, 1907. 4:1075. nom

Goldsberry, Susan, of Quincy, Mich, with Hannah Lynch. 84th st, No 271 West. Extension mort. Nov 6. Nov 27, 1907. 4:1232. nom

Greenberg, Hyman and Davis and John Morris and N Y & White Plains Construction Co to Sol Brill. East Broadway, No 50, n s, 264.2 w Market st, 24.11x68.10x25x68.10. Leasehold. Nov 22, installs, 6%. Nov 27, 1907. 1:281. 1,500

Haber, Meyer to Hyman Greenberg. 133d st, No 144, s s, 300 e 7th av, runs e 24.9 x s 27.4 x s 74.6 x w 24.10 x n 99.11 to beginning. Prior mort \$36,200. Nov 27, 1907, installs, 6%. 7:1917. 2,000

Holland, Adolph and Jacob Berger to whom it may concern. 28th st, Nos 321 and 323, n s, 243.4 e 2d av, 40.10x98.9. Estoppel certificate. Nov 21. Nov 27, 1907. 3:934. nom

Haight, Helen D W to Thomas S Olive as committee Edwin O Brinckerhoff. 128th st, No 266, s s, 229.2 e 8th av, 20.10x98.9. Nov 27, 1907, 3 years, 5%. 7:1933. 10,000

Hirshhorn, Joe to Wolf Brand. 4th st, Nos 368 and 370, s s, 75 e Av D, 46x96. Prior mort \$56,000. Nov 26, 4 years, 6%. Nov 27, 1907. 2:357. 8,000

Hartigan, Mary I to EMIGRANT INDUSTRIAL SAVINGS BANK. 124th st, No 71, n s, 125 w Park av, 17.6x100.11. Nov 26, 1907, 3 years, 5%. 6:1749. 4,000

Hentze, Peter A to Elisabeth Bastian. 120th st, No 241, n s, 135 w 2d av, 25x100.11. Nov 25, 1907, 5 years, 5%. 6:1785. 12,000

Higgins, Maria T with N Y Public Library, Astor, Lenox & Tilden Foundations. 3d av, No 1683, e s, 50.4 n 94th st, 25.1x99.6; 3d av, No 1685, e s, 75.5 n 94th st, 25.1x99.6. 2 extensions of morts. Nov 13. Nov 22, 1907. 5:1540. nom

Harris, Cecelia to Annie Davis. 95th st, No 176, s s, 263.9 e Lexington av, 18.9x100.8. Nov 21, due Aug 1, 1908, 6%. Nov 22, 1907. 5:1523. 500

Israel, Moses H to Harry Goodstein. 135th st, No 118, s s, 275 w Lenox av, 24.11x99.11. 1/2 part. Secures liability on notes made by Moses H Israel or firm of the Prager Co. Nov 19, due &c. Nov 22, 1907. 7:1919. 3,000

Jackson, Isidor and Abraham Stern with Alfred Boreel. 39th st, No 54 West. Extension mort. Nov 14. Nov 22, 1907. 3:840. nom

Jaeger, Amalia wife Francis M with Benj Fox. 91st st, No 45, n s, 255 e Columbus av, 20x100.8. Extension mort. Nov 8. Nov 23, 1907. 4:1205. nom

Joline, Adrian H and Douglas Robinson as receivers of N Y City Railway Co with General Electric Co. Electrical equipment agreement, &c. Oct 19, due Dec 31, 1907, 6%. Nov 25, 1907. Genl Morts. 389,685

Keller-Smith Co to Philip Goerlitz. 15th st, Nos 234 to 242, s s, 444.4 w 7th av, 90x103x90x103.3. Prior mort \$59,000. Nov 22, 1907, due, &c, as per bond. 3:764. 5,000

Same to same. Same property. Consent to above mort. Nov 22, 1907. 3:764. nom

Same to same. Same property. Resolution as to above mort. Nov 22, 1907. 3:764. nom

Same to same. Same property. Certificate as to above mort. Nov 22, 1907. 3:764. nom

Kuh, Millard F to Carrie Nauheim. 6th av, No 879, w s, 75.4 s 50th st, 25x100. 1-3 part. P M. Nov 11, due Dec 1, 1909. Nov 23, 1907. 4:1002. 3,930.65

Kellogg, Ethel T wife of and John P to Charles E Rushmore and ano trustees Philip Dater. Morningside av East, No 81, e s, 66.10 n 121st st, 30x100. Nov 25, 1907, due, &c, as per bond. 5:1273. gold, 22,000

Kraner, Yetta to Abraham Halprin. 114th st, No 18, s s, 191.4 w 5th av, 17.8x100.11. P M. Prior mort \$10,500. Nov 26, 1907, 2 years, 6%. 6:1597. 2,000

Kilian, Geo with Solomon Miller et al exrs, &c, Daniel Miller. 53d st, No 249, n s, 80.9 w 2d av, 19.3x75.5. Extension mort. Sept 19. Nov 25, 1907. 5:1327. nom

Kapelsohn (B) Co to Solomon Feiner. 66th st, No 223, n s, 350 w Amsterdam av, 25x100.5. Prior mort \$—. Nov 27, 1907. 2 years, 6%. 4:1158. 4,500

Same to same. Same property. Certificate as to above mort. Nov 27, 1907. 4:1158. nom

Koplik, Henry to Martha Josephthal. 62d st, No 30, s s, 63 e Madison av, 23x82.5. P M. Nov 27, 1907, due &c, as per bond. 5:1376. 48,500

Lawrence, Joseph W trustee will Bryan Lawrence for Mary E Wagner with Clara R Gerken. Wall st, No 118. Extension mort, at increased rate of interest from 4 1/2% to 5%. Oct 6. Nov 22, 1907. 1:37. nom

Lawrence, Jos W trustee will Bryan Lawrence with Bernard Ratkowsky. 120th st, No 50 West. Extension mort at increased interest from 4 1/2% to 5%. Oct 16. Nov 22, 1907. 6:1718. nom

Lanzke, Clara wife Gustav A to George Brickelmeier, of Brooklyn. Assignment of legacy under will of Henry E G Luyties, dec'd. Nov 22, 1907, 2 months, —. Miscel. secures note, 365

Lazerowitz, Simon, Herres Posner and Harry Rudowsky to Benj L Weil and ano. Allen st, No 186, e s, 100.5 n Stanton st, 22.11x87.5x23x87.6. P M. Prior mort \$21,000. Nov 20, 5 years, 6%. Nov 25, 1907. 2:417. 10,000

Same to same. Same property. P M. Prior mort \$31,000. Nov 20, 5 years, 6%. Nov 25, 1907. 2:417. 5,000

Leipert, John M to Lion Brewery. 100th st, No 13 West. Saloon lease. Nov 20, demand, 6%. Nov 25, 1907. 7:1836. 2,000

Locicero, Vincenzo to Isaac S Heller. 1st av, No 689, w s, 125.5 s 40th st, 24.8x75. P M. Prior mort \$17,000. Nov 23, 4 yrs, 6%. Nov 25, 1907. 3:945. 7,000

Levy, Samuel and Lehman to Jacob Wicks Jr. 109th st, No 212, s s, 220 w Amsterdam av, 40x100.11. Nov 25, 3 years, 5 1/2%. Nov 26, 1907. 7:1880. 35,000

Same to Myron Sulzberger. Same property. Prior mort \$35,000. Nov 25, 2 years, 6%. Nov 26, 1907. 7:1880. 6,000

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Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material

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

Levy, Jefferson M to L Napoleon Levy. Fulton st, No 122, s s, 51.1 e Nassau st, 25.3x82.1x25.6x82. Nov 21, due Jan 1, 1909, 6%. 15,000
Nov 27, 1907. 1:78.

Levy, Jefferson M to Smith Ely. Lispenard st, No 44, s s, abt 130 e Church st, 23x94. P M. Dec 30, 1898, due Dec 1, 1900, 5%. Nov 27, 1907. 1:194. 2,500

Mitchell, James E to Fredk Deming. 25th st, No 165, n s, 95 e 7th av, 20.2x78.9x18.8x78.9. Nov 21, 4 years, 5%. Nov 26, 1907. 3:801. 15,000

METROPOLITAN SAVINGS BANK with Peter Dolfini. 116th st, No 106, s s, 62.3 e Park av, 37.9x100.11. Extension mort. May 7. Nov 26, 1907. 6:1643. nom

Metropolitan Underwriting Co with Chase Andrews. Deposit of 8,000 shares of capital stock of Columbia Life Assur Soc as collateral security for loan of \$60,000 to secure 3 notes in 8 months at 6%. July 10. Nov 23, 1907. 6:1593.

Miller, Florence to Levi C Lathrop. 147th st, No 607, n s, 138 w Broadway, 12.6x99.11. Oct 15, 3 years, 5%. Nov 26, 1907. 7:2094. 10,000

Michaelson, Rachel to Mary E Blodgett. Allen st, No 198, e s, abt 125 s Houston st, 25x87.6. Nov 26, 1907, 5 years, 5%. 2:417. 16,000

McGuire (T J) Construction Co to North American Mortgage Co. Broadway, Nos 3692 and 3694, e s, 24.11 s 153d st, 75x100. Prior mort \$32,500. Nov 25, due, &c, as per bond. Nov 26, 1907. 7:2084. 25,149.75

Same to same. Same property. Certificate as to above mort. Nov 25. Nov 26, 1907. 7:2084.

McGuire (T J) Construction Co to Henry M Sands. Broadway, No 3694, e s, 24.11 s 153d st, 37.6x100. Nov 25, 3 years, 6%. Nov 26, 1907. 7:2084. 32,500

Same to same. Same property. Certificate as to above mort. Nov 25. Nov 26, 1907. 7:2084.

Montague, Harriet A C wife of and Russell W to Isaac Bell. Greenwich st, Nos 211 and 213, s e cor Vesey st, No 65, 44.3x75 x41.1x90; Greenwich st, e s, lot 54A map Church farm, 22.1x 80.8x20.6x88 n s; Vesey st, s s, lot 51B same map, 20x61.8; Vesey st, s s, lots 51 and 51A same map, 40x82.3; Vesey st, s s, lot 50 same map, 25x82, except part for Greenwich st or College pl; Greenwich st, No 209, e s, 42.7 s Vesey st, 20.11x35.11x20.6 x38.3, being known as Greenwich st, Nos 207 to 213, and Vesey st, Nos 57 to 61. All title. Nov 18, 3 years, 6%. Nov 26, 1907. 1:85. 6,000

McGuire (T J) Construction Co to Charles F Ballard. Broadway, No 3692, e s, 62.5 s 153d st, 37.5x100. Nov 25, 3 years, 6%. Nov 26, 1907. 7:2084. 32,500

Same to same. Same property. Certificate as to above mort. Nov 26, 1907. 7:2084.

Mendelson, Celia to Sidney Jones. 5th st, No 331, n s, 375 e 2d av, 25x97. Prior mort \$—. Nov 22, due June 1, 1909, 6%. Nov 25, 1907. 2:447. 3,250

McCarthy, Callaghan B with N Y Public Library, Astor, Lenox & Tilden Foundations. 106th st, No 334, s s, 375 e 2d av, 25x 100.11. Extension mort. Nov 7. Nov 23, 1907. 6:1677. nom

Moore, John A to Jacob Mohr. Amsterdam av, Nos 129 and 131, e s, 60.5 s 66th st, 40x80. Prior mort \$13,500. Nov 22, due, &c, as per bond. Nov 25, 1907. 4:1137. 5,500

Mann, David to The Rhineland Mfg Co. Av C, No 201, w s, 51 n 12th st, 25x70; Av C, No 202, e s, 51.9 n 12th st, 25.9x 62.6; Broome st, No 274, n e cor Allen st, Nos 90 and 92, 22.4x75. Secures payment of \$10,000 for ice boxes received by Max and Abraham Mann. Nov 15, Nov 23, 1907. 2:382-395 and 414. nom

Montross Bond & Realty Co to Wm McKenzie et al. 77th st, No 62, s s, 50 e Columbus av, 100x102.2. Nov 25, 1907, due, &c, as per bond. 4:1129. 100,000

Same to same. Same property. Certificate as to above mort. Nov 25, 1907. 4:1129.

McAniney, Owen with Florence L Barker. 19th st, No 441, n s, 449.6 n w 9th av, 25x72. Subordination mort. Nov 21. Nov 22, 1907. 3:717. nom

Morlath, Harry, of Queens Borough, N Y, to TITLE GUARANTEE & TRUST CO. 2d av, No 437, s w cor 25th st, 19.9x60.7; 2d av, w s, 19.9 s 25th st, 19.9x60.7. Nov 21, due, &c, as per bond. Nov 23, 1907. 3:905. 20,000

Moses, Marks with N Y Public Library, Astor, Lenox & Tilden Foundations. 133d st, No 60, s s, 115 w Park av, 25x99.11. Extension mort. Nov 7. Nov 22, 1907. 6:1757. nom

Moses, Marks with N Y Public Library, Astor, Lenox & Tilden Foundations. 133d st, No 62, s s, 95 w Park av, 20x99.11. Extension mort. Nov 7. Nov 22, 1907. 6:1757. nom

Mendelsohn, Louis to Herman Schwartz. 110th st, No 137, n s, 330 e Park av, 25x100.11. Prior mort \$20,000. Nov 19, 3 years, 6%. Nov 22, 1907. 6:1638. 2,000

Mennella, Vincenzo to Lion Brewery. 1st av, No 2014. Saloon lease. Nov 13, demand, 6%. Nov 22, 1907. 6:1697. 789.03

N Y TRUST CO with Isabel wife Lemuel B Bangs. 51st st, No 32, s s, 175 e Madison av, 25x64.8. Extension mort. Nov 18. Nov 23, 1907. 5:1286. nom

Norfolk Realty Co to Wm J Hutecheon. 152d st, Nos 534 and 536, s s, 150 e Broadway, 75x— to 151st st, Nos 535 and 537, Aug 26, demand, 6%. Nov 25, 1907. 7:2083. 10,000

Same to same. Same property. Certificate as to above mort. Aug 26. Nov 25, 1907. 7:2083. nom

New York Mortgage and Security Co with Heiman S Isaacs. 8th av, No 2436, e s, 75 n 130th st, 24.11x100. Extension mort. Nov 13. Nov 26, 1907. 7:1936. nom

O'Leary, Michael to Solomon Altshuler. 103d st, No 156, s s, 101.6 e Lexington av, 27x100.11. P M. Nov 19, 4 years, 6%. Nov 22, 1907. 6:1639. 4,000

Paterno Bros, a corpn, to John D Crimmins. 116th st, s s, 175 w Broadway, 50x100.11. P M. Nov 21, 2 years, 6%. Nov 25, 1907. 7:1896. 49,000

Phelps, Luis J with The Dr Richards Dyspepsia Tablet Assoc, a corpn. 57th st, No 453, n s, 241.8 e 10th av, 16.8x100.5. Extension mort. Nov 20. Nov 26, 1907. 4:1067. nom

Pfeiffer, Lillie to Isaac Lowenfeld. Amsterdam av, w s, 40 n 85th st, 40x100. P M. Prior mort \$57,000. Nov 26, 4 years, 6%. Nov 27, 1907. 4:1232. 11,400

Polstein, Joseph to Alex Wolffe. 78th st, No 115, n s, 212.6 e Park av, 18.8x102.2. Prior mort \$30,000. Nov 26, 1907, 1 year, 6%. 5:1413. 10,000

Prudential Real Estate Corpn to Florence L Barker. 19th st, No 441, n s, 449.6 n w 9th av, 25x72. Nov 22, 1907, 3 years, 5½%. 3:717. 8,000

Peerless Brick Co to GUARDIAN TRUST CO as trustee. Certificate as to mort or deed of trust dated May 31, 1904. Nov 19. Nov 22, 1907. nom

Quinlan, Daniel J with Abraham Rosenthal. Rutgers pl, No 4. Extension mort. Nov 19. Nov 27, 1907. 1:257. nom

Rogers & Pyatt (Inc) to Brown Brothers & Co. Fletcher st, n s, 73.4 w South st, runs n 29.8 x w 0.8 x n 32.5 x w 43 x s 31.4 x w 27.3 x s 31.8 to Fletcher st, x e 69.2 to beginning, also all title to parcel of land at n w cor above premises consisting of plot abt 17.10 wide on n and s sides x abt 24.8 deep on e and w sides together known as 36 to 40 Fletcher st. Nov 13. Secures letters of credit, &c, —%. 1:72. Amount of mort \$—; mortgage tax, \$625.

Ransom, Emma to Gertrude J wife of Fred Ingraham. John st, No 39, n s, 77.1 s e Nassau st, runs n e 62.10 x n w 18.11 x s w 60.1 to John st, x s e 19 to beginning; Beekman st, No 16, n s, abt 70 e Nassau st, 23.2x100, except part for st. Nov 25, due Dec 1, 1909, 6%. Nov 27 1907. 1:78 and 101. 6,000

Rehfeldt, Otto to GERMAN SAVINGS BANK. 98th st, Nos 57 and 59, n s, 100 e Columbus av, 2 lots, each 25x100.11. 2 mortg, each \$17,000. Nov 27, 1907, 3 years, 5%. 7:1834. 34,000

Rubenstein, Isaac to Jacob Shevell. Madison st, No 211, n s, abt 158 e Rutgers st, 26.1x100. Prior mort \$25,000. Nov 23, 3 years, 6%. Nov 25, 1907. 1:271. 2,500

Ryer, Henry L with Louise C Mariotte. 130th st, No 145, n s, 491.8 w Lenox av, 16.8x99.11. Extension mort. Nov 19. Nov 23, 1907. 7:1915. nom

Roses, Jacob with David Nissnewitz. Jackson st, Nos 71 to 75, Front st, No 386. Agreement as to payment of interest past due, also taxes and extension of 1st mort of \$43,000; also as to satisfaction of 2d mort for \$15,000; also option to repurchase within 6 months for \$64,000, &c. Nov 22, 1907. 1:243. nom

Scheinhaus, Lippe and Henry Calman to Jacob Klingenstein. Chrystie st, No 189, w s, 175 n Rivington st, 25x100. Prior mort \$27,000. Nov 21, due Sept 1, 1908, 6%. Nov 22, 1907. 2:426. 6,000

Scheinhaus, Lippe and Henry Calman to Wm K Thorn. Chrystie st, No 189, w s, 175 n Rivington st, 25x100. Nov 21, 5 years, 5%. Nov 22, 1907. 2:426. 27,000

Smith, Louis G to Clara L Drake-Smith and ano. 79th st, No 56, s s, 250 w Park av, 25x102.2. Prior mort \$30,000. Nov 20, 3 years, 4½%. Nov 22, 1907. 5:1393. 10,000

Stein, Solomon with Frederic de P Foster and ano exrs Sarah A Sands. 81st st, No 421 East Extension mort. Nov 22, 1907. 5:1561. nom

St Mary's Free Hospital for Children with Rosina Christie. 123d st, No 104, s s, 40.1 e Park av, 20x100.10. Extension mort. Nov 7. Nov 22, 1907. 6:1771. nom

Shevell, Jacob to Isaac Rubenstein. Suffolk st, No 123, w s, 71 n Rivington st, runs w 34 x n 4 x w 44 x n 25 x e 78 to st x s 29 to beginning. Nov 23, 1907, 3 years, 6%. 2:354. 8,000

Schallek, Max L to LAWYERS TITLE INS & TRUST CO. 109th st, No 20, s s, 119 w Madison av, 31x100.11. Nov 22, 1907, 3 years, 5½%. 6:1614. 23,000

Salzman, Esther to Janet L McVickar et al trustees Janet S Lansing. Suffolk st, No 18, e s, abt 150 n Hester st, 25x100. Nov 25, 1907, 3 years, 5%. 1:313. 26,000

Sterns, Sophie to Rosalie Kaufmann et al trustees Leopold Kaufmann. 88th st, Nos 254 and 256, s s, 100 w Broadway, 2 lots, each 18x100.8. 2 mortg, each \$11,000. Nov 25, 1907, 3 years, 5½%. 4:1235. 22,000

Simon, Sarah D with Eliz Herb. Madison av, No 1785, e s, 34.11 n 117th st, 33x108. Subordination mort. Nov 22, Nov 25, 1907. 6:1623. nom

Silverstone, Mary to Mary K Starrett and ano. 107th st, No 69, n s, 145 w Park av, 16x100.11. Nov 26, 1907, 3 years, 5%. 6:1613. 6,000

Simon, Philip, Aaron F Kurzman and Henry Segall to John A Brown Jr. 8th av, Nos 2753 and 2755, s w cor 147th st, No 360, 50x85. Nov 25, 3 years, 5%. Nov 26, 1907. 7:2045. 59,000

Same and Sender Jarmulowsky with same. Same property. Subordination mort. Nov 25. Nov 26, 1907. 7:2045. nom

Simon, Philip, Henry Segall and Aaron F Kurzman and Maurice Cohen with same. Same property. Subordination agreement. Nov 23. Nov 26, 1907. 7:2045. nom

Simon, Philip, Henry Segall and Aaron F Kurzman and Martha W Weill with same. Same property. Subordination mort. Nov 23. Nov 26, 1907. 7:2045. nom

Senher, Henrietta to Chas L Denks. 123d st, No 348, s s, 212 e Morningside av East, 16x100.11. Nov 26, 1907, 3 years, 5%. 7:1949. 4,000

Sheffield Farms-Slawson-Decker Co to Ella Drohen. Manhattan st, w s, 416.3 n Broadway, runs s w 150 x s 41 x n e 150 to st x n w 41 to beginning. Prior mort \$—. Nov 21, due Apr 22, 1908, 5%. Nov 26, 1907. 7:1995. 4,382

Strauch, Peter D to Susie K Anderson and ano. 95th st, No 36, s s, 389 w Central Park West, 18x100.8. Nov 27, 1907, 3 years, 5%. 4:1208. 12,000

Schmidt, Otto with Nathan Schwab. 10th st, No 81 East. Extension of mort on lease. Nov 19. Nov 27, 1907. 2:556. nom

Silverberg, Isaac to whom it may concern. 28th st, Nos 325 and 327, n s, 284.2 e 2d av, 40.10x98.9. Estoppel certificate as to above mort. Nov 27, 1907. 3:934. nom

Segman, Louis, Jacob Bernardik and Louis Aronovitz to Kotzen Realty Co. Henry st, Nos 278 to 282, s s, 42.4 e Gouverneur st, 63.6x73.6x63x73.8. Prior mort \$44,250. Nov 26, due July 26, 1908, 6%. Nov 27, 1907. 1:267. 3,000

Shweitzer, Rachel to Louis Whitestone. Av A, No 1237, w s, 80.5 s 67th st, 40x100; 67th st, No 436, s w cor Av A, 100x40.5; Av A, No 1239, w s, 40.5 s 67th st, 40x100. Prior mort \$172,000. Nov 27, 1907. Due Jan 27, 1907 (?) probable error, 6%. 5:1461. 5,500

TITLE INS CO of N Y with R Clarence Dorsett. 207th st, s s, 100 w 9th av, 75x99.11. Extension mort. Nov 18. Nov 26, 1907. 8:2203. nom

Trustees of Columbia College in City N Y with Payne estate. 129th st, Nos 125 to 129 East. Extension mort. Nov 23. Nov 27, 1907. 6:1778. nom

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A true Portland of PURE WHITE COLOR, combining the essential qualities of great tensile strength and imperviousness to a rigorous climate.

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Sole Agents for BERKSHIRE WHITE PORTLAND CEMENT CO.

- Truax, Alice H to Anna M Smith. 5th av, No 2034, w s, 60.10 x 126th st, 20x85. Nov 15, 3 years, 5%. Nov 26, 1907. 6:1723. 15,000
- Treanor, Charles to Lion Brewery. 10th av, No 499, s w cor 38th st. Saloon lease. Nov 21, demand, 6%. Nov 26, 1907. 3:709. 4,000
- Talsky, Tillie to Morris Rosen and ano. Hamilton st, No 38, s s, 164.6 w Market st, 27x96.6x25.5x103.6. P M. Nov 18, 3 years, 6%. Nov 23, 1907. 1:253 5,000
- Thonet, Jacob, August, Carl, Alfred, Victor, Julius and Theodore, all of City of Vienna, Austria, to Edwin C Dusenbury trustee James A Ruthven. 36th st, Nos 542 to 546, s s, 275 e 11th av, 75x98.9. Oct 21, due Nov 1, 1910, 5%. Nov 26, 1907. 3:707. 75,000
- Turney, Cathleen to Sound Realty Co. 192d st, s s, 175 w Audubon av, 75x100. P M. Nov 21, due, &c, as per bond. Nov 25, 1907. 8:2161. 10,000
- Trustees of Columbia College in City N Y with Lillie A Beck. 2d av, No 2262, n e cor 116th st. Extension mort. Nov 1, Nov 25, 1907. 6:1688. nom
- Termini, Giuseppe, of Brooklyn, N Y, to John Mangini. Mulberry st, No 3, w s, abt 45 n Park row, 30x25x29.9x25. Nov 23, 3 years, 5½%. Nov 25, 1907. 1:161. 5,000
- Tunney, Patrick V to John Roos. Fort Charles av, s s, 289.4 w 227th st, 25x90. Prior mort \$3,600. Nov 21, 1 year, 6%. Nov 22, 1907. 13:3402. 500
- Union Stove Works, a corpn, to Luke Kouwenhoven. Beekman st, No 70, n e s, abt 63 s e Gold st, runs s e 25 x n e 41.4 x n w 0.7 x n e 70.7 x n w 25.3 x s w 106.8 to beginning; Gold st, Nos 66 and 68, s e s, abt 50 n e Beekman st, mort reads plot begins in c 1 party wall bet 68 and 70 Beekman st and distant 44.9 n e Beekman st, runs n e 37.11 x n w 70.11 to Gold st, Nos 66 and 68, x s w 36.9 x s e 42.6 x s w 1 x s e 25.2 to beginning. Nov 26, 1907, 3 years, 5%. 1:99. 40,000
- Volunteers of America to METROPOLITAN TRUST CO. 28th st, No 34, s s, 300 e 6th av, 27.6x98.9. Nov 21, due, &c, as per bond. Nov 26, 1907. 3:829. 30,000
- Van Dusen, Eliz B wife of Saml C Van Dusen to Anna W Daniell. 35th st, No 132, s s, 58.3 w Lexington av, 20.2x72.6. Nov 27, 1907, due Dec 1, 1908, 5½%. 3:890. 10,000
- Wyatt, Christopher B to Augustus L Hayes. 66th st, No 233, n s, 300 e West End av, 25x100.5. Prior mort \$—-. Nov 27, 1907, due Dec 1, 1909, 6%. 4:1158. 1,230
- Wilder, Geo W to Emil Thiele. 108th st, No 329, n s, 100 e Riverside Drive, 40x100.11. All title to strip on west 10 ft wife. Prior mort \$65,000. Due, &c, as per bond. Nov 27, 1907. 7:1893. 25,000
- Weil, Jonas and Bernhard Mayer with Mary E Blodgett. Allen st, No 198. Subordination agreement. Nov 26, 1907. 2:417. nom
- Weil, Jonas and Bernhard Mayer with Mary E Blodgett. Allen st, No 198. Subordination agreement. Nov 26, 1907. 2:417. nom
- Weinstein, Chas I to Abraham D Weinstein. 109th st, Nos 7 to 17 East. Assignments of rents to secure \$5,287 at 6%. Nov 25, Nov 26, 1907. 6:1615. nom
- Wilkins, Leroy to Lion Brewery. 7th av, s e cor 134th st. Saloon lease. Nov 22, demand, 6%. Nov 26, 1907. 7:1918. 3,400
- Wineburgh, Henry with LAWYERS TITLE INS & TRUST CO. Lexington av, No 1423, s e cor 93d st, Nos 148 to 154, 16.5x70. Extension mort. Nov 6. Nov 25, 1907. 5:1521. nom
- Weil, Carrie J to Anna Fixman. 15th st, No 155, n s, 190 e 7th av, 20x103.3. Prior mort \$13,000. Nov 21, 2 years, 6%. Nov 22, 1907. 3:791. 2,000
- Wolfe, Augustin A to Chas F Bauerdorf and ano exrs Albert J Adams. 7th av, No 375, e s, 25.3 s 31st st, 21x75. P M. Prior mort \$20,000. Nov 20, 3 years, 5%. Nov 22, 1907. 3:806. 22,000
- Same to same. Same property. P M. Nov 20, 3 years, 5%. Nov 22, 1907. 3:806. 20,000
- Weiderman, George to Goold Hoyt and ano trustees. Rose st, Nos 35 and 37, s e s, abt 350 w New Chambers st, 42.6x71.6x10x 86.6 s w s. Nov 22, 1907, 3 years, 5%. 1:114. 40,000
- Same to Union Construction & Realty Co and ano. Same property. Prior mort \$40,000. Nov 22, 1907, 3 years, 5%. 1:114. 16,000
- Williamson, Marion A, of Ridgewood, N J, to Frank M Tichenor. 121st st, No 214, s s, 173 w 7th av, 15x100.11. Prior mort \$5,500. Nov 23, 1907, 1 year, 6%. 7:1926. 1,200
- WARWICK SAVINGS BANK of Warwick, N Y, with Josef Preiser. 123d st, No 113, n s, 190 e Park av, 25x100.11. Extension mort. Nov 15. Nov 22, 1907. 6:1772. nom

BOROUGH OF THE BRONX.

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

- Ackerman, Joseph to Geo Hill. 152d st, n s, 131.11 w 3d av, 25x 100. 1-3 part. Prior mort 1-3 of \$7,000. Nov 19, 1 year, 6%. Nov 23, 1907. 9:2374. 1,500

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- Abelman Construction Co to Robert H Mathews. Home st, s s, 91.9 w Prospect av, 40.1x irreg. Certificate as to mort for \$4,250. Nov 22, Nov 25, 1907. 10:2680.
- Abelman Construction Co to Robt H Mathews Co. Home st, s s, 91.9 w Prospect av, runs s 72.3 x s 47.11 x n w 64.1 x n e — to st x e 40.1 to beginning. Prior mort \$28,000. Nov 22, due Nov 1, 1908, 6%. Nov 23, 1907. 10:2680. 4,250
- *Anopol, Walter to Cath C Hill. Commonwealth av, e s, 210.11 s West Farms road, 25x100. Nov 25, 1907, 1 year, 6%. 1,000
- Altieri, Mary to Harry W Bell. Webster av, s w cor 176th st, 37x 91.7x37x93.8, except part for sts. Nov 20, 1 year, 5%. Nov 27, 1907. 11:2892. 1,403
- *Belotta, Rachela to Anna Thompson. 1st av, e s, 100 n 1st st, 100x100, Olinville. Nov 16, 3 years, 6%. Nov 27, 1907. 1,500
- *Same to same. Same property. Nov 16, due Jan 10, 1908, 6%. Nov 27, 1907. 1,000
- Bache, Elizabeth and Jules S Bache and Leopold Rossbach exrs Semon Bache with Max and Samuel Salmowitz. Brook av, No 1504. Extension mort. Oct 4. Nov 27, 1907. 11:2895. nom
- *Broderick, James J to Louise Langbein. Meade av, No 519, or Grant av, n s, abt 150 e Garfield st, 25x100. Nov 27, 1907, 3 years, 5½%. 3,000
- Brady, John R to David McClure and ano trus. Broadway, w s, abt 405 n 234th st (?), and at n s land now or formerly Daniel T Hauxhurst, runs w 162 x n 62 x e 162 to Broadway x s 62 to beginning. Prior mort \$6,000. Nov 20, 1 year, 5%. Nov 25, 1907. 13:3405. 1,000
- *Brandt, Wm A to Land Co "A" of Edenwald. Amundson av, w s, 475 s Jefferson av, 25x100. P M. Nov 25, 1907, 3 years, 5½%. 300
- Benson, John A to Jacob Berg. Hull av, s e cor 209th st, 25x100. Prior mort \$74,000. Nov 25, 3 years, 5%. Nov 26, 1907. 12:3351. 4,000
- *Baxter, Mervin R to John F Condon. City Island av, e s, at s s land now or formerly Scofield estate, runs s 100 x e 100 x n 100 x w 100 to beginning, except part for av, City Island. Nov 23, 2 years, 6%. Nov 25, 1907. 1,000
- *Buser, Fredk A with John W Demler. Harrison av, w s, 159 n Westchester av, 50x— to Classon av x50x—. Agreement modifying mort. Nov 23. Nov 25, 1907. nom
- *Bacon, Frank L, of Far Rockaway, N Y, to Magdalena and Lena Klotz tenants by the entirety. 222d st, s s, 230 w White Plains road, 75x114, Wakefield, except part for 222d st. Nov 8, 3 years, 6%. Nov 25, 1907. 5,000
- Berliner, Abraham and Marcus to Nathan Berliner and ano. 3d av, No 4432, e s, 62.9 s Lorillard pl, runs n 61.6 x e 50 x s 101.6 to av x n w 64 to beginning. Nov 15, 3 years, 5%. Nov 23, 1907. 11:3054. 13,000
- Bayer, Charles to Dora M Schrenkeisen. 235th st, s s, 425 e Keppler av, 25x100. P M. Nov 22, due Nov 22, 1918, 6%. Nov 23, 1907. 12:3375. 2,200
- Cohen, David J and Louis Steink to Herman Menaker. Monroe av, e s, 270 n 174th st, 2 lots, each 25x95. 2 morts, each \$7,500. Nov 23, 1907, 2 years, 6%. 11:2798. 15,000
- Central Mortgage Co with Michael J Keenan. Clinton pl, s s, 125 w Grand av, 25x100. Extension mort. Mar 1. Nov 25, 1907. 11:3207. nom
- Colaizzi, Mary A wife of and Dominick to Louis Massucci. Hoe av, No 1176, e s, 79.1 s Home st, 25x100. All title. Nov 23, 3 years, 6%. Nov 26, 1907. 10:2752. 2,000
- *De Blasio, Giovanni to A Shatzkin & Sons, Inc. Cedar av, s s, — w Corsa av, and being lot 268 map Laconia Park, 71x49x— x33. P M. Nov 11, due Feb 8, 1909, without interest. Nov 25, 1907. 250
- Damiano, Nicola to Richd S Collins. Hughes av, late Frederick st, e s, 112.10 s Pelham av, late Union av, 50x87.6. Building loan. Nov 22, 1907, due Oct 15, 1908, —%. 11:3078. 12,500
- *Daily, George and John A Carlson to Joseph Hamerslag. 217th st, late 3d st, s s, 100 w 6th av, 150x109.4, Laconia Park; also property in Yonkers, N Y. Prior mort \$1,000. Nov 22, due May 22, 1908, 6%. Nov 23, 1907. 5,000
- Ellendt, John C and Henry to John W Seeger. Daly av, No 2077, n w s, — n 179th st, 25.11x114. Nov 20, 3 years, 6%. Nov 22, 1907. 11:3122. 4,000
- Engelhardt, Gustave to David Robinson. Teller av, No 1053, w s, 119.5 n 165th st, 20x100. Nov 23, 3 years, 6%. Nov 25, 1907. 9:2428 and 2433. 1,500
- Fritzel, Eliz to John Eichler Brewing Co. Jackson av, w s, 253.3 n 165th st, 19.8x85. Prior mort \$3,500. Nov 21, 1 year, 5%. Nov 23, 1907. 10:2640. 2,788.70
- Fordham Realty Co to Central Mortgage Co. Heath av, e s, 344.6 n from tangent point in curve at n e cor Heath av and Emmerich pl, runs e 131.2 x n 25.4 x w 127.1 x s 25 to beginning. Nov 1, 3 years, 5½%. Nov 22, 1907. 11:3240. 5,000
- Same to same. Heath av, e s, 369.6 n from tangent point in curve at n e cor Heath av and Emmerich pl, runs e 127.1 x n 25.4 x w 123 x s 25 to beginning. Nov 1, 3 years, 5½%. Nov 22, 1907. 11:3240. 5,000
- Frankfeldt & Lippman, a corpn, to Xantha S Bartlett extrx Geo V Bartlett. Tiffany st, w s, 43 n 165th st, 50.3x74.11x50.4x71.5. Nov 22, 1907, 3 years, 5½%. 10:2716. 25,000

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- Same to Greenwich Mortgage Co. Same property. Prior mort \$25,000. Nov 22, 1907, demand, 6%. 10:2716. 2,000
- Same to same. Same property. Certificate as to above mort. Nov 21, Nov 22, 1907. 10:2716. —
- Feinblatt, Jennie to Alva L Banks. Hoffman st, No 2408, e s, 52.7 n 187th st, 25x117.10x25x117.11. Nov 21, due Jan 1, 1911, 6%. Nov 22, 1907. 11:3066. 2,300
- Feinblatt, Jennie to Esther J Williamson. Hoffman st, No 2406, e s, 27.7 n 187th st, 25x117.11x25x118.1, except part for st. Nov 21, due Jan 1, 1911, 6%. Nov 22, 1907. 11:3066. 2,300
- *Frucht, Michael with Moses G Wright. Morris Park av, s s 75 w Taylor st, 25x100. Extension mort. Nov 21. Nov 25, 1907. nom
- Frankfeldt & Lippmann to Xantha S Bartlett. Tiffany st, Nos 1005 and 1007, w s, 43 n 165th st, 50.3x74.11x50.4x71.5. Certificate as to mort for \$25,000. Nov 13. Nov 25, 1907. 10:2716. —
- *Green, Joseph to Samuel F Pease. 178th st, n s, 233.4 e Berrian av, 16.8x90. Nov 26, due Jan 1, 1910, 6%. Nov 27, 1907. 3,000
- *Green, Michael to Adeline Warner. 178th st, n s, 216.8 e Bronx Park av, now Berrian av, 16.8x90, Neill Estate. Nov 26, due Jan 1, 1910, 6%. Nov 27, 1907. 3,000
- *Same to Marion W Voss and ano. 178th st, n s, 200 e Bronx Park av, now Berrian av, 16.8x90. Nov 26, due Jan 1, 1910, 6%. Nov 27, 1907. 2,000
- Greenberger, Ignatz to Lucy R Comfort. Crotona av, n w cor 187th st, 75x80. Nov 25, 3 years, 5½%. Nov 27, 1907. 11:3105. 5,000
- *Greenberg, Ella and Rebecca to Margt McGill. Grant av, s s, 228 w Unionport road, 25x100. Nov 23, due, &c, as per bond. Nov 26, 1907. 3,500
- Goldman, Nicholas to Herman Goldman. 189th st, s s, 100 w Valentine av, 22.8x93.4; 189th st, s s, 145.5 w Valentine av, 22.7x93.4. Oct 31, due Nov 1, 1908, 6%. Nov 25, 1907. 11:3152. 2,100
- Greenthal, Bernard to Jacob Koronefsky and ano. Washington av, No 1181, n w s, 195.2 n e 167th st, 40x140.3x40x140.4. P M. Prior mort \$6,000. Nov 23, 3 years, 6%. Nov 25, 1907. 9:2389. 5,000
- *Gillis, Charles to Wm B Wall. Rose st, e s, 254 n Morris Park av, 69.11x81. Nov 20, 2 years, 6%. Nov 23, 1907. 1,000
- Gminder, Augusta to Central Brewing Co. 3d av, No 4029, s w cor 174th st, 30.6x95. Leasehold. Nov 21, demand, 6%. Nov 23, 1907. 11:2921. 4,000
- Gargiulo, Pasquale to ITALIAN-AMERICAN TRUST CO, City N Y. Arthur av, n w cor 187th st, runs n 27.7 x w 113.9 x s 27.7 to st x e 113.10 to beginning, except part for av and st. Aug 7, due Jan 1, 1908, 6%. Nov 23, 1907. 11:3066. 25,000
- *Hall, Emily A to Henry Kroger. 213th st, late 1st st, s s, 100 e 3d av, 121 to Old Boston road x100.2x117.6x100, Olinville. Nov 19, 2 years, 6%. Nov 23, 1907. 6,650
- Herrmann, Charles to John F Kaiser. Anderson av, s e s, 777.6 n e from n w s Jerome av, 50x175.10x60.2x170.6. P M. Nov 25, 3 years, 5%. Nov 26, 1907. 9:2504. 3,710
- Herrmann, Philippine D to Jacob Leicht. Stebbins av, No 1241, w s, 120 s 169th st, 20x100. Nov 25, due Jan 1, 1912, 5%. Nov 26, 1907. 10:2694. 3,500
- Hatton, Eliz, Winifred Wood, also known as Winifred M Hatton, and Frank Wood, also known as Frank A Hatton to Martha Foggin. Forest av, w s, 123.9 n 165th st, also 121.4 n Wall st, as on map of Village Eltona, runs w 98.6 x n 75 x e 98.6 to av x s 75 to beginning. Nov 26, 1 year, 6%. Nov 27, 1907. 10:2650. 1,100
- *Huntley, John W with Alice L Duncuff. 227th st (13th st), n s, 105 w Prospect terrace, 100x114, Wakefield. Extension mort. Nov 10. Nov 26, 1907. nom
- Jacobs, Joseph and Louis to Edw Denbosky and ano. 139th st, n s, 125 e St Ann's av, 50x100. Prior mort \$34,000. Mar 1, demand, 6%. Nov 26, 1907. 10:2551. 4,000
- Kingwell, Charles H to Lion Brewery. 3d av, No 3387, n w cor 166th st. Saloon lease. Nov 19, demand, 6%. Nov 22, 1907. 9:2371. 6,402
- Kemp-Jones Realty Co to Lois H Lyman. Summit av, w s, 928.6 s 165th st, 29.3x95. Nov 22, 1907, 3 years, 5½%. 9:2523. 16,000
- Same to same. Same property. Certificate as to above mort. Nov 22, 1907. 9:2523. —
- Kelly, Wm C to Thos P Howley. Daly av, e s, 259.2 s Tremont av, 130x152.3. Building loan. Nov 21, due June 1, 1908, 6%. Nov 25, 1907. 11:2992. 11,000
- Keim, Eliz extrx Henry Keim with Frank Gavenda. 144th st, n s, 115 w Brook av, 25x100. Extension mort. Nov 25, 1907. 9:2289. nom
- Kurlan, Samuel to Baron De Hirsch Fund, a corpn. St Ann's av, No 278, e s, 30 n 139th st, 27.6x101.6x27.6x100.10. Nov 27, 1907, 5 years, 5½%. 10:2551. 16,000
- Same and Siegfried Rown with same. Same property. Subordination mort. Nov 26. Nov 27, 1907. 10:2551. nom
- Kurlan, Samuel to Baron De Hirsch Fund. St Ann's av, No 280, e s, 57.6 n 139th st, 27.5x102.4x27.6x101.6. 5 years, 5½%. Nov 27, 1907. 10:2551. 16,000
- Same and Siegfried Rown with same. Same property. Subordination mort. Nov 26. Nov 27, 1907. 10:2551. nom
- Kuehn, Reinhold with Henry Siebert, Jr. 176th st, s s, 26.10 e Walton av, 26.7x100. Extension mort. Sept 30. Nov 26, 1907. 11:2826. nom
- *Leiman, Samuel and Louis Kaplan to Fritz Klenk. Columbus av, s e cor Louise st, 50x100. P M. Nov 22, due, &c, as per bond. Nov 23, 1907. 2,500
- Lee, Mary J to John Eichler Brewing Co. Pelham av, n w cor Cambreling av, runs n 148.7 x w 100. x s 50 x e 60 x s 106 to Pelham av x e 40.9 to beginning. Prior mort \$6,400. Nov 21, due Nov 1, 1908, 5%. Nov 23, 1907. 12:3273. 1,600
- La Sala, Stefano to Emanuel Arnstein et al. La Fontaine av, n w cor 178th st, 225x100; also ½ part of Fulton av, No 2022, s w cor 174th st, 18.11x87.7x18.10x88.3. Nov 21, demand, 6%. Nov 22, 1907. 11:3061 and 2930. 2,000
- Lyons, Oscar L to Ferdinand Kurzman and ano. Forest av, e s, 200 n 156th st, runs e 100 x s 100 x e 35 x n 125 x w 135 to av x s 25 to beginning. P M. Nov 4, 3 years, 6%. Nov 25, 1907. 10:2655. 7,000
- Mulholland, James to David S Morrison et al. Washington av, s w cor 187th st, 50x100; 187th st, s s, 101 w Washington av, 40x100; Washington av, w s, 50 s 187th st, 50x101. Prior mort \$—. Nov 15, due July 1, 1908, —%. Secures indebtedness for building materials, &c. Nov 27, 1907. 11:3040. 13,363.27
- Mulholland, James to David G Morrison, Theron S Johnson and Michael J Gilleran as trustees. Washington av, s w cor 187th st, 50x101; 187th st, s s, 101 w Washington av, 40x100; Washington av, w s, 50 s 187th st, 50x101. Declaration of trust by parties of 2d part as to mortgages, &c. Nov 15. Nov 27, 1907. 11:3040. —
- Makransky, Samuel and Bernard Applebaum to John C Orr Co. Union av, w s, 83 s 168th st, 42x91.1. Prior mort \$—. Nov 25, 2 years, —%. Nov 26, 1907. 10:2672. 2,500
- Martin, Anna T to Wm H Nelson. Woodycrest av, w s, 100.6 n 167th st, 40x ½ blk. Nov 26, 1907, due, &c, as per bond. 9:2515. 22,000
- Marshall, Fielding L trus Randell Lee with Jacob Koronefsky. Washington av, n w s, 195.3 n e 167th st, 40x140.3. Extension mort. Nov 14. Nov 25, 1907. 9:2389. nom
- *Menaker, Herman to Mary A Horan. Concord st, e s, 146 n 236th st, 50x95. P M. Nov 22, due, &c, as per bond. Nov 23, 1907. 950
- *Morelius, Maria H to Lamport Realty Co. Burdett av, n s, 609.4 w Ft Schuyler road, 25x100. P M. Nov 22, installs, 5%. Nov 23, 1907. 191
- McConnell, Chas to Dominick Stanislaw. 179th st, No 771, n s, 60 e Bathgate av, late Madison av, 24.5x108. P M. Nov 21, due Dec 1, 1910, 5%. Nov 22, 1907. 11:3045. 4,000
- Oppenheim, Wm to Minnie Weinstein. Tinton av, n e cor Westchester av, runs n e 204.11 x w 137.10 to e s Tinton av x s 151.7 to beginning. Prior mort \$115,000. Nov 27, 1907, 1 year, 6%. 10:2655. 17,000
- O'Gorman, Edward J trus Annie Briggs with Mary E Halley. 175th st, s s, 97 e Crotona av, runs e 24.5 x s 120 x w 20.5 x n 24 x w 3.6 x n 96 to beginning. Extension mort. Nov 20. Nov 26, 1907. 11:2948. nom
- Pufahl, Emil to Amalia Pirk. Creston av, e s, 170.3 s 198th st, 25x95. P M. Prior mort \$6,500. Nov 7, installs, 6%. Nov 23, 1907. 12:3315. 1,100
- Robertson, Mary to Ernest McNeill and ano. 144th st, n s, 19.3 e College av, 19.3x50. Nov 23, due Nov 1, 1910, 6%. Nov 25, 1907. 9:2325. 3,200
- Roberti, Nicholas to Adam Perrello. Bathgate av, No 2233, w s, 25 n 182d st, 24x97. Prior mort \$—. Nov 15, 3 years, 6%. Nov 25, 1907. 11:3050. 2,100
- Same to Nicola Lauritano. Bathgate av, w s, 49 n 182d st, 48x 97. Nov 15, 2 years, 6%. Nov 25, 1907. 11:3050. 1,000
- Randall, Rufus R to Geo L Hensle. Topping av, w s, 105 s 176th st, 20.3x104x20x100. Nov 25, 1907, 3 years, 6%. 11:2800. 7,000
- Reeve, Julia B, of Brooklyn, N Y, to the Lotus Realty Co. Willow av, n e cor 137th st, 100x125. P M. Nov 1, 2 years, 5½%. Nov 26, 1907. 10:2589. 22,000
- *Rabell, Alice R T with John J Gilmartin and ano. Parker av, w s, 50 s St Raymond av, 25x100. Extension mort. Nov 27, 1907. nom
- *Scheier, Abraham and Leopold Buxbaum with Mary J Story as extrx Edw Story. 222d st late 8th av, s s, 130 e 4th av, 25x 114, Wakefield. Extension mort. Nov 1. Nov 26, 1907. nom
- Stern, Louis to Lena Brody. Simpson st, w s, 241.3 n Westchester av, 43.9x100. Prior mort \$30,000. Nov 25, due May 25, 1910, 6%. Nov 26, 1907. 10:2726. 8,000
- Same to Israel I Wolf. Simpson st, w s, 153.9 n Westchester av, 43.9x100. Prior mort \$35,000. Nov 25, 3 years, 6%. Nov 26, 1907. 10:2726. 5,300
- *Sperling, Samuel to Mary J Hall. 216th st, s s, 150 e Tilden av, abt 69x100, Laconia Park. P M. Nov 25, 2 years, 6%. Nov 26, 1907. 1,350
- Solmax Realty Co to Margaret M Woods. 176th st, n s, 475 w Morris av, late Fleetwood av, old line, 25x125. Nov 25, due, &c, as per bond. Nov 26, 1907. 11:2851. 8,000
- Soeller, Alois, of Suffolk Co., N Y, to David Mayer Brewing Co. Anderson av, s w cor Devoe st, 50x100.8. Nov 22, 1907, due, &c, as per bond. 9:2508. 2,500
- Steinmetz, John A to Wm H Steinkamp. Mapes av, n e cor 179th st, 102.11x24x103x24. Nov 25, 1907, 3 years, 4½%. 11:3108. 11,000
- Schoppe, Ernst to Lizzie Lipman and ano. 169th st, No 1155, n e s, 40.2 s e Barretto st or Fox st, runs n e 80.4 x e 12.1 x s 0.3 x s e 10 x s w 87.8 to st x n w 20 to beginning. P M. Prior mort \$5,000. Nov 22, 2 years, 6%. Nov 23, 1907. 10:2719. 2,500
- Soeller, Alois, of Suffolk Co, N Y, to David Mayer Brewing Co. Lincoln av, n e cor 137th st, 25x100. Nov 22, 1907, due, &c, as per bond. 9:2313. 3,500
- Tappen, Susan S with De Witt V Weed and ano. Decatur av or Norwood av, w s, 298.11 s Gun Hill road, 50x100. Extension mort. Oct 31. Nov 26, 1907. 12:3352. nom
- Valenti, Frank, Giuseppa Sanicola and Gaetano Cangialosi to Park Mortgage Co. Eagle av, No 688, e s, 345 s 156th st, 20x 115. P M. Nov 20, due Oct 17, 1910, 6%. Nov 26, 1907. 10:2624. 1,500
- *Vaccaro, Frank to Richard S Collins. 223d st, n s, 180.7 e White Plains road, 50.1x114.3. Nov 26, 1907, due May 15, 1908, 6%. 10,000
- Weill, Jennie to Brown & Lapin Realty Co. Trinity av, s w cor 160th st, runs w 102.10 x s 153.8 x w 47.7 x s 52 x e 149 to av x n 206 to beginning. P M. Nov 26, 1 year, 6%. Nov 27, 1907. 10:2630. 28,000
- Wilmerding, Ida S (now Ida S Costantine) by John M L Nash atty with Heinrich Kramer. Willis av, No 220, s e cor 137th st, ——. Extension mort. Nov 22. Nov 26, 1907. 9:2281. nom
- Weymann, Ernst C to Herman C Kudlich. 204th st (Potter pl), s s, 150.5 w Mosholu Parkway, 33.4x43.9x33.4x43.10. Prior mort \$2,500. Nov 23, 1 year, 6%. Nov 25, 1907. 12:3309. 1,000
- Wright (Wm H) & Son, Inc, to Richard C Valentine. Briggs av, w s, 171.8 n 194th st, 22x77.2x22.1x74.11. Nov 22, 1907, 3 yrs, 5%. 12:3300. 4,000
- Wolbach, Edwin M to August Stolz. 206th st, n s, 439.11 w Perry av, 31.2x99.5x22.5x100. Nov 22, 1907, due, &c, as per bond. 12:3342. 6,000
- Weber, Conrad, of Cooper, N J, to Annie L Kneer. 144th st, s s, 550 e Willis av, 25.1x108.5x25x106. Nov 21, 3 years, 5%. Nov 22, 1907. 9:2288. 12,000

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JUDGMENTS IN FORECLOSURE SUITS.

Nov. 21. 73d st, n s, 98 e Av A, 150x102.2; Ruben Rubenstein agt Frank Messer et al; Myers & Schwersenski att'ys; S L H Ward ref. (Amt due, \$21,718.10.)
Nov. 22. Amsterdam av, n w cor 122d st, 99.11x100; Jefferson Bank agt Jacob H Horwitz et al; Arnstein & Levy, att'ys; Terence J McManus, ref. (Amt due, \$22,916.67.)
Nov. 25. Division st, No 265; Frederick Herrmann agt David Silberstein; Edward Herrmann, att'y; John J Lenehan, ref. (Amt due, \$1,315.83.)
Nov. 26. Cathedral Parkway, s w cor Manhattan av, 100x72.11; Realty Operating Co agt Eden Construction Co et al; Geo E Hyatt, att'y; Geo W. Clune, ref. (Amt due, \$11,363.67.)

LIS PENDENS.

170 TENEMENT HOUSE LIS PENDENS.
Nov. 23. No Lis Pendens filed this day.
Nov. 25. 16th st, n s, 220 e 6th av, 21x92, and property in Kings County. Julia U Van Hise agt Nehemiah Underhill et al; partition; att'y, P S Dean.
Tremont av, n w cor Washington av, 20.5x93.11 x irreg. George H Lester agt Josephine Rheinisch extrx et al; action to declare lien; att'ys, Langbein & Langbein.
90th st, No 315 West. Edwin Dumble agt John Jordan et al; action to foreclose mechanic's lien; att'y, W D Brush.
Bowerie, No 208. Augusta U Meinell agt Marguerite M O A de Romanet et al; partition; att'y, A N Hand.
Nov. 26. Eastburn av, e s, 188.4 n 174th st, 50x95. Solomon J Cohen agt The Eastburn Construction Co et al; action to foreclose mechanic's lien; att'y, J Rosenzweig.
53d st, No 425 West. The Down Town Shop, Inc, agt John F Gerdes et al; action to foreclose mechanic's lien; att'y, G A Viehmann.
Nov. 27. Vyse av, w s, 350 s Charlotte pl, 25x100; Arthur H Sanders agt Sophia V Reynolds (specific performance); att'ys, Parker & Ernst.
Madison av, s w cor 54th st, 100.5x22.6; William Evans et al agt Cornelia H Peabody (action to foreclose mechanic's lien); att'ys, Brewster & Farries.

FORECLOSURE SUITS.

Nov. 23. 171st st, No 706 East. Wm J Diamond agt Benjamin Silberstein et al; att'y, H Cohen.
174th st, s s, 125 w Amsterdam av, 25x100. B Aymar Sands et al agt Samuel Greenberg et al; att'y, M S Borland.
140th st, No 24 West. Hudson Mortgage Co agt Afro-American Realty Co et al; att'y, A L Westcott.
140th st, No 26 West. Same agt Hampden Realty & Construction Co et al; att'y, A L Westcott.
140th st, No 28 West. Same agt Mary Timble et al; att'y, A L Westcott.
Amsterdam av, w s, 39.11 s 135th st, 119.10x100 x irreg. Sydney Bernheim agt Interborough Building Co et al; att'ys, Rose & Putzel.
Broadway, s e cor 141st st, 99.11x120. Benjamin G Paskus agt Interborough Building Co et al; att'ys, Rose & Putzel.
Prospect av, w s, 283 n 165th st, 42.8x175. Caroline Wiegand et al agt Louis Harrison et al; att'y, T Gilleran.
Park av, s e cor 120th st, 35.10x72. Henry S Golver agt Annie Harnett et al; att'y, P S Dean.
Nov. 25. 78th st, Nos 175 and 177 East. Harry A Levinson agt Chas S Faulkner et al; att'ys, Arnstein & Levy.
Lenox av, w s, 20 n 127th st, 20x100. Homer A Rogers agt Anthony F Koelbe et al; att'y, L H Rogers, Jr.
132d st, s s, 125 e 7th av, 20.3x99.11. Maud E Cooke agt Amelia Bruns admrx; att'ys, Miller & Bretsfelder.

6th av, w s, 83.7 s 25th st, 19.10x100. Wm H H Hull et al agt Jacob F Haffner et al; att'y, A T Stoutenburgh.
Nov. 26. Thompson st, No 15. Max Borck agt Barbara Fischer et al; att'y, C L Borck.
161st st, n s, 118.11 e Broadway, 18x99.11. Agnes A McGirr agt John A Donnegan et al; att'y, J F Rogers.
Park av, e s, 74 s 109th st, 26.11x76. Celia G Goldwater agt Rebecca Hyman et al; att'ys, E Cohen & J Levy.
8th st, n s, 280.6 w 5th av, 25.1x93.11. Mary E Robert agt Theodore Allen, adm'r, et al; att'ys, Bowers & Sands.
139th st, s s, 84.10 e Brook av, 37.6x100. Realty Mortgage Co agt Abelman Construction Co et al; att'y, G E Hyatt.
Bathgate av, s w cor 173d st, 100x70. Hene Cooper agt Solomon Geilich et al; att'y, J A Seidman.
174th st, s s, 125 w Amsterdam av, 25x100. B Aymar Sands et al agt Samuel Greenberg et al; att'y, M S Borland.

Nov. 27. 101st st, s s, 200 e 1st av, 22.6x100.11; State Bank agt Henry Wilchinsky et al; att'ys, J J & A Lyons.
139th st, s s, 347.4 e Brook av, 37.6x100; Realty Operating Co agt The Stemann Realty Co et al; att'y, C E Hyatt.
25th st, n s, 100 e 11th av, 195.7x98.9xirreg; Mutual Life Ins Co agt John M Cornell et al; att'y, J McKeen.
137th st, s s, 166 e 8th av, 15.6x99.11; Teachers' Building & Loan Ass'n of N Y City agt Louis Kean et al; att'y, J B Sabine.
120th st, s s, 250 e Pleasant av, 50x100.11; Realty Mortgage Co agt Florence Realty & Construction Co et al; att'ys, Simpson, Werner & Cardoza.
163d st, s s, 50 e Jackson av, 25x72; Jacob Weber et al agt Gussie Lindner et al; att'y, P A Hatting.
Sylvan pl, w s, 46 n 120th st, 80.10x95.1xirreg; The Title Ins Co of N Y agt Samuel Grodinsky et al; att'y, A L Westcott.
Lexington av, Nos 1635 and 1637; two actions; Jacob Tropp agt Louis Meyer Realty Co et al; att'y, S Goldstein.
Mulford av, w s, 175 n Alice st, 100x100; Joseph Schleman agt John E Turgeon; att'y, M Bernstein.
Nov. 29. Lenox av, n w cor 130th st, 46.10x90. Morris Golde et al agt Nathan Hutkoff et al; att'ys, Manheim & Manheim.
144th st, s s, 550 e Willis av, 25.1x108.5. John H Tony agt Herman Schmuck et al; att'y, S S Terry.
Lots 356, 373, 434 to 437, 560 and 355, map of Arden property, Bronx; three actions; Walter W Taylor agt Jacob Greenfield et al; att'y, de La Mare & Morison.
105th st, s s, 164 e 3d av, 33x100.9. Harris Mandelbaum et al agt Mildred Realty Co et al; att'ys, Eisman, Levy, Corn & Lewine.
113th st, n s, 200 w 2d av, 25x73.11. Solomon J Cohen agt Leon Dauber et al; att'y, J Rosenzweig.
112th st, n s, 80 e Park av, 18.9x100.11. E H Ogden Lumber Co agt Hawthorne Building Co et al; att'y, G G Fry.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The judgments filed against corporations, etc., will be found at the end of the list.

Nov. 23 Applegirn, Selig-Moritz Fisher 194.15
25 Alexander, Henri P-United Cigar Stores 68.41
25 the same-the same 66.91
25 Albers, Henry F-Geo B Hayes 116.41
26 Aiello, Andrew-Abel S Holcomb 64.41
26 Anderson, Charles-Arthur M Shady 183.37
26 Altshul, Jacob-Adolph Gnielin 165.53
26 Anderson, Clarence E-Ella G Brown 379.00
26 Abbott, Bertha-Sophie Cohen 1,163.00
27 Adler, Philip-Friedman Bros Co 97.46
27 Aronowitz, Nellie-Henry A Hussey et al 28.72
27 Arnowitz, Sal-Adolf Prince 576.57
29 Abramson, Herman-Frederick H Norton et al 261.54
29 the same-Edwin H Sayre et al 235.96
29 Auld, Walter S-Samuel Brill et al 33.81
29 Abrams, Hyman-Louis Fooks et al 164.71
29 Anderson, John R-Interurban St Ry Co 108.88
29 Altmayer, Nathaniel-Isaac Lahm et al 106.61
29 Aronowitz, Louis-Barnet L Abrams 182.15
29 Allen, David-Ann C Schlemmer 133.53
23 Brady, Patrick J-Charles Sandhop 1,452.11
23 Bierman, Sol-Levi Spear 302.01
23 Bien, Franklin, Jr-N Y Telephone Co 97.66
23 Bernosconi, Adolph & Harry-S Jennie Sorg et al 112.20
23 Barrett, Frank M-Philip Baumann et al 593.02
23 Bauman, Charles-Review of Reviews Co 34.05
25 Brackeleer, Edwin-George Alexander 49.11
25 Brown, George, def-Max Thorn 42.31

25 Boller, Josef-M N Clement 214.12
25 Beals, Bruce L-Wm B Sharpe 305.46
25 Boos, Ferdinand-Am Exchange Cigar Co 129.72
25 Brown, Chas A-Hugh L Fox et al 120.91
25 the same-the same 120.91
25 Berman, Sam-Benj Silverman et al 230.93
25 Bookstaver, Peyser-N Y Telephone Co 37.52
26 Berman, Philip-Ballou Dickson Co 53.55
26 Brancato, Giocchino-Henry Eggers et al 149.31
26 Birkhahn, Chas D-Benjamin Scheer 122.18
26 Baron, Charles-Samuel Kahan 105.65
26 Beagen, Owen-Robert J Mitchell 97.41
26 Boeniger, John-David Gumanow et al 81.41
26 Barbour, Lillian G-Vaughn J Weatherly et al 205.41
26 Bussel, Richard-Lockwood Co 560.45
26 Browne, Geo C and H Webster-Herman Orlewitz 806.76
26 Brand, Bertha-Sophie Cohn 1,163.00
26 Barnes, George-Stephen L Toth 116.81
26 Bagg, Geo R-James R Ely 172.85
26 Brice, Stewart M-Jacob Schloss 74.63
27 Berman, John-Lazarus Hannes 318.15
27 the same-same 113.15
27 Same-same 276.94
27 Bensamon, Max E-Joseph Smulian 101.07
27 Barone, Guisepp-Twelfth Ward Bank of the City of N Y 506.75
27 Bates, Benj L M-Alvan W Perry 89.75
27 Brit, Isaac L-Samuel Raffalovich 22.66
27 Baron, Moses-Schwarzschild & Sulzberger Co 67.94
27 Britton, Charles-Wm J Fitzgibbon 150.00
27 Brockman, Julia-Sophie A McGrover et al 121.70
29 Bloomingdale, Chas A-Robert C Schanck et al 596.45
29 Bronstein, Chas A-Johnson & Johnson 104.25
29 Baconby, Anna-U S Fidelity & Guarantee Co 77.57
29 Berman, Louis-Frederick H Norton et al 261.54
29 the same-Edwin H Sayre et al 235.96
29 Benaim, Jacob-Harry Steiner et al 131.81
29 Brous, Philip-N Y Telephone Co 64.78
29 Berger, Chas K-the same 23.19
29 Becherer, Edw C-Christian C Cramer 74.72
29 Buchanan, Chas P-Wm E Finn 2,129.14
23 Cary, Daniel-Donagan & Swift 134.30
23 Castorina, Pasquale-L Schep Co 23.08
23 Camardella, James V-Geo C Stetson et al 1,316.21
25 Carson, Murray-Bernard M L Ernst et al 312.55
25 Callahan, John-M N Clement 187.72
25 Cuming, Phillip E-Geo C Provost et al 109.38
25 Creevy, Thomas F-David M Levy 92.02
25 Caro, Abraham-Nathan L Fischer 176.21
25 Campbell, Wm F-C Volney King 1,539.03
25 Clarke, Ryland E-Emma J Snyder 611.31
25 Cedrone, Gortano-Mount Kisco Bottling Co 52.42
25 Conner, Joseph-Geo M Reishmann et al 17.40
25 Conkling, David P B-Natalie B von Ohnesorge 25,300.00
26 Chapman, Chas W-Broad Exchange Co 524.21
26 Cannella, Saverio-N Y City Ry Co 107.88
26 Carroll, John W-McCrain Howell Co 229.01
26 Crump, George-Westchester Electric R R Co 57.88
26 Courtney, Thomas-Wright Gillies 519.31
26 Cohen, Morris-Wolf Goldstein 1,138.30
26 the same-Bernard Rockaway 1,138.30
27 Conley, James J & Ella-Mahlon S Kenmerer et al 135.22
27 Curran, Martin W-Isidor Brown 60.82
27 Costello, Margaret A-George Legg 137.77
27 Cruzka, A M-Henry L Sprague 118.68
27 Conhaim, Albert* and Abraham-Nathan Jacobs 954.13
27 Cothern, Frank H-E L Hopkins 2,489.57
29 Castellano, Liberto-Robert Hill 80.93
29 Cahn, Gray-Henry Wheeler 421.65
29 Carroll, Edw M-Edw M Smith 809.92
29 Cooper, Joshua M-Kings County Savings Institution 113.02
29 Cohen, Morris-N Y Telephone Co 31.35
29 Canzler, Paul-Solomon L Reiss 250.96
29 Claussen, Matthew B-Lylian Kaiser 253.27
29 Chichizola, Anthony-Joshua Rogers Son Co 73.59
29 Chapman, Chas W-Am Multigraph Co 276.96
23 Dickson, Clarence H-Harry G White 225.51
25 Daly, Michael J-Eugene J Flood 54.03
25 Deuker, Ernest, admr-N Y C & H R R Co 231.40
25 Di Carlo, James-Guisepp Zaffino 105.67
26 Doellinger, Henry A-People, &c 1,000.00
26 Drechsler, David-Simon Kalmus 70.29
26 Dreher, Chas A-Carl G Tieman 29.72
26 Deinvill, Paul E-H J Ruge Co 141.24
27 Davids, Valley V-Christina J Higley 31.81
27 De Mar, J Edw-Continental Caoutchouc Co 80.09
27 Dickson, Geo W-Wm H Langley 222.84
29 Del Bagno, Paul-Henry Lehman 116.88
29 Doyle, Michael C-Ebling Brewing Co 203.82
29 Dailey, James-Interborough Rapid Transit Co 107.88
29 Davidson, A Miller-N Y Telephone Co 28.94
29 Dennison, Geo H-James De Wolf 45.22
29 Davies, John W-Martin B Brown Co 233.17
29 Dessauer, Simon G-Albert Hartog 581.27
29 Doe, John-People, &c 2,500.00
25 Ensley, Chas L-Remington Typewriter Co 122.72
25 Entwistle, Robert-Abraham Silverson 108.07
25 Enricht, Louis-Smith, Gray & Co 171.50
25 Elias, M Angelo-Milton Dryfoos 81.57
25 Eckle, John-Emanuel Scholem 30.82
25 Egnolitzer, Herman-Morris H Westin et al 221.82
26 Eisenstein, Joseph-David Shuldiner 181.49

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- 26 Edlch, Charles-Columbia Wine & Liquor Co. 93.90
26 Evers, Frederick W-Perry W Barton. costs 109.63
27 Eversley, Daruley-Lawrence L Levy. 29.72
29 Edmund, Theresa R-Maurice Laubheim. costs, 22.31
29 Edmund, Louis C-the same. costs, 22.31
29 Engelberg, Kopel-Louis Dejonge & Co. 139.66
29 Fischler, Abraham-N Y Telephone Co. 24.58
23 Fish, Louis-Harris Bicowich 207.23
23 Frank, Meyer-Wm M Young 259.04
23 Fleck, Emil-James E Ratchford. costs 77.95
23 Fitzsimmons, William-Joseph Wittner et al. 144.41
25 Fulton, Wm H-Job E Hedges. 264.41
25 Frankel, Samuel W-Transit Realty Co. 90.31
25 Frankel, Morris G-Samuel Mishkin. 76.25
25 Friedman, William-Max Gruber. 672.78
25 Friedman, Samuel-Morris H Westin et al. 221.82
26 Feltus, Edw H-Henry W Pitz. 170.46
26 Fritsch, Max-John G Gibbons 49.72
26 Ferguson, John W-Eugene S Willard et al. 4129.88
26 Friedman, Robert-Rudolph Gersman. 878.01
27 Foster, Marion L-N Y Telephone Co. 40.64
27 Fritzel, William-Jacob Sternschuss et al. 151.47
27 Falsia, Joseph-Paul Seglie. 73.61
27 Freese, John H-Press Pub Co. 29.66
27 Farrell, Thomas V-same 29.16
27 Falls, John J-Caesar Misch 19.43
27 Fulling, Lottie-Sophie McGrover et al. costs, 121.78
29 Foy, Richard-American Ice Co. 307.17
29 Finkelstein, Max-Lues Reiter 293.86
29 Friedman, Samuel-Simon Silberman. 194.70
29 Friedman, Robert-Harry B Raffel. 164.56
29 Frost, Alice M-Julia Robert. 232.70
29 Fechter, Harris & Hyman-Jacob Epstein 178.15
29 Fleckenstein, Andrew-W R Ostrander & Co. 201.49
23 Goldman, Jacob-John F Steeves et al. 1,049.60
23 Greenberg, Samuel A-Jacob Perelman et al. 95.24
23 Garcia, Juan-John Donovan 321.62
26 Goldberg, Samuel-Samuel S Kogan 60.72
26 Gerstle, Ralph J F-Barrett Mfg Co. 202.64
26 Gotthelf, John-O K Model Baking Co. 118.77
26 Grotte, Ida F-Augustus H Grote. costs 81.75
26 Gillman, Benjamin-Samuel Kahar 105.65
26 Goldfarb, Philip-Fanie Levy 92.72
26 Goetzl, Karl E-U T Hungerford Brass & Copper Co. 392.65
26 Gollauner, Edmund-Frank Stolo 62.98
27 Golden, Arthur C-Man Shoe Co. 257.14
27 Ganim, Geo N-W M Alling 574.20
27 Gross, Arnold-Alfred Frankenthaler et al. 63.65
27 Greenberg, Jacob-Louis Edelman. 112.71
27 Gintzel, Ernest-Emil Greiner. 163.76
27 Golden, Samuel-Brooklyn Heights R R Co. 121.20
27 Garrett, Seymour D-Charles James. 187.75
27 Ganz, Jacob-Lazarus Hannes 226.94
27 Same-same 113.15
27 the same-the same 318.15
27 Gannon, John W-Schmidt Gas & Electric Fixtures Co. 249.67
27 Greenberg, Frederick-M Darnsky 388.75
29 Gildea, Dennis H-James W Cole. 114.67
29 Gerken, John, Jr-Robert Hill 138.40
29 Grand, Israel-the same 80.25
29 Goodspeed, Benjamin-George Barrie et al. 100.82
29 Grenn, John C-Geo R Harkness. 61.04
29 Goldstein, Meyer-India Wharf Brewing Co. costs, 23.08
29 Gillen, Joe-Rapid Safety Filter Co. 29.41
29 Gould, Geo T-James De Wolf. 46.52
29 Gross, Herman-Robert Hill 224.67
23 Hoffberg, Samuel M-John F Steeves et al. 1,049.60
23 Huntley, Margaret A-Helen B Hall. 209.13
25 Heylman, Harriet A-Lawrence Bros, Inc. costs 143.95
25 Howth, James D L-Century Holding Co. 114.28
25 Henderson, George-Leo Oppenheimer. 29.41
25 Herzcel, Edmund-Constantine P Casanges. 366.91
25 Hurwitz, Myer-Barnet Fishman. 21.65
25 Hanna, Julia-Charles Lerman. 87.95
25 Hyman, Jacob-Samuel Engle 259.91
25 Hofstatter, Adolph-Henry B Turner Coal Co. 27.86
25 Herschowsky, Philip-Abraham Scheinberg et al. costs 68.93
26 Hinman, Anna A-N Y City Ry Co. costs 107.88
26 Hart, Morris J-Herbert A Wagner. 1,156.09
26 Hunter, James P-Longwear Tinted Lead Co. 78.94
26 Hoffman, John, Jr-Henry D Taylor. 1,250.09
26 Hammerstein, Arthur-H J Ruge Co. 141.24
26 Hammerstein, Harry-Gus Hill et al. 1,040.38
27 Hardigan, James T-Robert Meyer. 84.87
27 Hendrick, Frank-Chas Bimberg. 160.52
27 Harde, Richard J-Cesar Misch. 20.31
27 Hoshkowitz, David-Isidor Mosson et al. 176.05
27 Hulbritt, Minnie-Sophie McGrover. costs, 121.78
29 Hollerith, Joseph-Russell W Smith. 531.55
29 Hyman, Isaac-Abraham Joachim 74.51
29 Hertz, Emanuel-Solomon J Stappler. 47.12
29 Hesser, Chas T-Chas G Halliday. 686.72
29 Harrington, Edw H-N Y Telephone Co. 40.67
29 Hollerith, Joseph-Frederick Mulhan et al. 70.72
29 Hall, Henry P-Locust Farms Co. 61.35
29 Hatch, J Leffingwell-the same 38.28
29 Hebbard, Isabel-John H Leith. 355.94
29 Henry, Geo E-Lockwood Co 380.80
29 Hoffberg, Samuel M-Harry W Bell. 1,134.60
25 Igoe, James J-Karsch Brewing Co. 817.93

- 23 Jackson, Daniel H-N Y Telephone Co. 31.41
23 Jackson, Harry A-the same. 51.80
23 Jacoby, Max-Henry Mohn 121.92
25 Jackson, Henry-Samuel J Rode et al. 520.54
25 Jacobowitz, Morris & Lena-Julian Babjak 149.60
26 Jones, Geo R-John Wanamaker 4,049.43
27 Johnston, Wm A-Crandall & Godley Co. 170.65
27 Jacobs, David-Pearce Bailey 118.15
27 Joseph, Charles-Louis R Neff. 118.83
27 Jones, Geo R-John Wanamaker. 5,154.41
27 Juditsky, Max B-Samuel Sass. 240.59
27 Jame, Isidor S-Adolf Prince. 576.57
29 Jacoves, Louis J-Frank Leschinsky. 287.99
23 Kobler, Chas S-N Y Telephone Co. 123.05
23 Kahlan, Jacob-the same 22.62
23 Kohn, Armin-Herman Grad. 80.38
23 Kasper, Barney M-Brice W Taylor. 166.91
23 Kessel, Adam J-Review of Reviews Co. 33.57
25 Kahn, Jesse L-Clarence B Hunter. 343.02
25 King, James D-W-Frederick O Brown. 103.92
25 Kleinfeld, Isaac-Nathan Pollack. 59.65
25 Kurlanchik, Jacob-the same 59.65
25 Kulnik, Morris-the same 59.65
25 Kilmer, Chauncey-Arnold Jacobson . 239.41
25 Kelley, Hannah E-Ellen F Caples. 791.88
25 Kimball, Maud E, admx-Blanche V. By tenbenz 3,500.00
26 Katzerman, Charles-Samuel Kahan. 105.65
27 Krope, William-Geo E Conley Co. 73.38
27 Kahn, Harris-Pietrowski Konop Co. 206.51
27 Karpas, Gottlieb M-Raymond Van Praag Supply Co. 1,610.39
27 the same-the same 851.74
27 Khouri, Nathan T-Wilbur M Alling. 574.70
27 Kleinfeld, Beckie-Harry Eising et al. 217.56
27 Keating, Frederick L E-Edmund L Hopkins 2,489.50
27 Kosansky, Hirsh-Schwarzschild & Sulzberger Co. 29.16
27 Kiersted, David H-Caesar Misch, Inc. 53.05
29 Kennedy, David E-James Barrington. 92.84
29 Kennedy, Robert D-Samuel C Cohen et al. 111.91
29 Katz, Morris-H L Judd Co. 76.21
29 Kempfer, Jacob-N Y Telephone Co. 31.35
29 Kaltman, Samuel & Max-Albert Alshuler. 283.31
29 Kerr, Anna M-Robert E Johnston. 319.93
29 Kahn, Samuel-People, &c. 2,500.00
23 Lischinsky, Israel-Harris Bicowich. 207.23
23 Lehman, Philip F-Sophie Green. 154.70
23 Lee, Joseph D-John Murray et al. 91.61
23 Linder, Annie-Samuel Lese 117.95
25 Lepage, Chas E-N Y Telephone Co. 49.61
25 Libermann, David-the same 24.26
25 Lockwood, Edwin C-the same 26.20
25 Lamonti, Fortunato-the same 84.00
25 Leaycraft, John D-the same 70.07
25 Light, Ida-the same 32.20
25 Lawler, Olga E-the same 22.58
25 Le Piemme, Louise C-the same 73.34
25 Lewis, Howard F-Louis Gilliams et al. 287.86
25 Lechner, Isaac-Nathan L Fischer. 176.21
25 Levy, Jacob-United Cigar Stores Co. 66.91
25 the same-the same 68.41
25 Ludins, David G and Olga-Mutual Alliance Trust Co. 4,553.54
25 Levy, Harry-Samuel Morgenbesser. 519.84
26 Leroi, Geo A-Henry Grieme. 606.00
26 Levy, David-Robert Gersman 878.01
26 Lyons, William-Bridget Lyons. costs 106.30
26 Levy, Harry-Samuel Morgenbesser. 519.84
26 Le Piemme, Louise C-Mamie Mayer. 64.41
26 Levy, Meyer M-Samuel Aufhauser. 494.31
26 Lyons, William-Bridget Lyons. costs 106.30
26 Leonhardt, Belle or Belle Lee-Sophie Cohn. 1,163.00
27 Levine, Benjamin A-Vincent Valentine et al. 184.41
27 Lewin, Julius-Henri P Alexander et al. 73.84
27 Lipchitz, Louis-Moses Launer et al. 75.65
27 Lamura, Frederick-Delia Hyland. 450.00
27 Lytle, James E-Carleton Sawyer. 2,905.60
29 Lambie, Frank D-Chas H Thompson. costs, 22.72
29 Linthwaite, Grace-Thomas Jebb. 68.50
29 Laurence, Minnie H-Robert Thedford. 36.66
29 Lober, William-Morris Rosenfeld et al. 187.04
29 Liebling, Charles-N Y Telephone Co. 84.95
29 Ludins, Leo-Harry B Raffel 164.56
29 Lebototsky, Max-Joseph Goldner et al. costs, 23.08
23 Messmore, Herbert L-Richard V Lewis. 1,320.51
23 Maher, James S-Wm H Haskin. 180.53
23 Moore, James B-Katherine Pose. 2,146.15
23 the same-Celestino Pose 150.00
23 McDermott, Roderick-Ronalds & Johnson Co. 1,006.68
25 Miskey, Louise-N Y Telephone Co. 32.97
25 Mayer, Albert-the same 28.57
25 Manson, Levi S-the same 23.25
25 Morris, Fannie-the same 40.86
25 Morgan, Alfred W-the same 41.43
25 Murphy, John F-M N Clement. costs 94.82
25 Mautner, Ignatz-Henry Weber 159.26
25 Muvves, Philip-Jacob Ohlbaum 31.61
25 Miller, John D-Hugh L Fox et al. 120.91
25 the same-the same 120.91
25 Morgan, Frank P-C Volney King. 1,539.03
25 Mosher, Chas E-Charles Meyer. 320.96
25 Mackay, Angus G-Edw A Greene et al. costs 108.60
25 Mueller, Julius-David Shapiro. 607.52
25 McKee, Frank P-N Y Telephone Co. 28.59
25 McManus, Chas B-the same. 39.55
25 McGowan, Thomas-Geo M Reishman et al. 17.40
26 Morgera, Nicola-People, &c. 2,000.00
26 Martino, Vincenzo-the same 2,000.00
26 McDannold, Geo W-N Y Telephone Co. 244.32
26 McAdam, Malvina-the same 26.28
26 McCord, Wm M-Wm J Overscher. 271.11

- 26 Mack, James C-Neptune B Smyth. 145.55
26 Moore, James A-N Y Telephone Co. 25.01
26 Mase, Helen and Mrs. Herbert-the same. 26.00
26 Mayne, Charles-the same 75.47
26 Montanaro, Louis-the same 79.21
26 Marden, Leon C-the same 33.21
26 Mussnug, John-Mutual Milk & Cream Co. 79.42
26 Madden, John-Plunkett Plumbing & Heating Co. 30.80
26 Marcus, Lena-John H Knobel. 151.75
26 Mix, James B-M A Osborn et al. 188.16
27 Maynicke, Robert-Central Realty, Bond & Trust Co costs, 168.87
27 Murray, Geo E (Inspector)-N Y & L I R R Co costs, 136.50
27 Murphy, Edw S (Supt)-the same. 136.50
27 Mutterer, Joseph-Emil Greiner. 163.76
27 Meyer, Theodore A-Wm M Franklin. 17.41
27 Martin, Walter C-Browning, King & Co. 483.96
27 Martin, Isabella J-La Grange Gold Mining Co. costs, 23.86
27 McGovern, Patrick F-Joseph M Byrne et al. 604.67
27 Metchik, Abraham & Morris-Samuel Rafalovich 40.71
27 Maclaren, M L-B & H Motor Car Co. 86.51
27 Mayer, Augusta-S McGroer et al. costs, 121.28
29 Michel, Louis E-Am Ice Co. 62.42
29 Morse, Fannie-Oliver Typewriter Co. 99.41
29 Metzger, Charles-Mussgiller Mangels Co. 148.45
29 Murray, John L-John P Kane Co. 4,198.30
29 Mingelgreen, Nathan-N Y Telephone Co. 24.58
29 Mandel, Arthur C-the same 84.95
29 Monroe, Dwight V-Charles Ottmann. 216.55
29 Minck, Peter-W R Ostrander & Co. 201.49
23 Newman, Simon-Dieckerhoff Rafflor & Co. 188.21
23 Nappi, Saverio and Guisepp*-Andrea Nappi 158.63
25 Notara, Demetrius-John J Crooke Co. 38.00
25 Novinski, David-Bernard Lebowitz. 53.60
25 the same-Morris Levy et al. 343.50
26 Nudelman, John-O K Model Baking Co. 118.77
26 Notel, Christopher-N Y Telephone Co. 24.17
26 Nadler, Wolf-Peter Duff 28.00
26 Nohra, Geo J-W M Alling 574.20
29 Naughton, Michael-People, &c. 1,000.00
25 O'Donnell, David-Squire T Willis. 50.72
27 O'lanys, Hyman-I Mason 176.05
27 O'Brien, John H comr-N Y & Long Island R R Co. costs, 136.50
29 Oderwald, Wm E-Moses Lowenstein. 23.32
29 Osmer, Charles & Herman-N Y Telephone Co. 46.12
29 Oswald, Henrietta-V Loewers Gambrinus Brewing Co. 495.47
29 O'Neill, Michael-People, &c. 2,500.00
23 Pitney, Chas F-N Y Telephone Co. 78.12
23 Pfeifer, Immanuel-the same 83.63
23 Pomerehne, Henry-Oliver Typewriter Co. 85.91
25 Parker, Howard S-Philip Weinberg. 63.59
25 Phassonlarides, Constantine O-Cassaanges & Genstar Tobacco Co. 62.57
25 Petrokow, John-Erie R R Co. costs 29.83
25 Pariser, Abraham M-Samuel Mishkin. 76.25
25 Peck, Edw M-W N Thayer Co. 1,158.80
25 Prudowsky, Jacob M-Benjamin Silberman et al. 230.93
26 Pfund, John P-People, &c. 1,000.00
26 Pringle, Mary E-N Y Telephone Co. 29.69
26 Peabody, Griswold H-Johanna Reilly. 372.18
27 Piscorone, Giovanni-Atlantic Macaroni Co. 2,653.62
27 Prudovskiy, Jacob N & Joseph*-Lazarus Hannes 276.94
27 the same-the same 113.15
27 the same-the same 318.15
27 Price, Anderson-Anthony B Carney. costs, 107.97
27*Podlesh, Isaac-Morris Damsky et al. 388.75
27 Preiss, Edward & Louis-S McGrover et al. 41.81
29 Pearl, Ben-N Y Telephone Co. 23.19
29 Porter, Wm M-the same 64.78
29 Pain, Leopold-the same 64.78
29 Phillips, Willis R* & Clara B-the same. 40.67
29 Perrone, Raffaele-Salvatore Denofrio. 118.91
29 Phelan, Wm R-Isaac Mandansky et al. 51.84
27 Quinn, Thomas C-Annie M Reynolds et al. 149.26
27 Quinto, Carlo-Atlantic Macaroni Co. 2,653.62
27 Rosshelm, Mortimer-Electric Contract Co. 135.64
23 Rotter, Frank-Samuel Lese 117.95
25 Riley, John A-Interborough Rapid Transit Co. costs 107.88
25 Riever, Esther-Samuel Mitchell 39.46
25 Ray, Chas W-Anna E Logan 50.41
25 Rauchstein, Isaac-Nochim Reitman. 45.28
25 Rodgers, John C-Alonzo F Carman. 5,132.92
25 Rothfeld, Isaac-Nathan Pollack 59.65
25 Rosenzweig, Morris and Jacob-Joseph Kalichman et al. costs 69.26
25 Ratzkin, Sam-Benj Silberman et al. 230.93
26 Romolo, Gennaro-Hyman Ressler. 240.40
26 Raabe, John H-N Y Telephone Co. 35.44
26 Rothman, Lizzie-the same 91.53
26 Rubin, Max-the same 51.27
26 Rosenbluth, Isidor-the same 20.50
26 Reese, Edwin H-the same 22.83
26 Ritter, John E-the same 22.13
26 Reinhardt, Maurice-Benjamin Scheer. 122.18
26 Rose, Frank W-Harry B Sentf 126.15
26 Reynal, Nathaniel C-Minnie J Whaley. 99.43
26 Reilly, Belle-Sophie Cohen 1,163.00
26 Ryan, John E-Hamilton Bank of N Y City 524.80
27 Ruehl, Adam-Theodore Schmalholz et al. 63.87
27 Rosofsky, Abe-N Y Telephone Co. 33.01

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Table of names and costs, including entries for Rothenburg, Hannah-S McGrover et al., Robinson, Geraldine-the same, Ratzkin, Jacob-Lazarus Hannes, etc.

CORPORATIONS.

Table of corporations and their costs, including entries for Vailima Realty Co-N Y Telephone Co., Kentucky Southern Ry Co-the same, Royal Costume Co-the same, etc.

SATISFIED JUDGMENTS.

Nov. 23, 25, 26, 27 and 29.

Table of satisfied judgments, including entries for Abel, Samuel-L R Jones, 1907, Acker, Isaac and Isaac Miller-I Himmelstein, 1904, etc.

CORPORATIONS.

Table of corporations, including entries for Childs Unique Dairy Co-J McLaughlin, 1907, Gleason-Peters Air Pump Co-New Publication Co, 1907, etc.

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Table with 2 columns: Description and Amount. Includes entries like Warrantly Realty Co—Allen Advertising Co., The Singer Mfg Co—S Weinstein, etc.

Table with 2 columns: Description and Amount. Includes entries like 346—125th st, No 60 East. Schwartz & Ginkin, 347—Henry st, No 37. Samuel Grossman et al, etc.

Table with 2 columns: Description and Amount. Includes entries like 388—Union av, w s, whole front between Westchester av and 158th st, 36.3x18.3x irreg, Wm L Phelan agt Max H Newman, etc.

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS.

Nov. 23.

Table with 2 columns: Description and Amount. Includes entries like 314—Decatur av, w s, 350 s Woodlawn road, 54.5x111.10. Domenick Caffarelli agt Chas H Schroder and Antonio D'Angelo, etc.

Nov. 27.

Table with 2 columns: Description and Amount. Includes entries like 356—152d st, s s, 150 e Broadway, 75x200 to 151st st. Kertscher & Co agt Norfolk Realty Co, etc.

Nov. 25.

Table with 2 columns: Description and Amount. Includes entries like 326—86th st, s s, 100 e Columbus av, 25x102.2. Regelsen & Fischer agt Sarah Harris and Tobias & Berman, etc.

Table with 2 columns: Description and Amount. Includes entries like 366—65th st, No 154 West. Louis Seidman agt Clarence E Anderson, etc.

Nov. 26.

Table with 2 columns: Description and Amount. Includes entries like 337—Amsterdam av, w s, whole front between 134th and 135th sts, 200x100. E Bradley Currier Co agt Interborough Building Co, etc.

Nov. 29.

Table with 2 columns: Description and Amount. Includes entries like 386—Broadway, s e cor 124th st, 100x175. H Herrman Lumber Co agt August Reis and Nicholas Conforti, etc.

BUILDING LOAN CONTRACTS.

Nov. 23.

Table with 2 columns: Description and Amount. Includes entry: 7th av, s e cor 111th st, 100.11x150. Lawyers Title Ins & Trust Co loans Greene Court Building Co to erect a 6-sty apartment; — payments \$40,000

Nov. 25.

Table with 2 columns: Description and Amount. Includes entry: Daly av, e s, 250.3 s 177th st, 130x152.3 x irreg. Thos P Howley loans Wm C Keely to erect six 2-family dwellings; 4 payments. \$11,000

Nov. 29.

Table with 2 columns: Description and Amount. Includes entries like 223d st, n s, 183.7 e White Plains rd, 50.2x114.4. Richard S Collins loans Mary Vaccaro to erect a 4-sty apartment; 3 payments \$10,000

SATISFIED MECHANICS' LIENS.

Nov. 23.

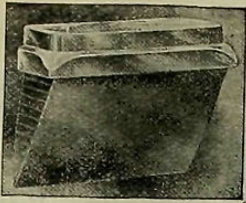
Table with 2 columns: Description and Amount. Includes entries like 79th st, n s, 98 e Avenue A. Emilia Valente agt Jacob Sherman et al. (Nov 14, 1907) \$1,650.00

Nov. 25.

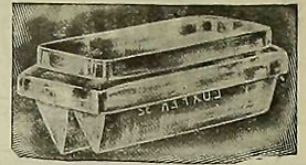
Table with 2 columns: Description and Amount. Includes entries like 115th st, No 67 West. Patrick J Tague agt Alice H Palmer et al. (Oct 22, 1907) \$49.25

Nov. 26.

Table with 2 columns: Description and Amount. Includes entries like Washington av, s w cor 187th st. John Kientisch agt James Mulholland. (Oct 14, 1907) \$402.00



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Same property. John C. Brennan et al agt same. (Oct 6, 1907).....1,400.00
 Same property. Union Wood Working Co agt same. (Oct 14, 1907).....2,875.00
 121st st, Nos 61 to 65 East. Abraham Wolff agt Joseph B Koller. (Sept 11, 1907).....145.00
 80th st, No 164 East. I Schneider agt Anna Gamer. (Oct 30, 1907).....63.00
 St Nicholas av, n w cor 119th st. Ross Lumber Co agt Joseph Brucker et al. (Aug 22, 1907).....84.00
 50th st, No 404 West. John J Rafferty et al agt A Buschbaum et al. (Oct 30, 1907).....50.88
 *Simpson st, Nos 1049 to 1059. The Zanesville Tile Co agt Louis Stern. (Aug 10, 1907).....1,453.12
 *136th st, s s, 100 w Amsterdam av. Joseph Keller agt Bessie C Clark. (Oct 21, 1907).....2,221.27
 *151st st, n s, 150 e Broadway. Patrick Reddy agt Lowe & Jorrich. (Nov 12, 1907).....1,200.00

Nov. 27.

*Amsterdam av, n w cor 100th st. Barnet Held et al agt Irving Judis et al. (Sept 11, 1907).....108.00
 *Same property. Central Radiator Co agt same. (Sept 28, 1907).....642.80
 *Same property. E F Keating Co agt same. (Oct 2, 1907).....579.94
 Morris av, s e cor 153d st. Lampert & Co agt Robert Friedman. (Nov 21, 1907).....90.00
 *136th st, s s, 100 w Amsterdam av. John Cullo & Bro agt Bessie C Clark. (Nov 11, 1907).....625.00
 146th st, No 417 East. Philip Wilensky agt Israel Kaplan. (Nov 19, 1907).....30.00
 Same property. Otto Goodman agt same. (Nov 22, 1907).....150.00
 Same property. Philip Okrent agt same. (Nov 19, 1907).....38.00
 112th st, No 535 West. Samuel Aginsky agt University Construction Co et al. (Oct 9, 1907).....250.00
 *Cherry st, No 27. David Brand agt Vincenzo Liguori. (Nov 9, 1907).....100.00
 *Same property. James H Drew & Bro agt same. (Nov 7, 1907).....100.00
 *Same property. Marks & Jacobs agt same. (Nov 14, 1907).....215.00
 *Same property. Jacob Rubin agt same. (Oct 22, 1907).....95.00

Nov. 29.

50th st, No 404 West. National Fire Proofing Co agt A Buchsbaum et al. (Oct 14, 1907).....145.60
 Convent av, No 426. Samuel Rubin agt William H Miller et al. (Nov 6, 1907).....490.00
 *82d st, s s, 70 e 3d av. Stanley Hod Elevator Co agt Abram Hillman et al. (Sept 18, 1907).....114.76
 Goerck st, Nos 147 to 151.....
 East Houston st, Nos 476 to 480.....
 Moses Kass agt Sorkin-Riccardi Co et al. (May 25, 1907).....260.00
 Home st, s s, 91 w Prospect av. Robert H Mathews Co agt Abelman Construction Co. (Nov 27, 1907).....3,939.82
 110th st, No 217 East. David A Strauss et al agt Joseph Oussani et al. (Sept 7, 1907).....297.00
 *34th st, Nos 43 and 45 West. E R Taylor Co agt Robert S Minturn et al. (Nov 4, 1907).....1,652.02
 *Same property. Berger Mfg Co agt same. (Oct 30, 1907).....968.60
 *Same property. A D Granger Co agt same. (Oct 28, 1907).....1,550.00

*Discharged by deposit.
 *Discharged by bond.
 *Discharged by order of Court.

ATTACHMENTS.

Nov. 21.

Maddox, Joseph J & Joseph E; Hard & Rand; \$844.22; Whitridge, Butler & Rice.

Nov. 23.

Bauer, John F; Xavier Stuetzle et al; \$652; Roberts, Keogh & Brennan.
 National Folding Box & Paper Co; Haverhill Box Board Co; \$4,694.05; J S Lehmaier.
 West Texas Bank & Trust Co; Hanover National Bank of the City of N Y. \$50,000; P S Dudley.
 The Defiance City Bank; De Winter & Co; \$1,501.50; Marsh, Winslow & Weaver.
 United Cobalt Exploration Co; John P Flynn; \$5,460; W V Goldberg.

Nov. 26.

Blanch, Joseph D; Wm H Delany; \$4,000; Kendall & Herzog.
 Carleton & Hovey Co; American Lithographic Co; \$1,192.27; J S Lehmaier.
 Zipfel, John, Jr; Joseph F Sinclair; \$3,120; J S Hess.
 De Witt, Cornelius; Charles Heath; \$6,015.28; E L Perkins.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Nov. 23, 25, 26, 27 and 29.

Arch Realty Co. Intervale av & Kelly..H Basner. Gas Fixtures. 410
 Day, A. 1418 Boston road..Albert G F Co. Gas Fixtures. 40
 Friedman & Smith. 2410-14 2d av..Union S Wks. Ranges. 39 at 12.50
 Levin, H. 309-11 E. 5th..Union S Wks. Ranges. 33 at 12.50
 Miller, J. 205th st, northwest cor of Hull av.. Basner & B. Gas Fixtures. 98
 Perluss, A. 21 E 116th..Albert G F Co. Gas Fixtures. 65
 Silverman, A. 99th st & Central Pk W..A Larsen. Refrigerators & Dumbwaiters. 626
 Saitta, P W. Bathgate av & 184th..U H Dewey. Heating Fixtures. 1,680
 Silverman, A. 434-6 E 85th..Union S Wks. Ranges. 56 at \$10.50
 Same. 27-31 W 133d st....same. Ranges. 33 at 10.50
 Weinstein, C. I. 5th av & 108th st..A Larsen. Refrigerators. 56 at 8.50
 Same. 97th st and Madison av..same. Refrigerators. 56 at 8.50

Notice to Contractors.

Sealed Proposals

will be received by the Board of Education, of the City of Bayonne, at School No. 8, Avenue C and 27th street, Bayonne, N. J.,

THURSDAY, DEC. 12TH, 1907,

At 8:30 o'clock P. M.,

for all labor and material necessary for the construction of Public School building No. 10, between West 10th and West 11th streets, in the City of Bayonne, N. J., and in accordance with plans and specifications for the same on file in the Secretary's office, at School No. 8, Avenue C and 27th street, Bayonne, N. J., and at the office of S. Edson Gage and Donald G. Anderson, 3 Union Square, New York City, where the form of contracts which will be executed can be examined and where blank forms of proposals and agreement of sureties can be obtained.

Separate proposals will be received and separate contracts awarded for the general work, for the plumbing and gas fitting and for the heating and ventilating as follows:

GENERAL WORK.

All labor and materials necessary for the construction and completion of the building (excepting the plumbing, gas fitting, heating and ventilating) in accordance with the plans and specifications for the same. Proposals must separately state the cost of damp-proofing and the cost of iron fence.

No bid or estimate for the general work will be received or considered unless accompanied by a surety company bond for ten thousand dollars (\$10,000) binding the bidder to execute the contract in case the same is awarded. Bonds to the amount of twenty-five thousand dollars (\$25,000) will be required of the successful bidder for the faithful performance of the general work. Proposals must be enclosed in sealed envelopes endorsed, "Proposals for 'General Work,' School No. 10, Bayonne, N. J.," and handed to the Secretary of the Board of Education in open meeting when called for in the order of business relating to such proposals.

PLUMBING AND GAS FITTING.

All labor and materials necessary for the plumbing and gas fitting in accordance with the

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plans and specifications for the same. No bid or estimate for the plumbing or gas fitting will be received or considered unless accompanied by a surety company bond for ten thousand dollars (\$10,000) binding the bidder to execute the contract in case the same is awarded. Bonds to the amount of three thousand dollars (\$3,000) will be required of the successful bidder for the faithful performance of the work.

Proposals must be enclosed in sealed envelopes, endorsed "Proposals for Plumbing and Gas Fitting, School No. 10, Bayonne, N. J.," and handed to the Secretary of the Board of Education, in open meeting, when called for in the order of business relating to such proposals.

HEATING AND VENTILATING.

All labor and materials necessary for installing the Warren Webster heating and ventilating system, in accordance with the plans and specifications for the same.

No bid or estimate for installing the above named heating and ventilating system will be received or considered unless accompanied by a surety company bond for ten thousand dollars (\$10,000), binding the bidder to execute the contract in case the same is awarded.

Bonds to the amount of three thousand dollars (\$3,000) will be required of the successful bidder for the faithful performance of the work.

Proposals must be enclosed in sealed envelopes, endorsed, "Proposals for Heating and Ventilating School No. 10, Bayonne, N. J.," and handed to the Secretary of the Board of Education, in open meeting, when called for in the order of business relating to such proposals.

All surety company bonds, excepting those of the successful bidders, will be returned to the persons by whom they were submitted within three days after the contract is awarded, and the successful bidders' surety company bonds shall be returned to them upon the execution of their respective contracts, and the delivery and approval of their respective bonds with proper sureties.

These contracts will be awarded subject to the issuance of the necessary bonds by the Mayor and Council for the construction of the building.

The Board reserves the right to reject any and all proposals.

By order of the Board of Education.

J. F. DESMOND,
 Secretary and Business Manager.

(For other Legal Advertisements see pages 895 and 896.)

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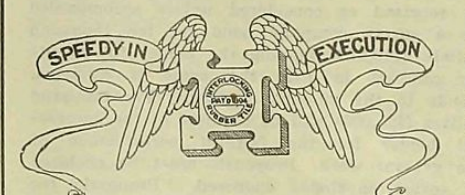
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