

REAL ESTATE RECORD AND BUILDERS GUIDE.

ESTABLISHED MARCH 21st 1868.DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to
C. W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET Treasurer, F. W. DODGE
Vice-Pres. & Genl. Mgr., H. W. DESMOND Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1908, by The Record & Guide Co.

Vol. LXXXII.

SEPTEMBER 19, 1908.

No. 2114

THERE has been a disposition in certain quarters to criticize the Record and Guide for the attitude it has assumed in reference to the efforts now being made by the Taxpayers' Association to obtain a reduction in the Budget. But such criticisms have totally misunderstood the point of view adopted in these columns. The Record and Guide has every sympathy with the object sought by the association, and it appreciates fully the valuable work performed by the Bureau of Municipal Research in assisting the attainment of that object. For years this paper has insisted on the necessity of an efficient and authoritative organization of New York real estate interests, for the purpose of more effectually protecting the interests of the property-owner, both at the City Hall and at Albany, and it has nothing but approval and good wishes for the policy announced of a careful, rigid and public scrutiny of every detail and every aspect of the Municipal Budget. There can be no doubt that the pressure which such an association can exert will help to secure economies and will strengthen the hands of those municipal officials, like Mayor McClellan and Controller Metz, who are sincerely desirous of keeping the appropriations down to the lowest point consistent with efficiency. It is peculiarly necessary that a Taxpayers' Association should act persistently and aggressively on behalf of a reduction in the municipal expenses, because this is a matter in which the ordinary voter unfortunately takes little interest. The taxes are paid directly out of the pockets of only a few thousand property-owners, and the several hundred thousand voters who are not taxpayers do not, so far as they are aware, suffer from the effects of municipal extravagance. If local taxes were paid by the tenants, as in England and France, instead of the property-owners, municipal accounts would be scrutinized more closely. But just because property-owners, in their protest against the constantly increasing municipal Budget, cannot depend upon the effects which increased tax bills will have upon the minds of the majority of the voters, it is all the more necessary that they begin a vigorous campaign for the protection of their own interests. The fact that they have done so is a promising innovation, and may well constitute the first step in the direction of the eventual adoption of a more economical system of municipal finance.

ACCORDIAL approval, however, of the objects and the methods of the Taxpayers' Association does not imply that other measures should not be taken to secure a more economical financial system. The Record and Guide, in suggesting that additional measures are necessary in order to obtain a really efficient municipal financial organization had not the slightest intention of criticizing the work of the Association or its objects. The purpose they propose to achieve is admirable and necessary; but the point is that no such interference should be necessary, and obviously it cannot be sufficient. Taxpayers should not be obliged to associate for the purpose of securing a more economical municipal administration; and when they are, as a matter of fact, obliged to do so, they should consider carefully how far this necessity is due to extravagant administrations and how far to defective municipal organization. The point of the Record and Guide simply is that the extravagance is more due to inefficient organization than to any other single cause, and that a reorganization of the municipal government is necessary before permanently economical administration can be secured. Moreover, it is particularly appropriate to suggest and dis-

cuss plans of reorganization at the present time, because a Charter Revision Commission is now sitting, and this Commission is contemplating radical alterations in the financial organization of New York. The property-owners are far more interested in the success of this reorganization than is any other class of the city's inhabitants, and now that they are threatened with a considerable increase in their tax bills, they should consider not merely whether this threat cannot be temporarily alleviated by public agitation, but whether it cannot be permanently removed by more efficient financial and budgetary machinery. In the opinion of the Record and Guide much can be accomplished in the way of municipal economy by a reconstruction of the Board of Estimate. That Board has little by little become responsible for the good government of New York. It has been granted almost all the essential functions formerly enjoyed by the Board of Aldermen; and it has, on the whole, performed those functions well. But if the responsibility of the Board is to be complete, it must be able to exercise a more effective control over the details of expenditure as well as over the general policy of appropriation. It should become like the English cabinet and the Galveston Commission, a body of active administrators, jointly responsible in all matters of general policy, and individually responsible for economic departmental administration. Such is the method of organization which has proved to be most efficient for other similar bodies, and the Record and Guide believes that its adoption in New York would effectively promote the object for the fulfilment of which the Taxpayers' Association has been formed.

NO thoroughfare in Manhattan has been more radically transformed during the last six years than upper Broadway. During the earlier period of West-Side development, Broadway proved to be a great disappointment to the owners of property thereon. The most expensive improvements from 1885 to 1900 were almost all erected on Central Park West, West End Avenue, and some of the cross-town streets. Columbus Avenue obtained the cream of the business and Broadway, which was intended to be the central line of business and population, was unoccupied except for a few old brownstone flats. A certain amount of building had indeed been undertaken about 1898 north of 90th Street, a number of seven-story elevator apartment houses were erected in that neighborhood, and the remoteness of this locality from the elevated road and Columbus Avenue had encouraged the building of a few taxpayers with stores; but for the most part the thoroughfare remained undeveloped. Since 1900, however, Broadway and the Riverside Drive, but Broadway particularly, have received the greatest attention from West Side builders, and the value of property has very largely increased. Beginning with the Ansonia a large number of fireproof apartment houses and hotels were erected on this thoroughfare, until now that portion of Broadway west of the Central Park contains as large a proportion of fireproof buildings as the portion further south. One of these apartment houses covers a whole block, while another of even larger dimensions is now being erected. The great increase of population brought by these fireproof residential buildings made the avenue still more available for business purposes, and it so happened that in the automobile business an industry was found to which locations on upper Broadway were peculiarly useful. The consequence is that Broadway has become the line of densest business on the West Side. Its vacant places have been rapidly filled up, and the value of property has become very high. The rapidity of this development has doubtless been much assisted by the opening of the subway, but it was in any event bound to have occurred. The peculiar lay-out of Broadway necessarily gives it an advantage over avenues that pursue a course parallel to other avenues. It is not likely for a couple of generations to become exclusively a business thoroughfare, as it is further south, but as soon as the automobile business revives, its expansion will make the demand for space on Broadway still more active. It will gradually become as interesting in a different way as it is further south, and as precious to its owners.

IN connection with Broadway, it is interesting to observe that on Washington Heights, that thoroughfare is the first to receive any considerable development. Of course the cable line on Amsterdam Avenue had encouraged building further east before the subway was opened; but when the real development of Washington Heights began after the opening of the subway, Broadway immediately assumed relatively the same position which it had only slowly acquired on the West

Side. It became the line of most rapid and most expensive improvement and the best location for good shops. Mr. Chas. Griffith Moses recently pointed out in the Record and Guide that since 1905 how rapid this improvement had been. In the thirty blocks from 135th to 165th Streets there are four hundred and eighty lots, each 25x100; and of this total only one hundred and forty-eight are now left for improvement. No less than sixty-three modern apartment houses and five business buildings have been or are being erected within these thirty blocks. All of these apartment houses belong to the ordinary type of six-story elevator buildings, but there can be no doubt that within the next few years builders will begin the erection of fireproof structures on Washington Heights. Mr. Moses states that one such building is already contemplated for a site on Riverside Drive, and when once the process is begun, it will be rapidly continued. The West Side is coming to the end of its long process of improvements. Within a few years practically no vacant land will remain of that great area, which, a quarter of a century ago, was occupied by rocks and shanties. Washington Heights will inherit from the West Side the distinction of being the most available location for apartment buildings of the highest class; and it will undoubtedly be occupied much more quickly than was the West Side. Within ten years it will, in all probability, be pretty well covered with buildings. Already it is rapidly recovering from its first period of over-construction. Many lots are being bought for improvement, and in all probability it will during 1909 be the scene of a very lively building movement. In that case one may expect to see an increase of prices along the line of Broadway, which will reap the advantage, not only of its own improvement, but, also, as the most active business thoroughfare of the improvement of the whole district.

MUNICIPAL ENGINEERING: A SUGGESTION FOR COORDINATION.

ENGINEERS have expressed the view that the most vital safeguard of the interests of the city appears to be the power exercised by the Comptroller, of refusing or delaying payments on contracts made by departmental agencies, over which contracts legal restrictions have in practice little control. The larger part of municipal construction is of an engineering nature, and it is a matter of comment in the engineering profession that the specifications of different departments relating to engineering work oftentimes show divergence of design and method. Reginald Pelham Bolton, C. E., in a communication which he has sent to the Hon. Herman F. Metz, comptroller, advises that much of this inadequate or needlessly duplicated work could be avoided if the work of each department were prior to the advertisement and publication of specifications, subjected to the review and approval of the Department of Finance, whose responsibility it would then become to insist on harmonious action and method.

"In such a review," says Mr. Bolton, "the engineering advisers of the Finance Department would learn of projected commitments of the city's credit, and of the terms upon which their department would, later on, be required to finance the work. The difficulties under which the Financial Department at present operates, must be apparent.

"The first intimation to the Financial Department, of an obligation for the payment of city moneys, is often in the form of a certificate, which, if given by a borough president, is, under the terms of the present charter, binding upon the Comptroller, and his very proper investigation, by causing a certain delay in payment, may render the city liable to claims for damages on the part of the contractor."

In Mr. Bolton's opinion it is evident that the Department of Finance, being the only bulwark between the public moneys, and the rapacity of contractors and connivance of departmental officials, should be strengthened in the new charter, so as to cover such contingencies:

"The large variety of constructive and purchasing operation conducted by the different departments renders it highly desirable that the Financial Engineering Bureau should include in its composition expert knowledge capable of discerning the propriety of methods, prices and time employed upon the execution of work, of all descriptions. The strongest safeguards to the city's finances which could in this manner be established would be the employment upon such work of the highest order of ability, and the prices paid for such service would bring an ample return.

"A bureau in which the permanent staff was reinforced by the addition, or even temporary engagement, of specialists, upon such branch of engineering and construction, would afford valuable service in initiating, as well as criticising the work of the various bureaus and departments of an engineering and technical character. The present situation appears to me to be deficient, mainly because the engineering staff of each department is a law unto itself, or rather, unto its particular commissioner or official.

"The bringing together of the various engineers for technical review of the work of each individual would tend to make the resulting work not only more harmonious, but more dependable, and by standardizing methods and designs would largely benefit the city in the prices at which contracts could be placed.

"One of the most defective features of our present system is the manner in which matters of great technicality are laboriously dealt with by the Board of Estimate and Apportionment, upon which board there is no technical knowledge, and which is dependent entirely upon the advice of one engineer, who, however eminent and of whatever high standing, is, nevertheless, a single individual, advising upon the work of other engineers in a wide variety of technical matters.

"The decisions of the Board of Estimate are not strengthened by the system which is employed to bring the technical part of the subjects with which they are dealing, into such shape as to justify such decisions. In other words, the ex parte action of a department in planning a public improvement, is reviewed by an ex parte action on the part of the sole adviser of the Board of Estimate.

"If the Bureau of Financial Review suggested had first dealt with the work, and had brought to bear upon it the united ability of such a body, the Board of Estimate would be relieved of an immense amount of responsibility, and desirable public works would be considerably hastened and advantaged.

"As regards the matter of the assurance of prompt payments on faithful performance of contract, it would seem desirable that the charter should assure all contractors, and so safeguard the city's credit, by requiring a systematic and prompt system of payments, independent of the action of commissioners. Similarly, it would be desirable to deprive commissioners of the ability to hold up the commencement of contracts, and to limit their opportunities for unlimited extension of time, regardless of the city's interests."

BUILDING COMMISSION FAVORS RESTRICTION ON HEIGHT AND AREA

As the charter provides that the approval of the Board of Apportionment must be obtained for an ordinance limiting the height of building in this city, the Building Code Revision Commission will probably during the coming week submit to this board that portion of its report containing the regulations proposed for restricting building height, as certain limitations have been decided upon by the commissioners. Otherwise the contents of the report are not to be divulged until a full report is submitted to the Board of Aldermen, which will not be until November. The commissioners are now holding two or three meetings a week. No more public hearings will be held by this board, but opportunities may be given by Mayor McClellan, or by the Board of Aldermen, after the report is in. The announcement that the commissioners have fully determined to report new limitations on building height is of the highest importance to real estate and building interests. Public opinion on the question is divided. In general it may be said that the downtown owners and skyscraper builders want no restrictions, while those whose interests are in other parts consider that a limitation upon building height would compel business construction to spread more rapidly northward, driving residential reconstruction before it, and so more rapidly enhance the value of other property and make more work for the building trades.

POSITION TAKEN BY THE BOARD OF TRADE AND TRANSPORTATION.

A special committee of the Board of Trade and Transportation has submitted a report on the subject. The committee is composed of Messrs. Calvin Tomkins, Richard Deeves, E. McLean Long, G. Waldo Smith and Charles T. Wills, of the committee on regulation of height of buildings, and Philip S. Tilden, John H. Washburn, Albert Plaut, Alex. Robb, Wm. E. Cleary and Gilbert P. Truslow, of the committee on insurance and fire regulations. The report says in part:

"Diminution in height of building is neither necessary nor desirable, but provision for light and air and protection from fire are essential for public and private welfare. The underlying consideration which governs this problem is that of the economic use of the land. Intensive use of land in lower Manhattan, such as nowhere else may exist, is inevitable as a consequence of geographical and commercial conditions which create a local situation unique in comparison with the other cities of the world.

"Any great danger for conflagration on an extensive scale which now exists is due not so much to our high buildings as to the general prevalence of low inflammable types of buildings. These structures should be eliminated as fast as the city is rebuilt and buildings to be constructed of incombustible materials erected in their place. It does not seem an extreme requirement to insist upon the construction of all buildings intended for business purposes in lower Manhattan in this manner. The increasing cost of wood and the decreasing cost of masonry and iron construction will facilitate this change, and whatever concessions may be made from extreme requirements in this direction as regards buildings of modern height, there is no question that for tall buildings the use of such

(Continued on page 554.)



CONSTRUCTION



ARRAIGNMENT OF TENEMENT LAW.

Architects Air Their Grievances Before Charter Revision Commission.

WE have received from the secretary of the New York Society of Architects a copy of a brief drawn up at the request of Acting Mayor McGowan in his capacity as chairman of the Committee on Tenements of the New York City Charter Commission. The subject matter of the brief is of particular interest to the readers of the Record and Guide. We hope to deal with the proposition in future issues of the paper.

The brief is substantially as follows:

Each of the departments in question has to do strictly and exclusively with building construction; the fact that a building is a tenement house—i. e., a dwelling occupied by more than two families living separately—does not constitute a sufficient ground for placing its planning and erection under the control of two departments whose functions are largely identical, thereby causing duplication of labor, loss of time, and needless friction between the departments themselves. We maintain that this would be obviated by making the Tenement House Department a part of the Building Bureau in each of the boroughs; or else by making each entirely independent of the other, a single permit for the erection of each individual building being sufficient, the said building being subject to the inspection of one department only. Each borough, knowing its environment and needs best, should be able to preserve its autonomy and jurisdiction unfettered by the Manhattan department, and subject to the control of its own president. At present the deputy's hands in each of the boroughs are tied, and his action even to the minutest detail controlled by the central office.

As reinforcing our position on this question, it may be mentioned that under the present bicephalous arrangement it requires seldom less than five weeks and sometimes two months to obtain the necessary permits for the erection of a tenement house, a week to ten days being the time required for the issuance of an ordinary building permit. It frequently happens that a month or more elapses before a permit for small alterations or repairs to a tenement is issued. No fee an architect can, with any regard for his reputation as a reasonable man, charge his client would compensate him for his expenditure of time and labor in undertaking this class of work.

In addition to the foregoing there are economic reasons, equally cogent, and such as may be supposed to appeal to a much larger section of the public than those directly interested in building operations. As respects needless duplication of expense, we have under the present arrangement the following officials employed to secure the enforcement of the law in the planning and erection of a tenement house:

TENEMENT HOUSE DEPARTMENT: Tenement House Commissioner or Deputy, 1 plan clerk, 1 filing clerk, 1 plan examiner, 1 public plan examiner, 1 chief inspector, 1 light and vent inspector, 1 sanitary inspector and 1 special inspector.

BUILDING BUREAU: Commissioner or superintendent and assistant, 1 plan clerk, 1 filing clerk, 1 plan examiner, 1 public plan examiner, 1 chief construction inspector, 1 chief sanitary inspector, 1 construction inspector, 1 sanitary inspector and 1 iron inspector.

Numerous clerks, filing statistics, typewriters and book-keepers identical in both departments.

In view of such overlapping of functions throughout the departments it will readily be believed that Borough President Cöler's estimate of a saving of not less than twenty per cent. in cost of administration, in case the two departments in question are consolidated, is a conservative one. This, on the basis of this year's appropriation for the two departments, would represent a saving of about \$300,000 to the taxpayers. It may be remarked in this connection that while the running expenses of the two offices for 1908 is about the same as that of previous years, the amount of business put through the Brooklyn Building Bureau during the first half of the current year was considerably less than half that for the same period of 1906 or 1907.

The architects enumerate their grievances against the transaction of business with the Tenement House Department in the following words:

We maintain that the method of making applications for permits at the Tenement House Department is cumbersome, needlessly complicated, and involves an amount of unnecessary labor, which is altogether incompatible with the due and expeditious transaction of business. On this head our Society addressed the following letter to Deputy Commissioner McKeown under date of Jan. 5, 1907:

Dear Sir—As general practicing architects of the Borough of

Brooklyn we desire to lay before you the following just complaints and grievances appertaining to the transaction of business with the Tenement House Department; and in doing so would express the earnest hope that you will lend your assistance to bring about such changes of administration in the department as will afford speedy and effectual relief. Complaints are substantially as follows:

1. Undue delay in the issuance of permits, which would indicate an insufficient staff of employees or a needlessly complicated system of procedure.

2. We are of the opinion that the present forms of applications are too voluminous, containing needless repetitions and requiring answers to superfluous questions, unnecessary references to the law and self-evident facts supposed to be known by the applicant and shown by the plans accompanying application papers.

3. When location of property is shown on plans and so stated once in the application, it should be sufficient.

4. Blue print copy of survey should be deemed sufficient if not marked on plans.

5. One statement as to owner, architect, builder, address, borough, city and county should suffice.

6. Questions not appertaining to the building in application should not be required to be answered in the negative.

7. We request that application blanks be remodeled, so that buildings for more than two families on a floor and more than four stories in height be classified separately.

8. At present needless duplication of measurements and markings on plans is insisted upon. It should suffice when horizontal and vertical measurements, with proper titles of rooms, halls and sanitary provisions for light and ventilation are indicated.

9. We complain of unreasonable interpretation of the law, as we know it to be intended, whereby we are compelled to institute court proceedings to secure rights.

10. When an architect asks for copy of violations, the same should be given to him as the owner's representative.

We wish to say in conclusion that we are actuated entirely by a spirit of fairness, and are earnest in our efforts and desire not to antagonize, but to co-operate, with the department for a better understanding and a square deal. Respectfully yours,

SOCIETY OF ARCHITECTS.

C. Whitney Mullin, Secretary.

As the result of the above and subsequent communications to Mr. Butler, a new and simpler application form for permits was drafted by a committee of the society, which was submitted to Mr. Butler and finally approved by him in the month of December last. We are still patiently waiting for its appearance from the office. An application blank for permit from each of the departments is herewith submitted for comparison.

The modus operandi of the Building Department is simplicity itself as compared with that of the Tenement House Department. In the former, any structural objections are noted in the papers, and the required corrections or explanations are made by the applicant; upon which the papers are approved and permit is issued usually on the following day. In the Tenement House Department, however, a typewritten list of objections is made out, 90 per cent. of which are of the most trivial character, based for the most part, not upon the law, but upon the regulations of the department, which are constantly being changed or added to. This list is mailed to the applicant. He in turn is required to answer each item in triplicate typewritten form, and if each answer does not conform exactly to the ideas of the examiner it is returned to the applicant and numbered as an additional objection. This process consumes several days, and is frequently repeated several times. All "corrections" on plans are required to be made in red ink and signed and dated in a stereotyped manner by the applicant, otherwise he will again be turned down like a mere school boy. All this, of course, is "work" for the clerical force in the department, but it is simply waste of time and money for the owner and his architect, besides involving friction and an expenditure of nerve force which are extremely wearing to the man who has to submit to it.

A further important safeguard of the public is provided, in the case of the Building Bureau, by the establishment of a board of examiners to whom questions may be referred on appeal from the commissioner. Our Society has been advocating for the past year the creation of a similar commission on appeal, to whom questions in dispute with the Tenement House Commissioner may be referred; but so far our efforts have proved abortive. We take this further opportunity of the urging the establishment of such a commission in the interests of the profession and of the general public.

As to the law itself, which has quite passed its experimental stage, we would say that while fully recognizing the great benefit to the public from a sanitary point of view of its provisions as a whole, our seven years practical experience of the workings of the act has proved it to be defective in many respects. This is further made clear by the repeated attempts of the department to have amendments passed by the Legislature—attempts not invariably above criticism, either as to the mode of procedure adopted or the motives which have prompted them.

It is also said that, according to the budget of 1908, the cost to the city of the Tenement House Department is \$643,227, nearly as much as the cost of all the borough bureaus of buildings.

GIANT BUILDING FOR ANN AND BEEKMAN STREETS.

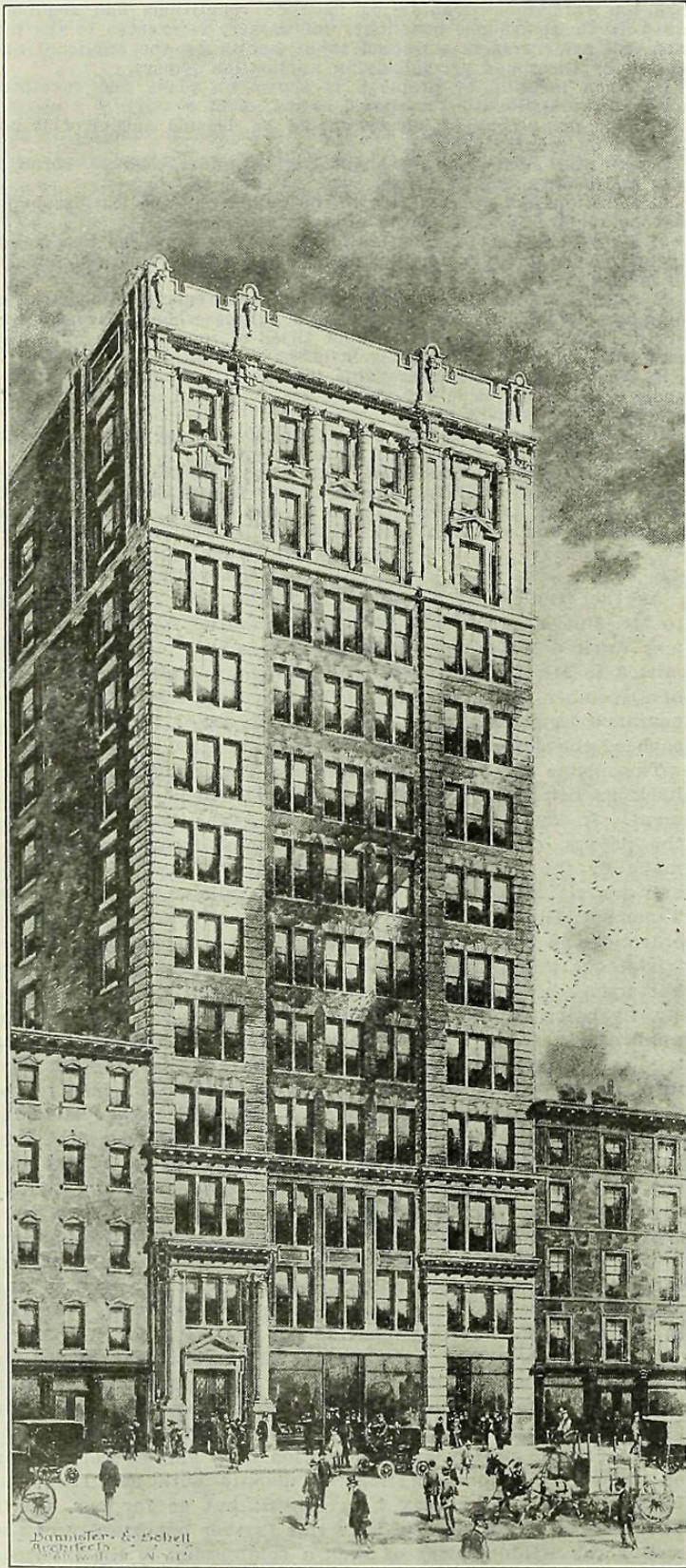
We publish with this issue the first pictures of the proposed building for the "Nassau-Beekman-Company" which is to be erected on the property Nos. 25-27-29 Beekman st and 57-59-61 Ann st. It will be situated half way between Nassau and William sts, and will meet the persistent demand for large floor areas required for the commercial development of that section.

The new building as designed by Bannister & Schell, architects, Nos. 67-69 Wall st, this city, will have a ground area of 16,018 square feet. The lot contains an area of 17,816 square

to the loaded platforms, thus doing away entirely with the necessity of street blockade and attendant confusion; each loft, however, may be rented as an entirety.

The four passenger elevators will be grouped on one hallway centrally located. The first story corridor will extend from Ann to Beekman sts, thus giving access to any portion of the building from either of these entrances.

The building will have its own electric and power plant, furnishing 75 horsepower to each floor. Also electric light, live steam and acid lines, and steam heat throughout.

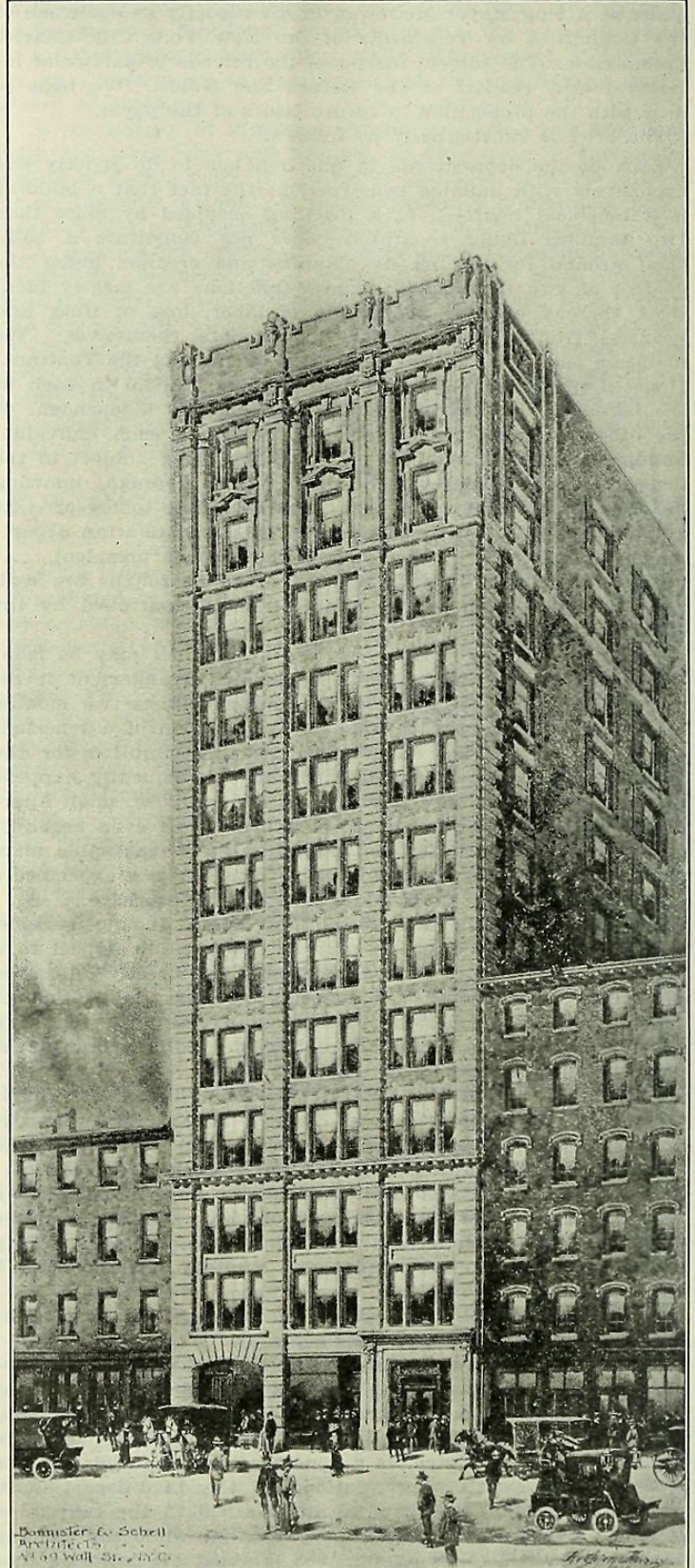


THE BEEKMAN STREET FRONT.
Bannister & Schell, Architects.

feet. The building will be 12 stories in height, will also have a basement and sub-basement, and will contain 3,000,000 cubic feet, exclusive of the sub-basement. The total rental area after deductions for courts, corridors, etc., will amount to 159,904 square feet. The completed structure, exclusive of the land valuation, will cost \$800,000.

The building will contain many important features, not the least being a central court at the level of the first story, that trucks may be driven in from the Ann st side and be loaded with merchandise from loading platforms served by three large freight elevators with a capacity of 6,000 pounds each.

Each loft is capable of three divisions, each served by its own freight elevator delivering the merchandise as above stated



THE ANN STREET FRONT.
Bannister & Schell, Architects.

The stores opening towards Ann and Beekman sts will all be so arranged that the delivery of goods can in each instance be made through rear entrances.

Both of the exteriors of the building will be constructed of Indiana limestone, brick and terra cotta, and will be fireproof throughout, as provided for by the Building Code for all buildings in excess of 150 feet in height.

A feature of the exterior is the abundance of light without the impairment of architectural effect. The use of all perishable material, such as galvanized iron, for exterior work has been avoided, the building being built for permanent investment.

Architecturally the building will be a departure as a strictly

commercial structure, and will be built to meet the requirements of a class of tenants for whom no such structure has been built in that vicinity, and will undoubtedly be promptly rented.

Work will shortly be started demolishing nine buildings which now cover the site. Thus nine more of the old landmarks which have done their share in retarding the improvement of the Beekman st skyline will go. None of the building contracts has yet been signed.

FOR THE McADOO TERMINAL SECTION.

AT the northwest corner of 31st st and Broadway, and the northeast corner of 6th av, but a block away from the McAdoo uptown terminal, Mr. W. R. H. Martin, head of the firm of Rogers, Peet & Co., will begin at once the new store and loft building from plans by Townsend, Steinle & Haskell,

city department connections. In addition the building is to be equipped with automatic sprinklers, all the piping of which will be concealed in the floor construction. Roofs will be finished with copper and Ohio tile roofing. Lofts and stores finished with cabinet hardwood work, and the floors with hard pine.

The owner, Mr. William R. H. Martin, is also the owner of the Martinique, the Marbridge Building, the Trowmart Inn, etc. His address is 58 West 33d st, New York City.

EXPORTS OF LUMBER.—Few people have the slightest conception just how important a part timber and unmanufactured wood play in the trade between the world's great nations, and doubtless it is news to many to learn that the lumber importations of the various countries amount to \$285,600,000. This is according to estimates for the whole world compiled by Dr. Ernest Friedrich, of the German commercial high school at



NORTHWEST CORNER 31ST ST. AND BROADWAY.

Townsend, Steinle & Haskell, Architects.

W. R. H. Martin, Owner.

of 34th st and Broadway. Mr. Martin secured from the Metropolitan Life Insurance Co. on Wednesday a loan of \$1,200,000 on the property. The building will be Italian Renaissance in design, 11-sty and basement in height, with a frontage of 84 ft. 1 in. on Broadway, 108 ft. 4½ ins. in 31st st, 58 ft. 6½ ins. on 6th av and an average depth of 153 ft. 4 ins.

The facades will be of Bedford buff Indiana limestone for four stories, with red front-brick and Indiana limestone trimmings, quoins, etc., above. Structurally, the building will be otherwise of steel skeleton and fireproof construction. It will be equipped with high-speed electric elevators—two passenger, two freight and one sidewalk lift. Besides the usual steam-heating plant it will have a vacuum cleaning plant, protected against fire by three lines of standpipes, with two fire pumps, and

Leipzig. Notwithstanding the fact that it finds its own supply dwindling, the United States furnishes about 20 per cent. of the lumber imported by other countries. Austria-Hungary furnishes 19 per cent., Russia 16 per cent., Canada 13 per cent., Sweden 18 per cent., Finland 10 per cent., and Norway and Roumania a small quantity. The countries importing wood are those on the highest economical plane, which were themselves in earlier times densely wooded, but whose forests have been denuded to a greater or less extent to make room for agriculture and other industries, says Vice-Consul James L. A. Burrell, of Madgeburg, in a report to this government. Only 4 per cent. of the territory of Great Britain is covered with forests, and during the year 1906 that country imported lumber to the value of \$135,561,750.

CONSTRUCTING A ROADWAY REINFORCED WITH STEEL FABRIC.

WHAT is believed to be the first roadway ever constructed with reinforcing material is the stretch of about ten miles being completed on Long Island by the Ridgefield Construction Co., which was organized by the Long Island Motor Parkway Co. to build the first section of the contemplated reinforced concrete course of 60 miles for the Vanderbilt Cup races in October. The details of the work are interesting and indicate that another avenue has been opened up for the use of vast quantities of steel to supplement the binding qualities of cement. Mr. R. H. Pratt, sales agent for the American Steel and Wire Co., who negotiated the deal to supply the fabric that was selected, states that the order calls for about 100,000 square feet of mesh per mile, which means one million square feet for the 10 miles being built and six million

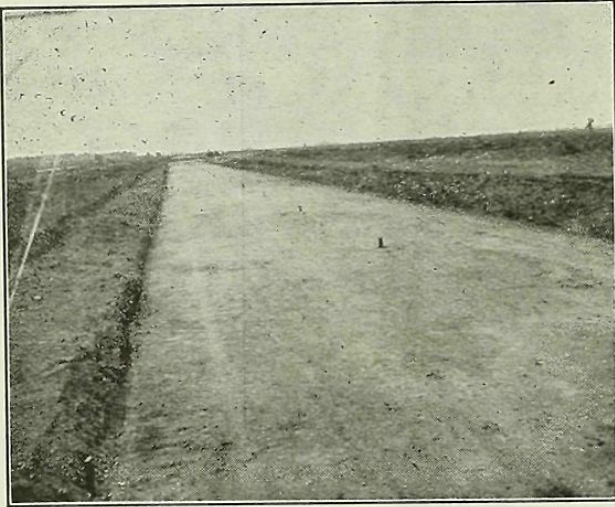


FIG. 1.—BED OF ROADWAY READY FOR TRAPROCK.

for the 60 miles of roadway contemplated. The tests made by A. R. Pardington, general manager of the two companies referred to, and E. G. Williams, chief engineer for the same companies, were so satisfactory that it has been decided to proceed with the construction of an additional section of 24 miles immediately after the races are held next month.

The part now being finished extends from about 1,400 feet north of the Meadow Hunt Club to Bethpage, and is private property. Graded embankments afford opportunity for crossing the public highways by means of concrete bridges, and as the course is to be enclosed on both sides by wire fences danger to pedestrians and all others except those participating in the race will be eliminated. The Hassam Paving system is being used. The bed of the roadway is prepared as illustrated in Fig. 1. On this is spread 3 inches of traprock. The steel fabric is then laid as indicated in Fig. 2. The rolls are 34 inches wide, and eight are required, overlapping slightly, to cover the uniform width of 22 feet. Three more inches of traprock is spread over the reinforcing material, after which a 60-ton steam roller reduces the depth of the stone from 6

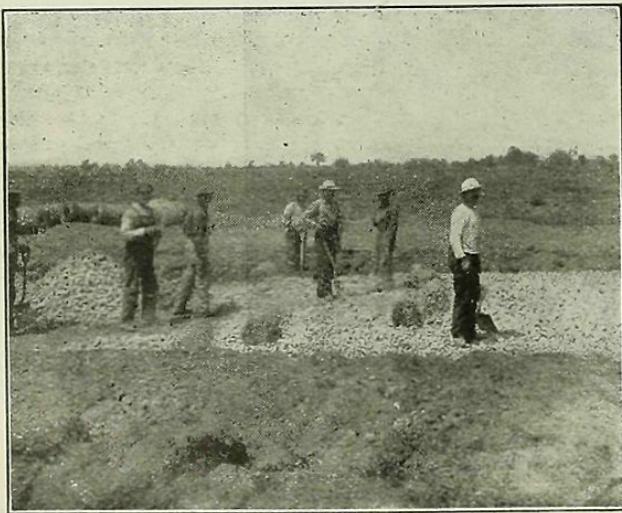


FIG. 2.—SPREADING ROLLS OF STEEL FABRIC OVER TRAPROCK.

inches to 5 inches. The last step in the construction is the pouring of grout over the surface, a wagon being used for this service. The liquid—which is one part Atlas Portland cement and two parts sand—percolates through the traprock to the bed of the roadway, transforming all of the materials used into one solid slab that generations will not phase. Varying proportions of lampblack are used in the surfacing to secure as uniform a color as possible. Where there are trees on either side casting a shade less coloring are used. The stretch of ten miles which will be ready for the eliminating

races on October 10, required 28,000 barrels of Atlas Portland cement to make the grout, which is a flowing mixture of cement and sand. Mr. P. A. Tomes, manager of the publicity of the Atlas Co., whose efforts to secure good progress photographs of the work in its most interesting stages are responsible for the three accompanying illustrations, had the distinction of being the first to run a car over a completed portion. A few days ago officials of the Long Island Motor Parkway Co. ran a car over part of the roadway, and the result of the test trip was gratifying to them.

THE PICTURE GALLERY AND THE BALLROOM.

LETTERS FROM A PROMINENT DECORATOR TO HIS CLIENT.

REGARDING the suggestion of your architect that it will be possible to combine the picture gallery and the ballroom, we most strongly dissent from any such suggestion. There is not, neither can there be, any harmony between the purposes of these two rooms, while the spirit of each is as distinctly opposed. The picture gallery more than any room in the house demands repose, not somber either in location or equipment, but with an air rather of study than display.

One of the most important problems of this room is the question of light, sufficiency and distribution, natural and artificial. In a private gallery the requirements are necessarily very different to those of the public gallery, for while in the latter an abundance of light is usually provided by small windows high up in the wall, this in the former might be a serious inconvenience.

When possible, the best light is that which comes from central skylights, so that to a person examining a picture the light falls on the subject in such a way that it cannot possibly reach the eye. With windows in the wall above the pictures it is very difficult to avoid a direct light falling in the face of the spectator.

Artificial light, except in the case of individual rooms with special pictures, is best provided by units concealed in hang-

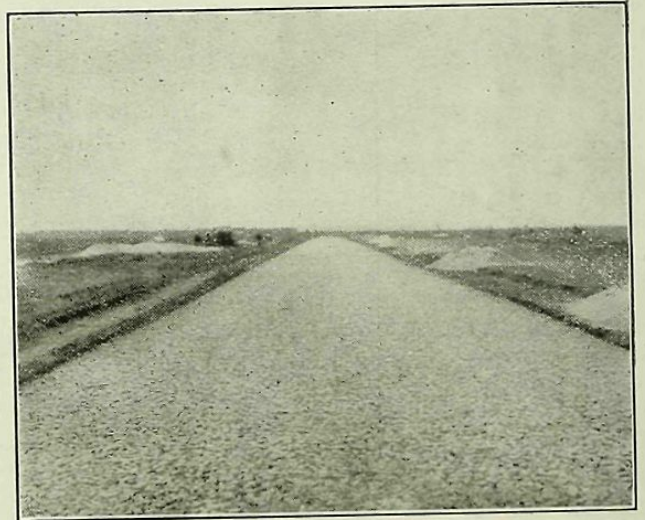


FIG. 3.—APPEARANCE OF ROADWAY BEFORE GROUT IS Poured ON THE TRAPROCK.

ing troughs which direct the light upon the wall and shield the rays from the centre of the floor.

As to the color for wall backgrounds and woodwork we would suggest a deep red lusterless fabric as a complete covering for the walls, and dark walnut or ebonized woodwork finished without gloss.

In the ball-room, as already suggested, the conditions are altogether different. This room is a place of amusement and demands furnishings, fixed and movable, which best conduce to that end.

In the main the same style of wall treatment as suggested for the drawing-room would be appropriate here, with the possible exception that there would be less demand for color, treating the walls simply as backgrounds against which the multi-colored costumes of guests would have a fitting display. The furniture requirements of the ballroom are extremely simple, for apart from a sufficient number of chairs and settees to accommodate the guests, other furniture is unnecessary.

Artificial light is best supplied either from ceiling units direct or reflected by the ceiling from units which lie along the top of the coving.

The matter of ventilation for this room is an important item, but in the absence of any specific instructions as to its location, we are unable to suggest at present any plans for its accomplishment.

We are sending you herewith a number of photographs which in a measure illustrate the ideas we have suggested. If, however, in your ultimate decision you prefer the style suggested by your architect, we shall, of course, be happy to co-operate with you just as fully as we would if you had adopted our plans.—The Upholsterer,

REINFORCED CONCRETE FENCES IN AND ABOUT NEW YORK.

The building of a reinforced concrete fence by the Turner Construction Co., 11 Broadway, for the Long Island Railroad Co. a few weeks ago is a reminder of the increasing uses to which concrete is being put. Stability of construction, economy of space and harmony of appearance all enter into the de-

workmen applying the concrete on the fence which now surrounds the property of Robert Graves, at Mineola, L. I. The construction was of 3-inch I-beams spaced about 8 feet apart, with the portion below the ground protected by concrete cast around them. These posts support a light steel framing upon one side of which is the wired metal lath of the Expanded Metal Engineering Co., 225 5th av, as shown in the illustration. Upon this was plastered cement mortar, making the thickness of the panels 3 inches and posts or pilasters 6 inches. In the surface

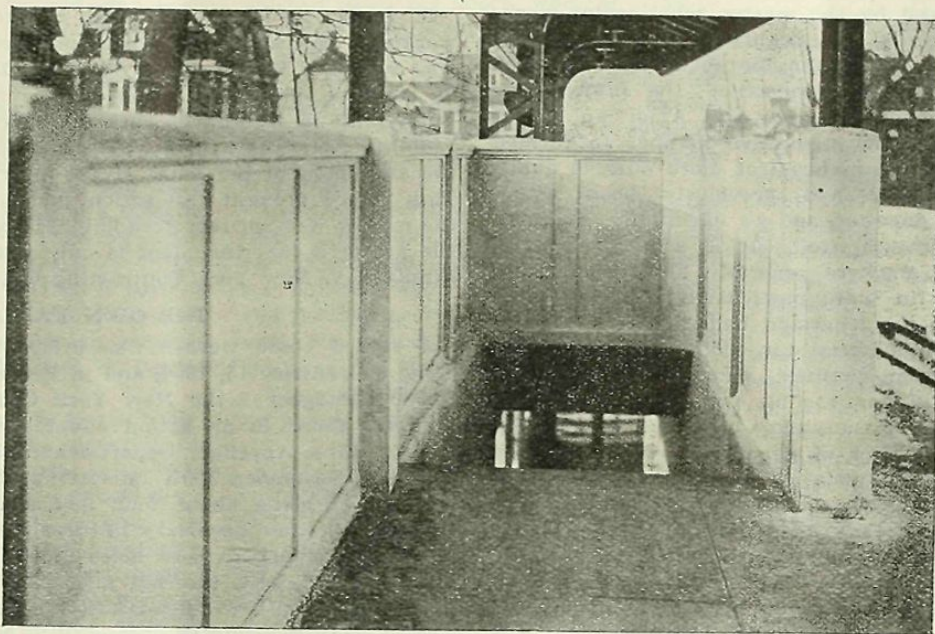


FIG. 1. ENTRANCE TO AVENUE H STATION, BRIGHTON BEACH ROAD OF THE B. R. T.

sirability of resorting to concrete in this kind of construction work. In fact in one instance concrete has been used in a certain form, as indicated below, for the novel purpose of checking the proclivities of youngsters who delight in defacing any clean and smooth surface.

One style of concrete fence is that indicated in Fig. 1, which shows the detail of the entrance at Av H station, on the Brighton Beach road of the Brooklyn Rapid Transit. This

Tucker & Vinton, Contractors and Engineers.

coat white sand was used, giving the whole a very pleasing effect.

The Long Island Railroad Company has been making improvements along Atlantic av, and the problem arose of providing a fence which would be in keeping with their monumental character and at the same time enduring. Practically all of the masonry work was of concrete in some form.

The detailed design of the fence erected is well shown in Fig. 3. The corrugations on the outer face were made by placing on the forms a light corrugated sheet iron. The reason which governed the adoption of this corrugated surface is unique. It was apparent that if the fence was built with a plain white concrete surface it would serve as an excellent black (?) board for the small boys in the vicinity. Considerable trouble of this character has been experienced on other concrete retaining walls and abutments, and it was specially desired to do away with the disfigurement in this work. The corrugations seem to have been a successful solution of this difficulty.

The method of constructing the fence consisted of casting the posts in position, dowelling them carefully to the parapet wall on which they stood. Bond bars were left sticking out of these posts. The panels, which are 10 feet in length between centres

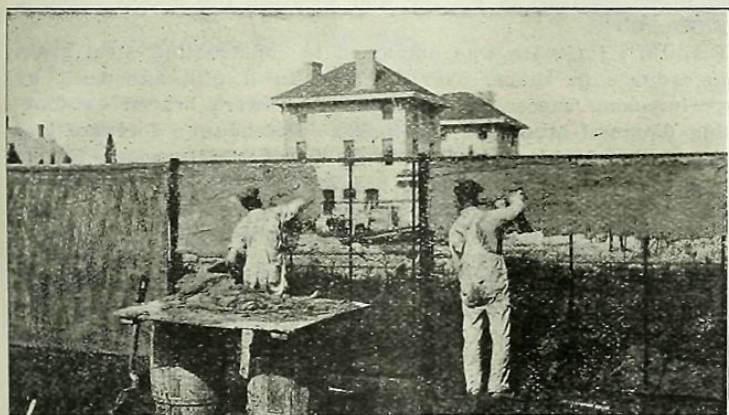


FIG. 2. ILLUSTRATING METHOD OF CONSTRUCTING FENCE AT MINEOLA, L. I.

was built by Tucker & Vinton, of the Terminal Building. The panels were molded designedly for advertising purposes and are but 2 1/4 inches thick. The reinforcing was done with 1/4-inch rods.

Still another method is that portrayed in Fig. 2, showing

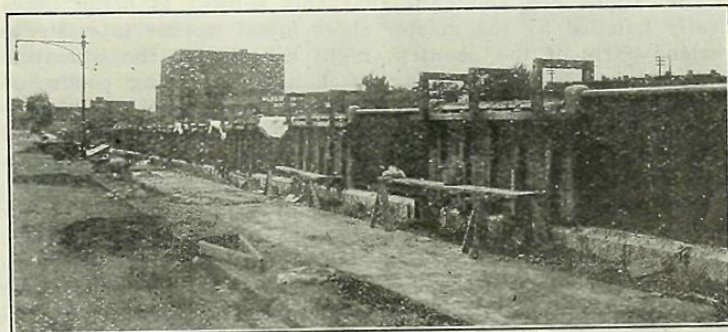


FIG. 4. SHOWING METHOD OF CONSTRUCTION FOR LONG ISLAND RAILROAD.

Turner Construction Co., Contractors and Engineers.

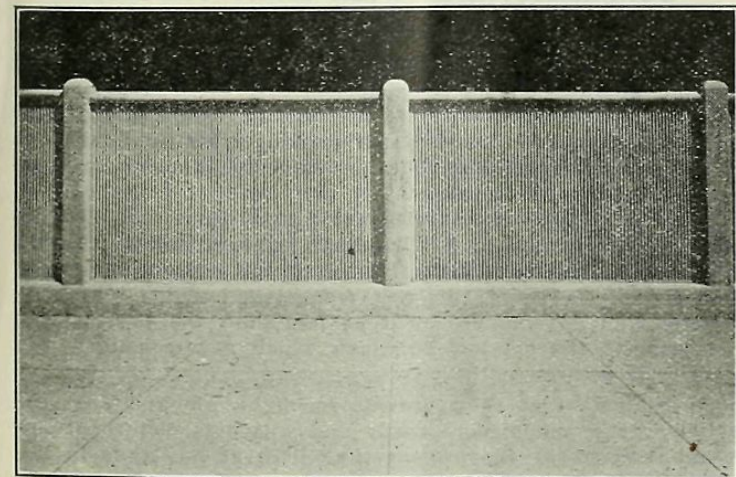


FIG. 3. DETAIL OF CONCRETE FENCE, WITH CORRUGATED SURFACE.

Turner Construction Co., Contractors and Engineers.

of the post and 3 inches thick by 4 feet 8 inches high, were then cast in position. The forms were set and bracketed together and the concrete was poured in very wet.

Generally in good weather the forms of these panels were removed within twelve hours after the last concrete was in place. The concrete was left to harden and when a sufficient quantity of fence had been completed and hardened to make painting economical the surface was washed down with a thin brush coat of La Farge cement and white sand. The reinforcement used in these fences consisted of cold twisted bars of the following sizes: 3/8-inch, 1/2-inch and 3/4-inch. The corrugations on the surface are 3/8-inch, centre to centre. The size of the posts between the panels is in general 9x7 inches, with the highest extending in general 4 inches over the top of the panel. The tops of these posts are rounded, as are also the tops of the panels.

MASTER SHEET-METAL WORKERS.

At the recent national convention in Chicago a report was presented by the Secretary which discussed a number of matters that have received much attention from the trade of late years, including the quality of sheet metal, the apprenticeship system, the open shop system and trade protection.

BETTER QUALITIES OF SHEET METAL.

"A few years ago, at the beginning of our existence, this was one of the first subjects we handled, and because of the alarm that was experienced by the master sheet metal workers throughout the country at the quality of the sheet metal being supplied to the trade and its disappointing effects as far as its wearing qualities were concerned, the subject was taken up in a most strenuous manner, and American manufacturers were warned in a most positive manner to furnish the trade of the country with material of more durable qualities than that which they had previously been using. Whether that has been done or not as effectually as could be desired, only the future can tell. It is a fact, however, that master sheet metal workers generally have been using sheet metal (I refer to tin plate particularly), of the more expensive character, with the hope and belief that they could supply to their customers material for roofing purposes that possesses the most enduring qualities, and would furnish to the finest buildings metal for roofing purposes that would not be exceeded in quality by anything else that was put in the building, which is a matter of general knowledge. Since that time the master sheet metal workers have purchased plates of the higher price, thus testifying their sincerity in supplying to the trade what they had previously claimed that their customers wanted—that is, material of greater durability. Unquestionably the master sheet metal workers have done their part and they are diligently striving to supply to their customers goods that they can implicitly rely upon.

"On the other hand, the manufacturers have undoubtedly exercised the greatest diligence and ingenuity to furnish to the country that which was required of them—material of the greatest durability and excellence of quality. Of course, only the future can tell whether this material will stand the test of time or not, but the fact remains that through the efforts of the National Association of Master Sheet Metal Workers a most commendable effort to supply the country with better material has been made, and I feel that the full measure for this effort should not be held from our National Association of Master Sheet Metal Workers.

THE OPEN SHOP SYSTEM.

"The National Association from its very creation advocated the introduction of the open shop, and it can be said with confidence that where this system has been tried, even in the very hotbeds of closed shop communities, that those who have tried the system of open shop have been generously rewarded for their effort, because reports that have come from every section indicate that peace and contentment in almost every instance have followed the adoption of this system. Our National Association does not insist upon the adoption of this system by any member, but it urges the adoption of it wherever practicable, because we believe that no employer can run his business with peace without it or by any other system.

TRAINING OF APPRENTICES.

"Indications are abundant that this subject is being practically handled by the master sheet metal worker interests in various parts of the country; night schools for the education and training of these young mechanics are being conducted in various parts of the country, and, aside from the philanthropic view of the matter, master sheet metal workers will rejoice that there is a promise that a few years hence, as a result of these night schools and the desire to educate these young men, there will be an addition to the present scanty supply of journeymen, and that these young men will come with a better education and a more careful training than many of the so-called journeymen of to-day who are drawing first-class wages and are only able to render very unsatisfactory service in return.

TRADE PROTECTION.

"The National Association of Master Sheet Metal Workers sincerely hopes that through clean and legitimate efforts it will induce the manufactures and jobbers of the country to respect the rights of the local master sheet metal workers. For years and years encroachment upon the legitimate business of the local master sheet metal workers has been made by the jobber and manufacturer until they have well-nigh destroyed entirely much that was profitable to the local master sheet metal worker, and the business that was formerly enjoyed exclusively by him has been swept entirely beyond his enjoyment and control because of the selfish and thoughtless efforts of those who had goods to sell and who would dispose of them to anyone and every one for the money, regardless of any other consideration."

—When a flat is more costly than people can afford to live in, it is called an apartment. A flat in its primitive state consists of a small bathroom, almost completely surrounded by total darkness.—B. T. E. A. Bulletin.

DECISIONS OF THE NEW YORK COURTS.

Plaintiff, an architectural draftsman, employed by defendant in Grand Central Station in New York City, was injured through the alleged negligence of elevator man, also employed by defendant, while plaintiff was on the elevator. On trial the Supreme Court dismissed the complaint and the Appellate Division unanimously affirmed this judgment on the ground that plaintiff and elevator man were fellow-servants.—*Fouquet v. New York Central R. R.*, 123 App. Div. 804.

A verdict of \$7,500 damages granted for the death of a workman, caused by the alleged negligence of a superintendent, was set aside by the First Appellate Department. The notice of the time, place and cause of the injury, which was served by plaintiff in accordance with the provisions of the Employers' Liability Act, was held by the court to be insufficient, in that the statement of the cause of the injury was in general terms. This defect brought the action under common-law rules and the master was not therefore liable, since under the common law the act of a superintendent is only that of a fellow-servant.—*Finnigan v. New York Contracting Co.*, 122 App. Div. 712.

HIS OWN FAULT.

A skilled stone worker was injured through the fall of a stone on January 15, 1904, and in February, 1907, was awarded \$6,500 damages at the New York County Trial Term of the Supreme Court in an action under the Liability Act of 1902, but the First Appellate Department unanimously set aside this award in November, 1907. McCarthy, the plaintiff, was rubbing a block of stone about four feet square and sixteen inches thick. It became necessary to raise the stone and in such case it was customary to bore holes in the middle of two sides in which "dogs" were inserted and attached to a derrick. McCarthy was told by defendant's superintendent that the stone was so small it would be necessary to bore the holes toward the corners rather than the middle. Plaintiff protested that the method was unsafe but chose places for the holes and bored them. When the stone was lifted it swayed and fell, injuring plaintiff. In reviewing the evidence the Appellate Court found nothing to show that the accident was caused by the location of the holes, and as plaintiff did all the work the negligence, if there was any, was his and not that of the employers or the superintendent.—*McCarthy v. Norcross Bros. Co.*, 121 App. Div. 775.

NEGLIGENCE THROUGH DEFECTIVE SCAFFOLD.

A master cannot delegate his duty to adopt a safe, suitable and proper method of placing and securing the planks forming a scaffold.

Plaintiff's intestate was employed in constructing steel grain bins, square in shape, over 100 feet in height, and built by superimposing successive sections which were braced by fastening diagonal braces on the inside. Defendant's foreman had ordered the decedent and his fellow-servants to place planks across the braces already in position and to stand on them while fastening other braces, but he had given no directions as to how to place the planks nor had he furnished ropes to fasten them so as to keep them from slipping. While decedent was standing on the planks, engaged in a necessary part of his work, a plank slipped and he fell.

An award of \$5,000 damages in plaintiff's favor was unanimously affirmed by the Second Appellate Department on the ground that "the statute (section 18 of the Labor Law) placed the duty upon the defendant of adopting a safe, suitable and proper method or system of placing and securing the planks forming the scaffold upon which its employees were to work, and that duty could not be delegated nor liability evaded by attempted delegation."—*Anderson v. Milliken Brothers, Incorporated*, 123 App. Div. 614.

COMMISSIONERS WILL LIMIT HEIGHT.

(Continued from page 548.)

materials should be rigidly adhered to, and in addition this class of buildings should be compelled to provide in the structure itself a separate adequate fire-fighting equipment. These conditions should be complied with not only for the protection of the particular building, but in justice to adjacent property owners and for public safety.

"The Fire Underwriters state the danger from such fires as actually do originate in tall buildings is much greater than in the case of low buildings. But with the precautions taken that are above noted the risk from tall buildings, so constructed and so equipped, will be less than the present risk incidental to the old low buildings which now constitute the mass of structures in the city.

"Restrictions that shall provide for light, air and fire protection can be made more easily and with less disturbance to vested interests at the present time than at any time in the future. Consequently a start should now be made towards the control of what is rapidly becoming one of the most difficult and complex problems connected with the development of the city."

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

Death of a Prominent Manufacturer.

James R. Sayre, Jr., prominent in Newark's business life, died at Monomnock Inn, Caldwell, September 15. Mr. Sayre, who was ninety-four years old, had been spending the summer at that place, having gone there in June.

Mr. Sayre was the president of the Sayre & Fisher Company, which has a large works at Sayreville for the manufacture of both front and common bricks and masons' materials, and a New York office at 261 Broadway. He was a director of the National Newark Banking Company, and also of the Firemen's Insurance Company, and up to 1905 a partner with James S. Higbie in the James R. Sayre, Jr., Company, dealer in masons' materials, located at the foot of Centre st, Newark.

Mr. Sayre was born in the Sayre homestead, which stood on the outskirts of Newark, near the Elizabeth line. The funeral service was held Friday afternoon at the residence. The pall bearers were old business associates and neighbors: James P. Dusenberry, Horace T. Brumley, Frederick Frelinghuysen, D. H. Merritt, former Governor Franklin Murphy, Dr. Leslie D. Ward, P. Sanford Ross, Uzal H. McCarter and Daniel Halsey.

Mr. Sayre leaves a brother, Marcus Sayre, of South Orange, and a sister, Mrs. Mary O. Shafer, who lived with Mr. Sayre. His wife died in 1898, and his only daughter died in 1874. James S. Higbie, who is the head of the James R. Sayre, Jr., Company of Newark, and who lives at 1013 Broad st, is a nephew. Mr. Sayre was a leading layman of the Presbyterian denomination.

Installation for Fire Test.

The installation for the fire, load and water test of a triangular reinforced concrete floor with the American Steel and Wire Co.'s reinforcing was made Friday, Sept. 11. A fireproof structure about 14 x 20 ft. was built by the Neuchatel Asphalt Co., 265 Broadway, using Vulcanite Portland Cement. The test will take place the second week in October and will be conducted by Ira H. Woolson, E. M. adjunct professor of civil engineering at Columbia University. The place selected is on one of the corners at Norman av and Monitor st, Brooklyn. The interior is to be subjected to an average heat of 1700 degrees for 4 hours, after which the firemen will be called in to play a stream of 60 pounds per square inch on the reinforced slab. Six flues have been provided, affording opportunity for plenty of draught to raise the temperature of the interior above 2,000 degrees.

At the installation the following were present: Mr. Seeley of the New York Central Railroad; Inspector McGary, Bureau of Buildings, Borough of Manhattan; Inspectors Ham and Anderson, Bureau of Buildings, Brooklyn; Inspector Campbell, Bureau of Buildings, Borough of Queens; Messrs. Pettit & Batchelor, of the Hedden Const. Co., 1 Madison ave; Mr. Traverse, who superintended the installation for the Neuchatel Asphalt Co., and Mr. R. H. Pratt sales agent for the American Steel and Wire Co., 30 Church st.

—Steel mills expected to be in receipt of heavy orders for various forms of steel, especially plates from now on to the end of the year. The moving of the crops has necessitated the purchase of new cars, together with extensive car repair work, for which a large tonnage of steel will be required. The Harriman interests have just ordered 500 steel gondolas.

For Surfacing Floors.

Where the fire regulations do not prevent, as in fireproof buildings of first-class cities, experience favors the use of highly-finished wood for floors, whether it be in dwellings, ballrooms, office buildings, churches, stores or armories. Hardwood has a natural beauty, and when treated properly has wearing qualities almost ironlike. It is economical, and on sanitary grounds it is a necessity in certain types of buildings.

Until recent years the natural hardwood floor was considered a luxury, principally on account of the extra labor required for finishing such a floor and the additional labor necessary to keep it presentable, but science has invented a machine that has removed these difficulties.

Manufacturers of wood flooring had so perfected their product and reduced the



FLOOR SURFACING MACHINE.

cost of production that the only remaining need was for a machine that would take the place of hand-scraping in finishing and refinishing wood floors. Through the invention of the machine illustrated herewith these difficulties have been overcome, and the largest surfaces or the smallest room can easily be kept in the acme of perfection. The machine is made by the Floor Surfacing Co., 115 Lexington av, contractor for laying, leveling, sandpapering, cleaning and polishing old and new wood floors.

Concentration of Interest in the Cement Industry.

Washington, D. C.—The Portland cement industry affords an example of an important and growing branch of manufacture whose future organization and control is still a matter of uncertainty. Ten or even five years ago the business of making Portland cement in the United States was confined to a number of comparatively small mills, each of which was practically independent. Today there is a noticeable degree of concentration of interests in the industry, and three processes are at work to increase steadily this concentration. Owing to the peculiar character of the industry, the final result is still a matter of much doubt. It was pointed out that it is impossible for any one organization to gain control of the supply of raw materials, so that in this industry the most effective basis for monopoly is not available. The ownership of comprehensive basic patents would, as noted later, afford a peculiarly serviceable type of control, inasmuch as patent monopolies are thoroughly legal in form.

A well-located and well-managed plant

always has opportunity for expansion which is denied to plants of less technical or financial soundness. Many plants in this country have had opportunities for growth, and some have seized these opportunities. Plants which are built or extended at the height of a boom period and companies which pay out all the profits of prosperous years as dividends can hardly expect to share in this growth. For in by far the majority of instances, lack of growth in a cement plant has been due, not to defective raw materials or to lack of technical skill, but to unwise financial management either at the inception or during the active life of the company.

Several strong groups of plants connected by stock control rather than by direct ownership are now in existence. Of these the most important is the Iola or Nicholson group, which controls seven plants, mostly in the Kansas district. A second important group is that controlled by Mr. W. J. Dingee and his associates, including plants in California, Washington and Pennsylvania. The Cowhan series of plants located in Michigan, Iowa, Kansas and Texas also requires notice in this connection, and a number of smaller examples of "community of interest" are known to exist.

Numerous patents have been taken out in connection with various phases of the cement industry, but it is only within the last two years that the patent question has become of the first importance to the cement industry. This recent development is due to the organization and growth of a great patent-holding organization.

Late in 1906 the North American Portland Cement Company was organized, with a capital stock of \$10,000,000, this stock being held by the Atlas, Alpha, American, Lawrence, Lehigh and Vulcanite cement companies. The North American Company took over from the Atlas Portland Cement Company the United States rights to the Hurry and the Seaman patents, which cover certain methods for the burning of pulverized coal in cement kilns. At a later date it acquired the Edison long-kiln and the Carpenter patents. The companies now licensed under this system include the six companies which control the North American and also the Whitehall, Northampton, Hexter, Edison, Nazareth, Pennsylvania, Penn-Allen, Catskill, Buckhorn, Phoenix, Bath and Glens Falls Portland cement companies. In January, 1907, these licensed companies organized as the Association of Licensed Cement Manufacturers.

Cleveland's Home Being Razed.

The city home of the late Grover Cleveland, when he practiced law in New York, is being razed by the Rheinfrank House Wrecking Co., 620 E. 14th st. The structure was a typical brownstone front residence of New York, three stories high, and situated at 12 W. 51st st. An addition was built by Mr. Cleveland when he purchased, and many interesting pieces of construction work and interior decoration have been disclosed in this part of the house by the wrecking operations. The property is to be improved by the present owners, T. M. & W. W. Hall.

—Railroad construction in New England has been insignificant this season, constituting a very small mileage, and the dealers in construction equipment and supplies have suffered accordingly. The most important project in sight is the Boston & Providence electric railroad.

PRICES CURRENT.

BRICK.—The improvement noticed in the requirement for brick will probably not for a considerable period make a marked impression in the wholesale market for Hudson Rivers. More activity is reported from the Washington Heights section than from any other part of Greater New York, though there are encouraging reports from Brooklyn also.

In the Bronx plans were filed this week for nine 4-sty apartment houses which James F. Meehan will erect in Kelly st, near Dongan, at a cost of \$225,000. Mr. Meehan has erected a great many houses in the Bronx and has strong confidence that it will have a large growth. He finds this a profitable period in which to build, owing to the cheapness of materials and the promptness with which all labor is performed.

The nine houses referred to above will have two families on a floor and will set back 10 ft. from the street line, leaving room for a grass plot in front.

The Metropolitan Life Insurance Co. has loaned Mr. W. R. H. Martin \$1,200,000 for his improvement of the northeast corner of Broadway and 31st st with an 11-sty commercial building. The Marcy Realty Co. has recently loaned the St. Paul Construction Co. \$75,000 to erect a 6-sty apartment house on Riverside av, south of 127th st, and the Young Realty and Construction Co. has obtained building loans for three 6-sty apartment houses on the south side of 144th st, east of Broadway.

	Cargo Lot, Per M.	
BRICK.		
Hudson River, Common.....	\$4.50@ \$5.00	
Hudson River, Light Hard.....	3.00	
Hudson River, Pale.....		
New Jersey, Hard.....		
Croton Point—Brown, f. o. b.....	12.50	
Croton Point—Dark and red.....	12.50	
Fronts:		
Bufs, No. 1 (delivered at bldgs.)..	21.00	26.00
Greys, various shades & speckled..	25.00	31.00
White, No. 1.....	27.00	30.00
White, No. 2.....	20.00	25.00
Old Gold.....	28.00	30.00
Enameled:		
English size.....	70.00	75.00
American size.....	60.00	65.00
Seconds, etc.....	40.00	45.00

CEMENT.—Business in cement continues in the general condition of moderate to fair, with new orders being keenly sought for. Reports from the West are that building operations are improving decidedly, though under unchanged quotations.

A contract for furnishing the Isthmian Canal Commission with 80,000 barrels of cement, in addition to the 4,500,000 barrels already contracted for with the company, has been awarded to the Atlas Portland Cement Co.

It had been hoped that the work on the locks at Gatun, Miraflores and at Pedro Miguel would be begun about January 1, as the original invitations for furnishing the Commission with cement contemplated that the deliveries in large quantities should begin then, but as the work of excavation for the foundations of these locks has progressed, it has been found desirable to make them deeper than was at first thought necessary, in consequence of which actual construction work will be delayed until July next.

Advices from the British Isles are to the effect that trade continues dull, and consumption is still low for the time of year. The falling off is no doubt mainly due to the diminished demand for export, for the published figures relating to Portland cement exported from the United Kingdom for the six months to June 30 last, show a reduction, as compared with the corresponding period of 1907, of no less than 90,666 tons. Notwithstanding the stagnation in the home building trades, it is pretty generally admitted that the demand in the United Kingdom itself is very much as it was a year ago,

so that the present unsatisfactory position of the trade may be regarded as almost wholly due to the slackness in the over-seas markets.

Municipal work is coming out a little better. It is noticed that bids are being asked for street and sewer work in all the boroughs. Contracts have been let or are pending in Queens for \$387,000 worth of improvements during the current fortnight. Paving, flagging and sewerage are operations that in ordinary years consume large quantities of cement.

Among the projected improvements in Queens is the repaving of the Jamaica turnpike from the Brooklyn line to and through Richmond Hill to Jamaica. The existing pavement has become badly worn and disintegrated. The base course for nearly all modern road pavements is concrete. The Jamaica turnpike will be surfaced with asphalt and granite.

CEMENT.

Rosendale, or Natural, in wood, per bbl.....	@ \$0.95
Portland, Domestic, in cloth*.....	1.48

(*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)

Manufacturers' Quotations:

Atlas Portland.....	\$1.48@ \$1.55
Alsen (American) Portland.....	1.48
Vulcanite.....	1.48 1.53
Trowel Portland.....	1.48
Nazareth.....	1.48
Dragon Portland.....	1.48
Atlantic.....	1.48
Dyckerhoff (German) Portland.....	2.45
Alsen (German) Portland.....	2.35

IRON, STEEL, ETC.—Fewer inquiries made the iron market quieter in the early part of the week, but there was an improvement in small orders later. In the structural department orders seemed to hang fire also. Bids went in on Thursday for a highway bridge to be constructed over the Hackensack River, in Hudson County. Bids have also gone in for 1,800 tons for the elevated railroad work of the Interborough. The American Bridge Company has the contract for the 14,000 tons required by the new Wanamaker Building in Philadelphia. New work is coming forward in large volume, taking the country over, though just now contracts are slow in coming out, owing probably to political reasons. In the Chicago market contracts for fabricated material closed within the week reached a total of over 23,000 tons. Prices continue at low levels.

Commenting on the iron and steel situation, the "Iron Age" says: "In some quarters some hesitation on the part of buyers is noted, because of the impending elections, and this may become more pronounced. On the other hand, Pittsburgh reports that jobbers from the South, Southwest and Pacific coast are showing some disposition to anticipate requirements, notably in sheets, pipe and wire products."

Charles M. Schwab stated the case concisely when he said:

"Business is not rushing back to where it was, but things are going along nicely. Now we have a week of prosperity, now a week of depression, but the general trend is upward, and I look for this improvement to continue. From all sections news of business revival is being received, and I know myself that in many instances these reports are accurate, and I doubt none of them. In the steel trade every week nearly some new mill is starting up. It will happen occasionally that slight setbacks occur, but these recessions do not last long. I certainly look for better times."

Business in iron bars continues to increase, and manufacturers are optimistic. Copper products are only in moderate demand. Business in sheet zinc, and also in tin plate, continues of small propor-

tions. Lead is dull and weak. The current demand for cast-iron pipe is confined to small orders. Carload lots of 6-in. pipe are quoted at \$23.50@ \$24.50, tide-water.

PIG IRON.

The following are the nominal delivered prices at tidewater for shipment during the next few months. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:

Northern:	
No. 1 x Jersey City.....	\$17.25@ \$17.75
No. 2 Foundry x Jersey City.....	16.75 17.00
No. 2 Plain.....	15.75 16.25
Southern:	
No. 1 Foundry, steamship dock....	17.50 17.75
No. 2 Foundry, spot.....	16.75 17.25
No. 3 Foundry.....	15.75 16.25

STRUCTURAL.

Beams and Channels, 15-in. and under.....	\$1.76@ \$2.25
Angles.....	1.76 2.25
Tees.....	1.81 2.35
Zees.....	1.81

From store.

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.

1 to 1½, base price.....	@ \$1.90
¼ to ¾ in.....	1-10c. extra
1 to 1½, base price (nominal)....	@ \$1.75

FLAT IRON.

1½ to 4 in. x ½ to 1 in., base price.....
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	5-10c extra
4 to 6 in. x 11-16 to 1½ in.....	4-10c extra
Norway Bars.....	3.60 8.75
Norway Shapes.....	3.75 4.00
Machinery Steel, Iron finish, base.....	1.90
Soft Steel Bars, base or ordy sizes.....	1.90
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

SOFT STEEL SHEETS.

¼ and heavier.....	2.55
3-16.....	2.65
No. 8.....	2.65
Blue Annealed:	
No. 8.....	2.50
No. 10.....	2.50
No. 12.....	2.55
No. 14.....	2.60
No. 16.....	2.70

	(One Pass R.G. cleaned— Cold Rolled. American.)
No. 16.....	\$2.90 \$3.30
No. 18.....	2.95 3.40
No. 20.....	
No. 22.....	3.00 3.35
No. 24.....	
No. 26.....	3.05 3.40
No. 27.....	3.10 3.45
No. 28.....	3.20 3.50

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.....	11¼@14
Patent Planished, per lb.....	A, 10c.; B, 9c., net
Galvanized iron jobbing, price.....	70 and 10%
Metal Laths, per sq. yd.....	22@24

SOLDERS.

Half and Half.....	Case. Open.
No. 1.....	19½ @ 20 17½ 18

SPELTER.

Ton lots.....	5½ 5%
---------------	-------

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 144x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating.....	@ \$17.10
About 30-lb. coating.....	15.00
About 20-lb. coating.....	13.50
About 15-lb. coating.....	10.70 11.25
About 8-lb. coating, box.....	8.70

PIG LEAD.

Ton lots.....	4¾ 4
Less.....	5 5¾

LUMBER.—The coming election casts its shadow over the lumber market as over others. Business seems to be pressed back, rather than to have free circulation. Builders don't seem anxious to start while there is any political uncertainty. That they will pay a premium, in the shape of higher prices, for holding back seems certain. Prices are not quotably changed, but there is a strong undercurrent of strength in the market.

The Material Men's Association of Westchester County will meet at White Plains on Monday, Sept. 21. Charles H. Tibbetts, of Westchester, is president, and Tracy Cowen, of White Plains, secretary.

E. W. McClave & Co., 18 Broadway, with yards at Harrison, N. J., have purchased the stock ownership of the High Point woodworking machine works at High Point, N. C.

SPRUCE.

2 inch cargoes.....	\$16.50@
6 to 9 inch cargoes.....	18.00 \$19.50
10 to 12 inch cargoes.....	20.00 21.00

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$19@20 per M.

Table with 2 columns: Item description and Price. Includes Pine, Yellow-Long Leaf, Building orders, Yard orders, Ship stock, etc.

Table with 2 columns: Item description and Price. Includes LONG LEAF YELLOW PINE FLOORING, "A" Heart face rift, "B" Heart rift, etc.

Table with 2 columns: Item description and Price. Includes WHITE PINE (Rough or dressed), Good Uppers, Shelving, Cutting up, etc.

Table with 2 columns: Item description and Price. Includes HARDWOOD FLOORING, K. D. Bored, End Matched or Butted and Bundled, 13-16 Oak, etc.

Table with 2 columns: Item description and Price. Includes SHINGLES (New York Lighterage Limits), 6 x 18 No. 1 Heart Cypress Shingles, etc.

Table with 2 columns: Item description and Price. Includes HARDWOOD, White Ash, Brown Ash, Basswood, etc.

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.

Table with 4 columns: Item description and Price. Includes F. O. B. Car or Vessel at Norfolk, Va., No. 1, No. 2, No. 3, Box, 4-4 Edge, etc.

Table with 2 columns: Item description and Price. Includes Red Heart Edge, Mill Culls, Red Heart and Mill Culls, etc.

PAINTS, OILS, ETC.—In the general market for paints a larger movement is reported by manufacturers and jobbers, giving promise of a normal fall trade.

White lead values rule on the former basis of 5½¢ @ 6 cents for dry, and 6¼¢ @ 7 cents for lead in oil, according to quantity, brand and seller. Demand is moderate to fair.

Table with 2 columns: Item description and Price. Includes OILS, City Prices, Linseed Oil, Paints, Dry, per lb., Lead, red, American, in kegs, etc.

Table with 2 columns: Item description and Price. Includes PAINTS IN OIL, Lead, white, American, in oil, Lots of 500 lbs. or over, etc.

STONE.—The granite branch has taken a decided lead in the revival of work. Quarry representatives especially, who take a wide view, say there is no lack of stone specifications in the principal cities, exclusive of New York and Chicago.

Booth Brothers, of Broadway and Fulton st, have finished their contract on the Greenpoint Savings Bank, which is constructed of Connecticut white granite.

eral contractor. B. A. & G. N. Williams are well started on the marble work of the same building.

One of the engagements of the Woodbury Granite Company, No. 1 Madison av, of which Mr. E. D. Spalding is the New York agent, is the First M. E. Church at Astoria, L. I., which is entirely constructed of Woodbury pink granite.

The Union Trust Company at San Francisco has chosen granite for the principal exterior material and marble for the interior of its new bank, for which the plans of Clinton Day have been accepted.

The buff Indiana limestone contract for the Century Holding Co. (owners and builders), on the 12-sty high-class apartment house at 98th st and Riverside Drive, amounts to about \$20,000.

Klingenberg & Co. are also the contractors for the limestone and granite on four houses in 178th st, at the corner of Daly av, in the Bronx, for which Moore & Lansidel (149th st and 3d av) are the architects.

The limestone and granite contract for the 12-sty apartment house to be erected at Broadway and 100th st for the Allenel Construction Co., has gone to Klingenberg & Co. The contract price approximates \$15,000.

Table with 2 columns: Item description and Price. Includes STONE—Wholesale rates, delivered at New York, Nova Scotia in rough, per cu. ft., Ohio freestone, etc.

Table with 2 columns: Item description and Price. Includes SLATE—Prices are per square, delivered in New York in car lots, Genuine No. 1 Bangor, No. 1 Chapman, etc.

A number of New York cement manufacturers and dealers attended the quarterly convention of the National Association of American Portland Cement Manufacturers held at Detroit, Mich., this week.

BUILDING OPERATIONS.

Building in Buenos Ayres.

Reports received by Milliken Bros., Inc., 11 Broadway, from Buenos Ayres, South America, where they are erecting an 11-story modern office building for the Central Cordova R. R., state that the work is proceeding most satisfactorily. The only material sent from New York is the steel for the frame. The labor available in Buenos Ayres is suitable for the construction work, as Milliken Bros. have only two representatives in that city, namely, Geo. A. Mould, one of their engineers, and an erection superintendent. Mr. Mould went to Buenos Ayres to look over the field and ascertain if the building activity would justify the opening of an office there. The awarding of the contract for the Cordova structure followed shortly after his arrival in South America, and the company will maintain a permanent office in the metropolis of Argentina, so long as conditions justify it.

Herts & Tallant to Plan Actors' Theatre.

43D ST.—The new theatre which is to be erected by Martin Beck, of 1133 Broadway, in 43d st, east of 8th av, will be designed by Messrs. Herts & Tallant, of No. 113 East 19th st. According to the plans, it will be a thoroughly equipped establishment for the development of novelties, both dramatic and musical, together with new acts and material for vaudeville. The public will be excluded, no tickets being sold from the box office and no public performance being given. An entire floor will be set aside for a producing department with facilities for authors, composers, directors, and a large space will be reserved for experiments in mechanical and electrical effects, also an extensive photograph gallery and job printing establishment are figured in the plans. No building contract has yet been made for the work.

Particulars of Riverside Drive and 85th St. Operation.

RIVERSIDE DRIVE.—Messrs. Neville & Bagge, 217 West 125th st, have completed plans, and bids are now being taken on structural iron, mason material and brick work, lumber, terra cotta, flue pipes and terra cotta blocks, fireproof arches, front stone and brick, boilers, steam heating, elevators, etc., necessary for the new twelve-story apartment house, which the A. C. & H. M. Hall Realty Company, Broadway and 112th st, will erect at the northeast corner of Riverside Drive and 85th st. The structure will measure 102x125 ft. in size, and will accommodate in all forty-eight families. The site is already excavated. (See also issue of Aug. 1, 1908.)

More Twin Brick Buildings for Brooklyn.

EAST 7TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for four twin brick residences to be erected in East 7th st, north of Av U, Brooklyn. The buildings will be 39 ft. front and 38 ft. deep, two stories and basement. The first floors are arranged for a drawing-room, reception-room, dining-room, kitchen and laboratory. The second floor for a library, chambers and bathroom. The interior finish is to be of oak and birch design, to carry out the effect of each room. The exteriors are to be designed in Spanish style of architecture.

Contract for New 35th Street Hospitals.

65TH ST.—Contracts have been awarded by Architects York & Sawyer, No. 156 5th av, to Marc Eidlitz & Son, 489 5th

av, for the two new hospital buildings, one 7-stys, 163x50 ft., and one 2-stys, 44x78 ft., also a 1-sty power house, 54x65 ft., for the Rockefeller Institute of Medical Research, to be situated in the north side of 65th st, 275 ft. east of Av A, and the south side of 67th st, 489.4 ft. east of Av A, to cost in the neighborhood of \$405,000. William H. Welch, M. D., is president, and S. Emmett Holt, M. D., secretary. (See also issue Aug. 29, 1908.)

Wm. Harland & Son to Erect Big Varnish Plant.

William Harland & Son, varnish manufacturers, No. 168 Centre st, Manhattan, have purchased a two-acre plot at the foot of Church st, fronting on the Erie Canal, at Buffalo, N. Y., and will start within the next three months the construction of a \$350,000 plant. There will be four or five modern factory buildings erected to be used exclusively for the manufacture of varnish for the Western trade.

Contract for West 151st St. Church.

151ST ST.—Thomas J. Waters, No. 217 West 125th st, has obtained the general contract, awarded by Architect N. Serracino, No. 1123 Broadway, for the erection of a combination building composed of a church, school and residence to be situated in West 151st st, between 7th av and MacComb's pl, Manhattan. Rev. Thomas F. Murphy, is rector.

Six Flats for 101st Street.

101ST ST.—Architect Chas. B. Meyers, 1 Union sq, has plans in course of preparation for the erection of a row of six modern 6-sty flat buildings, 64.9x40x67.10 ft., for David S. Lang, of 1 Union sq, to be built on the north side of 101st st, 100 ft. west of 3d av, at a cost of nearly \$300,000.

Apartments, Flats and Tenements.

MANHATTAN.—E. Roszbach, 2010 Broadway, is preparing plans for interior alterations to the 5-sty tenement, Nos. 244-246 1st av, owned by W. W. Astor.

MANHATTAN.—Mrs. S. J. Brooks, 345 West 56th st, will make alterations to the four 5-sty flats, Nos. 504-506 West 55th st, from plans by J. W. Cole, 403 West 51st st.

MANHATTAN.—Peter M. Coco, 114 East 23d st, has prepared plans for alterations to the 7-sty flat, No. 105 MacDougal st, owned by G. B. Raffetto, 408 West 13th st.

MANHATTAN.—B. L. O'Connor, 39 Rutland road, Brooklyn, will make \$5,000 worth of changes to the 5-sty tenement, No 207 East 116th st. F. Hausle, 81 East 125th st, is making plans.

MANHATTAN.—Schwartz & Gross, 347 5th av, have completed plans for an 8-sty apartment house, 50x85.11 ft., for Paterno Bros., Inc., 616 West 116th st, 100 ft. west of Amsterdam av, to cost \$120,000.

BRONX.—H. M. Goldberg, 309 Broadway, will soon begin the erection of a 4-sty apartment and store building on the east side of St. Ann's av, near Westchester av, Bronx. Goldner & Goldberg, of Jackson and Westchester avs, have prepared plans.

BRONX.—Messrs. Goldner & Goldberg, Jackson and Westchester avs, have prepared plans for two 5-sty flat buildings, with stores, 37x83 ft., to be erected on the west side of Tinton av, near 150th st, for John DeBose & Co., 628 Mead st. Estimated cost, \$60,000.

Banks.

MANHATTAN.—It is noticed that operations are well along on the improvements to the old Custom House building

in Wall st, being made by the National City Bank. The second story exterior tier of columns has been set in place, and the marble roof cornice is being erected. The Geo. A. Fuller Co. is the builder.

Court Houses.

BOSTON, MASS.—Bids are asked until noon, Oct. 17, by the Commissioners for the Enlargement of Suffolk County Court House, at the office of James R. Dunbar, Comr., Ames Bldg., Boston, for constructing an addition to said courthouse. George A. Clough, 46 Cornhill st, Boston, is Arch.

Churches.

FAR ROCKAWAY, L. I.—Messrs. Cram, Goodhue & Ferguson, 170 5th av, Manhattan, have completed plans for the Sage Memorial Church, to be erected at Far Rockaway, for the First Presbyterian Congregation.

LYME, CONN.—The general contract for the new concrete edifice, 50x65 ft., to be erected at Lyme, for the Congregational Society, has been awarded by Architect Ernest Greene, 5 Beekman st, Manhattan, to Chas. W. Murock & Co., of New Haven.

Dwellings.

SEA GATE, L. I.—William M. Smith, 82 Wall st, has prepared plans for a \$10,000 residence, 36x35 ft., to be erected at Sea Gate, for Hon. John Hoyer.

BELLE HARBOR, L. I.—The Arverne-by-the-Sea Co. will erect an \$8,000 residence, 40x46 ft., at Belle Harbor, L. I. Wm. W. Smith, 82 Wall st, is making the plans.

MANHATTAN.—The 4-sty dwelling No. 860 Lexington av owned by M. Schnaper will be improved at a cost of \$15,000. Otto L. Spannhake, 233 East 78th st, is the architect.

NEWARK, N. J.—Hyman Rosensohn, 747 Broad st, Newark, is ready for estimates on two 3-sty frame dwellings, to be erected on Elizabeth av, near Alpine st, for Herman & Co.

NEWARK, N. J.—William Gettinger, of Newark, will erect a 2½-sty two-family frame dwelling at 43 Tracey av. The estimated cost is \$5,000. Edward V. Warren, 22 Clinton st, has drawn the plans.

NEW HAVEN, CONN.—Estimates are being made for a handsome residence to be erected at Cold Spring and Everett sts for Edward I. Atwater. The heating will be by hot air, and cost about \$12,000. L. W. Robinson is the architect.

BROOKLYN HILLS, L. I.—At Brooklyn Hills, between Richmond Hill and Woodhaven, at the northwest corner of Jamaica and Leggett av. E. Dunning will build two 2-sty brick stores and dwellings, costing \$11,000.

NEWARK, N. J.—Hyman Rosensohn, 747 Broad st, is ready for estimates on a 4-family frame house to be built at Elizabeth av and Alpine st for A. E. Himber. It will contain three stores on the ground floor and four apartments of six rooms each above. Estimated cost is \$11,000.

HUNTINGTON, L. I.—Mrs. Charles Stafford, owner of the Hotel Imperial, in Manhattan, has purchased two plots comprising seventy-seven and a half acres on the northwest corner of Lloyd's Neck, Huntington. Mrs. Stafford will eventually build a handsome residence on the bluff.

WOODHAVEN, L. I.—At Woodhaven, on the east side of Benedict av, north of Furman av, five 2-sty brick dwellings, costing \$20,000, are to be built by Emmanuel Weiderhold and on the north side of Jamaica av, west of Woodhaven av,

A. Ditmar is erecting a 2-sty brick store and dwelling, costing \$3,500.

JERSEY CITY, N. J.—Architect H. Combes Russell has prepared plans for Mrs. Elizabeth Street, for a two-family house which she will erect on the south side of Clinton av, between Bergen av and the Hudson Boulevard. The style of architecture will be colonial. The building will be decorated and ready for occupancy by December 1. It will cost \$10,000.

MORRIS PARK, L. I.—In the west side of Elm st, north of Chichester av, Morris Park, Mrs. H. M. Brockman will build two frame dwellings, costing \$4,000. On the east side of Briggs av, south of Broadway, John Fitzsimmons and Hans Grise will put up two 2-sty frame dwellings at a cost of \$6,700. R. De Groot is planning to build two 2-sty houses costing \$7,000 in the west side of Beech st, south of Broadway.

Factories and Warehouses.

WATERBURY, CONN.—The George S. Chatfield Company is building a new brick storehouse on Walnut st. It will be 52x14 ft., with a tar and gravel roof.

NEWARK, N. J.—Edward V. Warren, 22 Clinton st, has designed a 2-sty brick storage warehouse to be erected for C. H. Bishop & Co. in Lock st, near New st, Newark.

CANASTOTA, N. Y.—Richard Heim and associates, of Fabius, N. Y., are having plans prepared by Thurber J. Gillette, Arch., 511 Park st, Syracuse, N. Y., for a 3-sty factory building to be built here.

YONKERS, N. Y.—The Otis Elevator Co. will erect at Yonkers, for its branch factory, a 1-sty foundry building of brick and steel, 75x200 ft. Plans are now being prepared and as soon as completed figures will be received.

BRIDGEPORT, CONN.—The Connecticut Iron, Steel & Metals Co., of Bridgeport, has incorporated with a capital of \$30,000, and contemplates erecting a factory in the East End. Louis M. Petrucci and Louis E. Richards are among the incorporators.

MANCHESTER, CONN.—Charles B. Schoenmehl, of Waterbury, Treas., and Gen. Mgr. of the Waterbury Battery Co., has bought the plant formerly occupied by the Eastern Biscuit Co. The plant will be renovated and put in condition for manufacturing.

ELIZABETH, N. J.—The J. W. Bishop Company, 345 Fifth av, Manhattan, has received the general contract for the construction of a large 2-sty factory at Elizabeth, N. J., to replace the plant of the Jenkins Rubber Co., 71 John st, New York. The new plant will cost about \$30,000.

BRIDGEPORT, CONN.—The Bridgeport Silverware Co., Bridgeport, Conn., is having plans drawn for an addition to its plant, 3 stories, brick, 30x100 ft. The Macfarlane Bros. Mfg. Co., makers of silverplated ware, will erect a 3-sty brick factory also on State st in that city. The building will be 50x200 ft.

WATERBURY, CONN.—Architect E. E. Benedict is completing plans for a factory building to be erected in Pond st for the Waterbury Clock Co. It will be an addition to the building just completed and will be 175x40 ft. 5-stys. Estimates will be received at once but work will probably not be started until next spring.

ST. JOHNSVILLE, N. Y.—Chas. E. Cronk, architect, Herkimer Bank Bldg., Herkimer, N. Y., is preparing plans for a factory building for Roth & Engelhardt, piano manufacturers, Division St., St. Johnsville. The building will have two stories, 34x480 ft., brick and mill construction, and slag roof. Bids will be called for on building in about 60 days.

Halls and Clubs.

KEARNEY, N. J.—The town of Kearney contemplates the erection of a town hall on Kearney av, opposite Grove st. Estimated cost, about \$65,000.

WEBSTER, N. Y.—At a special meeting it was carried to purchase a building site in the south side of Main st, Webster, on which to erect a village hall. No architect has been selected.

OLEAN, N. Y.—The Young Men's Christian Association has purchased a site in North Barry st, and has instructed the building committee to proceed at once to secure plans for a club and gymnasium building. No architect has yet been selected.

Hospitals and Asylums.

NEWARK, N. J.—Two new buildings for the care of smallpox and mixed infectious disease cases will be added to the County Isolation Hospital at a cost of \$10,000. Dr. Martin J. Synnot is president of the commission.

Hotels.

ELMIRA, N. Y.—Patrick J. Neagle, 203 E. 2d st, has purchased property on E. Water st, and will have plans prepared for a 3-sty brick and stone 34-room hotel, including bar-room, hotel lobby, dining-room, parlors and office. Estimated cost is \$25,000.

MANHATTAN.—The Pittsburgh Building Company, 785 5th av, has obtained the general contract for extensive interior changes, installing new steel columns, girders, beams, stairs, elevator and walls to the 7-sty hotel Nos. 1457-1461 Broadway, and 589 to 593 7th av, for which Henry C. Pelton, 10 East 33d st, has prepared plans. Henry Phipps, 785 5th av, is the owner of the building. The cost is estimated at \$100,000. Henry Erkins, 10 East 33d st, will be consulting engineer, and the U. S. Restaurant and Realty Co. is the lessee.

Libraries.

OLEAN, N. Y.—Edw. L. Tilton, 32 Broadway, Manhattan, is receiving estimates for a 2-sty and basement library building, 56x80 ft., for the public library board, Olean, N. Y. Estimated cost is placed at \$40,000.

HARTFORD, CONN.—The contract for the construction of the State Library and Supreme Court building at Hartford, bids for which were received Sept. 8, was awarded to Marc Eidlitz & Sons, 489 5th av, Manhattan, at \$924,000. Donn Barber, 24 East 23d st, Manhattan, and E. T. Hapgood, of Hartford, are architects.

Office and Loft Buildings.

SILVER CREEK, N. Y.—The Huntley Mfg. Co. will erect at its plant a 2-sty brick office building, 40x50 ft. Colson & Hudson, 35 Dun Bldg., Buffalo, have prepared plans and the company is ready to receive bids for same.

MANHATTAN.—Plans are now ready for the 6-sty loft building, 25x70 ft., which Harris N. Goodstein, 83 Canal st, will erect at No. 52 East Broadway, at a cost of about \$15,000. Max Muller, 115 Nassau st, is the architect.

NORWALK, CONN.—W. W. Knowles, 1133 Broadway, Manhattan, has awarded to A. R. Malkin, of Norwalk, the general contract to erect a brick and steel store and loft building at Norwalk, Conn., for H. E. Coleburn, to cost about \$25,000.

MANHATTAN.—Nathan Langer, architect, 81 East 125th st, has completed plans and specifications for the \$100,000 store and loft building to cover a plot 33.8x88.8 ft., at Nos. 8 to 10 West 36th st, for William M. Walker, of Bayville, Long Island.

MANHATTAN.—The steel work is partly up one story above ground for the new Sinclair Realty Co. building south-east corner Broadway and 8th st. The

THE
L I M E
OF QUALITY

ROCKLAND-ROCKPORT

Rockland-Rockport Lime Co.
Morgan Ave. & Meserole St. Fuller Building
BROOKLYN NEW YORK
Manufacturers of the LIME OF QUALITY
ESTABLISHED OVER A CENTURY

BEFORE entering into a contract for foundations involving expensive shoring, sheet piling, pumping, excavation and masonry, let us show you how we can eliminate these factors.

Raymond Concrete Pile Co.

135 Adams Street, Chicago 140 Cedar Street, N. Y.
1103 Union Bank Building, Pittsburg
Arcade Building, Philadelphia
Offices in the Principal Cities.

THEODORE STARRETT & CO.
Building Construction
Managers and Consulting Engineers
Estimates, Appraisements
103 Park Avenue, - New York.
S. E. corner 41st Street

HARBISON-WALKER REFRATORIES CO.

MANUFACTURERS

Front Brick all Shades

No Excuses for Non-delivery

New York Office, - 1133 Broadway

Tel., 5687-5688 Madison.

FRANK VERNON
CEMENT, BRICK, LIME
Truck Load or Cargo Lots
Lowest Market Price
TERMINAL BUILDING, Park Avenue, at 41st St.
Telephone, 116-38th Street

Hay Foundry and Machine Co., has this contract. Wm. L. Crow Construction Co., 289 4th av, is general contractor. Estimated cost, \$400,000.

MANHATTAN.—The new 16-sty office building, southwest corner Broadway and 4th st, for Phillip Braender, 143 West 125th st, in course of construction, is now being plastered. Lawrence Tivy, 13 Platt st, will do the steam heating, and T. E. Scannell, 729 6th st, the plumbing. The estimated cost is \$1,000,000.

MANHATTAN.—Excavating and drilling was commenced at 4th av, northwest corner of 17th st, the old Everett House site, the first of this week, for the new 20-sty office building which the Century Realty Co. will erect from plans by Starrrett & Van Vleck, 150 5th av. Geo. A. Fuller Co. is the builder.

Public Works.

LODI, N. J.—Andrew D. Kerr, Boro. Clk., states that Lemuel Lozier, of Hackensack, is preparing plans for waterworks, to cost about \$80,000.

HAMBURG, N. Y.—Plans and specifications for the construction of a sewerage system have been completed and forwarded to Albany for approval.

BINGHAMTON, N. Y.—Mayor C. M. Slauson is considering the appointment of a committee to investigate the question of constructing a sewage disposal plant.

ALBANY, N. Y.—Bids are asked by F. C. Stevens, Supt. Pub. Wks., Albany, until noon, Oct. 1, for the construction of five steel superstructures for highway bridges.

HADDONFIELD, N. J.—The Boro. Council has decided to install an artesian water plant, to cost about \$100,000. It will have a daily capacity of 1,000,000 to 3,000,000 gals.

WOONSOCKET, R. I.—The contract for constructing a reinforced-concrete bridge on Sayles st, has been awarded by the city to Scheuermann & Peck, of Albany, N. Y. Frank H. Mills is City Engr.

ALTAMONT, N. Y.—Leslie Allen, 24 De Graf Bldg., Albany, N. Y., is preparing plans for addition to reservoir and gravity water system for the village of Altamont. Bids will be called for by the Village Board of Trustees.

COHOES, N. Y.—The Board of Water Commissioners of Cohoes has decided upon Nov. 2 as the final date for filing plans and specifications, with approximate estimate of the cost of a mechanical filter plant for this city. H. L. Shaver, Pres.

LOCKPORT, N. Y.—The Superintendent of Public Works, Albany, has awarded Barge Canal contract No. 66 to the Empire Engineering Co., Manhattan, for \$750,685. The contract calls for work on the Erie Canal near the locks at Lockport, N. Y., a distance of about 6 miles.

PASSAIC, N. J.—Bids will be received by the Committee on Water Supply, in care of the City Clerk, until Oct. 30, for distributing, laying, etc., about 37 miles of 6 to 20-in. pipe, hydrants, gate valves, specials, etc.; furnishing and delivering same; and furnishing a new water supply from 3,000,000 to 12,000,000 gals. per day.

BRIDGEPORT, CONN.—Bids will probably be asked the latter part of this month for the construction of the bridge over Pequonnock River at Congress st. The bridge will have Scherzer type of draw, double lift, of reinforced concrete, with four spans and approaches. Estimated cost, \$250,000. R. F. Stoddard, of Bridgeport, is Engr.

ROME, N. Y.—Knight & Hopkins, 101 West Dominick st, Rome, Engrs., are preparing plans and specifications for about six miles of 30-in. cast-iron pipe, extending from Stokes, N. Y., to Rome, N. Y. Pipe to be laid at depths ranging from 5 to 10 ft. Bids will be called for by the Board of Water and Sewer Commissioners Rome, in about three months.

Schools and Colleges.

SUMMIT, N. J.—The Board of Education is considering the purchase of a site and erecting a school to cost in all about \$125,000.

WEST ORANGE, N. J.—Arthur Dillon, 190 Park av, Orange, has submitted plans to the school board for a 12-room addition to Washington st school. Estimated cost, \$29,600.

TROY N. Y.—M. F. Cummings & Sons, Archts., 510 State Bank Bldg., Troy, have been retained to prepare plans for a school building to be erected at 6th st and Ingalls av. Working drawings will be prepared and bids called for in about 90 days. The building will contain 16 class rooms, auditorium and gymnasium. Cost, about \$150,000.

MERIDEN, CONN.—The Board of Education appointed the following committee to prepare a report on the needs of the town for a new high school and other buildings: Homer A. Curtiss, C. L. Upham, C. J. Danaher, C. E. Stockder and Superintendent W. P. Kelly. This committee will secure information concerning up-to-date high school buildings in cities the size of Meriden and will meet in the near future to prepare the report.

Theatres.

ALBANY, N. Y.—Emil Deiches, the successful owner and manager of the South Pearl Street Star and the Central Av Uptown Star theatres, has secured the lease of the A. Kramrath property at 49 and 51 South Pearl st, and will have it remodeled into an up-to-date continuous vaudeville and moving picture theatre.

BROOKLYN.—The contract for the vaudeville theatre to be erected on the north side of Myrtle av, 200 ft. west of Marcy av, Brooklyn, was awarded this week to R. Cantor, of 15 Bogart st, Brooklyn. The structure is to be of brick, with a galvanized iron front, 30 ft. high, designed in French Renaissance style. It will have a truss roof, which will arrange for no interior columns. The owners are The Jefferson Amusement Co.

Bids Opened.

Bids for constructing complete addition to hospital at Fort Slocum, N. Y., were received by the constructing quartermaster, Fort Slocum, N. Y., as follows: Chas. E. Currier Co., 110 Summer st, Boston, Mass., construction proper, \$33,771 low bid. Other bidders were: University Const. Co., 535 W 112th st, N. Y.; Jos. N. Trapp, 17 Thames st, N. Y.; Lawrence J. Wright, 103 Park av, N. Y.; Glen Engineering Const. Co., 156 5th av, N. Y.; Kelly & Kelley, 45 East 42d st, N. Y.; Harry McNally, 396 Broadway, N. Y.; John New & Son, New Rochelle, N. Y.

Contracts Awarded.

The Joseph Fuchs Company, No. 1133 Broadway, has secured the contract for 10,000 ft. of concrete sidewalk at Rockaway road Jamaica, from the Empire City Investing Co., 29 Church st.

Wm. Messer Co., 157-59 Suffolk st, has received the contract for plumbing work in the six 5-sty apartment houses to be erected on the north side of 160th st, 150 ft. west of Amsterdam av, and also for the three 6-sty apartment houses to be erected on the south side of 136th st, 275 ft. east of Broadway.

Estimates Receivable.

By the Fire Commissioner, Wednesday, September 23, No. 1: for labor and materials required for additions and alterations to the quarters of Hook and Ladder Company No. 20, located at No. 157 Mercer st, Manhattan.

By the Commissioner of Bridges, Thursday, September 24, for the installation of the electric wiring, lamps, fixtures, etc., for the lighting of the Blackwell's Island

Bridge, over East River, between the Boroughs of Manhattan and Queens.

Bids will be received by the Commissioner of Water Supply, Gas and Electricity Wednesday, September 23, No. 1: For furnishing and delivering double-nozzle hydrants; No. 2, for furnishing and erecting two new brick chimneys at the Millburn Pumping Station, Baldwins, L. I.

By the Commissioner of Correction, Thursday, September 24, No. 1: For furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles; No. 2, for furnishing and delivering supplies for manufacturing purposes, etc.; No. 3, for furnishing and delivering cement and sand and for furnishing, delivering and putting in place riprap stone.

By the President of the Borough of Queens, Tuesday, September 22, No. 1: For building an interior public bath in the Borough of Queens; No. 2, for building a public comfort station in the Borough of Queens; No. 3, for regulating, grading, curbing, recurbing and repaving with granite block pavement on a sand foundation the roadway of Myrtle av, from the Brooklyn Borough line to (Wyckoff av) McComb pl, Second Ward, together with all the work incidental thereto.

By the Department of Public Charities, Tuesday, September 22, No. 1: For furnishing labor and materials necessary to raise, straighten and repair sea wall, City Hospital, Blackwell's Island; No. 2, to lay the mains and install a pressure system and to put in operation all the steam and water fixtures now in the New Nurses Home, Metropolitan Hospital, Blackwell's Island; No. 3, for furnishing materials necessary for additional heating, Children's Hospital, Randall's Island, the City of New York.

Government Work.

Proposals will be received by the Supervising Architect at Washington for the construction of a post office building at Marietta, O.

The Diehl Manufacturing Co., of Elizabethport, N. J., has secured the contract for furnishing fans and motors for ventilation system in the New National Museum building, bids for which were opened on August 6.

Sealed proposals for rolling lift bridge will be received at the Bureau of Yards and Docks, Navy Department, Washington, Oct. 3, for constructing a steel single-leaf railway rolling lift bridge at navy yard, Washington, D. C. R. C. Hollyday, Chief of Bureau.

FORT HANCOCK, N. J.—Sealed proposals for construction, plumbing, heating and electric wiring of one double set of N. C. O. quarters and two double sets of firemen's quarters at Fort Hancock, N. J., will be received at this office until 2 p. m., Sept. 23. M. N. Falls, Capt., Constructing Q. M.

WASHINGTON, D. C.—Sealed proposals will be received September 29, for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Custom House at Bridgeton, N. J. James Knox Taylor, Supervising Architect.

WASHINGTON, D. C.—Sealed proposals will be received the 2d day of October for an electric push button mail lift in the U. S. Post Office, Meriden, Conn., in accordance with specifications, which may be obtained at the office of the Superintendent of Construction, Meriden, Conn. James Knox Taylor, Supervising Architect.

Proposals for laundry equipment will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., Oct. 3, for furnishing and installing laundry equipment in the naval hospital,

Norfolk, Va. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. Wm. M. Smith, Acting Chief of Bureau.

Brief and Personal.

Mr. J. M. Ryan, of Milliken Bros., Inc., 11 Broadway, has returned from a vacation.

Mr. Ronald Taylor, 520 E 20th st, is out of the city. He will return early next week.

Mr. C. E. Seagrist, of the F. W. Seagrist, Jr., Co., Av B and 18th st, is away on a vacation.

The Lackawanna Railroad expects to open the new Bergen tunnel for train service on November 15.

Rather a quiet week. If business is waiting for the election, it will have great force stored up by that time.

Alfred H. Taylor, architect, formerly of 6 East 42d st, has moved to offices designed for his occupancy, at No. 138 West 65th st.

Mr. Chas. L. Eidlitz, of the Chas. L. Eidlitz Co., 1170 Broadway, has returned from a trip to Europe. He was accompanied by Mrs. Eidlitz.

The Isthmian Canal Commission has inquiries out for a large amount of cement handling machinery, of an estimated cost of \$600,000.

In the course of the coming year the New Jersey Zinc Company, 17 Broadway, Manhattan, will double its capacity of its work at Franklin Furnace, N. J.

Brooklyn elevated trains began running over the Williamsburgh Bridge on September 16. It is expected that a noticeable reduction of congestion on the Brooklyn Bridge will result.

Mr. Charles H. Niehaus, sculptor, No. 148 West 36th st, Manhattan, has received the contract for erecting and designing a statue of Commodore John Paul Jones, for which Congress has appropriated \$50,000.

Miss Margaret Marsh, daughter of Mr. and Mrs. E. J. Marsh, was married at Larchmont Manor August 29 to Mr. Paul Stanley Sheldon at St. John's Church. Mrs. Sheldon is the only child of Mr. Marsh, the well-known lumberman at 1 Madison av.

James V. Mead, of Chelsea, Dutchess County, formerly a brick manufacturer, died at his home at Chelsea Monday, Sept. 7, aged 76 years. Mr. Mead went to Dutchess County from New Windsor many years ago and engaged in brick making, first at Dutchess Junction and later at Chelsea.

Mr. B. C. Marsh, secretary of the Committee on Congestion of Population in New York, returned this week from Europe, where he spent several weeks investigation population conditions and their relation to the height of buildings. Mr. Marsh is compiling the data acquired abroad and will have it ready for publication shortly. He states that the campaign to place restrictions on the erection of cloud-piercing structures will be carried on more vigorously than ever.

Figures of building operations for August show a loss of 10 per cent. in the aggregate of 42 leading cities throughout the country, compared with August, 1907. The previous months of the year all presented a loss except July, as follows: January, 44 per cent.; February, 33 per cent.; March, 37 per cent.; April, 33 per cent.; May, 19 per cent.; June, 15 per cent. July showed an increase of 3½ per cent. In the report for August thirteen cities scored a gain of from 1 to 224 per cent. and twenty-nine show a loss from 2 to 89 per cent. The principal gains are: Chicago, 25 per cent.; Denver, 24; Indianapolis, 33; Louisville, 27; Syracuse, 25; Salt Lake City, 128; San Antonio, 224.

Messrs. Evarts Tracy, Egerton Swartwout and Electus D. Litchfield announce that they have formed a copartnership for the practice of architecture under the firm name of Tracy, Swartwout & Litchfield, with offices at No. 244 5th av. Electus D. Litchfield, Assoc. Am. Inst. of Archts, having withdrawn from membership in the well-known firm of Lord & Hewlett, architects, who have planned many noteworthy structures in New York and other cities, among the most recent being the White Plains Court House, the Senator Clarke residence on 5th av, and several Carnegie libraries. Tracy & Swartwout were recently selected as architects for the Connecticut Savings Bank Building, at New Haven, Conn., and the new Stamford Y. M. C. A., at Stamford, Conn.

Mr. Harry G. Darwin, the first deputy commissioner of the Tenement House Department, has resigned to accept the position of vice-president and general manager of the Waha-Lewiston Land and Water Company, of Lewiston, Idaho. Mr. Darwin's loss will be deeply felt by the department, as he brought unusual qualifications to the performance of his duties there. A civil engineer by profession and engaged in various lines of technical work before entering the Department, he brought with him a technical knowledge of construction and a practical business experience most desirable in the work he was to engage in. He first entered the service of the department as chief inspector, thus acquiring thorough familiarity with the work of administering the law that further fitted him for the position of first deputy commissioner, to which he was called in January, 1906. During his incumbency important improvements and administration were effected, which he had an important part in shaping. He was a man of untiring energy and industry, and an uncompromising foe of all sorts of "graft" in the department or out of it. As such, he naturally made some enemies, who are, however, outweighed by the many property owners, architects, and builders whose respect and admiration he won by the integrity, fairness and intelligence with which he took his part in administering the Tenement House Act. His successor has not yet been appointed.

Opportunity for Exhibitors.

The acceptance by the officers of the National Association of Builders' Exchange of the invitation of the Building Trade Employers' Association to use the assembly room of the latter organization on the twelfth floor of the Builders' Exchange Building, West 33d st, at the annual convention of the National Association, early next year, is going to mean much for the permanent exhibition of building material conducted by the local association on the second floor of the same building. The delegates, who will be present from leading cities all over the country, will have their headquarters in the building where the exhibition is located, and will be very naturally interested in inspecting the latest ideas in construction work and supplies more especially as there will be no inconvenience, the same elevators serving both floors. Mr. Chas. L. Brown, representing the Staples Valve Co., which is now installing a display, believes that his company will derive a great deal of benefit from the daily visit of contractors and supply dealers from far and near, and his optimism is shared by other exhibitors.

Mr. J. J. Conor, the manager of the exhibition, thinks that the holding of the convention in the Builders' Exchange Building is going to be a rare opportunity for those who want to advertise their methods or goods both in New York and throughout the United States.

Turner Construction Co.

11 BROADWAY
NEW YORK CITY

Reinforced Concrete

Oswin W. Shelly

1123 BROADWAY
NEW YORK CITY

General Building Construction
Reinforced Concrete Construction

Our publication
"The Modern Loft and Factory Building"
will be mailed on request

HOUGHTALING & WITTPENN

Front Bricks

White, Gray, Red, Buff
Tan, Orange, Old Gold
Brown and Mottled

NEW ENGLAND HARVARDS
ENAMELED AND PAVING
BRICKS

44 East 23d St., New York
Telephone, 1154 Gramercy

WHITNEY-STEEN CO.

ENGINEERS
CONTRACTORS & BUILDERS

135 BROADWAY, N. Y.

NEW YORK, HARTFORD, SALT LAKE, DENVER

ENAMELED IRON SIGNS

FOR USE IN ERECTION OF BUILDINGS
Also ENAMELERS OF SPECIALTY
WORK, REFLECTORS, ETC.

INGRAM-RICHARDSON MFG. CO.

100 WILLIAM ST., N. Y.
Tel. 2394 John WILLIAM DAVIES, Mgr.

GEORGE DOAN

RUSSELL
LAWYER

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.
SPECIALTY.—Legal Matters in All Branches
of Building Business, Mechanics' Liens, Etc.
7 Years' Practical Building Experience
12 Years Lawyer

Redwood Shut Out.

Advices from San Francisco state that California redwood lumber and shingle manufacturers and shippers are somewhat exercised over the new adjustment of the lumber rates to points east of Chicago. From 1903 up to the present time they have been making a determined effort to introduce redwood products in the Eastern States. During 1903 only about 150 cars were disposed of. In 1906 this had increased to about 1,000 cars, with a considerable gain in the number of cars shipped each year up to the present.

The principal competition which the redwood meets in Eastern States is cypress and yellow pine, and the native woods of New England. California dealers claim that they have made no money but that they have remained in the business believing that finally a demand for California redwood would become so active in the East as to be profitable to the lumber interests of California.

The new adjustment, it is asserted by the dealers, will advance the rates to points located in New York common point territory approximately from 9 cents to 14 cents a hundred pounds, which, they say, practically shuts them out. They will endeavor to have the former rates restored.

Asbestos Lumber.

A material has been produced by combining mineral fiber asbestos and hydraulic cement that is useable in many ways as a substitute for wood. It is both fireproof and indestructible. Nails may be driven through it, by a quick sharp blow of the hammer, quite close to the edge, without danger of fracture. It is sufficiently elastic to allow of marked tension due to vibration, expansion and contraction of surrounding parts, wind pressure, etc., without cracking or breaking in any manner. The resistance of the asbestos building lumber to blows, flexion, tension, etc., is enormous and surprising. Large pieces of the lumber have sufficient elasticity to allow of being bent around curves without splitting, which in many instances is exceedingly desirable.

The use of the large sheets as a fire stop in the partitions, between the rooms of summer hotels, of office buildings, where space is of great value, is oft times exceedingly desirable, as by the use of small I-beams, or angle iron, or studding or even ordinary common board partitions between rooms, faced upon both sides with 1/4-inch asbestos building lumber, a thin, strong fireproof separation is made, that is very saving of space. Partitions of light wooden studding faced with asbestos building lumber upon both sides, are likewise of excellent construction as a fire stop, particularly when 85 per cent. magnesia blocks are placed be-

tween the studs, making the partition not only a non-conductor of sound, but rendering it almost impossible for any ordinary fire to pass beyond such a barrier.

Sidewalks and ceilings may be covered in various designs, either ornamented or plain. It may be fastened over the old plaster, and may be painted or decorated. In the form of corrugated sheathing it is used as roofing siding, awnings, train-sheds, rolling mills, etc., on structures of medium cost. It is applied in the same manner as corrugated iron, either laid directly upon the purlins in roofs and held in place by means of clips of hoop iron, which encircle the purlins and are placed in distances of about 12 inches apart, or they can be nailed to wood nailing strips that are bolted to the purlins.

Shingles made of mineral fiber asbestos and hydraulic cement are laid by any carpenter or roofer the same as natural slate or wooden shingles. They come in three colors, and in twenty different shapes, but it must be remembered that they are shingles, and do not imitate roof tiles or roofing slate. Their cost to the owner is about 8 cents per square foot, with the usual discount to dealers.

In appearance an asbestos shingle is not unlike a slate. When struck against metal they ring like stone. A nail may be driven through without splitting the shingle, which is one-eighth of an inch thick. They may be cut over the slater's jack or with the ordinary cross-cut saw to fit all ridges, hips, valleys and other variations of the roof. They may be walked upon with impunity. When they are nailed to the rough sheathing boards of the roof, according to the French or diagonal method, with the tips tied down by the K. & M. patented copper storm nail, they make a roof so firmly tied together that it is practically impossible to loosen the fastenings in any manner.

Keasbey & Mattison Co. say of the French method of applying asbestos shingles and roofing slates that it has many advantages over any other usage. The catalogues and specimens of the Keasbey & Mattison Co., 100 John st., and Asbestos Shingle, Slate & Sheathing Co., Ambler, Pa., give particulars of this interesting material.

Production of Roofing Slate.

The production of roofing slate reported in 1907 was 1,277,554 squares, valued at \$4,817,769—an increase of 62,812 squares in quantity and of \$368,983 in value over the production in 1906. An increase in value per square from \$3.66 in 1906 to \$3.77 in 1907 was also reported. "Square," as applied to roofing slate put on the market, means a sufficient number of pieces of slate of any size to cover 100 square feet of surface of roof, allowing a 3-inch lap. The approximate weight of roofing slate of ordinary thickness is 650 pounds per square, and the slate is

generally shipped in lots of 50 to 100 squares per carload, according to the size of the pieces.

Prices per square for slate of good quality and ordinary thickness range from \$3.75 to \$10 free on board at quarries, the New York red slate bringing the highest prices. Slate of inferior quality or color may be quoted as low as \$2.75 per square, and squares of selected pieces over three-sixteenths of an inch thick are quoted at much higher prices.

PRODUCTION OF MILL STOCK.

Besides its use for roofing, slate is utilized for blackboards, school slates, flooring, sinks, laundry tubs, grave vaults, sanitary ware, electrical switchboards, billiard and laboratory table tops, mantels, hearths, and caps. Slate used for these purposes is known as mill stock, and is either sold by the quarrymen to milling companies or is milled by the quarry operators themselves. It is generally sold in the form of slabs from 1 inch to 3 inches thick, the price varying according to thickness and to the work done on the slab. Maine, Pennsylvania and Vermont produce nearly all the mill slate, and Pennsylvania reported the only slate used in 1907 for blackboards and school slates.

The value of mill stock, including that of slate sold for other purposes, decreased from \$1,219,560 in 1906 to \$1,201,451 in 1907, a loss of \$18,109. This decrease was probably caused by the strike affecting almost all the quarries of the Vermont-New York region, which began in May, 1907, and was still in progress in May, 1908, when the Survey report was prepared.

DOMINANCE OF THE ROOFING SLATE INDUSTRY.

The greater part of the slate quarried in the United States is made into roofing slates. These slates are produced almost entirely in the northeastern part of the country, but are shipped all over the United States and also exported to a small extent.

The report on the slate industry may be obtained by applying to the Director, U. S. Geological Survey, Washington, D. C.

—P. & F. Corbin, 106 Lafayette st, New York, are putting on the market a liquid door check and spring that embodies all of the strong qualities of their former check and the convenience of being both right and left hand. This feature obviates the necessity of the merchant or user designating whether a right or left hand check is required for a door. The difficulty of applying a check where the style of door or the construction of the casing will not admit of check and spring being attached in the regular manner has been overcome by the use of special brackets made for the purpose.

PROJECTED BUILDINGS

The first name is that of the ow'r; ar't stands for architect; m'a for mason, c'r for carpenter, and b'r for builder.

When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

East Broadway, No 52, 6-sty brk and stone loft building, 25x70; cost, \$15,000; Harris N Goodstein, 83 Canal st; ar't, Max Muller, 115 Nassau st.—389.

Prince st, No 179, 6-sty brk and stone store and tenement, 25x82.6; cost, \$25,000; B F Golden, 51 Roosevelt st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—393.

BETWEEN 14TH AND 59TH STREETS.

20th st, Nos 502-504 East, 1-sty concrete and brk smoke house, 25x50; cost, \$1,500; John N Brookman, 88 Wall st; ar't, Charles Meierdiecks, 641 Prospect av, Bronx.—391.

36th st, Nos 8-10 West, 9-sty brk and stone store and loft building, 33.8x88.8; cement roof; cost, \$100,000; Wm M Walker, Bayville, L I; ar't, Nathan Langer, 81 E 125th st.—390.

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

112th st, s s, 48.4 w 3d av, 1-sty concrete and brk amusement hall, 46.4x100.11; cost, \$18,000; Regal Amusement Co, Belmar, N J; ar't, John B Mooney, Yorkville Bank Bldg, 3d av and 85th st.—386.

3d av, n e cor 90th st, 2-sty brk and stone bottling house, 64x188.9, cement roof; cost, \$40,000; Jacob Ruppert, 1116 5th av; ar'ts, Julius, Kastner & Dell, 1133 Broadway.—396.

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

Broadway, s w cor 95th st, six 1-sty frame shops, various sizes; total cost, \$3,000; Rapid Transit Subway Const Co, 21 Park row; ar't, Geo H Pegram, 21 Park row.—392.

Claremont av, e s, 70 n 120th st, 8-sty brk and stone educational building and chapel, 182x44, slate roof; cost, \$225,000; Union Theological Seminary, 700 Park av; ar'ts, Allen & Collens, 1170 Broadway.—388.

Claremont av, s w cor 122d st, 6-sty brk and stone apartment house, 100x99 and 87; cost, \$175,000; Dacorn Realty Co, 95 Liberty st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—395.

Riverside Drive, e s, 225 n 116th st, 12-sty brk and stone apartment house, 84x82, gravel roof; cost, \$150,000; Porterfield Const Co, 50 Church st; ar'ts, Lawlor & Haase, 69 Wall st.—384.

NORTH OF 125TH STREET.

180th st, n s, 237 w Broadway, two 5-sty brk and stone tenements; cost, \$100,000; Degenhardt Const Co, 180th st and Broadway; ar'ts, Neville & Bagge, 217 W 125th st.—387.

Edgecombe av, w s, 359.9 n 145th st, two 6-sty brk and stone tenements, 64.11x86; total cost, \$180,000; Barkin Realty Co, 459 W 141st st; ar't, Geo Fred Pelham, 503 5th av.—385.

St Nicholas av, s e cor 180th st, 6-sty brk and stone tenement, 100 x90; cost, \$175,000; Wille Const Co, 1404 St Nicholas av; ar'ts, Neville & Bagge, 217 W 125th st.—394.

BOROUGH OF THE BRONX.

Beck st, e s, 74 n 156th st, 4-sty brk tenement, 26x80; cost, \$20,000; Beck St Realty Co, Jacob Leitner, 826 Westchester av, Pres; ar'ts, Daube & Kreymborg, 830 Westchester av.—699.

Hubbel st, n w cor Dorsey st, 2-sty frame dwelling, 21x50; cost, \$5,000; Robert E Walker, Poplar st; ar't, B Ebeling, 1136 Walker av.—695.

Hewitt pl, e s, 275 n 156th st, eight 3-sty brk dwellings, 18.9x31 each; total cost, \$32,000; C Bull, on premises; ar't, C S Clark, 445 Tremont av.—707.

Julianna st, n s, 100 w Olinville av, 2-sty frame dwelling, 21x52; cost, \$4,000; Jos Poldow, 1228 Hoe av; ar't, Wm A Giesen, 1433 Bryant av.—702.

Kelly st, e s, 50 s Dongan st, nine 4-sty brk tenements, 37.117x78 each; total cost, \$225,000; Meehan Const Co, Hunts Point road and Lafayette av; ar't, Jas F Meehan, Hunts Point road and Lafayette av.—701.

Pond pl, w s, 126 s 198th st, 4-sty brk tenement, 21.6x68; cost, \$12,000; Oscar A Doering, 2809 Pond pl; ar't, Chas Schaefer, 461 Tremont av.—691.

West st, n e cor Mohegan av, two 2-sty brk dwellings, 20x49 each; total cost, \$10,000; Kilkee Realty Co, Matthias Chambers, 860 E 182d st, Pres; ar't, Henry Nordheim, Tremont av and Bronx st.—706.

178th st, n s, 33.6 w Daly av, three 3-sty brk tenements, 20x55 each; total cost, \$27,000; Wahlig & Sonson, 1142 Intervale av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—697.

182d st, n e cor Hughes av, 4-sty brk tenement, 72x39.6 and 51; cost, \$22,000; Louisa Budelman, 2242 Hughes av; ar't, Emil Ginsburger, 2272 Prospect av.—688.

188th st, n s, 269.6 w Aqueduct av, 1-sty frame tool house, 20x10; cost, \$100; McLennon Realty & Const Co, on premises; ar't, J J Vreeland, 2019 Jerome av.—703.

188th st, n s, 244.6 w Aqueduct av, four 2½-sty frame dwellings, peak shingle roof, 20x40 each; total cost, \$22,000; McLennon Realty & Const Co, 143 W 188th st; ar't, J J Vreeland, 2019 Jerome av.—690.

232d st, s s, 350 e Paulding av, 2-sty and attic frame dwelling, peak shingle roof, 21x45; cost, \$5,000; Larson & Anderson, 400 E 137th st; ar't, Franz Wolfgang, 535 E 177th st.—708.

Arlington av, w s, 149.2 s 239th st, 1-sty brk wagon and storeroom, 38.9x23.4; cost, \$1,500; N Y Edison Co, 55 Duane st; ar't, W Weissenberger, Jr, 55 Duane st.—693.

Barnes av, w s, 112.7 s Neried av, 2-sty frame dwelling, 20.6x55; cost, \$5,000; Vincenzo Palmieri, 424 E 115th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—698.

Baker av, s s, 175 e Garfield st, 2-sty brk dwelling, 20x40; cost, \$5,000; Delice Friedel, 617 Baker av; ar't, B Ebeling, 1136 Walker av.—694.

Bryant av, e s, 275 s 172d st, six 3-sty brk dwellings, 20x55 each; total cost, \$54,000; Lewis V Lavelle, Hoe av and 167th st, ow'r and ar't.—705.

Clay av, n e cor 168th st, 5-sty brk tenement, 34½x72; cost, \$28,000; Albert J Schwarzler, 1340 Brook av, ow'r and ar't.—685.

Cruger av, w s, 225 n Burke st, 2½-sty frame dwelling, peak shingle roof, 21x42; cost, \$4,500; R & J O'Hara, 3323 White Plains av; ar't, T J Kelly, 782 Morris Park av.—687.

Daly av, n w cor 178th st, 4-sty brk tenement, 33.6x58.6; cost, \$20,000; Wahlig & Sonson Co, 1142 Intervale av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—696.

Katonah av, w s, 25 n 235th st, 3-sty frame store and dwelling, 21x45; cost, \$5,000; West Mt Vernon Realty Co, 138 Summit av; ar't, L A Cramer, 110 W 34th st.—689.

Prospect av, No 2149, 1-sty frame shed, 33x50; cost, \$250; Mrs Julia Feder, on premises; ar'ts, Schaefer & Jarger, 461 Tremont av.—692.

Rochambeau av, w s, 25 s 212th st, 2-sty brk dwelling, 21.6x48; cost, \$5,000; Henry Gaurider, 582 E 149th st; ar't, Chris F Lohse, 627 Eagle av.—700.

Sycamore av, w s, 275 s 254th st, 1-sty brk garage, 34x28; cost, \$3,000; Darvin P Kingsley, Riverdale; ar't, R W Byers, 835 Prospect pl, Brooklyn.—704.

White Plains road, w s, 400 n Morris Park av, 3-sty brk engine and hook and ladder house, 50x75; cost, \$55,000; City of New York; ar'ts, Hoppen & Koen, 244 5th av.—686.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Allen st, No 163, fireproof passage to 5-sty brk and stone store and tenement; cost, \$500; Max Rosenthal, 53 Great Jones st; ar't, Frank Straub, 122 Bowery.—1870.

Allen st, No 163, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$500; Max Rosenthal, 50 Great Jones st; ar't, Frank Straub, 122 Bowery.—1870.

Broome st, No 461, erect pent house to 5-sty brk and stone loft building; cost, \$450; Wm C Walker & Sons, 299 Broadway; ar't and b'r, Otis Elevator Co, 17 Battery pl.—1848.

Eldridge st, Nos 74-76, tanks, partitions, to two 5-sty brk and stone tenements; cost, \$2,500; Geo W Lefevre, 242 East Houston st; ar't, Henry Regelmann, 133 7th st.—1860.

Lewis st, No 101½, partitions, to 4-sty brk and stone synagogue and dwelling; cost, \$300; Congregation 1st Gortitzer Chevra Machsechi Emes, on premises; ar't, Jacob Fisher, 296 E 3d st.—1869.

Lewis st, No 101½, windows, partitions, to 4-sty brk and stone synagogue; cost, \$300; Congregation 1st Gortitzer Chevra Mach Emes, on premises; ar't, Jacob Fisher, 296 East 3d st.—1869.

Water st, No 268, new girders, posts, to 3-sty brk and stone loft building; cost, \$150; Lefferts Strebeigh, 50 Pine st; ar'ts, J B Snooks Sons, 73 Nassau st.—1866.

Water st, Nos 336-338, toilets, partitions, plumbing, to two 4-sty brk and stone stores and tenements; cost, \$3,000; A C M I Stewart, 122 Park row; ar't, Alfred L Kehoe, 1 Beekman st.—1867.

3d st, No 24 East, toilets, partitions, windows, piers, to 3-sty and basement brk and stone store and dwelling; cost, \$1,000; S Heller, 24 E 3d st; ar't, O Reissmann, 30 1st st.—1854.

12th st, No 535 East, windows, skylights, partitions, toilets to 5-sty brk and stone tenement; cost, \$2,600; Samuel Marx, 100 W 119th st; ar't, Otto L Spannake, 233 E 78th st.—1850.

29th st, No 226 West, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$450; ow'r and ar't, G Donnelly, 365 W 22d st.—1865.

30th st, No 323 West, 2-sty brk and stone rear extension, 15x20, partitions, windows, to 3-sty brk and stone tenement; cost, \$1,850; James Gallagher, 311 W 28th st; ar't, Thos H Styles, 449 W 28th st.—1861.

47th st, No 109 West, 2-sty brk and stone front and rear extension, 20x20, stairs, floor beams, front wall, to 4-sty brk and stone dwelling; cost, \$4,000; J Walter Rosenberg, 902 Walnut st, Philadelphia, Pa; ar't, John W Ingle, 109 W 42d st.—1873.

49th st, No 548 West, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,200; David H Henderson, 444 W 51st st; ar't, W G Clark, 438 W 40th st.—1872.

58th st, No 350 East, partitions, skylights, toilets, to 5-sty brk and stone tenement; cost, \$500; Michael Gafney, 123 Broad st; ar't, Henry Regelmann, 30 1st st.—1857.

71st st, Nos 236-238 East, windows, partitions, door, to two 4-sty brk and stone tenements; cost, \$1,000; Barbara Wachtel, 1871 7th av; ar't, Otto L Spannake, 233 E 78th st.—1863.

71st st, Nos 61 East, partitions, windows, to 2-sty brk and stone garage and dwelling; cost, \$1,400; Alfred Schermerhorn, 7 E 42d st; ar't, C H Dietrich, 339 E 49th st.—1871.

80th st, No 319 East, partitions, stairs, roof, beams, to 4-sy brk and stone tenement; cost, \$1,000; Morris Selinger, 235 1st av; ar't, Henry G Harris, 3 E 17th st.—1851.

81st st, No 313 East, shafts, windows, to 5-sty brk and stone tenement; cost, \$1,200; Lincoln Bohemian Realty Corp, 431 E 73d st; ar't, Frank Chmelik, 796 2d av.—1849.

82d st, No 315 West, 1-sty brk and stone rear extension, 8.6x10, partitions, to 4-sty brk and stone dwelling; cost, \$3,700; Augustus W Clark, 1 W 69th st; ar't, H C Pittman, 27 E 22d st.—1853.

111th st, No 319 East, partitions, toilets, windows, to 4-sty brk and stone tenement; cost, \$500; Annie L Gallagher, 328 E 124th st; ar't, Wm Kurtzer, Spring st and Bowery.—1859.

116th st, Nos 408-410 East, partitions, windows, to two 3-sty brk and stone dwellings; cost, \$1,000; Roffaello Marrazzi, 408 E 116th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—1874.

119th st, No 325 East, toilets, partitions, cut walls, to 4-sty brk and stone tenement; cost, \$400; Esther Dorf, 325 E 119th st; ar't, Jacob Fisher, 296 E 3d st.—1862.

135th st, Nos 69-71 West, alter partitions, to 6-sty brk and stone store and tenement; cost, \$200; Jacob Moersfelder, 1128 Jackson av, Bronx; ar't, A A Zink, 215 E 73d st.—1856.

144th st, No 275 West, partitions, to 6-sty brk and stone store and tenement; cost, \$500; Kedgwick Realty Co, 315 W 94th st; ar't, Samuel Sass, 23 Park row.—1858.

Av B, No 205, toilets, partitions, show windows to two 4-sty brk and stone tenements and stores; cost, \$6,000; Solomon J Bromberg, 205 Av B; ar't, Samuel Sass, 23 Park row.—1847.

Bowery, No 227, new floors, chimney, stairs, to 5-sty brk and stone store and loft building; cost, \$20,000; Anna A Stoltz, 47 W 2d st, Mt Vernon, N Y; Florence Ewidy, 152 W 2d st, Mt Vernon, N Y; Eva Cone, 1108 South 47th st, W Philadelphia, Pa; ar'ts, M L & H G Emery, Bible House.—1875.

Broadway, Nos 1457-1461, steel columns, girders, beams, elevator 7th av, Nos 589-593, stairs, walls, to 7-sty brk and stone hotel; cost, \$100,000; Henry Phipps, 785 5th av; ar't, Henry C Pelton, 10 E 33d st.—1846.

Lexington av, No 860, 4-sty brk and stone rear extension, 10.8x15.9, partitions, windows, to 4-sty brk and stone dwelling; cost, \$15,000; M Schnaper, on premises; ar't, Otto L Spannake, 233 E 78th st.—1855.

1st av, e s, bet 39th and 40th sts, 1-sty brk and stone rear extension, 18.9x39.6x31, to 3-sty and basement brk and stone power station; cost, \$5,500; The New York Edison Co, 55 Duane st; ar't, W Weissenberger, Jr, 55 Duane st.—1864.

2d av, No 821, partitions, windows, tank, to 4-sty brk and stone tenement; cost, \$1,000; Rose T Tuthill, 131 E 79th st; ar't, Thos W Lamb, 224 5th av.—1868.

6th av, Nos 391-395, erect sign, to two 3-sty brk and stone store and office buildings; cost, \$220; Oestreicher Bros, 6th av and 24th st.—1876.

6th av, w s, 50th to 51st st, skylights, chimney, windows, to 3-sty brk and stone car house; cost, \$1,000; Met Street Rwy Co, 621 Broadway; ar't, J R Spelman, 621 Broadway.—1852.

BOROUGH OF THE BRONX.

Evelyn pl, s e cor Davidson av, 1-sty frame extension, 18x10, to 2-sty frame dwelling; cost, \$175; Amalia Schramm, Switzerland; ar't, Otto Nicolai, on premises.—479.

Teasdale pl, n s, 180 e Boston road, new windows, to 4-sty brk tenement; cost, \$60; Jos Heitler, on premises; ar't, Gustav Schwarz, 302 E 158th st.—478.

150th st, No 256, 1-sty frame extension, 22x15, to 3-sty frame store and dwelling; cost, \$200; M Sullivan, 148th st and 3d av; ar't, Frank Soncelli, 256 E 150th st.—475.

184th st, n w cor Arthur av, 1-sty frame extension, 19.9x12, to 1-sty frame store; cost, \$500; Luigi Distoceto, on premises, ow'r and ar't.—480.

St Anns av, Nos 233 and 235, new girders, new beams, new show windows, new partitions, &c, to two 5-sty brk stores and tenements; total cost, \$3,000; A & J Engel, 15 W 28th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—476.

Sycamore av, w s, 400 s 254th st, 2-sty extension, 16x25, to 1-sty brk dwelling; cost, \$3,000; Geo W Perkins, on premises; ar't, R W Byers, 835 Prospect pl, Brooklyn.—481.

Westchester av, s s, 90.5 w Bergen av, 2-sty brk extension, 50.5½x38.6, and new partitions, to 2-sty brk store; cost, \$15,000; Davies & Fiegman, 14 E 81st st; ar'ts, Buchman & Fox, 11 E 59th st.—482.

White Plains road, w s, 75 s Morris Park av, move 3-sty frame store and dwelling; cost, \$500; Geo H Lahrman, Unionport road and Morris Park av; ar'ts, Schaefer & Jaeger, 461 Tremont av.—477.

REAL ESTATE

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 1907 and 1908.

MANHATTAN AND THE BRONX.

CONVEYANCES.		1908.		1907.	
		Sept. 11 to 17, inc.		Sept. 13 to 19, inc.	
Total No. for Manhattan	148	Total No. for Manhattan	141		
No. with consideration	11	No. with consideration	10		
Amount involved	\$338,210	Amount involved	\$761,496		
Number nominal	137	Number nominal	131		
		1908.	1907.		
Total No. Manhattan, Jan. 1 to date		6,888	9,654		
Total No. with consideration, Manhattan, Jan. 1 to date		481	653		
Total Amt. Manhattan, Jan. 1 to date		\$27,055,592	\$36,830,857		
CONVEYANCES.		1908.		1907.	
		Sept. 11 to 17, inc.		Sept. 13 to 19, inc.	
Total No. for the Bronx	110	Total No. for The Bronx	121		
No. with consideration	5	No. with consideration	14		
Amount involved	\$77,450	Amount involved	\$65,975		
Number nominal	105	Number nominal	107		
		1908.	1907.		
Total No., The Bronx, Jan. 1 to date		5,546	6,964		
Total Amt., The Bronx, Jan. 1 to date		\$4,027,076	\$6,239,158		
Total No. Manhattan and The Bronx, Jan. 1 to date		12,434	16,618		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$31,082,668	\$43,070,015		
Assessed Value Manhattan.		1908.		1907.	
		Sept. 11 to 17, inc.		Sept. 13 to 19, inc.	
Total No., with consideration		11	10		
Amount involved		\$338,210	\$761,496		
Assessed value		\$354,500	\$567,000		
Total No., Nominal		137	131		
Assessed value		\$5,098,800	\$5,434,400		
Total No. with consid., from Jan. 1 to date		481	653		
Amount involved		\$27,055,592	\$36,830,857		
Assessed value		\$21,382,600	\$24,653,100		
Total No. Nominal		5,407	9,001		
Assessed value		\$326,125,200	\$275,122,900		

BROOKLYN.

CONVEYANCES.		1908.		1907.	
		Sept. 10 to 16, inc.		Sept. 12 to 18, inc.	
Total number		546	596		
No. with consideration		24	28		
Amount involved		\$227,245	\$594,187		
Number nominal		522	568		
Total number of conveyances, Jan. 1 to date		19,083	25,222		
Total amount of conveyances, Jan. 1 to date		\$13,636,730	\$16,052,109		
MORTGAGES.		1908.		1907.	
		Sept. 10 to 16, inc.		Sept. 12 to 18, inc.	
Total number		419	605		
Amount involved		\$1,518,640	\$2,580,404		
No. at 6%		272	309		
Amount involved		\$779,075	\$890,816		
No. at 5%		1	1		
Amount involved			\$7,000		
No. at 5 1/2%		102	217		
Amount involved		\$560,550	\$1,269,575		
No. at 5 1/4%		1			
Amount involved		\$2,250			
No. at 5%		24	55		
Amount involved		\$96,965	\$300,650		
No. at 4 1/2%		1	1		
Amount involved			\$1,000		
No. at 4 1/4%					
Amount involved					
No. at 4%		2	2		
Amount involved		\$6,000	\$1,600		
No. at 3%		1			
Amount involved		\$1,300			
No. without interest		17	20		
Amount involved		\$72,500	\$109,768		
Total number of Mortgages, Jan. 1 to date		18,299	25,964		
Total amount of Mortgages, Jan. 1 to date		\$63,570,050	\$113,747,633		
PROJECTED BUILDINGS.		1908.		1907.	
		Sept. 10 to 16, inc.		Sept. 12 to 18, inc.	
No. of New Buildings		148	188		
Estimated cost		\$897,055	\$1,327,275		
Total Amount of Alterations		\$114,647	\$114,876		
Total No. of New Buildings, Jan. 1 to date		3,674	6,890		
Total Amt. of New Buildings, Jan. 1 to date		\$22,517,883	\$52,869,943		
Total Amount of Alterations, Jan. 1 to date		\$4,140,177	\$5,122,709		

THE WEEK.

A BETTER feeling is generally prevalent among realty brokers, and it is felt that business is on the mend. About the only tangible thing for them to base this opinion on is the increasing number of inquiries that daily come into their offices. Judging from actual results it is questionable whether they are making more money, but business is holding its own and the outlook for the future is optimistic. While the number of sales reported was small, still several deals put through are well worthy of notice. A one-third interest in the 4-sty building, used for hospital purposes, located at Nos. 320 and 322 West 34th st, was purchased by the owner of the remaining two-thirds. This property is 50x118.9, and is favorably situated in the terminal zone. Robert E. Dowling sold his contract affecting the property No. 374 5th av, which he bought last week. The price paid is said to give Mr. Dowling a profit of something like \$50,000. William Waldorf Astor sold the business building on the southwest corner of 8th av and 16th st. The seller acquired title on March 3, 1878.

The section north of 59th st came into prominence, as several interesting sales were made. The handsome 5-sty American basement dwelling No. 43 West 72d st was purchased by George J. Smith, for occupancy. Cornelius W. Clark sold the southeast corner of 72d st and Lexington av, a 4-sty dwelling, 24x 74.4. The southeast corner of Broadway and 124th st and the adjoining property No. 542 West 124th st, were sold by the Riston Realty Co. The land is improved with two high-class 6-sty apartment houses, which have only recently been completed. Park av, on the northeast corner of 83d st, also found its way into new hands. This is another newly finished fire-proof apartment house. The Title Guarantee and Trust Co. purchased it, before completion, at foreclosure for \$200,000, and sold it to the West Side Construction Co., Jacob Axelrod, president, subject to a loan of \$300,000. The house was then completed.

The 6-sty flat No. 454 West 125th st was again sold, the two 5-sty tenements Nos. 2495 and 2497 2d av being given in trade. This is the third time this house has changed hands in about eighteen months. The first time it was a cash sale, the price being \$41,500, and the second time it figured in a trade, the stated consideration being \$40,000. Dr. Frederick Potter Hammond sold the 3-sty and basement dwelling No. 206 West 128th st to Robert B. Nooney, formerly president of the Board of

MORTGAGES.		1908.		1907.	
		Sept. 11 to 17, inc.		Sept. 13 to 19, inc.	
		Manhattan.	Bronx.	Manhattan.	Bronx.
Total number		155	112	157	113
Amount involved		\$3,555,976	\$937,568	\$3,102,473	\$622,059
No. at 6%		94	51	66	43
Amount involved		\$2,159,176	\$285,172	\$1,093,823	\$180,659
No. at 5 1/2%					
Amount involved					
No. at 5 1/4%		8	31	10	17
Amount involved		\$161,000	\$257,700	\$395,500	\$76,750
No. at 5%					
Amount involved					
No. at 5 1/8%					
Amount involved					
No. at 5%		39	11	41	33
Amount involved		\$808,000	\$103,421	\$647,200	\$222,525
No. at 4 1/2%		3		7	
Amount involved		\$62,000		\$103,000	
No. at 4 1/4%					
Amount involved					
No. at 4%				1	
Amount involved				\$85,000	
No. at 3%					
Amount involved					
No. at 2%					
Amount involved					
No. without interest		11	19	32	20
Amount involved		\$365,800	\$291,275	\$867,950	\$142,125
No. above to Bank, Trust and Insurance Companies		40	13	34	11
Amount involved		\$2,198,000	\$250,750	\$1,544,500	\$88,000
		1908.	1907.		
Total No., Manhattan, Jan. 1 to date		6,208	10,409		
Total Amt., Manhattan, Jan. 1 to date		\$207,786,196	\$259,080,414		
Total No., The Bronx, Jan. 1 to date		5,096	6,318		
Total Amt., The Bronx, Jan. 1 to date		\$27,340,540	\$60,357,918		
Total No., Manhattan and The Bronx, Jan. 1 to date		11,299	16,727		
Total Amt. Manhattan and The Bronx, Jan. 1 to date		\$235,126,736	\$319,438,332		
PROJECTED BUILDINGS.		1908.		1907.	
		Sept. 12 to 18, inc.		Sept. 14 to 20, inc.	
Total No. New Buildings:					
Manhattan		20	20		
The Bronx		50	31		
Grand total		70	51		
Total Amt. New Buildings:					
Manhattan		\$1,207,500	\$2,185,500		
The Bronx		570,300	150,125		
Grand total		\$1,777,800	\$2,335,625		
Total Amt. Alterations:					
Manhattan		\$178,920	\$973,210		
The Bronx		22,435	7,400		
Grand total		\$201,355	\$980,610		
Total No. of New Buildings:					
Manhattan, Jan. 1 to date		456	802		
The Bronx, Jan. 1 to date		1,201	1,560		
Mhntn-Bronx, Jan. 1 to date		1,657	2,362		
Total Amt. New Buildings:					
Manhattan, Jan. 1 to date		\$56,697,821	\$63,300,560		
The Bronx, Jan. 1 to date		11,215,275	15,856,425		
Mhntn-Bronx, Jan. 1 to date		\$67,913,096	\$79,156,985		
Total Amt. Alterations:					
Mhntn-Bronx, Jan. 1 to date		\$9,273,652	\$15,490,748		

Aldermen. An important trade affecting the block front on Morningside Park West, consisting of ten lots and the Hanover apartment house at the northeast corner of Park av and 83d st, was brought to a successful conclusion. This deal involved about \$1,600,000. The number of sales reported in the Bronx is very small. There seems to be a general letting up in that borough, and some brokers conversant with the situation state conditions will not improve until matters political are out of the way.

There were a number of large mortgages recorded during the week just past, notably among which was one for \$255,000 due date and rate as per bond, effecting the property Nos. 521-531 West 143d st, located 100 feet east of Broadway, 75.10x99.11. This mortgage was divided in three parts of \$85,000 each. Jos. H. Davis was the borrower and the Title Guarantee and Trust Co. the lender. Two building loans each of \$64,166.67 were recorded against the property on the south side of 144th st, 200 feet east of Broadway. This property was reported sold in the Record and Guide a few weeks ago to the Young Realty & Construction Co. Tentative plans for buildings were filed at the time, but the object was simply to allow the work of excavation to proceed. These loans run for one year and bear interest at 6 per cent.

Ruben Rubenstein and Michael Rude borrowed from the American Mortgage Co. \$96,000 for five years at 5½ per cent. on the property known as Nos. 503-513 East 73d st, located 98 feet east of Av A. There are four lots in this parcel, each 37.6x102.2. Miss Beatrice Bend made a loan to William O. McCarthy, of White Stone Landing, N. Y., of \$90,000 on the property on the west side of Riverdale av, near the line of the lands of Nevins & Morris, covering an irregular tract containing about 9.66 acres, including rights of way and the fee of a half of a private road which extends along the premises. This was a purchase money mortgage.

THE AUCTION MARKET

A LARGE number of parcels were advertised for sale at public auction during the week. There were no voluntary offerings, for owners realize that the present is not a propitious time for disposing of property by this method. The demand, however, is getting somewhat better and during the week, for almost the first time in months, a number of regular attendants were present.

Many parcels have gone for mere songs during the past year, and it is certainly remarkable that bargain hunters did not avail themselves of the opportunity afforded. When prices are high there will be a general scrambling to get something, and undoubtedly full value will be paid. At the present time those who have the courage to bid do so with the expression on their faces, which plainly reads, "Oh-I-hope-I-don't-get-it." In most cases they got their hope.

Among the offerings sold was the 6-sty flat house Nos. 165 and 167 Edgecombe av, 40x100. It was knocked down to the plaintiff for \$45,885. The amount due on the judgment was \$11,687.70; taxes and other charges amounting to approximately \$964.31. There is a prior mortgage of \$37,000 on the holding. The partition sale of the properties No. 102 East 64th st and No. 17 Hester st caused considerable interest. There was spirited bidding at times, but the Jacobs-Green Realty Co., a party in interest, was the highest bidder. The former house is located 20 feet east of Park av and is a 4-sty and basement brownstone dwelling, 20x80. The amount that it brought was \$34,800. The latter parcel is located on the northwest corner of Suffolk st, and is a 5-sty tenement and store, 25.1x75.1, and was sold for \$72,000.

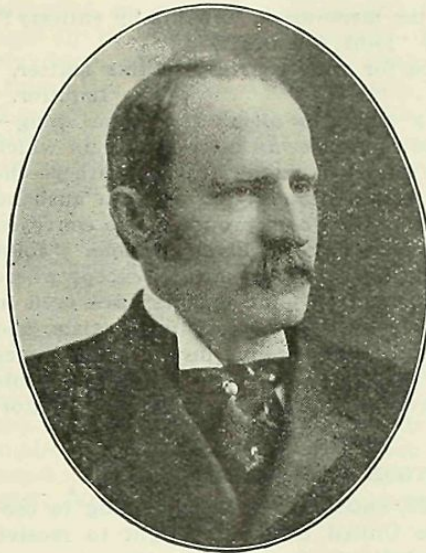
Another partition sale affected the property Nos. 63 and 65 West 125th st, is situated 185 ft. east of Lenox av, a 4-sty tenement and store, 25x99. The defendant was the successful bidder, paying \$53,000. The 11-sty apartment house on the northeast corner of 5th av and 11th st, 51.4x125x98.5x irregular, went to the plaintiff for \$545,000. There is a mortgage of \$450,000 on the premises; the amount due on the judgment, \$105,950.11; taxes and other charges, \$805.20. The building is 115 feet deep, and is assessed, with improvements, at \$600,000. It is located across the avenue from the old First Presbyterian Church.

The northwest corner of Hoffman st and 188th st, 39.7x97.5, vacant, was knocked down to Robert Gerbracht, Jr., for \$2,613. The amount due on the action was \$4,268.53; taxes, etc., amounting to \$1,311.86, and a prior mortgage of \$1,500. This foreclosure suit was brought by the 23d Ward Bank.

The sale of 350 lots at Jamaica, Long Island, conducted at the stand of Joseph P. Day on Monday, was considered a success. The grand total received for them was \$84,350, or an average price of \$241 a lot. Lots on Rockaway turnpike and Georgia, Nebraska and Alabama ways brought \$600, \$575 and \$545 each. Inside lots on the turnpike were knocked down for prices ranging from \$395 to \$575, while lots on California way brought from \$190 to \$270. Inside lots on Georgia way sold between \$165 and \$200. A corner on Florida way went for \$180, while inside lots on the same way were sold for \$140 each. The bidders often took advantage of one of the terms of sale whereby a successful bidder was privileged to take several lots, and this hastened the sale considerably.

WHO'S WHO IN REAL ESTATE—XI.

Jefferson M. Levy has been closely identified with Manhattan realty for many years. He has made a close study of values, until to-day his opinion is highly rated. Being a firm believer in the permanency of real estate, he has continually backed up his judgment with purchases, until to-day he is a large holder of real property.



JEFFERSON M. LEVY.

Perhaps the best idea of how much confidence Mr. Levy places in this form of investment can be gained by quoting his own words: "I say that there is no security sold on any exchange in the world that is so safe and which has the chances for a prospective increase in value as New York real estate. I would estimate the yearly increase in value from six to ten per cent., so that we may safely say that the total yearly income from New York real estate is (including rental returns) at least ten per cent. and may go as high as twenty per cent."

Mr. Levy studied law under the late Clarkson N. Potter, and was admitted to the bar in New York and subsequently engaged in practice. He is the owner of the home of Thomas Jefferson, at Monticello, Vt., which has been in the Levy family since the death of Thomas Jefferson. Always being interested in politics he was elected to Congress from 1899 to 1901, representing the 56th district, and was the leader of the Gold Democrats in that Congress. He spoke in the House on the Nicaraguan Canal scheme, and was in a considerable measure responsible for its defeat. He was also interested in the bill authorizing national banks to execute national notes in their lawful money reserve.

Among the clubs that he is a member of is the Manhattan, Democratic, New York Yacht, Meadow Creek Country, and Sundown Park. He is also a member of the Sons of the Revolution. Mr. Levy's holdings as tabulated in the real estate directory include Nos. 67 Cortlandt st, 44 and 61 Dey st, 93 Maiden Lane, 131 West 28th st, 46 West 29th st, 59 East 34th st, 210 West 37th st, 201 West 41st, 152 West 120th, 195 and 1258 Lexington av, 269, 328 and 586 7th av, 46, 114 and 116 Fulton st, 147 East 30th st, 52 6th av, 224 and 226 West 39th st and 45 Murray st.

BUDGET FOR 1909.

Equalizing up is omnipresent in New York City's estimate, while equalizing down is almost undiscoverable.

The point for the taxpayer to recognize, according to the Bureau of Municipal Research, is that the equalization up process makes a base with which the budget for 1909 is to be compared when arguing before the Board of Estimate and Apportionment not the budget for 1907, not the budget for 1908, but an inflated payroll for June, 1908. The Board of Municipal Research is prepared to give many instances of inflated payrolls from data collected by them. The budget reader will be able this year to explain what has hitherto been a mystery, namely, how appropriations described in October as absolutely necessary to prevent departments from going to rack and ruin are found on January 1 big enough for innumerable increases in salary.

Teachers' salaries are fixed by law and by agitation. The Board of Education, therefore, works within restrictive limits in disbursing almost all of the general fund of \$21,038,075. The board has been under certain compulsion of public opinion to submit increases in salary aggregating about \$3,300,000. Of the \$2,200,000 increase, however, charged to "Normal enlargement or increase," there is a considerable margin of discretion. For example, in 1908 the board increased five salaries of the existing force by \$4,500. A reduction was made in the salary of the director of physical training because he was absent; next year, however, he must be provided for in the budget. Two men were added at \$1,000.

The Greater New York Taxpayers' Conference will endeavor to obtain from the president of the Board of Education during the coming discussion of the budget for 1909 his explanation of the numerous departures from the recommendations made by the Board of Estimate and Apportionment, of which President Winthrop said when before the Board of Aldermen Nov. 27, 1907: "I feel that we are morally bound to carry them out and shall use my best endeavors. The question has been asked whether I considered them binding, and I thought it was."

—Lost opportunity is a total loss. Time lost which might have been saved by the Real Estate Directory is a total loss also.

LAW DEPARTMENT

TENANTS BY ENTIRETY.

To the Editor of the Record and Guide:

Will you kindly explain the meaning of "tenants by entirety?" How does it differ from "joint tenants?"

Thanking you in advance for your courtesy in this matter,
Inquirer.

Answer.—Both originally come to about the same thing—two persons owning a piece of land or an interest therein which belonged absolutely to the survivor on the death of either—the tenancy by the "entirety" being the term for where a husband and wife were the two owners, to whom property was conveyed or devised without any specific share or division made. "Joint tenancy" has been expressly abolished by statute, except where the words "to have and to hold as joint tenants" are used in the instrument. The tenancy by the "entirety" still exists, and is often used, like a savings bank account in the joint names of husband and wife by which the survivor takes the whole fund without need of any recourse to legal proceedings.—Editor.

COMPENSATION FOR INJURIES.

THE Act of May 30, 1908, entitled "An Act granting to certain employees of the United States the right to receive from it compensation for injuries sustained in the course of their employment," which came into effect August 1, 1908, is a measure of great importance in the domain of labor legislation. Under previous laws, compensation in case of injury is paid to employees in the Railway Mail Service and in the Life Saving Service. The new law applies to persons employed by the Government as artisans or laborers in the following services: Arsenals; navy yards; river and harbor construction; fortification construction; hazardous employment in the Reclamation Service, namely, in construction and in control and management of works; hazardous employment under the Isthmian Canal Commission; Government manufacturing establishments.

According to a rough estimate made by the Department of Commerce and Labor, about 75,000 Government employees come within the provisions of the law. Compensation will be paid under this act only for such injuries to an employee as occur in the course of his employment and cause inability to pursue his employment for more than fifteen days. Compensation is not paid if the injury is due to the negligence or misconduct of the employee injured. The act applies only to injuries received on or after August 1, 1908.

The compensation consists of a continuance during the period of disability, but not over one year, of the same pay which the employee was receiving at the time of the injury. If the employee is killed by the accident or dies from the results of the injury received and leaves a widow or children under 16 years of age or dependent parents, the same amount of compensation is paid to these dependent relatives until the completion of the twelve months' period.

The administration of the act is intrusted to the Secretary of Commerce and Labor. All questions of negligence or misconduct are to be determined by him, and in case of death from injury, the distribution of the compensation among the dependent relatives entitled to it must be made according to his orders. Cases of injuries to employees coming under this act must be reported to the Secretary of Commerce and Labor, and compensation may be paid only when approved by him.

No compensation will be paid either for injury or for death unless the persons entitled to such compensation make application for the same. This application must be made by the injured employee, or, in case of his death, by his dependents, and forwarded by the official superior of the injured employee, accompanied by a physician's certificate, through the regular official channels to the Secretary of Commerce and Labor. The Secretary is authorized by the act to demand such additional information, or order such investigation, as is necessary for the proper administration of the law.

Regulations have been prepared by the Secretary of Commerce and Labor for the guidance of officials and employees in the Government service, and the necessary forms and blanks have been prepared, printed and distributed among the Government offices, throughout the country, where persons are employed who come under the provisions of this act.

According to these regulations, reports of injuries must be made by the official superior of the employee to the Secretary of Commerce and Labor not later than the second day after the accident. Application for compensation must be made as soon as possible after the first fifteen days of disability. If the application is approved, the compensation will be paid during disability, but for a period not exceeding six months, at the end of which period, the injured person must make application for re-examination by a physician provided by the Secretary of Commerce and Labor, and after this examination has been made and reported, a new approval by the Secretary for further payment of compensation is necessary. This pro-

cedure is demanded by section five of the act. The only other condition required is a presentation to the disbursing officer on each pay day of a physician's certificate as to the disability of the injured person, approved by the official superior.

Applications of dependents for compensation in case of the death of an employee from accidental injury must be made within 90 days after such death.

The records of the application of this act will furnish valuable material for statistics of accidents, which, for this country, are quite meager. In order to make the statistics more complete and valuable, reports of all accidental injuries to Government employees, regardless of the application of this act, have been requested from all Government establishments and offices. As the number of United States Government employees exceeds 300,000, these statistics will prove of great scientific value and practical use in the future.

LAND TENURE.

The system of land tenure adopted in Kiao-chau is largely responsible for this phenomenal rise of a previously unknown place, according to an article which appeared in the Westminster Review. On taking over the land at the price ruling before the seizure by the German government, the order of Sept. 2, 1898, stipulated that the buyer of land shall pay a tax of 33 per cent. on the increased value and that if a plot of land is not sold for twenty-five years the owners shall pay tax of 33 per cent. on the increased value found by assessment to have taken place.

The owner of land has to give notice of any intended sale, and (in order to prevent under-assessment) the government has the first option to buy at the owner's figure. In addition every land owner has to pay each year a tax of 6 per cent. of the capital value of his land.

The owner's valuation is taken, but again (in order to avoid under-assessment) the government has the right to buy at the owner's figure. This tax effectually stops all speculation in land and prevents the holding of land idle. The withholding of land from use is further checked by the regulation that if land is not being built upon at a certain date, in accordance with the stipulated plan of building, the owner forfeits his right of property and the government takes it back, paying only half the assessed value.

Instead of forfeiting the right of property the order of Dec. 31, 1903, imposes a progressive land value tax, which effects the same purpose of forcing the land into use.

SALE OF OAKDALE PROPERTY.

Under the direction of Bryan L. Kennelly 90 one-acre building lots will be sold in the Vesey st salesroom Wednesday, Sept. 23, at noon. The property is located in Oakdale, Long Island, in close proximity to "Idle Hour," the Westbrook Golf Links and South Side Sportsmen's Club.

Oakdale's greatest advantage over other suburban towns lies in the fact that it has long since been developed along the line of fine residence properties used for summer homes. It is reasonable to suppose now that it is being made so conveniently accessible it will grow in favor as an all-the-year residence district.

Purchasers will be granted valuable shore rights on the bay and no charge will be made for title insurance, 60 per cent. of the purchase price being allowed on mortgage for three years at 4 per cent. The property is carefully restricted against the use of land or building for anything but residences for one family.

DEVELOPING A NEW PROPERTY.

Twenty-five single and two-family houses are going to be built at Maywood Heights N. J. on 51 lots recently sold by Ogden Dutcher for a New York syndicate to Milton E. Moore. Eleven of these houses, fronting in Maywood and Jersey avs, are under contract to be completed by November, and the remaining fourteen within the year.

All of these dwellings will be within three or four blocks of the Hudson River trolley line and a ten-cent fare to 130th st ferry, or from Paterson, N. J. It is only a short walk to the Maywood station of the New York, Susquehanna and Western Railroad and the Erie stations of Hackensack are a few minutes' ride by trolley.

LARGE ACREAGE PURCHASE.

Banister Realty Co., Maximilian Morgenthau, president, purchased from M. Edith Morgan a tract of land situated south of Wave Crest, at Far Rockaway, immediately east of Rochester av, the border line between Edgemere and Far Rockaway.

The property comprises about 300 seashore lots and includes an ocean frontage of approximately 500 feet, with two dwellings and two garages.

The Banister Realty Co. owns the Kuloff, at Far Rockaway; the Ostend Casino and bathing pavilion and a large tract of land at the east end of Far Rockaway, known as Ostend.

MORNINGSIDE HEIGHTS CONDITIONS.

LIVELY DEMAND IN THIS SECTION NOT ONLY FROM BUILDERS BUT ALSO FROM INVESTORS AND TENANTS.

PROPERTY on Broadway, from 110th to 116th sts, together with the adjacent streets from Amsterdam av to Riverside drive, has been in demand of late not only by builders but also on the part of the investment public. A number of good sized deals have been put through, and the future of this district is pretty well determined. Until a few years ago but few builders had the courage to operate on this hill, for they were in constant fear of some one coming along and erecting an apartment of inferior construction, to the detriment of the property already improved. Time alone took care of this situation. The very fact that property remained unimproved was its salvation. When the boom of a few years ago was over owners found they had unconsciously raised their prices until the point was passed where nothing but a first-class house could be built with profit to the builder and sold on attractive terms to the investor. The tenants would have to pay first prices, and in consequence every convenience would be demanded by them.

The result has been more than satisfactory to those who engaged in the development of this neighborhood. Those houses which have been completed are, as a rule, splendidly occupied, thus bringing in good revenues to their respective owners, and builders are encouraged to continue operations on the same scale, being comparatively sure that the permanency of this locality is established for many years to come. The fact that Columbia College and other educational institutions are located in the vicinity of these operations has had a beneficial effect on the surrounding property, for it is felt that it will be many years before they will move. It is not thought that business will make serious encroachments, except so far as shop keepers, who will supply the households with necessities, are concerned. Undoubtedly 125th st will remain the principal business thoroughfare of Harlem, and before many years will be a prominent dry goods centre, where every need can be procured, thus doing away with the necessity of traveling downtown for purchases.

A striking example of the demand for apartments in this neighborhood can be found in the Devonshire, a 10-sty brick, stone and steel frame fireproof house with solid concrete soundproof floors and partitions, situated at the southeast corner of Broadway and 112th st. There are forty-seven apartments in the building, which was open to the renting agents, Gibbs & Kirby, of 2705 Broadway, five weeks ago. Forty-four of these apartments have been signed up, and families are moving in at the rate of four a day. One of the reasons for the demand lies in the fact that the ground is high and surface cars pass the door, while the subway station is only two blocks away. There are five suites on a floor, making an aggregate of forty-three rooms on a floor. Particular care has been given to the layout of these apartments, so that the tenants can reap the advantages of light and ventilation. Two Otis elevators have been installed, one for the use of passengers and the other devoted exclusively to the servants.

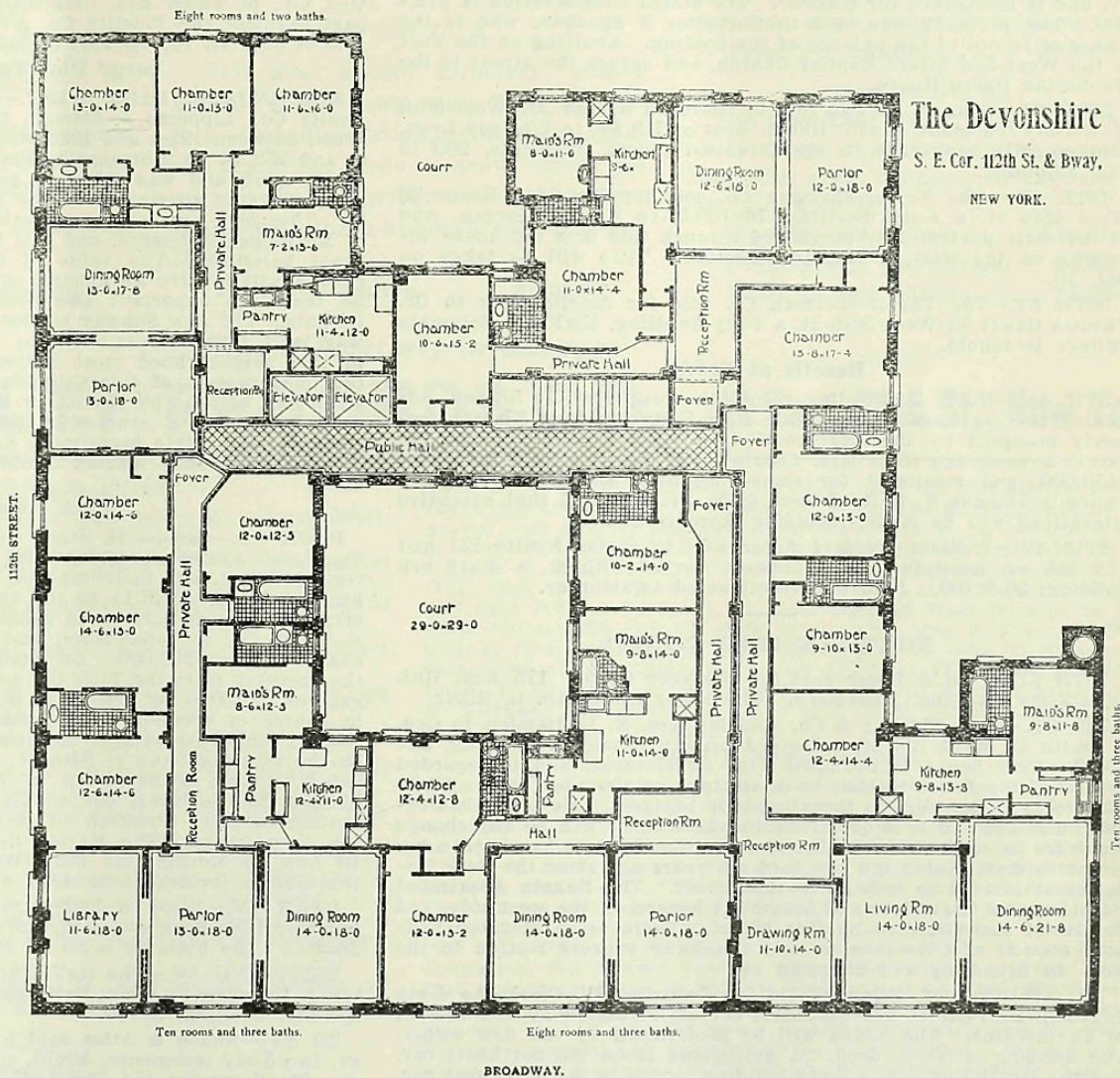
Among the other high-class apartment houses well occupied in this section is the Savoy, at Nos. 610-612 West 111th st, a 6-sty elevator house, 50x100, with three families on a floor, occupying twenty rooms. The rents range from \$900 to \$1,300 per apartment. Across the street is the Markenfield, another 6-sty structure, 125x100, which has a capacity of forty-eight families. These apartments range from four to six rooms each and command from \$55 to \$95 a month. There are at present five vacancies. The apartment located at No. 612 West 112th st, with a frontage of 87.6 feet on a lot 100 feet deep, has also a remarkable record. It houses twenty-four families, who pay from \$75 to \$105 a month, every apartment being oc-

cupied. The aggregate rental of this building is \$25,500, and was purchased on October 15, 1907, by the Guardian Trust Co., as trustee for Maggie S. Paine, paying \$220,000 cash for it. There was a mortgage for \$142,000 recorded.

The Hendrick Hudson is another admirable example of the popularity of this district. In the old building there are nine apartments on a floor, making all told seventy-two in the house, all but two being tenanted. Besides this there is a lively demand for space in the addition, recently completed. In this latter structure there are only three apartments to be had out of a total of fifty-eight. Nos. 610-612 West 113th st, 41x100, renting from \$45 to \$75 a month, as well as No. 617, in the same street, 50x100, housing twenty-four families, from \$55 to \$95, have nothing to rent. There are many other houses in this vicinity which show up equally well with the examples cited. Unquestionably this part of town is in demand by the home dweller.

REALTY INTERESTS FORM ASSOCIATION.

Taxpayers in the vicinity of Clason Point are combining to secure improvements to develop the easterly section of the Bronx. Preliminary steps have already been taken toward the formation of a permanent organization for this purpose. It is planned to hold meetings on the second Thursday of each month at 2067 Westchester av. The organization's members' holdings



in real property comprise approximately 500 acres and more than 900 lots. The present membership of 35 will likely be increased to about 100 before the new year. The officers elected to serve one year are Martin J. Kane, president; Clarence Beach, vice-president; Andrew Halley, financial secretary; Clinton Stephens, Sr., treasurer; Matthew A. Husson, secretary, and Dr. Willard P. Beach, sergeant-at-arms.

One of the first steps taken by the new association was the appointment of a committee to investigate the Bronx Traction Co., which is endeavoring to obtain consents along Clason Point road in a southerly direction from Westchester av to Long Island Sound. The members of the Committee on Water and Gas Mains are Messrs. W. P. Beach, Andrew Halley and B. Ludlow. Committee on Taxation and Assessment of Clason Point road, Messrs. J. Liebertz, P. J. Daly and Lewis Cox; Committee on Street Openings, Messrs. Stephens, Daly and C. Beach.

ASHES FOR FILLING.—The Commissioner of Street Cleaning gives notice to persons having lands or places in the vicinity of New York Bay to fill in that they can procure material for that purpose—ashes, street sweepings, etc., collected by the Department of Street Cleaning—free of charge, by applying to the Commissioner at 13 to 21 Park row, Manhattan.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Buys Loft Building.

GRAND ST.—Ascher Freedman sold to Moritz Safran 64 Grand st, a 7-sty loft building, 25x100, 75 ft. west of Wooster st. This property was sold at foreclosure for \$45,000.

JONES ST.—Pocher & Co. sold the 6-sty tenement 11 Jones st, between Bleecker and West 4th sts, 25x100, for Lizzie Newman to Charles Schenck. The present seller acquired the property July 2, 1908, from the E. Kapelsohn Co., subject to a mortgage of \$27,250.

John J. Mahoney Purchases.

VANDEWATER ST.—Chas. F. Noyes Co. sold for the United States Savings Bank of the City of New York 36 Vandewater st, a business building covering a plot 17.3x50. On April 29, 1907, Jane Vause borrowed \$7,500 from the bank at 5% for 5 years. This property was foreclosed on April 21, 1908, the bank acquiring title for \$8,000. John J. Mahoney is the present purchaser. Merrill & Rogers acted as attorneys. Public School 180 is on this block, and across the st is the Munroe Building, 132x193x irregular running through to Rose st. The building will be altered and held for investment.

Increases 34th St. Holdings.

34TH ST.—Louis Westphal et al, executors of Paul Westphal, sold to John J. Brennan 1-3 part of 320 and 322 West 34th st, 50x118.9, a 4-sty building with a 2-sty brk extension, which has been used for hospital purposes. The property is located 275 ft. west of 8th av, and is mortgaged for \$56,000. The stated consideration is \$12,500. The property was sold to Cornelius F. Sheahan, who is the owner of record of the balance of the holding. Abutting on the west is the West 33d Street Baptist Church, and across the street is the Manhattan Opero House.

36TH ST.—John P. Kirwan sold for Bernard Byrnes 207 West 36th st, a 4-sty tenement, 17x75, 100 ft. west of 7th av, to Whitney Lyon, who recently took title to the three 4-sty brk tenements, 209 to 213, adjoining.

48TH ST.—The Taylor-Sherman Co. sold for Dr. Evan Evans 38 West 48th st, a 4-sty dwelling, 16x100.5, to Martha Morgan, who in the early part of July purchased through this firm the house adjoining on the west, a similar structure. Title will be taken on Oct. 16.

50TH ST.—The Taylor-Sherman Co. sold for Amelia Peck to Dr. Thomas Gaunt 53 West 50th st, a 4-sty dwelling, 15x100.5, Columbia College leasehold.

Resells at Profit.

5TH AV.—Robt. E. Dowling resold the property 374 5th av, adjoining the northwest cor of 35th st, a 5-sty building, 37x100, formerly occupied by the Engineers' Club. Mr. Dowling bought the parcel a week ago from Mrs. Charlotte A. Drayton Haig for about \$450,000, and resells it for something over \$500,000. The new owner is Thomas R. Ball, of Best & Co. It is stated that extensive alterations will be made, including store fronts.

8TH AV.—William Waldorf Astor sold to James Nealis 121 and 123 8th av, adjoining the southwest cor of 16th st, a 3-sty brk building, 36.4x100. John P. Everett acted as attorney.

NORTH OF 59TH STREET.

70TH ST.—Post & Reese sold for Delancey Coster, 175 East 70th st, a 3-sty dwelling, 16.8x100.5. The buyer is Charles L. Riker.

72D ST.—L. J. Phillips & Co. sold for Mrs. E. L. Hamlen to Geo. J. Smith 43 West 72d st, a 5-sty American basement dwelling, 25x102.2. This house is equipped with an elevator, and is regarded as one of the finest residences of its type on the west side. While the block to the west is threatened by business, this block has remained intact and it is questionable where there will be any change for years to come. The holdings of the Clark estate has been a big factor in maintaining the standard set years ago after the Park Department started to look after this street. The Dakota Apartment Hotel, one of the oldest and best built houses on the west side, and the Hotel Majestic, are on this street. There is an elevated railroad station at Columbus av and a subway express station to the west on Broadway and Sherman sq.

72D ST.—Pease & Elliman sold for Cornelius W. Clark the 4-sty dwelling, 24x74.4, at the southeast cor of Lexington av and 72d st, to an investor. The house will be modernized by the new owner. The building is 55 ft. deep. A Synagogue is on the northeast cor, and the Hotel Premier, a 7-sty building, occupies the northwest cor.

75TH ST.—John N. Golding and L. J. Phillips & Co. sold for John P. Haynes to Daniel B. Freedman 36 West 75th st, a 4-sty brownstone dwelling, 20x102.2. The sale of the adjoining property, 34 West 75th st, was reported in the latter part of August to Elizabeth I. Howe, and title was taken Sept. 8.

91ST ST.—Reiter & Newman sold for a Mr. Gass the 5-sty building at 91st st and Av A to Joseph Freeman.

99TH ST.—In part payment for the 6-sty apartment house at the southeast cor of Broadway and 124th st, the Fidelity Construction Co. gives the Riston Realty Co. a plot 208x100 on the north side of 99th st, 100 ft. west of Broadway.

Reduces Holdings.

103D ST.—The Durose Co., in conjunction with Edward C. H. Vogler, sold for Edward De Noyelles, of 31 Lawton st, Brooklyn, the 3-sty dwelling 304 West 103d st, 20x100.11. Mr. Lawton is also the owner of 267 West 69th st, at the northwest cor of West End av, 364, 428 and 430 Amsterdam av. Title will be taken about Oct. 15.

121ST ST.—J. Levy bought through Joseph Roth from Mary Anderson 24 West 121st st, a 4-sty and basement dwelling, 20x100.11, adjoining the southeast cor of Lenox av.

124TH ST.—The Riston Realty Co. sold 542 West 124th st, a 6-sty high-class apartment house, 75x100.11. The present sellers took title in July last. Charles M. Rosenthal built the structures on land formerly owned by Isaac M. Clothier, of Philadelphia. The Confortier, another 6-sty structure adjoining on the west, has also been reported sold by the same company. The building is built to a depth of 87 ft. The buyer is Dr. Phillip Meyrowitz, who gives in exchange the 3 houses 1027 to 1033 College av, and the block front on the west side of Robbins av, between 141st and 142d sts, 250x100. Charles Flaum was the broker in the transaction.

125TH ST.—Simon & Atlas sold for Morris Zucker 454 West 125th st, a 6-sty flat, 25x100.11. This is the third time that the same firm has made a sale of this property. The purchase price about a year and a half ago was \$41,500; later the property was sold on a basis of \$40,000, though some concessions as regards the mortgage were made. The two 5-sty tenements, 2495 and 2497 2d av, 50x75, were given in trade. Title will pass Sept 26.

128TH ST.—Barnett & Co. sold for Dr. Frederick Potter Hammond, of 129 East 116th st, a 3-sty and basement brownstone front dwelling, 206 W. 128th st, 16.8x99.11, to Robt. B. Nooney, former president of the Board of Aldermen, who during the absence of Mayor Grace accepted from the French Government the Statue of Liberty on behalf of the city. The property is mortgaged for \$9,000.

BROADWAY.—Arnold, Byrne & Baumann resold for Frank Jaeger the northwest cor of Broadway and 107th st, a 5-sty flat, 27x100. Mr. Jaeger recently bought the property from the Keystone Investing Co., who acquired it in trade with Mrs. Althea Rudd Ward for a 6-sty apartment on the northeast cor of Broadway and 145th st. William Simpson is the buyer.

Important Broadway Transaction.

BROADWAY.—The Riston Realty Co. sold the 6-sty apartment house on the southeast cor of Broadway and 124th st, 100.11x100. This house was built by Charles M. Rosenthal in 1906. The land formerly belonged to Isaac M. Clothier, of Philadelphia, who gave it in part payment for Euclid Hall to the Realty Co. of America. This property is known as Confortier Hall and on the north end is built to a depth of 90 ft. and on the south end 87 ft. Adjoining on the south is a similar structure, but by the same firm. Across the avenue is a large vacant plot. This holding, together with the adjoining parcel, was purchased from Jennie Davidson, by the present sellers on July 30, 1908, subject to a mortgage of \$600,000. Title will pass in the early part of October. The Fidelity Construction Co., of which Mrs. Clementine M. Silverman is president. In part payment the Fidelity Co. gives the plot 298x100 on the north side of 99th st, 100 ft. west of 1st av.

Large Plot Taken in Trade.

MORNINGSIDE PARK WEST.—S. H. Stone sold for the Merida Realty Co., Lippman & Eisman, the block front on Morningside av West, between 121st and 122d sts, with frontages of 176 ft. on 121st st and 258 ft. on Morningside Park. There are about 27,500 sq. ft. in the plot, and was taken in part payment for the Hanover, the 9-sty elevator apartment at the northeast cor of Park av and 83d st. This plot overlooks the Harlem Commons, on the highest part of Morningside Heights, and will be improved with three 9-sty fire-proof buildings. The value of the completed buildings with the ground will involve an amount estimated at \$1,600,000, and it will be the most important and best improved block on Morningside Heights. The new Subway station (proposed) at 122d st and Broadway, will make accessibility to 122d st and Morningside Heights in this neighborhood most convenient, and is the direct cause of the improvement of this valuable front. This plot has north light and some of the apartments in the projected buildings will be arranged for artists' studios of the best type. This is of the best class of real estate investment and is an indication of the revival of good real estate market conditions from an investment point of view.

Park Avenue Sales.

PARK AV.—Samuel H. Stone sold for the West Side Construction Co., Jacob Axelrod, president, 981 and 983 Park av, at the northeast cor of 83d st, and including 101 to 109 on that st. This property has a frontage of 76.11 on the av and 110.4 on the st. This property was sold at auction on January 10 last by the Title Guarantee & Trust Co. in foreclosure, and that company, as plaintiff, purchased it for \$200,000. On January 31 the present seller bought the property from the Title Co. and secured a purchase money mortgage of \$300,000 for 5 years at 6 per cent. The buildings that were in course of erection were finished. Across the st is the Loyola school, connected with St. Ignatius Roman Catholic Church, located on the southwest cor of 84th st. The South Church, at present located on the southeast cor of Madison av and 38th st, recently bought the southwest cor of 83d st and Park av. It is their intention to build a church on their new property, selling the Madison av property. The Merida Realty Co. is the buyer. A plot of 10 lots on Morningside Park West was given in exchange. The transaction involved something over \$1,600,000.

PARK AV.—Jacob Weinstein sold for Alfred L. M. Bullowa to an investor 1680 Park av, at the northwest cor of 118th st, a 5-sty flat, 26x100. The building is 85 ft. deep.

WEST END AV.—The McVickar-Gaillard Realty Co. sold for Walter J. Donovan to a Mr. Patterson for occupancy 895 West End av, a 3-sty dwelling, 20x80.

2D AV.—Simon & Atlas sold for Morris Weiss 2495 and 2497 2d av, two 5-sty tenements, 50x75, adjoining the southwest cor of 128th st. The 6-sty flat 454 West 125th st was taken in exchange. Title passes Sept. 26.

WASHINGTON HEIGHTS.

180TH ST.—David Stewart sold for the Fluri Construction Co. 50x110 on the north side of 180th st, about 186 ft. west of Broadway, to Ferguson Bros., who will erect a high-class apartment house. This makes 12 lots the same broker has sold on this block for improvement during the past 2 months.

BRONX.

ELSMERE PL.—George J. McCaffrey sold for Mr. Robbins 891 Elsmere pl, a 2-family dwelling, 25x100, to a Mr. Larkin.

AQUEDUCT AV.—W. C. Bergen sold the southeast cor of Aqueduct av and 183d st, a new dwelling, 37x100, to H. Griffin.

BOONE AV.—Geo. J. McCaffrey sold for a client 25x100 on the west side of Boone av, 195 ft. south of Jennings st, to a builder for improvement.

Figures in Trade.

COLLEGE AV.—Dr. Phillip Meyrowitz gives to the Riston Realty Co. in part payment for the 6-sty apartment house 542 West 124th st, 1027 to 1033 College av, three dwellings.

DECATUR AV.—W. C. Bergen sold to Coroner Robert McDonald the dwelling at the northwest cor of 198th st and Decatur av.

FOREST AV.—Reiter & Newman sold for Cohen & Glauber to a builder the cor of 160th st and Forest av.

JACKSON AV.—Reiter & Newman sold for Cohen & Glauber to a builder for improvement the cor plot at Jackson av and 160th st.

LYON AV.—Richard Wolberg sold the 2-family dwelling on the north side of Lyon av, 105 ft. east of Grace av, 25x100.

What Has Been Done During the Past Year to Perfect the Real Estate Directory

A force of fifty men was employed to verify every address. Barring removals and a few clerical errors, the addresses in the 1908 Directory can be depended on. The geographical section has been thoroughly revised, and many conveyances of ancient date added. This section is now practically complete.

The consolidation of the Real Estate Directory and the Record and Guide, which for forty years has stood for the best realty interests, is an assurance that this is the only complete and permanent method of keeping real estate records. **THE BEST IS THE CHEAPEST**

WHAT THE REAL ESTATE DIRECTORY SERVICE IS

Service No. 1.

The Real Estate Directory, giving the property owners of Manhattan classified geographically, according to street number, giving the block and lot numbers and the date of record; with an interlinear description of all tenement property, with full particulars, such as flats to the floor, rooms to the flat, steam heat, hot water, electricity, elevator, store fronts, etc. A star indicates stated considerations of 1908.

An alphabetical classification, giving the addresses of owners and a full list of property held by each.

The Weekly Bulletin of Conveyances, with the grantees' addresses, and a record of all property left by will.

One hundred special and guaranteed requisitions.

Price\$100.00

Service No. 2.

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

Price per annum \$175.00

Service No. 3.

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

Price per annum \$250.00

Service No. 4.

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

Price per annum \$50.00

Service No. 5.

The Record and Guide Quarterly, and Annual Number, giving Conveyances, Leases, Mortgages, Auction Sales, Projected Buildings, Alterations and Wills, with addresses, properly collated.

Price per annum \$40.00

Service No. 6.

The Checking Index, which automatically keeps your conveyances posted to date with great economy of expense, labor and accuracy.

Weekly, per annum\$50.00

Fortnightly, per annum. 40.00

Monthly, per annum ... 25.00

Terms Quarterly in advance

THE REALTY RECORDS CO., 11 East 24th St., New York

Dwelling Changes Hands.

MORRIS AV.—Jacob Weinstein sold 1045 Morris av, a 3-sty dwelling, 25x103, to Jacob Fish.

ROBBINS AV.—In part payment for the 6-sty apartment house 542 West 124th st Dr. Philip Meyrowitz gives the Riston Realty Co. a plot 250x100 on the west side of Robbins av, between 141st and 142d sts.

TAYLOR AV.—E. Klammer sold the 2-family dwelling 1642 Taylor av, 25x95.

UNION AV.—Reiter & Newman sold 610 Union av, a 3-sty brk dwelling, for Cohen & Glauber to a Charles Capps.

Demand for Vacant Property.

UNIONPORT.—Louis Reiss sold for Christian H. Werner the 2 lots 50x108 on the north side of 7th st, between Avs B and C, Unionport, to George M. Sallinger, who will improve the property with 2-family brk houses.

VILLA AV.—Leopold Hutter sold 3183 and 3185 Villa av, a 3-sty frame dwelling, 50x100, south of Van Courtlandt av. Mr. Hutter bought the property on Sept 2 at foreclosure sale for \$3,900. The amount due was \$2,893.33; taxes and other charges amounting to \$557.17. The present purchaser is A. Pistone, who was defendant at the sale.

3D AV.—R. I. Brown's Sons sold for R. C. Winters to a client for investment 3319 3d av, 25 ft. south of 165th st, a 5-sty brk apartment house, with store, 25x96.

LEASES.

Benjamin R. Lummis leased to a client the garage 155 West 56th st for a term of years.

Barnett & Co. leased for E. Fiber the 3-sty dwellings at the north-east cor of 5th av and 129th st.

Duross Co. leased for Edward Early to J. M. Knopp Contracting Co. the 3-sty building 270 West 19th st.

Arthur Truslow leased to Wm. G. White for a term of years the store at 25 Cortlandt st, in the City Investing Building.

Harris, Winthrop & Co. leased for a term of years the office formerly occupied by A. O. Brown & Co. at 30 Broad st.

Anna B. Dodd and others leased to the Hilgetrt Footgear Curative Institution 31 West 26th st for 10 years at a yearly rental of \$6,000.

Richard Heynemann leased 157 West 49th st for Dr. A. R. Robinson to Julius Seebold for a term of years; also 236 West 52d st for Mrs. Julia Vilozz to Primo M. Suarez.

David H. Hyman leased for Michael Levenson to Mrs. Essie Eisenberg the Hotel Premier, at the northwest cor of 72d st and Lexington av, for a long term of years.

John N. Golding leased for William A. Hall the 5-sty dwelling 1008 5th av to Capt. James T. Drouillard for a term of years. The owner has been asking \$20,000 a year for the house.

The Sigma Chi Fraternity leased for a term of years from the estate of Albert E. Mayer the 5-sty dwelling 523 West 113th st, which will be used as a clubhouse. McKee, Hayward & Co. negotiated the lease.

The Taylor-Sherman Co. reports the following leases of dwellings: 64 West 46th st for Frederick M. Dearborn to Helen A. Eddy for 5 years; 4 East 41st st for Jenny K. Stafford for a term of years; 52 West 45th st for the Burns estate to Joseph Prechep for a long term, and 29 West 46th st to Dr. Charles P. Gray for a term of years.

Arthur G. Muhlker, in conjunction with O'Reilly & Dahn, leased for a term of 5 years for Nathan, Kean & Co., to the Regal Amuse-

ment Co. the 1-sty building 2028 3d av, and the plot 50x100 on the south side of 112th st, 50 ft. west of 3d av. The property will be improved with a 1-sty auditorium and an arcade at an estimated cost of about \$15,000. Plans for the improvements were filed Monday.

Pease & Elliman report leases of the following dwellings: 330 West 89th st to J. F. Steeves; 176 West 72d st to Josephine Stiley; 110 East 30th st to Dr. J. P. McGowan; 42 West 39th st to Virginia Fuller; 265 Central Park West to Le Roy S. Fero; 46 West 69th st to G. W. Walker; 122 East 73d st to John T. Keresev; 6 West 40th st to William Laimbeer; 177 East 71st st to Mrs. Mary Lane; 17 East 55th st to Henry P. Perry; 115 Madison av to Sarah F. Hillman; 236 West 76th st to Mrs. E. D. Strait, and 307 West 80th st to Laura V. Owens.

Lord & Taylor Leases.

Lord & Taylor leased for a term of years the property 893 Broadway and 13 East 19th st, adjoining their present store, and formerly occupied by E. A. Morrison & Son. The property will be improved and added to the main store. Mr. Edward Hatch, Jr., of Lord & Taylor, in confirming the report of the lease, said in regard to the business situation: "The business outlook is most encouraging. The country has been passing through a recuperative period. It has been taking a rest, justly due it, from the phenomenal activity of a year ago. There never was a time when the stocks of merchandise throughout the country were as low as they are at present. Houses that should be carrying \$50,000 are reduced to \$10,000, and even lower. Although economies have been practised, the consumption has gone on, and we only fear a scramble for goods and an advance in prices, such as has occurred in the stock market. We are on the verge of the greatest period of prosperity this country has ever experienced."

Slawson & Hobbs rented 511 West End av to A. J. Miller; 272 West 86th st for Mrs. Anna Vreeland to A. J. Lyon; 27 East 76th st for Mr. Milliken to R. Lake; 336 West 86th to for W. E. D. Stokes to E. Keller; 73 Riverside Drive for the estate of Leonard Lewisohn to R. J. Wittel; 47 West 90th st for Mrs. Mayer to A. B. Kindell; 259 West 75th st, cor West End av, to J. E. Dorman; 310 West 36th st for the Atlantic Realty Co.; 162 West 72d st to A. E. Johnson; 56 West 92d st for Mr. J. Byrne to E. J. Aude; 876 St. Nicholas av for M. C. Nicol; for W. E. D. Stokes 257 West 72d st; 569 West End av to J. J. Guelle; 62 West 96th st to a Mrs. Morton; 751 West End av to I. Koscherak; for W. E. D. Stokes 566 West End av; for the estate of D. Willis James 152 West 87th st; 336 West 86th st to Joseph Herick; 112 West 85th st to R. J. Fellows; 321 West 78th st to a Dr. Garrison; 321 West 78th st to a Mr. McKelvis; 228 West End av to a Mrs. Meysenheim; 43 West 105th st to M. C. Ranier; 266 West 72d st to R. A. Ward; 305 West End av to Mrs. A. McKenzie; 230 West 78th st to a Dr. Bigelow; 261 West 72d st to a Mrs. De Constance; 269 West 73d st to W. J. Percills, and for Miss R. MacAuley 313 West End av.

STATEN ISLAND.

WESTERLEIGH, S. I.—J. Sterling Drake sold at Westerleigh, Staten Island, for Harry L. Wolcott to Henry J. Chase a cor plot, 40x75, and for M. S. & W. F. Chalmers to Neil F. Ryan a plot 40x120.

PORT RICHMOND, S. I.—Sewall Bros. report that they have sold the following properties at Port Richmond, S. I.: For Simon Popper, a house and 2 lots on Jewett av, for \$3,800; for Anna Lucke, a dwelling on one lot, on Nicholas av, for \$2,700; for Peter Larsen, a dwelling on Post av for \$5,000, and for ex-Judge Bernard Mullen, a house and 2 lots on Av B, for \$2,500.

WANTS AND OFFERS

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

REAL ESTATE MAN, 14 years' experience, good renter, collector, understands all repairs, desires position, Real Estate firm, estate, superintendent. Can take entire charge; good references. "WIDE-AWAKE," c/o Record and Guide.

DESK ROOM, or share in suite of offices, to let to Engineer or Architect on reasonable terms. Address "ARCHITECT," c/o Record and Guide.

YOUNG MAN (26), wishes position. Experienced in selling, collecting, renting, etc.; security; references. "SMITH," 373 E 154th St.

ATTORNEY

familiar New York Real Estate and several years with leading TITLE COMPANY, desires connection with good real estate firm. BOX 95, Record and Guide.

WANTED—A man thoroughly understanding renting in the district south of Canal st. Salary and commission. State prior experience. A. H. MATHEWS, 82 Nassau Street.

NEW BUSINESS

Can be obtained by advertising in the RECORD AND GUIDE.

OAKDALE

GREAT SOUTH BAY

Shore Front Bungalow Sites

AT AUCTION

WEDNESDAY, SEPTEMBER 23d

AT 12 O'CLOCK

EXCHANGE SALESROOMS, 14 Vesey St.

Shore high; land-in rich lawn to water's edge; immediately available for building.

New York to Oakdale, one hour; station to water, 10 minutes; road to shore beautifully shaded. Sites carefully restricted; 65% on mortgage, 3 years 4%. Title guaranteed. Maps, etc.

BRYAN L. KENNELLY, Auctioneer

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

160 BROADWAY, MANHATTAN

Title Department and Trust and Banking Department.
Brooklyn Branch, 188 Montague Street.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver, Transfer Agent or Registrar of Stocks of Corporations. Takes Charge of Personal Securities.

OFFICERS:

EDWIN W. COGGESHALL, President and General Manager.

LOUIS V. BRIGHT, } Vice-Presidents. HERBERT E. JACKSON, Comptroller.
THORWALD STALKNECHT, } WALTER N. VAIL, Secretary.
ARCHIBALD FORBES, Treasurer. LEWIS H. LOSEE, Ass't Genl. Manager.
U. CONDIT VARICK, Asst. Treasurer.
GEORGE A. FLEURY, } Ass't Secretaries.
FREDERICK D. REED, }

DAVID B. OGDEN, Counsel.

EXECUTIVE COMMITTEE:

GEO. F. BUTTERWORTH, } WILLIAM A. DAY, } JOHN T. LOCKMAN,
DUMONT CLARKE, } WILLIAM P. DIXON, } HENRY MORGENTHAU,
EDWIN W. COGGESHALL, } JULIAN D. FAIRCHILD, } JAMES N. WALLACE.

REAL ESTATE AND LEGAL ADVERTISING

PLACED EVERYWHERE

Copy Prepared Free of Charge Advice Given

Call, Phone, or Write for Representative

FrankKiernan Advertising Agency

158 BROADWAY

Phones, 1232-1233 Cortlandt NEW YORK

Why not purchase your Envelopes from the Manufacturer?

ORRIN C. LAWRENCE CO.

Tel. 5588 Beekman 307 PEARL ST., N. Y.

We make a Specialty of Binding the RECORD AND GUIDE Write for Representative

J. M. SCHMIDT BINDERY, 307 Pearl Street, N. Y.

REAL ESTATE NOTES

Harry Lilly moved his offices to the Bishop Building, 271 West 125th st.

The West Side Taxpayers' Association met last evening at 276 West 34th st.

George L. Eckersen has taken charge of the renting department of Pocher & Co.

John H. Schmitt has removed his office from 601 West 178th st to 2366 Amsterdam av.

E. W. Gray, for many years manager of the leasing department of the Duross Co., has opened offices at 146 5th av.

The E. C. McIntyre Co., of 315 Madison av, has been incorporated under the name of the McIntyre Advertising Agency, with offices in the McIntyre Building, 874 Broadway, at 18th st. E. C. McIntyre is president and T. A. McIntyre, Jr., secretary and treasurer.

The Acmy Real Estate Club will have an outing for the inspection of the city's waterfront to-day. The start will be made at 1 P. M. from the recreation pier at the foot of East 24th st. The trip will be in charge of Chandler Davis, of the engineering corps of the Dock Department.

Mr. Arthur S. Cox and Mr. Arthur R. Parsons have formed a partnership under the firm name of Cox & Parsons and opened an office at 2076 7th av, near 124th st. They will do a general real estate business, making a specialty of managing apartment houses. Both are experienced real estate men.

The Greater New York Taxpayers' Association has elected the following officers for the coming year: S. Rubenstein, president; M. Rothstein, first vice-president; Charles S. Meyerson, second vice-president; Louis Gordon, treasurer; Philip Meuschl, financial secretary, and D. Rosenbaum, corresponding secretary.

The property on the northwest corner of Broadway and 31st st, was mortgaged by W. R. H. Martin to the Metropolitan Life Insurance Co. for \$1,200,000. Mr. Martin is going to erect an 11-sty mercantile structure, which is to be completed by Oct. 1, 1909. This loan is in the form of a building loan, but finally becomes due on Nov. 1, 1913.

Noonday meetings Budget exhibit, commencing Oct. 5, in the City Investing Co. Building, will be held during the two weeks of the exhibit and prominent speakers from different parts of the city will address these meetings. Mayor Hibbard, of Bos-

ton, has announced that his topic will be "Honest and More Efficient Municipal Government."

Tenants in the building 86 and 88 Centre st were considerably excited when large cracks were discovered in the front wall of that building by the policeman on the beat. The Building Department was promptly notified and the tenants were ordered to vacate immediately. The building is said to have been damaged by the excavation for the subway extension. Men were set to work shoring up the walls and the tenants were permitted to return to their offices and apartments.

UNCLASSIFIED SALES

The total number of sales reported is 47, of which 9 were below 59th st, 23 above, and 15 in the Bronx. The sales reported for the corresponding week last year were 49, of which 7 were below 59th st, 26 above, and 16 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 155, as against 103 last week, and in the Bronx 112, as against 95 last week. The total amount involved is \$4,493,544, as against \$2,282,993 last week.

The amount involved in the auction sales this week was \$1,176,098, and since January 1, \$42,313,132. Last year the total for the week was \$474,051, and from January 1, \$30,954,864.

Convent Avenue Sale.

CONVENT AV.—The Renton-Moore Co. sold for Jacob P. Roth to a client for occupancy the 3-sty and basement dwelling, with extension, between 147th and 148th sts, with Indiana limestone front, 20x75. The house is built to a depth of 52 ft. The present seller bought this property on May 7, 1898. Dr. Rufus P. Johnston about a year ago bought 417 Convent av. He was formerly connected with the Fifth Avenue Baptist Church (the Rockefeller church), but at the present time is pastor of the Heights Baptist Church. Title will be taken about October 15.

BROADWAY.—Arnold, Byrne & Baumann sold for the Fort Washington Syndicate the southwest cor of Broadway and 180th st, 150x110, to a builder, who will erect elevator apartment houses. This makes 21 Broadway lots sold by the above brokers within two months for the Fort Washington Syndicate to builders.

SIST ST.—Klein & Jackson have resold 155 to 159 East 81st st, three 3-sty frame dwellings, 56.3x102.2, to builders for improvement. The sellers acquired the property last month from the American Baptist Home Mission Society.

119TH ST.—I. Kashare sold for Gross & Herbener 20 East 119th st, a 4-sty stone front dwelling, 16x100.11.

PROPERTY OWNERS' SECTION.

PUBLIC WORKS.

HARRISON AV.—Regulating, etc., where necessary, from Burnside av to the drainage st (unnamed), between Tremont av and Burnside av. Petition for the above will be submitted to the Local Board on Sept. 24.

ST. GEORGE'S CRESCENT.—Acquiring title to lands necessary from East 206th st to Van Cortlandt av. Petition for the above will be presented to the Local Board on Sept. 24.

235TH ST.—Regulating, etc., where necessary, easterly from Spuyten Duyvil parkway to Riverdale av, as laid down on the present final maps of the 23d and 24th Wards; in Cambridge av, from 235th st north to 236th st, and in 236th st, from its intersection with the westerly line of Cambridge av to its intersection with Riverdale av. The object of this petition being to regulate and grade all of the above streets, excepting that part of 235th st lying between Cambridge av and Riverdale av, which it is desired to have regulated and graded as a pathway or steps leading to Riverdale av. Petition for the above will be presented to the Local Board on Sept. 24.

ANDERSON AV.—Paving with bituminous macadam the roadway of Anderson av, from Jerome av to West 164th st, and setting curb where necessary. Petition for the above will be presented to the Local Board on Sept. 24.

MACOMB'S DAM ROAD.—Constructing a sewer and appurtenances in Macomb's Dam road, between Jerome av and West 170th st. Petition for the above will be presented to the Local Board on Sept. 24.

JOHNSON AV.—In the matter of widening of Johnson av and Spuyten Duyvil road at and near the intersection of West 227th st. Petition for the above will be presented to the Local Board on Sept. 24.

LIND AV.—Placing guard rail along the depressed lots on the west side of Lind av, between 169th st and the water station. Petition for the above will be presented to the Local Board on Sept. 24.

183D ST.—Flagging where necessary on the south side of 183d st, about 10 ft. west of Morris av. Petition for the above will be presented to Local Board on Sept. 24.

MOSHOLU PARKWAY SOUTH.—Paving with asphalt block pavement the roadway of Mosholu Parkway South, from Webster av to Briggs av, and setting curb where required. Petition for the above will be presented to Local Board on Sept. 24.

203D ST.—Constructing two receiving basins, one at the northwest corner of East 203d st and Valentine av, and one at the southwest corner of 203d st and Valentine av. Petition for the above will be presented to Local Board on Sept. 24.

PERRY AV.—Reregulating and regrading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Perry av, between Mosholu Parkway North and Woodlawn road, at the old Jerome Park Railroad crossing. Petition for the above will be presented to the Local Board on Sept. 24.

COLLEGE AV.—Regulating and grading, setting curbstones and flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in College av, from East 164th st to East 165th st. Petition for the above will be presented to Local Board on Sept. 24.

147TH ST.—Constructing a sewer and appurtenances in East 147th st, between Robbins av and St. Mary's Park. Petition for the above will be presented to Local Board on Sept. 24.

136TH ST.—Repairing sidewalk and placing guard rail in front of premises 288 and 290 East 136th st. Petition for the above will be presented to Local Board on Sept. 24.

CROTONA PARK.—Construction of an elevated approach to Crotona Park, from the East 174th st rapid transit station at Southern boulevard. Petition for the above will be presented to Local Board on Sept. 24.

LONGFELLOW AV.—Paving with asphalt block, from Freeman st to East 172d st, and setting curb where necessary. Petition for the above will be presented to Local Board on Sept. 24.

ARTHUR AV.—Paving with asphalt blocks Arthur av, from 175th st to Tremont av, on a concrete foundation, and setting curb where necessary. Petition for the above will be presented to Local Board on Sept. 24.

HOE AV.—Paving with asphalt block, between Freeman and East 172d st, and setting curb where necessary. Petition for the above will be presented to Local Board on Sept. 24.

VYSE (ST) AV.—Paving with asphalt blocks, between Home st and East 172d st, and setting curb where necessary. Petition for the above will be presented to Local Board on Sept. 24.

174TH ST.—Laying out on the map of the city East 174th st, 10 ft. wide, from Boston road to Crotona Park East. Petition for the above will be presented at the Local Board on Sept. 24.

174TH ST.—Acquiring title to the lands necessary for East 174th st, 10 ft. wide, from Boston road to Crotona Park East.

Petition for the above will be presented to the Local Board on Sept. 24.

CARPENTER AV.—Constructing a temporary sewer and appurtenances, between East 242d st and the north line of the City of New York. Petition for the above will be presented to Local Board on Sept. 24.

ALLERTON ST.—Acquiring title to Allerton st, from Bronx Park to Hutchinson av. Petition for the above will be presented to Local Board on Sept. 24.

BAYCHESTER AV.—Regulating, grading, etc., from Boston road to the Pelham Bay Park. Petition for the above will be presented to Local Board on Sept. 24.

RHINELANDER AV.—Acquiring title from Unionport road to White Plains road, at a width of 60 ft. Petition for the above will be presented to Local Board on Sept. 24.

CONDEMNATION PROCEEDINGS.

12TH ST.—Acquiring title for school site on southerly side of 12th st, between Aves B and C. Notice has been given by the Corporation Counsel that the report of Adam Wiener, James Shelton Meng and Lewis A. Abrams, Commissioners of Estimate and Appraisal, duly appointed in this proceeding, was filed in the office of the Board of Education of the City of New York on the 11th day of September.

12TH ST.—Acquiring title to land selected as a site for school purposes. Notice is given by the Corporation Counsel that the report of Adam Wiener, James Shelton Meng and Lewis A. Abrams, Commissioners of Estimate and Appraisal in this proceeding, was filed in the office of the Board of Education of the City of New York on Sept. 11. Notice is further given that the report will be presented for confirmation to the Supreme Court on Sept. 29.

ASSESSMENTS.

FINDLAY AV.—Regulating, etc., from East 167th st to East 170th st. Area of assessment: Both sides of Findlay av, from East 167th st to East 170th st, and to the extent of half the block at the intersecting and terminating streets. Assessment entered Sept. 10. Payable within 60 days.

HOE AV.—Paving and curbing, from East 167th st to Freeman st. Area of assessment: Both sides of Hoe av, from East 167th st to Freeman st, and to the extent of half the block at the intersecting and terminating streets. Assessment entered Sept. 10. Payable within 60 days.

TIFFANY ST.—Sewer, between Burnett pl and Barry st. Area of assessment: Both sides of Tiffany st, from Burnett pl to Barry st. Assessment entered Sept. 10. Payable within 60 days.

CYPRESS AV.—Paving and curbing, from the property of the New York, New Haven and Hartford Railroad to East 138th st. Area of assessment: Both sides of Cypress av, from East 132d st to East 138th st, and to the extent of half the block at the intersecting and terminating streets. Assessment entered Sept. 10. Payable within 60 days.

CRANE ST.—Regulating, etc., from Robbins av to Timpson pl. Area of assessment: Both sides of Crane st, from Timpson pl to Robbins av, and to the extent of half the block at the intersecting and terminating streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

BATHGATE AV.—Regulating, etc., between East 188th st and Pelham av. Area of assessment: Both sides of Bathgate av, from East 188th st to Pelham av, and to the extent of half the block at the intersecting and terminating streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

BRONX ST.—Regulating, etc., from Tremont av to East 180th st. Area of assessment: Both sides of Bronx st, from Tremont av to East 180th st, and to the extent of half the block at the intersecting streets. Assessment entered Sept. 10. Payable within 60 days.

MONTGOMERY AV.—Regulating, etc., between West 176th st and West 177th st. Area of assessment: Both sides of Montgomery av, between West 176th and West 177th sts, and to the extent of half the block at the intersecting streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

CROTONA PARK NORTH.—Paving and curbing, from East 175th st, at or near Arthur av, to East 175th st, at or near Waterloo pl. Area of assessment: Both sides of Crotona Park North, from Arthur av to Waterloo pl, and to the extent of half the block at the intersecting streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

181ST ST.—Regulating, etc., from Tiebout av to Jerome av. Area of assessment: Both sides of East 181st st, from Tiebout av to Jerome av, and to the extent of half the block at the

intersecting streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

FIELD PL.—Regulating, etc., from Morris av to Ryer av. Area of assessment: Both sides of Field pl, from Morris av to Ryer av, and to the extent of half the block at the intersecting streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

SEWER IN RODMAN PL, between West Farms road and Longfellow av, and in Longfellow av, between East 176th st and Boston road. Area of assessment: Northerly side of East 176th st, from Bryant av to Longfellow av; both sides of Longfellow av, from East 176th st to Boston road, and both sides of Rodman pl, from Longfellow av to West Farms road. Assessment entered Sept. 10. Payable within 60 days.

209TH ST.—Regulating, etc., between Perry and Webster avs. Area of assessment: Both sides of East 209th st, from Perry to Webster av, and to the extent of half the block at the intersecting and terminating streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

MORRIS AV.—Paving and Curbing, from Kingsbridge road to Jerome av at Parkview terrace. Area of assessment: Both sides of Morris av, from Kingsbridge road to Jerome av at Parkview terrace, and to the extent of half the block at the intersecting streets. Assessment entered Sept. 10. Payable within 60 days.

SEWER IN EAST 10TH ST, between East River and Av D. Area of assessment: Both sides of 10th st, from East River to Av D. Assessment entered Sept. 10. Payable within 60 days.

211TH ST.—Regulating, etc., and constructing drain pipe, between 10th av and the bulkhead line of the Harlem River, also placing necessary guard rail. Area of assessment: Both sides of 211th st, from 10th av to the bulkhead line of Harlem River, and to the extent of half the block at the intersecting and terminating avenues. Assessment entered Sept. 10. Payable within 60 days.

206TH ST.—Sewer, between Harlem River and 9th av. Area of assessment: Both sides of West 206th st, between the Harlem River and 9th av. Assessment entered Sept. 10. Payable within 60 days.

206TH ST.—Regulating, etc., from 10th av to the bulkhead line of the Harlem River. Area of assessment: Both sides of West 206th st, between the Harlem River and 10th av, and to the extent of half the block at the intersecting and terminating avenues. Assessment entered Sept. 10. Payable within 60 days.

205TH ST.—Regulating, etc., from 10th av to bulkhead line of Harlem River. Area of assessment: Both sides of West 205th st, from 10th av to the bulkhead line of the Harlem River, and to the extent of half the block at the intersecting avenues. Assessment entered Sept. 10. Payable within 60 days.

204TH ST.—Regulating, etc., from 10th av to bulkhead line of Harlem River. Area of assessment: Both sides of 204th st, from 10th av to the bulkhead line of the Harlem River, and to the extent of half the block at the intersecting avenues. Assessment entered Sept. 10. Payable within 60 days.

FENCING VACANT LOT at northwest corner of Dyckman st and Prescott av. Area of assessment: Northwest corner of Dyckman st and Prescott av. Assessment entered Sept. 10. Payable within 60 days.

164TH ST.—Regulating, etc., from Broadway to Fort Washington av. Area of assessment: Both sides of West 164th st, from Broadway to Fort Washington av, and to the extent of half the block at the intersecting streets and avenues. Assessment entered Sept. 10. Payable within 60 days.

49TH ST.—Alteration and improvement to sewer, between 10th and 11th avs. Area of assessment: South side of 49th st, between 10th and 11th avs, and block bounded by 49th st, 11th av, 50th st and 10th av. Assessment entered Sept. 10. Payable within 60 days.

SEWERS.—Outlet sewer in West 211th st, between the Harlem River and Broadway; sewer in 10th av, between 211th st and 213th st; and in 213th st, between 10th av and Broadway. Sewers in 10th av, between 209th and 211th sts; and between 213th st and 216th st. Sewer in Fairview av, between Broadway and St. Nicholas av. Proposed assessments for the above have been completed and are ready for examination in the office of the Board of Assessors.

LAWRENCE AV.—Regulating, etc., in Lawrence av, from Lind av to West 167th st. Proposed assessment completed and ready for examination.

AUTOMATIC WINDOW LOCK.—A western manufacturer has placed on the market a device that is said to possess merit. It consists of an automatic lock for windows for which there exists more or less demand. It is described as a piece of mechanism free from complicated parts and made in such a manner as to embody strength and safety. A lever, which is controlled by a push button, operates a set of bolts. The bolts are engaged in "racks" of special design, one for the upper sash and one for the lower. The window is closed in the usual way and locks automatically, but to raise the sash it is necessary to press the button. The lock is of pressed steel and cannot easily be tampered with as nothing but the brass headed push is visible. Even though the woodwork be cut away it is claimed that the bolts remain invincible in their confinement.

WATER PRESSURE INADEQUATE.

At the regular meeting of the House and Real Estate Owners' Association of the 12th and 14th wards held recently, several matters of consequence came up for action. The Committee on High Pressure Service, consisting of Adolph Bloch, Assemblyman Patrick McGrath and Chas. H. Schnelle, rendered a report on its investigations of the city's water supply, and recommended that a number of experts be engaged to make an inspection of the city's plant. Thereupon Geo. H. Beck, Frank Eberhart, Louis Moeschen and Henry Schiffer, all well-known plumbers, were asked to assist the committee in their attempts to secure the needed improvement. The committee has the assurance of assistance from the Department of Water Supply in this respect.

Parenthetically speaking, much good work is being accomplished along the indicated lines, and it is generally conceded that relief will be forthcoming before the advent of spring.

The matter of transfers on 59th st was reported on by the special committee of Chas. H. Schnelle, Adolph Bloch, Jos. Ceyka and A. Wiggers. It was decided that unless relief is soon promised that the counsel of the association be authorized to institute proceedings to compel the 1st av line to run down 1st av through 59th st and down 6th av as previously arranged between that company and the association.

An equally important matter acted upon was the subject of the city budget, which has been receiving considerable attention by the committee of late. Counselor Bloch and Chas. H. Schnelle, chairman on the Committee on Law and Legislation, were authorized to co-operate with the Greater New York Taxpayers' Conference and the Bureau of Municipal Research in securing a proper hearing on the city budget, as well as to assist in the Taxpayers' Budget Exhibit to be held during October.

EXPLICIT AGREEMENTS.

It is a cardinal principal in conveyancing that when a property owner agrees to sell his holding he impliedly agrees to give a good and unencumbered title. Every purchaser has the right to expect such a title without it being incorporated in the contract. This is surely so where the seller contracts to give "a deed free of all encumbrances," or a "warranty deed," or a "good and sufficient deed," unless the terms of the agreement show that he only agreed to sell the title which he has, defective or otherwise.

It is always well to remember that a buyer cannot be forced to pay his money and take a questionable title or an encumbered property. Any title is doubtful if it exposes the owner to litigation; it cannot, however, be rejected simply on the possibility of its proving to be imperfect.

A purchaser is obliged to take the kind of deed that the seller agrees in the contract to give and the buyer agrees to accept. If the contract says that the seller is merely to give a deed in fee, that will not be satisfied by giving a title subject to encumbrance. If the words "good and sufficient" are used, the seller must convey a good title; he must give a warranty against encumbrances, and is bound to convey the legal estate in fee, free from all other liens whatsoever.

If on the other hand the agreement says "the title to be satisfactory," that only implies that the title shall be good and marketable. Your counsel will post you on these hazy questions, and in this connection it might be well to state that the advice of an expert conveyancer is the safest in the end. The exact meaning of an agreement is important, for it must be borne in mind that everything emanates from a contract.

TO DETERMINE SIZE OF FURNACE.

A convenient rule for the property owner to use when determining the size of a furnace is one based on the heat unit method of calculation. To apply, find the total area in square feet of the wall pipes serving the ground floor rooms and multiply by 200, the velocity of the air for the ground floor rooms. Also find the total area in square feet of the flues going to the second floor rooms and multiply by 350, and so on. The total gives the amount of air supplied to the building in a minute. Multiplying this by 60 gives the hourly air supply. Multiply the air supply by 140, the number of degrees through which the air is warmed from zero to 140 by the furnace and divide by 55, when the result will be the number of heat units which must be supplied by the furnace in an hour.

Assume that for each pound of coal burned 8,000 units of heat can be utilized. Also assume that in zero weather coal can be burned at the rate of 5 lbs. per hour per square foot of the grate. This means that in zero weather each square foot of grate should give up an amount of heat, which 5x800, equal to 40,000 heat units, are transferred into the air passing over the furnace surfaces. Divide the total amount of heat that the furnace must furnish, expressed in heat units as calculated, by 40,000, the number of heat units developed per square foot of grate, the quotient will be the grate area. A firepot having the great area shown necessary will give the index to the size of furnace which should be selected.

JOSEPH P. DAY

REAL ESTATE
AUCTIONEER AND APPRAISER
MAIN OFFICE: 31 NASSAU ST.,
AGENCY DEPT.: 932 EIGHTH AVENUE

J. ARCHIBALD MANAHAN

FINANCIERING
Railroad, Mining and Industrial
Properties Promoted. Loans Nego-
tiated, of All Kinds, on Bonds,
Stocks and Real Estate.
1901-1907 PARK AVENUE, NEW YORK CITY

THOMAS DIMOND

All Kinds of Iron Work for Buildings
OFFICE, 45 WEST 34th STREET
NEW YORK
Works: { West 33d Street
West 32d Street Telephone, 1147-38

BRYANT PARK REALTY CO., Inc.

Real Estate, Loans, Insurance
Westchester Property a Specialty
Tel. 5138-38th 311-313 Madison Ave., cor. 42d St.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,
and 203 Montague St., Brooklyn \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

EDGAR J. LEVEY, President
JOHN D. CRIMMINS, }
CLINTON R. JAMES, } Vice-Presidents.
CYRIL H. BURDETT, Secretary
CHAUNCEY H. HUMPHREYS, } Asst.
EDWARD A. BAYLES, } Sec'y's.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.
Monday, Sept. 21.

Mohegan av, opening, between 175th and 176th sts, at 1 p m.
Unnamed street (Bennett av), opening, at 2 p m.
Bronx st, opening, between 177th and 180th sts, at 2 p m.
Sedgwick av, &c, widening, at 3 p m.
Lane av, &c, opening, at 11 a m.
St Nicholas Park, addition, between Hamilton Terrace and 141st st, at 11 a m.
St Nicholas Park, addition, between 128th and 130th sts, at 12 noon.
Astor av, opening, between Olinville av and White Plains rd, at 2 p m.
Boston rd, opening, between White Plains rd and northern boundary city, at 2 p m.
Fifth new street north of 181st st (assessment), at 3 p m.
Highbridge Park, extension, between 159th and 172d sts, at 1 p m.
East 180th st, opening, from Bronx River to West Farms rd, at 11 a m.
Butler av (Richmond), opening, at 2 p m.
Tuesday, Sept. 22.
Lyman av (Richmond), opening, at 2 p m.
Pleasant av, opening, from Gun Hill rd to 219th st, at 1 p m.
Glebe av, &c, opening, at 3 p m.
Main st (City Island), from bridge to L I sound, at 2 p m.
Fifth new street north of 181st st, opening, at 3 p m.
Rosedale av, &c, opening, at 12 noon.
Bronx Boulevard, opening, from Boston rd to 242d st, at 3 p m.

Wednesday, Sept. 23.

A new street from Bowery to Elm st, at 3 p m.
Fairview av, opening, from 11th av to Broadway, at 11 a m.
East 222d st, opening, from 7th st to Hutchinson River, at 3 p m.
Seaview av (Richmond), opening, at 2 p m.
De Kalb av, opening, from 208th st to Gun Hill rd, at 2 p m.
East 222d st, opening, from Bronx River to 7th st, at 2 p m.
West 150th st, opening, from Broadway to Riverside Drive, at 3 p m.

Thursday, Sept. 24.

City Island Bridge (approach), at 1 p m.
West 163d st, opening, between Amsterdam av and St Nicholas av, at 11 a m.

Friday, Sept. 25.

Sewerage District No. 43, at 3 p m.
East 140th st (assessment), at 11 a m.
Canal pl, opening, from 138th to 144th st, at 10 a m.

At 258 Broadway.

Monday, Sept. 21.

Clinton st, police station, at 10.30 a m.
Bridge 4, No 2, at 2 p m.
Bridge 4, No 2 (Ex), at 3 p m.
Centre, White & Canal (Loop No 2), at 3 p m.

Tuesday, Sept. 22.

Fort George, rapid transit, at 10.30 a m.
Brooklyn Bridge, at 10.30 a m.
Pier Old No 51, East River, at 2 p m.
Broome st (Loop), at 3 p m.

Wednesday, Sept. 23.

Pier, Old No 36, at 10.30 a m.
Willard Parker Hospital, at 12 noon.
120th st and Harlem River, dock, at 2 p m.
20th and 22d sts, N R (objections), at 3 p m.
Broome st (loop), at 3 p m.

Thursday, Sept. 24.

15th and 18th sts, N R, dock, at 10.30 a m.

Friday, Sept. 25.

15th and 18th sts, N R, dock, at 2 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 18, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

101st st, Nos 421 to 425, n s, 320 e 1st av, 75x110.11, 3-sty brk loft and store building. (Amt due, \$11,727.48; taxes, &c, \$3,156.66; sub to a mort of \$15,500.) Withdrawn....
*Sherman av, w s, 175 n e Isham st, runs n w 124.7 x n e 140.11 x s e 59.6 x s w 125 to beg, vacant. (Amt due, \$18,801.34; taxes, &c, \$—.) Geo J Gould et al exrs, &c, \$15,000
*Fulton av, Nos 1231 and 1233, on map Nos 1233 and 1235, w s, 41.7 n 168th st, 87x118.5x87x111.1, two 2-sty frame dwellings. (Amt due, \$24,964.50; taxes, &c, \$960.47.) Abraham C Quackenbush, \$14,000
64th st, No 102, s s, 20 e Park av, 20x80, 4-sty and basement stone front dwelling. (Per-

titution.) Est of Louis Jacobs, party in interest34,800
Hester st, No 17, n w cor Suffolk st, 25.1 Suffolk st, Nos 7 and 9 | 75.1x25x75, 5-sty brk tenement and store. (Partition.) Jacobs-Greene Realty Co.72,000
*Edgecombe av, Nos 165 and 167, w s, 515 s 145th st, 40x100, 6-sty brk tenement. (Amt due, \$11,687.70; taxes, &c, \$964.31.) Henry I Goodrich45,885
*Amsterdam av n w cor 169th st, 101.7x100, va-169th st cant. (Amt due, \$58,349.44; taxes, &c, \$825.) Title Ins Co of N Y.57,000
172d st, Nos 503 to 509, n s, 100 w Amster- dam av, 87.6x94.6, two 5-sty brk tenements. Amsterdam av, Nos 2525 to 2531, e s, 45.4 n 185th st, 82.8x100, two 6-sty brk tenements and stores
Sheriff's sale of all right, title, &c. With- drawn
4th st, No 169, n s, 150.9 w Av A, 24.6x96.2, 6-sty brk tenement and store. (Partition.) S Berliner21,800
4th st, No 159, n s, 275 w Av A, 25x96.2, 4-sty brk tenement and store, leasehold. (Partition.) Joseph Gans.700
*Tacoma st | s, 101.1 w Hammond av, 25x75 Tremont av | to Tremont av, x27.2x85.7, West- chester. (Amt due, \$591.97; taxes, &c, \$273.75; sub to a first mort of \$1,000.) Mar- tin L Henry1,760
*117th st, No 322, on map Nos 320 and 322, s s, 275 e 2d av, runs s 100 x e 25 x s 11 x e 12.6 x n 100.11 x w 37.6 to beg, 6-sty brk tenement and store. (Amt due, \$34,705.53; taxes, &c, \$—.) John T Willets, gdn35,200
*2d av, No 2071, w s, 75.11 s 107th st, 25x75, 4-sty brk tenement and store. (Amt due, \$17,472.61; taxes, &c, \$259.54.) Kate E Mor- gan16,000
*10th st, Nos 466 to 472, s s, 231.8 e Av D, 101x92.3, two 6-sty brk tenements and stores. (Amt due, \$2,409.91; taxes, &c, \$2,506.16.) Pincus Lowenfeld113,286
*Lincoln av, No 168, e s, 50 n 135th st, 25x 100, 5-sty brk tenement and store. (Amt due, \$22,294.55; taxes, &c, \$627.74.) W F Action et al, exrs, &c.20,000
3d av, No 3782, e s, 75 s 171st st, 25x100, 5- sty brk tenement and store. (Amt due, \$18,811.61; taxes, &c, \$491.84.) Michael Bissert19,800
Av D, No 158 | s e cor 11th st, 25x80, 5-sty 11th st, No 800 | brk tenement and store. Sher- iff's sale of all right, title, &c. George W Kluge2,118
*Seaman av | s w cor Hawthorne st, 100x100, Hawthorne st vacant. (Amt due, \$6,761.76; taxes, &c, \$659.83; sub to mort of \$12,000.) Kertscher & Co.17,250
*136th st, n s, 85 w 5th av, 150x99.11, four 6-sty brk tenements, abandoned at 2-sty. (Amt due, \$14,484.45; taxes, &c, \$1,531.08; sub to mort on this and other property aggregating \$72,750.) Meyer Gendel.75,750

BRYAN L. KENNELLY.

118th st, No 303, n s, 80 e 2d av, 20x100.11, 4-sty stone front tenement. (Amt due, \$1,323.41; taxes, &c, \$268.34; sub to a first mort of \$10,000.) Samuel Loewy13,136
Nelson av, n s, 116 s e and e 169th st, 75x 125, vacant
Sherman av, c l, 130 n c l 166th st, runs w 130 x n 50 x e 130 x s 50 to beg, 3-sty frame dwelling
(Amt due, \$5,021.16; taxes, &c, \$2,323.20; sub to a mort of \$5,000.) Adj to Oct 14.

SAMUEL GOLDSTICKER.

3d av | n w cor 188th st, runs n 104.2 to 189th 188th st | st, x w 212.11 to Park av, x s 105.11 189th st | to 188th st, x e 263.6 to beg, vacant. Park av | (Amt due, \$26,477.81; taxes, &c, \$2,442.91.) Adj sine die.
125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99, 4-sty brk tenement and store, with 1-sty brk extension. (Partition.) Nellie Thomson, defendant53,000

HUGH D. SMYTH.

Hoffman st | n w cor 188th st, 39.7x97.5, va-188th st | cant. (Amt due, \$4,268.53; taxes, &c, \$1,311.86.) Robert Gerbracht, Jr.2,613

WM. KENNELLY, JR.

*5th av, No 43 | n e cor 11th st, runs n 51.4 x e 11th st, No 1 | 100 x n 47 x e 25 x s 98.5 x w 125 to beg, 10 and 11-sty brk and stone tenement. (Amt due, \$105,950.11; taxes, &c, \$805.20; sub to mort of \$450,000.) Robert Connor545,000

Total \$1,176,098
Corresponding week, 1907 474,051
Jan. 1st, 1908, to date 42,313,132
Corresponding period, 1907 30,954,864

VOLUNTARY AUCTION SALES.

Sept. 23.

BRYAN L. KENNELLY.

3d av, No 999, 3-sty brk loft building, 20x100.
Lexington av, No 1742, 4-sty brk tenement, 20x 62.

Sept. 24.
JOSEPH P. DAY.
22d st, No 441 West, 4-sty brk and stone dwell- ing.
109th st, No 306 West, 5-sty and basement stone front dwelling, 25x62x100.11.
Edgecombe av, No 46, 3-sty and basement brk and stone dwelling, 19.10x89.11.
96th st, No 42 West, 5-sty brk and stone dwell- ing, 18x100.8.

ADVERTISED LEGAL SALES.

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

Sept. 19.

No Legal Sales advertised for this day.

Sept. 21.

24th st, No 43, n s, 241.8 e 6th av, 20.10x98.9, 4-sty stone front building and store. Cyrus S King agt Philomena Schultz et al; Maurice Goodman, att'y, 5 Beekman st; David B Cahn, ref. (Partition.) By Joseph P Day.

Sept. 22.

Hamilton st, No 9, n s, abt 100 e Catherine st, 25x65, 5-sty brk tenement and store.
Madison st, No 96, s s, abt 299 e Catherine st, 25x100, 5-sty brk tenement and store.
Madison st, No 108, s s, 188 w Market st, 25x 100, 5-sty brk tenement and store.
Peck Slip, No 43, n s, abt 25 w South st, 20x 36.10x—x36.4, 4-sty brk loft and store build- ing.
Bassford av | n w cor 185th st, 25x135 to Washington av | Washington av, vacant.
185th st
Bassford av | n e cor 185th st, 25x135 to Washington av | Washington av, vacant.
185th st
Frank N Glover agt James Power, trustee, &c, et al; Decker, Allen & Storm, att'ys; Max- well Davidson, ref. (Partition.) By Samuel Marx.

136th st, Nos 504 to 508, s s, 100 w Amsterdam av, 150x99.11, four 6-sty brk tenements. Morris Levy agt Besse C Clark et al; Myron Sulz- berger, att'y, 38 Park Row; Richard H Clarke, ref. (Amt due, \$22,260.48; taxes, &c, \$1,829.48; sub to three mortg aggregating \$60,000) Mort recorded Jan 14, 1907. By Joseph P Day.

20th st, No 112 or | s s, 206.8 e 4th av, 26.8x Gramercy Park, No 12 | 92, 4-sty brk dwelling. N Y Life Ins & Trust Co agt Walton L Oak- ley et al; W T Emmet, att'y, 52 Wall st; S L H Ward, ref. (Amt due, \$11,570.70; taxes, &c, \$—.) Mort recorded Sept 23, 1845. By Samuel Goldsticker.

Kingsbridge road or Broadway, w s, 9220.11 n | s s 155th st, 138.2x458.6x138.9x464, vacant.
Kingsbridge road or Broadway, w s, 9359.2 n | s s 155th st, 50x240x67.5x240.6, vacant.
Title Ins Co of N Y agt Wm F Connor et al; A Lincoln Wescott, att'y, 135 Broadway; Gilbert H Montague, ref. (Amt due, \$52,026.35; taxes, &c, \$2,004.84.) Mort recorded May 1, 1905. By Joseph P Day.

Baychester av, w s, 363.4 s Kingsbridge road, runs w 100 x s 25 x w — x s 25.6 x e 99.11 x n 50 to beg. Gustave Bihldorff agt Martha Will et al; Ferriss & Roesser, att'ys, 165 Broad- way; Francis S McAvoy, ref. (Amt due, \$747.74; taxes, &c, \$11.87.) By Joseph P Day.
Park av, No 1487, e s, 74 s 109th st, 26.11x76, 4-sty brk tenement. Katharina Vetter agt Adolf Miller et al; Charles Schwick, att'y, 11 Av A; August P Wagener, ref. (Amt due, \$10,006.26; taxes, &c, \$447.18.) Mort recorded Nov 6, 1905. By Joseph P Day.

106th st, No 22, s s, 120 w Madison av, 25x 100.11, 5-sty brk tenement. Alexander D Lewis agt Maurice Sandberg et al; Goldfogle, Cohn & Lind, att'ys, 271 Broadway; Benjamin Jackson, ref. (Amt due, \$4,495.57; taxes, &c, \$492.22; sub to a mort of \$20,000.) Mort recorded July 18, 1906. By Joseph P Day.

Sept. 23.

170th st, n s, 100 w Amsterdam av, 100x100, vacant. Robert B Roosevelt, Jr, gdn, &c, agt Aaron S Shapiro et al; Roosevelt & Kobbe, att'ys, 44 Wall st; Jacob R Schiff, ref. (Amt due, \$27,060.71; taxes, &c, \$1,102.89.) Mort recorded Dec 5, 1905. By Joseph P Day.
137th st, No 243, n s, 470 w 7th av, 18x99.11, 5-sty brk dwelling. Caroline S Hewlett agt Hermine F Eschen extrx et al; Samuel Camp- bell, att'y, 140 Nassau st; Wm H Black, ref. (Amt due, \$15,948.35; taxes, &c, \$287.99.) By Joseph P Day.

141st st, No 461, n s, 160 e Amsterdam av, 18 x99.11, 4-sty brk dwelling. Staines, Bunn & Taber Co agt Katharine Van Alstyne; Reed & Pallister, att'ys, 280 Broadway; Chas D Dono- hue, ref. (Amt due, \$709.63; taxes, &c, \$—.) sub to two mortg aggregating \$23,000.) By Joseph P Day.

Madison av, Nos 161 and 163, e s, 98.9 n 32d st, 49.4x100, 11 and 12-sty brk and stone hotel, sub to lease. Ranald H MacDonald indivd and exr agt Howard N Potter et al; Harold Swain, att'y, 176 Broadway; Samuel Strasbourger, ref. (Amt due, \$73,397.78; taxes, &c, \$448.30.) Mort recorded June 28, 1904. By Joseph P Day.

(Continued on page 574, 3d column.)

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 12 to 25, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD, REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS in ALBERT STREET, from Ditmars Avenue to Potter Avenue; also in POTTER AVENUE, from Albert Street to Steinway Avenue. 9TH AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Jackson to Pierce Avenues. BROADWAY—FLAGGING, from Vernon Avenue to Newtown Road.

HERMAN A. METZ,
Comptroller.
City of New York, September 10, 1908.
(5860)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 12 to 25, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTIONS 9 AND 11. FINDLAY AVENUE—REGULATING, GRADING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from East 167th Street to East 170th Street. 23D WARD, SECTIONS 10 AND 11. HOE AVENUE—PAVING AND CURBING, from East 167th Street to Freeman Street. 23D WARD, SECTION 10. TIFFANY STREET—SEWER, between Burnett Place and Barry Street. CYPRESS AVENUE—PAVING AND CURBING, from the N. Y., N. H. & H. R. R. to East 138th Street. CRANE STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Robbins Avenue to Timpson Place. 24TH WARD, SECTION 11. BATHGATE AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between East 188th Street and Pelham Avenue. BRONX STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Tremont Avenue to East 180th Street. MONTGOMERY AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between 176th and 177th Streets. CROTONA PARK NORTH—PAVING AND CURBING, from East 175th Street, at Arthur Avenue to East 175th Street, at Waterloo Place. EAST 181ST STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Tiebout to Jerome Avenues. FIELD PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Morris to Ryer Avenues. SEWER in RODMAN PLACE, between West Farms Road and Longfellow Avenue, and in LONGFELLOW AVENUE, between 176th Street and Boston Road. 24TH WARD, SECTION 12. EAST 209TH STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between Perry and Webster Avenues. MORRIS AVENUE—PAVING AND CURBING, from Kingsbridge Road to Jerome Avenue, at Parkview Terrace.

HERMAN A. METZ,
Comptroller.
City of New York, September 10, 1908.
(5851)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 17 to October 1, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

8TH WARD, SECTION 3. 7TH AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 43d and 49th Streets. 44TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 6th and Fort Hamilton Avenues. 24TH, 29TH AND 32D WARDS, SECTION 5. HOWARD AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Eastern Parkway Extension and Pitkin Avenue. 29TH WARD, SECTION 15. NEW YORK AVENUE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Clarkson Street and Church Avenue. 29TH WARD, SECTION 16. KENMORE PLACE—REGULATING, GRADING, CURBING, LAYING SIDEWALKS AND PAVING, between Woodruff and Caton Avenues. 30TH WARD, SECTION 18. 3D AVENUE—SEWER, between 83d and 84th Streets. 30TH WARD, SECTION 19. 14TH AVENUE—PAVING, between 69th and 75th Streets. SEWER BASINS at the north and west corners of 83D STREET AND 20TH AVENUE; and at the north and west corners of 84TH STREET AND 20TH AVENUE. 31ST WARD, SECTION 21. SEWER BASINS at southeast and southwest corners of NEPTUNE AVENUE AND WEST 5TH STREET.

HERMAN A. METZ,
Comptroller.
City of New York, September 15, 1908.
(5910)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 12 to 25, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. 211TH STREET—REGULATING, GRADING, CURBING, FLAGGING AND CONSTRUCTING DRAIN PIPE, between 10th Avenue and the Harlem River. 206TH STREET—SEWER, between Harlem River and 9th Avenue. 206TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from 10th Avenue to Harlem River. 205TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from 10th Avenue to Harlem River. 204TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from 10th Avenue to Harlem River. FENCING VACANT LOT at N. W. corner of DYCKMAN STREET AND PRESCOTT AVENUE. WEST 164TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Broadway to Fort Washington Avenue. 22D WARD, SECTION 4. WEST 49TH STREET—ALTERATION AND IMPROVEMENT TO SEWER, between 10th and 11th Avenues.

HERMAN A. METZ,
Comptroller.
City of New York, September 10, 1908.
(5883)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 12 to 25, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

26TH WARD, SECTION 12. SEWER in JUNIUS STREET, between Pitkin and Blake Avenues, and OUTLET in BLAKE AVENUE, between Junius Street and Snediker Avenue. 29TH WARD, SECTION 5. SEWER in PRESIDENT STREET, between Bedford and Rogers Avenues, and OUTLET SEWER in PRESIDENT STREET, between Rogers and Nostrand Avenues. 29TH WARD, SECTION 16. WEBSTER AVENUE—PAVING, between Coney Island Avenue and Gravesend Avenue. EAST 5TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Fort Hamilton Avenue and Albemarle Road. 29TH AND 30TH WARDS, SECTIONS 16 AND 17. FIFTEENTH AVENUE—CURBING, GUTTERING AND LAYING CEMENT SIDEWALKS, between 42d and 60th Streets. 29TH, 31ST AND 32D WARDS, SECTION 16. FOSTER AVENUE—PAVING, between Flatbush Avenue and East Seventeenth Street, and between East 14th Street and Coney Island Avenue. 30TH WARD, SECTION 18. 6TH AVENUE—REGULATING, GRADING AND CURBING, between Bay Ridge Avenue and 71st Street. 30TH WARD, SECTION 19. 74TH STREET—GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between 14th and 16th Avenues. 30TH WARD, SECTION 18. 84TH STREET—CURBING, LAYING BRICK GUTTERS AND CEMENT SIDEWALKS, between 4th and 7th Avenues. 32D WARD, SECTIONS 15 AND 16. FARRAGUT ROAD—PAVING, from Rogers Avenue to a point about 120 feet east of East 34th Street. 32D WARD, SECTION 20. EAST 19TH STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Avenues L and M.

HERMAN A. METZ,
Comptroller.
City of New York, September 10, 1908.
(5873)

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

BOROUGH OF MANHATTAN.

List 9637, No. 1. Outlet sewer in West Two Hundred and Eleventh street, between the Harlem River and Broadway; sewer in Tenth avenue, between Two Hundred and Eleventh street and Two Hundred and Thirteenth street; and in Two Hundred and Thirteenth street, between Tenth avenue and Broadway. Sewers in Tenth avenue, between Two Hundred and Ninth and Two Hundred and Eleventh streets; and between Two Hundred and Thirteenth street and Two Hundred and Sixteenth street.

List 113, No. 2. Sewer in Fairview avenue, between Broadway and St. Nicholas avenue.

BOROUGH OF THE BRONX.

List 9741, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and erecting fences in Lawrence avenue, from Lind avenue to West One Hundred and Sixty-seventh street.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 20, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

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

WILLIAM H. JASPER,
Secretary,
No. 320 Broadway.
City of New York, Borough of Manhattan,
September 17, 1908.
(5930)

NOTICE TO TAXPAYERS.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, NEW YORK, September 1, 1908.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax.

Each requisition should be accompanied by an envelope bearing the proper address of the applicant, and with return postage prepaid.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, a certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment and avoid any delay caused by waiting in lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever borough the property is located, as follows:

John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.

John B. Underhill, corner Third and Tremont avenues, Borough of The Bronx, New York.

James B. Bouck, Municipal Building, Borough of Brooklyn, New York.

George H. Creed, corner Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.

John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will draw a check for the amount to the order of the Receiver of Taxes and mail bill and check, with an addressed envelope, with the return postage prepaid, to the Deputy Receiver in whichever borough the property is located.

No rebate allowed on bills paid during October.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

DAVID E. AUSTEN,
Receiver of Taxes.

ADVERTISED LEGAL SALES.

(Continued from page 573.)

Park av, No 2910 n e cor 151st st, 63.6x61.4x 151st st, No 221 [59.3x83.7, 5-sty brk tenement and store. Nellie A Murphy agt Guiseppi Landi et al; Herbert A Knox, att'y, 198 Broadway; James T Brady, ref. (Amt due, \$8,255.01; taxes, & \$270.00.) By Hugh D Smyth.

Riverside Drive, No 524, e s, 600.2 s 127th st, 75x86, 6-sty brk tenement. Commonwealth Mort Co agt Rutland Realty Co et al; Clarence L Wescott, att'y, 100 Broadway; Walter B Caughlin, ref. (Amt due, \$66,723.94; taxes, & \$4,171.09; sub to a previous judgment in foreclosure amounting to \$58,149.85.) By Joseph P Day.

Bryant av, No 1343, w s, 100 s Jennings st, 25x 100, 3-sty brk tenement.

Bryant av, No 1337, w s, 175 s Jennings st, 25x 100, 3-sty brk tenement.

Bryant av, No 1333, w s, 225 s Jennings st, 25x 100, 3-sty brk tenement.

Max Hirsch agt Emanuel J Pelikan et al; Arthur Knox, att'y, 198 Broadway; Horace B Parker, ref. (Amt due, \$8,696.75; taxes, & \$—; sub to a first mort of \$24,500.) Mort recorded July 12, 1907. By James L Wells.

7th av, No 2259 s e cor 133d st, 25x100, 5-sty 133d st, No 172] brk tenement and store. Charles Weisberger agt Helene Stein et al; Arnold Lichtig, att'y, 141 Broadway; Saul S Myers, ref. (Amt due, \$11,286.01; taxes, & \$742.49; sub to a first mort of \$45,000.) Mort recorded Feb 19, 1907. By Joseph P Day.

63d st, No 411, n s, 181 e 1st av, 25x100.5, 5-sty brk tenement and store. Josephine Vehrlen agt Pietro Genchi et al; Frederick C Hunter, att'y, 71 Nassau st; Jacob R Schiff, ref. (Amt due, \$2,499.18; taxes, & \$—; sub to two morts aggregating \$14,750.) Mort recorded Jan 23, 1908. By Joseph P Day.

Washington st, Nos 719 and 721] n e cor 11th st, 11th st, Nos 337 to 345 runs n 75 x s e 11.5 x e 86.8 x s 60 x w 115.10 to beg, 6-sty brk loft and store building. William Carter agt Builders' Construction Co et al; Geo A Stearns, att'y, 150 Nassau st; Sampson H Weinhandler, ref. (Amt due, \$7,816.37; taxes, & \$—; sub to three morts aggregating \$177,000.) By Joseph P Day.

165th st, No 475, n s, 150 e Amsterdam av, 25x 77x25x88.8, 3-sty frame tenement and 2-sty frame tenement in rear.

166th st, No 464, s s, 150 e Amsterdam av, 25x 102.8x25.3x99, 1-sty frame dwelling. Sheriff's sale of all right, title, &c, which Anna Ryan had on Dec 31, 1907, or since; Marsh, Winslow & Wever, att'ys, 111 Broadway; Thomas F Foley, sheriff. By Joseph P Day.

No Legal Sales advertised for this day.

49th st, No 337 and 339, n s, 385 e 2d av, 40x 100.5, 6-sty brk tenement and store. Caroline Harris agt David Lena Cohen Co et al; J Sidney Bernstein, att'y, 320 Broadway; Adam Wiener, ref. (Amt due, \$18,739.64; taxes, & \$—; sub to a first mort of \$35,000.) Mort recorded June 10, 1907. By Samuel Marx.

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable 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 their 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 1908.

CONVEYANCES

September 11, 12, 14, 15, 16 and 17. (No. 12.)

BOROUGH OF MANHATTAN.

Allen st, No 191, w s, 150 n Stanton st, 25x87.6, 6-sty brk tenement and store. Celia Siegel to Leanora Morreau. Mort \$40,600. Sept 15. Sept 17, 1908. 2:417-25. A \$18,500-\$33,000.
other consid and 100

Allen st, No 196, s e s, 229 n e Stanton st, 22x88.1, 5-sty brk tenement and store. Sadie Hoffberg to Ella Perneck. Mort \$20,000 and all liens. Sept 14. Sept 15, 1908. 2:417-44. A \$16,500-\$21,500. nom

Broome st, No 53, s s, 50 w Lewis st, 25x100, 5-sty brk tenement and store. Samuel Neuman to Aron Levitan, of Elizabeth, N J. Mort \$35,000. Sept 15. Sept 17, 1908. 2:326-13. A \$16,000-\$32,000. nom

Broome st, No 50 | n e cor Lewis st, 25x75, 6-sty brk tenement and store. Sam Golding to Andrew Kuhn. Mort \$35,000. Sept 15. Sept 16, 1908. 2:327-70. A \$19,000-P \$29,000. other consid and 100

Cathedral Parkway, s s, 175 w Manhattan av, runs w 50 x s w - x s - x e - x n 72.11 to beginning, 6-sty brk tenement. 109th st W | n s, 287.6 w Manhattan av, runs n - x s w - x s w Columbus av | 28.1 to intersection of Columbus av and 109th st x e 62.6 to beginning, 6-sty brk tenement and store. Cathedral Realty Co to Leon Sobel. Aug 18. Sept 12, 1908. 7:1845-58. A \$30,000-P \$50,000; and 1. A \$20,000-\$40,000. other consid and 100

Chrystie st, No 95, w s, 125.3 s Grand st, 25x100, 5-sty brk tenement and store. Samuel Stone and ano to Fannie Sheintag. Mort \$28,000. Sept 12, 1908. 1:304-25. A \$22,000-\$32,000. 29,500

Division st, Nos 7 and 7½, s s, 650 w Market st, 25x½ block, 3-sty frame brk front loft and store building. Catharine Higgins to Mary S Bernstein. Sept 15. Sept 16, 1908. 1:281-62. A \$18,000-\$20,000. other consid and 100

East Broadway, No 90, n s, 185.6 e Market st, 25x65.9x25x65.11, 5-sty brk tenement and store. Morris Livingston to Kate Livingston. 2-3 parts. Mort on whole \$13,000. Sept 17, 1908. 1:282-52. A \$19,500-\$28,000. other consid and 100

Elizabeth st, Nos 152 and 154, e s, 164 n Broome st, 50x99.1x50x100. Declaration by Elizabeth C Dessecker as to merger of trust estate into remainder to which she is entitled. Sept 1. Sept 14, 1908. 2:478.

Greenwich st, Nos 708 and 710, w s, abt 70 n 10th st, 50x93x52.6 x89.8 s s, one 2 and one 3-sty frame (brk front) tenements and two 2-sty brk stables in rear. Grace F Robert to Monmouth Realty Co. All liens. Sept 10. Sept 14, 1908. 2:631-20 and 21. A \$21,000-\$25,000. nom

Greenwich st, No 186, w s, abt 45 s Fulton st, -x-, except part for st, 6-sty brk loft and store building. Henrietta Stein widow to Henry H Benedict. Mort \$16,000. Sept 14, 1908. 1:82-38. A \$15,000-\$20,000. 100

Hawthorne st, e s, 100 s Vermilyea av, 50x100, vacant. Christoph Missal to Otto Stahl. Sept 11, 1908. 8:2226-47. A \$7,000-\$7,000. 15,000

Hamilton pl, Nos 79 and 83 | n e cor 140th st, 108.6x66.7x99.11x on map Nos 71 to 83 | 109, two 6-sty brk tenements, 140th st | Frank D Adams to Susan R Deering. All liens. Sept 9. Sept 11, 1908. 7:2072-21. A \$40,000-\$150,000. nom

Henry st, No 193, n s, abt 175 w Clinton st, 25x87.6, 4-sty brk synagogue. Benjamin Solomon et al to Rosie Solomon. ½ part. All liens. Sept 14, 1908. 1:285-8. A \$17,000-\$21,000. 100

Madison st, No 349, n s, 144 e Scammell st, 24x96, 5-sty brk tenement and store. David Harris et al to Isaac Ginzburg. All title. All liens. Sept 11. Sept 14, 1908. 1:267-26. A \$14,000-\$25,000. nom

Mangin st, No 25, w s, 125 n Broome st, 25x100, 5-sty brk tenement. Hannah Huppert to Rose Rosenthal. Mort \$19,500. Sept 9. Sept 15, 1908. 2:322-21. A \$12,000-\$18,000. other consid and 100

Monroe st, No 168, s s, 163.4 w Montgomery st, 23.4x98.4x23.4x98.5, 5-sty brk tenement and store. Samuel Stone and ano to Yetta Stone. Mort \$26,000. Sept 12, 1908. 1:258-24. A \$14,000-\$26,000. 28,000

Murray st, No 33 | n w cor Church st, 25.3x50.9, 5-sty Church st, Nos 126 and 128 | brk loft and store building. Fredk W Albree to Michael M Abrahams. 1-6 part and all title. B & S. Aug 21. Sept 15, 1908. 1:133-1. A \$27,000-\$46,000. nom

Same property. Samuel A Bristol and ano TRUSTEES John L Tucker to same. ¼ part. All title. Sept 9. Sept 15, 1908. 1:133. 17,000

Same property. Ward Dickson EXR Ann A Tucker to same. 1-6 part. All title. Sept 3. Sept 15, 1908. 1:133. 11,333

Same property. Florence A T Hazen to same. 5-12 parts. All title. B & S. Sept 14. Sept 15, 1908. 1:133. 28,333

Same property. Michael M Abrahams and Agnes B his wife to Jessie B Ash, Blanche B Weiler and Agnes B Abrahams. All of. B & S. Sept 15, 1908. 1:133. nom

Nichols pl, n w s, 775 s w on curve from Prescott av, runs n w 190 x s w 109 x e 188.3 to pl, x n 30.2 to beginning, vacant. Release mort. American Real Estate Co to The House of Rest for Consumptives. Q C. Sept 4. Sept 16, 1908. 8:2255-part of lot 1. 5,000

Norfolk st, No 141, w s, 175 n Rivington st, 25x100, 5-sty brk tenement and store. Isidor S Tunick to Samuel Tunick. ½ part. All liens. Sept 14. Sept 16, 1908. 2:354-26. A \$25,000-\$40,000. other consid and 100

Park Terrace East, n w s, at s w s 215th st, 50.1x114.4x50x119.10, vacant. Henry H Dreyer to F William Sohns. All title. Q C. Sept 12, 1908. 8:2243-339. A \$4,000-\$4,000. nom

Pike st, No 46, w s, abt 50 s Madison st, 25x86, 5-sty brk tenement and store. Ray Altschuler to Harry Meyer of Brooklyn. Mort \$38,750. Sept 11, 1908. 1:274-20. A \$17,000-\$30,000. other consid and 100

Renwick st, Nos 6 and 8, e s, 41.2 n Canal st, 33.4x70, two 3-sty brk tenements. Maria L Vanderpoel to Henry Heide. B & S. Sept 8. Sept 14, 1908. 2:594-53 and 54. A \$8,000-\$10,000. nom

St Marks pl, No 7 | n s, abt 120 e 3d av, 24x122.6x-x110.6 w s, 8th st | 6-sty brk tenement and store. Chas J Fox to Henry Fox, of Brooklyn. Mort \$40,000. Sept 14. Sept 15, 1908. 2:464-57. A \$22,000-\$44,000. other consid and 100

St Marks pl, No 26 | s s, 360 e 3d av, 26x120, 6-sty brk tenement 8th st | and store. Julius Levy et al to Maria N Anderson. Mort \$35,000. Sept 1. Sept 17, 1908. 2:463-22. A \$23,000-\$36,000. other consid and 100

Sheriff st, No 49, w s, 100 n Delancey st, 20x90, with all title to alley on n and in rear, 6-sty brk tenement and store. Bernard S Minkin et al to Solomon Feiner. Morts \$21,000. Sept 14. Sept 16, 1908. 2:338-70. A \$14,000-\$25,000. other consid and 100

Stuyvesant st, No 23, n s, abt 120 e 9th st, 16x63x16.6x59.6 e s, 5-sty brk tenement. Augustus N Mosser EXR and TRUSTEE Eliza A Banta to Eloise J Mosser, of Mamaroneck, N Y. All liens. June 26. Sept 12, 1908. 2:465-28. A \$9,000-\$12,000. nom

Same property. Everetta F Sheldon and ano to Eloise J Mosser. Q C. All liens. July 7. Sept 12, 1908. 2:465. nom

Sullivan st, No 146, w s, 240.5 s Houston st, 25x100x25.1x100, 6-sty brk tenement and store. Charles Wolf to Herman Sperber. All title. Mort \$30,000. Sept 14. Sept 16, 1908. 2:518-35. A \$16,000-\$42,000. nom

Sullivan st, Nos 137 and 139, e s, 132.6 n Prince st, 37x100, 6-sty brk tenement and store. Giovanbattista or Giambattista Claps and ano to Marie G M Viggiano and Domenica M V Stolfi. Mort \$57,875. Sept 15, 1908. 2:517-3. A \$23,000-\$57,000. other consid and 100

Waverly pl, No 166, s s, 83.9 e Grove st, runs s 97 x w 29 x n w 16.4 x n 87 to pl x e 43.8 to beginning, with strip or gore adj above on east, 6-sty brk tenement. Nathan Povill to David Katz. Sept 8. Sept 11, 1908. 2:592-50. A \$27,000-P \$55,000. other consid and 100

3d st E, Nos 387 and 389, on map Nos 389 and 391, n s, 150.10 e Lewis st, 50x97, 6-sty brk tenement. Jacob Klein and ano to Anna Klein and Sarah Rosner. Mort \$56,000. Sept 15. Sept 17, 1908. 2:358-62. A \$20,000-\$60,000. other consid and 100

10th st E, No 230, s s, 200 w 1st av, 25x½ block, 4-sty brk tenement. Carolina Ferri to Giuseppe Ferri. Mort \$—. Sept 16. Sept 17, 1908. 2:451-26. A \$17,000-\$22,000. nom

12th st E, No 20, s s, 325 e 5th av, 19.9x103.3x22.3x103.3, 5-sty brk loft and store building. Release assignment of rents recorded Sept 25, 1907. The Royal Bank to Emily Uthe. Sept 16. Sept 17, 1908. 2:569-16. A \$21,000-\$32,000. nom

12th st E, Nos 323 and 325, n s, 329.6 w 1st av, 40x103.3, two 7-sty brk tenements and stores. Annie Bernstein to Rebecca Haims. Mort \$58,250. Sept 10. Sept 14, 1908. 2:454-59. A \$25,000-\$68,000. other consid and 100

12th st E, Nos 323 and 325, n s, 329.6 w 1st av, 40x103.3, two 7-sty brk tenements and stores. Benj Bernstein to Annie Bernstein. Mort \$58,250. Correction and confirmation deed. Sept 14, 1908. 2:454-59. A \$25,000-\$68,000. other consid and 100

13th st W, Nos 302 and 304, s s, 56.9 s e 4th st, 56.6x14.4x49.7x41.5, 3-sty brk loft and store building. Frieda Hart to Alexander Schwarz. Mort \$18,000. Sept 12. Sept 14, 1908. 2:616-44. A \$12,500-\$18,000. other consid and 100

15th st E, Nos 342 and 344, s s, 154 w 1st av, 42x103.3, 6-sty brk tenement. Samuel Stone and ano to Bernard L Sheintag. Mort \$63,750. Sept 12, 1908. 3:921-41. A \$30,000-\$72,000. 65,500

16th st E, No 616, s s, 263 e Av B, 25x103.3, 5-sty brk tenement. Simon Alexander to Cilli Alexander. ½ part. Mort \$17,250. Sept 4. Sept 17, 1908. 3:983-47. A \$8,000-\$16,500. other consid and 100

21st st W, Nos 45 to 51, n s, 164 e 6th av, 110.5x98.9x108.2x98.9, two 6-sty brk loft and store buildings. Island Realty Co to David E Sicher. B & S. Mort \$254,289.97. Sept 9. Sept 15, 1908. 3:823-10. A \$255,000-\$365,000. other consid and 100

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th STREETS

AND

BROOKLYN,

NEW YORK

IRON WORK

21st st W, No 232, s s, 383.11 w 7th av, 16.6x92, 4-sty stone front tenement. Helen T Burchill to Mary H Burchill. Sept 10. Sept 15, 1908. 3:770-58. A \$9,500-\$13,500. other consid and 100

24th st W, No 233, n s, 283.4 w 7th av, 16.8x80, 4-sty brk tenement. Theo Trepp to Matilda and Abraham M Frank. Q C. Mort \$—, Aug 27. Sept 17, 1908. 3:774—assessed with lot 19. nom

Same property. Blanche H wife Theodore Trepp to same. Q C. Mort \$—, Sept 12. Sept 17, 1908. 3:774. nom

29th st W, No 118, s s, 230 w 6th av, 20x98.9, 4-sty brk tenement. William Nelson to James N Thompson. Sept 8. Sept 14, 1908. 3:804-51. A \$19,500-\$21,500. other consid and 100

31st st W, No 108, s s, 120.10 w 6th av, 20.10x94.8x21.8x90.6, 4-sty stone front tenement. Louis Hyman to Hannah Graff. 1/2 part. All title. Mort \$36,000. Sept 15. Sept 16, 1908. 3:806-48. A \$43,000-\$46,000. nom

34th st W, Nos 320 and 322, s s, abt 275 w 8th av, —x—, 4-sty stone front tenement with 2-sty brk extension. CONTRACT. Louis Westphal et al EXRS, &c, Paul Westphal with John J Brennan. 1-3 part. Mort \$56,000. June 10. Sept 11, 1908. 3:757-50. A \$52,000-\$60,000. 12 500

Same property. Assignment of above CONTRACT. John J Brennan to Cornelius F Sheahan. All title. Aug 25. Sept 11, 1908. 3:757. nom

36th st W, No 207, n s, 100 w 7th av, 16.11x75, 4-sty brk tenement. Margaret Byrnes widow to Bernard L Byrnes her son. Q C. Aug 28. Sept 17, 1908. 3:786-40. A \$12,000-\$15,000. nom

Same property. Bernard L Byrnes to Whitney Lyon. Sept 8. Sept 17, 1908. 3:786. other consid and 100

39th st W, No 442, s s, 225 e 10th av, 25x98.9, 5-sty brk tenement and store. Irving I Kempner to David A Bernstein of Hoboken, N J. Mort \$10,000. Sept 14. Sept 15, 1908. 3:736-57. A \$10,000-\$19,500. nom

39th st W, No 442, s s, 225 e 10th av, 25x98.9, 5-sty brk tenement and store. David A Bernstein to Irving I Kempner. Mort \$20,000. Sept 15, 1908. 3:736-57. A \$10,000-\$19,500. other consid and 100

46th st W, No 50, s s, 290 e 6th av, 20x100.5, 4-sty stone front dwelling. Agnes Murray to the Rookery Investing Co. Morts \$25,000. Sept 2. Sept 17, 1908. 5:1261-62. A \$39,000-\$44,000. nom

47th st E, No 133, n s, 140 e Lexington av, 17.6x100.5, 3-sty stone front dwelling. Peter J Shields to The Maze Realty Co. Q C. Mort \$14,000. Aug 31. Sept 14, 1908. 5:1302-25 1/2. A \$10,500-\$15,000. nom

Same property. FORECLOS, Aug 10, 1908. Isham Henderson referee to same. Mort \$14,000. Aug 28. Sept 14, 1908. 5:1302. 2,100

48th st E, No 243. General release as to ownership of mortgage, &c. Hettie S Oppenheim to Charles Rosenthal. June 29. Sept 16, 1908. 5:1322. nom

49th st E, No 422, s s, 325 e 1st av, 94x100.5, 2-sty brk stable and 3-sty brk building and store and frame buildings of coal yard. Geo G Kip to Amelia P De Witt. B & S. Aug 24. Sept 14, 1908. 5:1360-34 to 37. A \$28,000-\$30,500. 25,000

Same property. Amelia P De Witt to Thos E Crimmins. Sept 14, 1908. 5:1360. other consid and 100

49th st W, No 532, s s, 462.8 w 10th av, 25.10x100.5, 5-sty stone front tenement and store. Julius Cloidt to Karl Fischer and Lena his wife tenants by entirety. Morts \$20,000. Sept 14. Sept 15, 1908. 4:1077-52. A \$9,500-\$19,000. other consid and 100

53d st W, No 333, n s, 375 e 9th av, 17.5x44.9x19.9x47.4, 4-sty brk tenement. Nellie Scott to Mary H McShane. Mar 31. Sept 17, 1908. 4:1044-16. A \$4,500-\$5,500. nom

53d st W, No 331, n s, 392.5 e 9th av, 17.5x42.4x19.10x44.9, 4-sty brk tenement. Nellie Scott to Eliz H Briggs. Mar 31. Sept 17, 1908. 4:1041-17. A \$5,000-\$6,000. nom

54th st E, No 323, n s, 250 e 2d av, 25x100.5, 5-sty brk tenement and 3-sty brk tenement in rear. Markus Weil to Sallie Weil. All liens. Sept 11. Sept 17, 1908. 5:1347-11. A \$9,000-\$17,000. other consid and 100

58th st W, No 530, s s, 375 w 10th av, 25x100.5, 5-sty brk tenement and store. Abraham R Harnash to Cele Harnash. All title. All liens. Sept 9. Sept 11, 1908. 4:1086-48. A \$9,000-\$16,000. nom

61st st W, No 204, s s, 80 w Amsterdam av, 20x100.5, 5-sty stone front tenement and store. Abraham R Harnash to Cele Harnash. All title. All liens. Sept 9. Sept 11, 1908. 4:1152-36 1/2. A \$5,000-\$15,000. nom

68th st W, No 148, s s, 150 e Amsterdam av, 25x100.5, 5-sty brk tenement. August Hansen to Henry A Collins Jr. Mort \$29,500. Sept 15, 1908. 4:1139-58. A \$18,000-\$29,000. other consid and 100

72d st W, No 37, n s, 228 e Columbus av, 22x102.2, 5-sty stone front dwelling. Harmon W Hendricks et al EXRS Emma B Hendricks to Chas A Miller. July 14. Sept 15, 1908. 4:1125-10. A \$40,000-\$77,500. 75,000

73d st E, No 229, n s, 200 w 2d av, 25x102.2, 5-sty stone front tenement. FORECLOS, July 30, 1908. Manfred W Ehrich referee to Bernard Scheinkman. Mort \$16,000. Aug 25. Sept 11, 1908. 5:1428-16. A \$11,000-\$23,000. 4,000

73d st E, No 227, n s, 225 w 2d av, 25x102.2, 5-sty stone front tenement. FORECLOS, July 30, 1908. Manfred W Ehrich referee to Bernard Scheinkman. Mort \$16,000. Aug 25. Sept 11, 1908. 5:1428-15. A \$11,000-\$22,500. 4,000

73d st E, Nos 503 to 513, n s, 98 e Av A, 150x102.2, four 6-sty brk tenements and stores. Rubin Rubenstein to Michael Rude. All liens. Sept 11. Sept 14, 1908. 5:1485-5 to 10. A \$40,000-\$152,000. other consid and 100

74th st W, No 49, n s, 200 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Helen wife Joseph Hamerslag to Paul Outerbridge. Sept 10. Sept 14, 1908. 4:1127-9. A \$19,000-\$40,000. other consid and 100

74th st E, No 482, s s, 250 w Av A, 25x102.2, 5-sty brk tenement. Geo Oken to Abe and Saml Miller. Mort \$19,000. Sept 15. Sept 17, 1908. 5:1468-35. A \$8,000-\$23,000. other consid and 100

80th st E, Nos 512 to 516, s s, 223 e Av A, 75x102.2, two 6-sty brk tenements and stores. John Rumore to J Rumore Realty Co. Morts \$64,000. Sept 16. Sept 17, 1908. 5:1576-41 and 42. A \$22,000-\$88,000. other consid and 100

82d st W, No 305, n s, 82 w West End av, 18x82.2, 3-sty and basement stone front dwelling. Gertrude G Degnon to Alfred B Treat. Sept 15. Sept 16, 1908. 4:1245-17. A \$10,000-\$19,000. nom

84th st W, No 48, s s, 239 e Columbus av, 17.9x102.2, 3-sty and basement stone front dwelling. Marie Robert to Mary A and Eliz P A Keena. Mort \$14,000. Sept 11, 1908. 4:1197-55. A \$11,500-\$17,500. other consid and 100

88th st E, No 508, s s, 150 e Av A, 25x100.8, 5-sty brk tenement. George Maurer to Heinrich Nick. 1/2 part. All title. Mort \$14,000. Sept 12. Sept 14, 1908. 5:1584-46. A \$8,000-\$21,000. nom

91st st W, No 205, n s, 127.6 w Amsterdam av, 34.10x—x24.9x100.8, 5-sty brk tenement. D Edwin O'Neil to Margt A Rowan. Mort \$25,000. Sept 10. Sept 11, 1908. 4:1239-27. A \$18,500-\$38,000. other consid and 100

92d st W, No 31, n s, 525 e Columbus av, 15.10x100.9x20.1x100.8, 3-sty and basement stone front dwelling. Helen T Burchill to Mary H Burchill. Mort \$10,000. Sept 10. Sept 15, 1908. 4:1206-21 1/2. A \$9,500-\$13,500. other consid and 100

92d st E, No 114, s s, 125 e Park av, 25x100.8, vacant. William Rosenzweig Realty Operating Co to Charter Realty Co. Mort \$12,000. Aug 24. (Re-recorded from Aug 25, 1908). Sept 17, 1908. 5:1520-67. A \$15,000-\$15,000. other consid and 100

92d st W, n s, 100 w Broadway, 12.6x100.8, vacant. Wm E D Stokes to Leslie S Petrie. Sept 11. Sept 12, 1908. 4:1240—part of lot 9. nom

94th st W, No 150, s s, 475 w Columbus av, 18x100.4x18.2x101.2, 4-sty and basement stone front dwelling. Gilbert Chase to Mary W Lillie. Morts \$20,614.35. Sept 14. Sept 17, 1908. 4:1224-52. A \$9,000-\$18,000. other consid and 100

97th st E, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. The Brownhill Co to Ida Posternack. Morts \$19,650. Sept 11, 1908. 6:1669-18. A \$7,000-\$25,000. nom

98th st W, No 46, s s, 450 w Central Park West, 25x100.11, vacant. FORECLOS, July 22, 1908. Daniel J Early referee to Delia Doyle. Mort \$8,250. Sept 5. Sept 14, 1908. 7:1833-51. A \$12,000-\$12,000. 4,400

99th st W, No 245, n s, 100 w Broadway, 18x100.11, 3-sty and basement stone front dwelling. Henry A Collins Jr to August Hansen. B & S. Mort \$15,500. Sept 15, 1908. 7:1871-9. A \$10,000-\$18,000. other consid and 100

101st st W, Nos 121 and 123, n s, 193.4 w Columbus av, 31.8x100.11, 6-sty brk tenement and store. Rebecca Gomberg to Dean Holding Co. Morts \$46,500. Sept 8. Sept 15, 1908. 7:1856-25. A \$13,900-\$44,000. omitted

105th st E, No 331, n s, 350 e 2d av, 30x100.11, 6-sty brk tenement and store. Aron Levitan to Samuel Neuman. Mort \$29,500. Sept 15. Sept 16, 1908. 6:1677-15. A \$8,500-\$36,000. nom

109th st E, No 205, n s, 110 e 3d av, 19.10x109.11, 4-sty brk tenement. Jacob Gimpowitz et al to Bernard Brown, of Bayonne, N J. Mort \$9,500. Sept 14. Sept 16, 1908. 6:1659-5. A \$6,000-\$12,000. nom

109th st W, Nos 67 and 69, n s, 250 w Manhattan av, runs n — x s w — x — to st x e 37.6 to beginning, 6-sty brk tenement and store. Cathedral Realty Co to Emma W Cone. Aug 18. Sept 12, 1908. 7:1845-4. A \$14,000-P \$34,000. other consid and 100

113th st E, Nos 349 to 353, n s, 100 w 1st av, 50x100.11, 6-sty brk tenement and store. FORECLOS, July 23, 1908. Isham Henderson referee to Alice H Sturges. July 24. Sept 11, 1908. 6:1685-23. A \$15,000-\$61,000. 5,000

Same property. Alice H Sturges to Mollie Rosenwasser. Mort \$50,000. July 24. Sept 11, 1908. 6:1685. nom

114th st E, Nos 162 and 164, s s, 118.8 e Lexington av, runs s 100.11 x e 31.4 x n 0.1 x e 9.4 x n 100.10 to st x w 40.8 to beginning, 6-sty brk tenement and store. Phillip Tenzer to Henry C Reed. B & S and correction deed. Mort \$53,500. Sept 4. Sept 15, 1908. 6:1641-46. A \$16,000-\$50,000. nom

115th st E, No 17, n s, 160 w Madison av, 25x100.11, 5-sty brk tenement. Adolph Biermann to Philip Loewenthal. Mort \$21,500. Sept 10. Sept 11, 1908. 6:1621-10. A \$12,000-\$25,000. other consid and 100

116th st E, Nos 331 to 335, n s, 266.8 w 1st av, 50x100.11, three 3-sty stone front dwellings. Samuel Geisman to Sydenham Post Graduate Course & Hospital, a corpn. Mort \$27,000. Sept 14. Sept 15, 1908. 6:1688-14 to 15 1/2. A \$18,000-\$30,000. other consid and 100

116th st E, Nos 424 and 426, s s, 333.7 w Pleasant av, 35.5x100.11, 6-sty brk tenement and store. Gabriele Vecchio to Maria D Spinelli. Morts \$35,500. Aug 25. Sept 16, 1908. 6:1709-38. A \$11,500-\$44,000. other consid and 100

Same property. Release mort. John Lange to same. Sept 15. Sept 16, 1908. 6:1709. other consid and 100

117th st E, Nos 438 and 440, s s, 201.10 w Pleasant av, 36.10x100.11, 6-sty brk tenement and store. Philip Margulies to Selma Alexander. All liens. Sept 10. Sept 12, 1908. 6:1710-34. A \$9,500-\$44,000. other consid and 100

119th st E, No 135, n s, 333.9 e Park av, 18.9x100.11, 4-sty brk tenement. Abram G Abramson to The Tiffany Realty Co. Mort \$9,500. Sept 11. Sept 12, 1908. 6:1768-15. A \$6,000-\$12,000. other consid and 100

119th st E, No 512, s s, 188 e Pleasant av, 20x100.10, 4-sty stone front tenement. James B Rowley et al HEIRS James Rowley to Cath Rowley widow. Mort \$4,500. Aug 17. Sept 14, 1908. 6:1815-45. A \$4,500-\$10,000. nom

121st st W, No 26, s s, 80 e Lenox av, 20x100.11, 4-sty and basement brk and stone dwelling. Maria N Anderson to Julius Levy and Samuel Gropper. Mort \$16,500. Aug 31. Sept 16, 1908. 6:1720-30. A \$12,000-\$24,000. other consid and 100

122d st W, No 137, n s, 408.4 w Lenox av, 16.8x100.11, 4-sty and basement brk dwelling. Louis and Claire Goldberg by Bennett J Goldberg GUARDIAN to William Grant. All title. B & S. Mort \$14,000. Sept 15. Sept 16, 1908. 7:1907-15. A \$8,000-\$18,000. The infants interest being \$2,369.09 and total consideration for property being 17,535

DENNIS G. BRUSSEL
ELECTRIC WIRING AND APPARATUS FOR
LIGHT-HEAT-POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering
Engines and Generators Installed
Also Telephones, Pumps, Motors
Telephone 3060 Mad. Sq. 15 West 29th St., New York

Same property. Release dower. Selma wife Louis Goldberg to same. Q C. All title. Sept 9, 1908. Sept 16, 1908. 7:1907. nom
Same property. Martin B Hofman et al to same. 3-5 parts. All title. Mort \$14,000. Sept 8. Sept 16, 1908. 7:1907.
other consid and 100
123d st W, No 102, s s, 80 w Lenox av, 20x100.11, 3-sty stone front dwelling. Henry B Pye to Ernest M Herring. Mort \$29,000. Sept 17, 1908. 7:1907-37. A \$9,600-\$19,000.
other consid and 100
123d st W, No 437, n s, 175 e Amsterdam av, 50x100.11, 6-sty brk tenement. Jacob R Hampton to Henry A Briner. Mort \$84,500 and all liens. Sept 12. Sept 14, 1908. 7:1964-8. A \$26,000-\$85,000.
131st st W, No 117, n s, 203 w Lenox av, 17x99.11, 3-sty stone front dwelling. Lillian Sasse to Louis Sasse. Sept 2. Sept 14, 1908. 7:1916-23. A \$7,900-\$13,500.
132d st W, No 554, s s, 325 w Amsterdam av, 25x99.11, 5-sty brk tenement. Aaron Simon to Solomon Cohn. Mort \$20,000. Sept 15. Sept 16, 1908. 7:1986-46. A \$7,500-\$22,000.
133d st W, Nos 27 to 31, n s, 360 w 5th av, 50x99.11, 6-sty brk tenement and store. FORECLOS, Sept 10, 1908. Edw J McGean referee to Sender Jarmulowsky. Mort \$18,000. Sept 11, 1908. 6:1731-21. A \$21,000-\$63,000.
134th st W, No 31, n s, 285 w 5th av, 25x99.11, 5-sty brk tenement. Herman Heilberg to Johanna Plunkett. Mort \$27,000. Sept 15. Sept 12, 1908. 6:1732-25. A \$10,000-\$25,000.
other consid and 100
138th st W, No 632, s s, 360 w Broadway, 15x99.11, 3-sty brk dwelling. Edward E Thorpe to Knickerbocker Mortgage & Realty Co. Mort \$7,000. Aug 15. Sept 11, 1908. 7:2086-48. A \$4,500-\$10,500.
144th st W, s s, 375 e Broadway, 275x99.11, 2-sty brk hospital and vacant. Delta Realty Co to Realty Transfer Co. Mort \$86,476.92. Sept 14. Sept 16, 1908. 7:2075-part of lot 5.
Same property. Realty Transfer Co to Young Realty & Construction Co. Mort \$86,476.92. Sept 14. Sept 16, 1908. 7:2075.
144th st W, s s, 100 e Broadway, 275x99.11, vacant. Delta Realty Co to Sender Jarmulowsky. Mort \$86,476.92. Sept 14, 1908. 7:2075-part lot 5.
Same property. Sender Jarmulowsky to Young Realty & Construction Co. Mort \$86,476.92. Sept 14, 1908. 7:2075.
other consid and 100
145th st W, n s, 100 e 8th av, 205x99.11, vacant. Jacob Shevell to Mary E Haynes, of Somerville, N J. Mort \$114,250. Aug 15. Sept 11, 1908. 7:2031-5. A \$106,500-\$106,500.
other consid and 100
Same property. Mary E Haynes to Manhattan Leasing Co. Mort \$85,750. Sept 10. Sept 11, 1908. 7:2031.
other consid and 100
153d st W, No 526, s s, 375 w Amsterdam av, 25x99.11, 2-sty brk building. Daniel R Bradley to Jennie E O'Brien. B & S. Mort \$11,000. July 28. Sept 15, 1908. 7:2084-48. A \$7,500-\$8,500.
other consid and 100
Av A, No 264, e s, 118.6 s 17th st, 19.6x95.6, 5-sty brk tenement and store. Annie Florea and ano to Helen Frifield. All liens. Sept 11. Sept 17, 1908. 3:974-3. A \$9,500-\$13,500.
Av A, No 71, w s, 48.1 s 5th st, 24x100, 4-sty brk tenement and store. Jos Lahres to Theresa Lahres. Mort \$13,000. Sept 16, 1908. 2:432-30. A \$18,000-\$23,000.
Same property. Theresa Lahres to Joseph Lahres. Mort \$13,000. Sept 16, 1908. 2:432.
Av D, No 42, s e s, 24 n e 4th st, 24x100, 5-sty brk tenement and store. Tilly Schlesinger to Anie Lustgarten. Mort \$27,600. Sept 15. Sept 16, 1908. 2:360-2. A \$15,000-\$22,000.
other consid and 100
Amsterdam av, Nos 1113 and 1115, e s, 40.11 s 115th st, 40x100, 6-sty brk tenement and store. Frederick Ruth Realty Co to Chesterfield Land & Impt Co. Mort \$70,850. Sept 15, 1908. 7:1867-40. A \$29,000-\$65,000.
Broadway, No 2781 | n w cor 107th st, 26.10x100, 5-sty brk tenement and store. Frank A Jaeger to Wm Simpson. Mort \$50,000. Sept 17, 1908. 7:1892-45. A \$42,000-\$60,000.
Broadway, Nos 3401 and 3403 | n w cor 138th st, 39.11x100, 6-sty brk tenement and store. Chas B Morgan to Alda E wife Chas B Morgan. Mort \$91,000. Sept 15. Sept 16, 1908. 7:2087-29. A \$33,500-\$80,000.
Broadway, s s, 125 e Dyckman st, 100x157.11x100x159.1, vacant. FORECLOS, Aug 12, 1908. Mortimer Fishel referee to Five Boroughs Realty Co. Sept 16, 1908. 8:2233-6 to 9. A \$32,000-\$32,000.
Broadway, s s, being plot begins 375 e Dyckman st and 169 n Vermilyea av, runs s 19 x w 75 x n 157 to s Broadway x e 64 x s e 139 x s w 12 to beginning, vacant. FORECLOS, Aug 12, 1908. Frank Hendrick referee to Geo J, Edwin, Helen M and Howard Gould as EXRS, &c, Jay Gould. Sept 14. Sept 15, 1908. 8:2233-13 and 14. A \$20,500-\$20,500.
Claremont av, e s, 500 n 122d st, runs n 75 x e 70.5 to c 1 Old Blomdingdale road, x s 63.4 x s 13.8 x w 86.6 to beginning, vacant. Fredk A Post to New York Investment and Impt Co. Aug 3. Sept 17, 1908. 7:1993-49 to 51. A \$13,300-\$13,300.
other consid and 100
Edgecombe av, w s, 275 s 145th st, strip, 0.1x100. John E Parsons TRUSTEE for Ann E Maxwell will Hugh Maxwell to Annie Stone and Edwin M Grinnell TRUSTEES John O Stone. Aug 26. Sept 16, 1908. 7:2051.
Edgecombe av, No 209, w s, 275 s 145th st, 16.8x100, 3-sty brk dwelling. Annie Stone and ano TRUSTEES John O Stone to August Gerleit. Mort \$7,000. June 1. Sept 16, 1908. 7:2051-69. A \$4,000-\$9,500.
Edgecombe av, No 201, w s, 341.8 s 145th st, 16.8x100, 3-sty brk dwelling. Mary A Nally to Lillian S Meyer. Mort \$11,000. Sept 10. Sept 11, 1908. 7:2051-73. A \$4,000-\$9,500.
Fort Washington av | s w cor 179th st, 100.1x108.3x100x112.8, 179th st | vacant. Release mort. Lawyers Title Ins & Trust Co to Fort Washington Syndicate, a corpn. Sept 11, 1908. 8:2177-54. A \$-\$.

Madison av, No 1734 | n w cor 114th st, 25.11x100, 5-sty stone 114th st, No 29 | front tenement and store. Florence I Rosen to The N & Z Realty Co. Mort \$40,000. Sept 10. Sept 14, 1908. 6:1620-14. A \$26,500-\$48,500. other consid and 100
Madison av, No 1734 | n w cor 114th st, 25.11x100, 5-sty stone 114th st, No 29 | front tenement and store. Sylvia T Knapp et al INDIVID and as EXRS, &c, Sophia Kepner to Florence I Rosen. July 2. Sept 14, 1908. 6:1620-14. A \$26,500-\$48,500.
Park av | n e cor 115th st, runs n 75 x e 90 x s 56.6 115th st, Nos 101 to 109 | x w 0.6 x s 18.6 to n s 115th st x w 89.6 to beginning, two 6-sty brk tenements and stores. Abraham Kassel to Minnie Adlerberg. 1/2 part. All title. All liens. Aug 20. Sept 11, 1908. 6:1643-1 and 5. A \$38,500-\$106,000.
other consid and 100
Park av, No 1680 | n w cor 118th st, 25.11x90, 5-sty brk tenement 118th st, No 77 | and store. Jacob Fisch to A Fred Silverstone. Mort \$30,450. Aug 11. Sept 12, 1908. 6:1745-33. A \$13,000-\$32,000.
Riverside Drive, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to Drive at beginning, vacant. The Marcy Realty Co to St Pauls Construction Co. C a G. Sept 10. Sept 11, 1908. 7:1994-45, 97 and 98. A \$54,000-\$54,000. other consid and 100
Riverside Drive, e s, 86.6 n 127th st, runs n 75 x e 141.11 x s e 92.7 x s w 30.1 x w 174.4 to beginning, vacant. Chas M Rosenthal to Jennie Weill. Mort \$30,000. Sept 10. Sept 11, 1908. 7:1995-part of lot 1.
Same property. Release mort. Robert McGill to Chas M Rosenthal. Aug 31. Sept 11, 1908. 7:1995.
Same property. Jennie Weill to Silverson & London Construction Co. Mort \$43,500. Sept 10. Sept 11, 1908. 7:1995.
other consid and 100
St Nicholas av | s e cor 180th st, 100x100, vacant. Stephen J Egan 180th st | to Wille Construction Co. Mort \$46,000. Sept 9. Sept 11, 1908. 8:2153-33 and 36. A \$45,000-\$45,000.
other consid and 100
1st av, No 1487, w s, 75 s 78th st, 25.6x100, 4-sty stone front tenement and store. Leon Sobel to Emma W Cone. Mort \$18,000. Aug 18. Sept 12, 1908. 5:1452-27. A \$12,500-\$28,000.
other consid and 100
2d av, No 2244, e s, 40.10 n 115th st, 20x80, 4-sty stone front tenement and store. FORECLOS, Aug 13, 1908. Sylvester L H Ward referee to Samuel Williams. Sept 11, 1908. 6:1687-2 1/2. A \$7,000-\$13,000.
2d av, Nos 188 and 190 | s e cor 12th st, 41.3x100, 6-sty brk 12th st, Nos 300 and 300 1/2 | tenement and store. Rebecca Haims to Benjamin Bernstein. Mort \$95,500. Sept 10. Sept 14, 1908. 2:453-8. A \$45,000-\$100,000. other consid and 100
2d av, No 1996, the business thereat. Power of attorney. Betsy Goodman to Abraham Goodman her husband. Sept 17, 1908.
2d av, No 1903, w s, 26 n 98th st, 26x75, 5-sty brk tenement and store. Bertha Wolf to Jennie Kaliski. Mort \$21,000 and all liens. Sept 17, 1908. 6:1648-22. A \$10,000-\$19,000.
2d av, No 2395 | s w cor 123d st, 25x62, 5-sty brk tenement and 123d st, No 244 | store. John F H Demarest to John B O'Donnell. Mort \$28,500. Sept 15. Sept 16, 1908. 6:1787-29. A \$13,000-\$25,000.
2d av, No 2389, w s, 75 s 123d st, 25x80, 5-sty brk tenement and store. John F H Demarest to John B O'Donnell. Mort \$23,000. Sept 15. Sept 16, 1908. 6:1787-24. A \$10,000-\$22,000.
other consid and 100
3d av, Nos 1763 and 1765 | s e cor 98th st, 50.9x83.9, two 5-sty brk 98th st, No 200 | tenements and stores. Samuel L Bruck et al to Arnold Construction Co. Mort \$20,000. Aug 21. Sept 11, 1908. 6:1647-45 and 46. A \$35,000-\$62,000.
other consid and 100
Same property. Release mort. Adolph G Hupfel to same. Sept 8. Sept 11, 1908. 6:1647.
5th av, No 2204 | n w cor 134th st, 24.11x110, 5-sty brk tenement and store. Thomas Weinberg et al to Leah Levey. B & S. Aug 26. Sept 11, 1908. 6:1732-33. A \$24,000-\$48,000.
5th av, No 2204 | n w cor 134th st, 24.11x110, 5-sty brk tenement and store. Leah Levey to James B Reynolds. Mort \$45,500. Aug 28. Sept 11, 1908. 6:1732-33. A \$24,000-\$48,000.
6th av, No 482. Certified copy of last will of Geo H Kearny late of Brooklyn to Isabella Kearny his wife. Dec 12, 1886. Sept 16, 1908. 3:831.
7th av, Nos 2500 and 2502 | n w cor 145th st, 40x100, 6-sty brk tenement and store. Sound Realty Co to Morris Freundlich. Mort \$86,750. Sept 15. Sept 16, 1908. 7:2031-29. A \$34,000-\$80,000.
Same property. Morris Freundlich to Elise Zanmatti. Mort \$86,750. Sept 15. Sept 16, 1908. 7:2031.
7th av, Nos 2504 and 2506, w s, 119.10 s 146th st, 40x100, 6-sty brk tenement and store. Morris Freundlich to Elise Zanmatti. Mort \$58,400. Sept 15. Sept 16, 1908. 7:2031-31. A \$25,500-\$60,000.
7th av, Nos 1952 to 1958 | s w cor 118th st, 100.11x99.9, three 118th st, Nos 200 to 204 | 5-sty brk tenements, stores on av. Manhattan Leasing Co to Tillie Wacht. Mort \$175,000. Sept 10. Sept 11, 1908. 7:1923-35 to 37. A \$83,000-\$156,000.
8th av, No 570 | n e cor 38th st, 13.8x63, 3-sty brk tenement and 38th st, No 277 | store. Edw F Pfaff to Anna D Pfaff his wife. B & S. 1/2 part. Sept 14. Sept 16, 1908. 3:788-1. A \$24,000-\$31,000.

MISCELLANEOUS.

General release. Carl Dessecker HEIR, &c, Gustav W Dessecker to Elizabeth Dessecker INDIVID and EXTRX Gustav W Dessecker. June 4. Sept 15, 1908. Miscel.
Power of attorney. Mathilde E R wife Rutherford Stuyvesant to Henry L Morris. June 10. Sept 14, 1908.

BOROUGH OF THE BRONX.

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

*Beacon st, n s, 100 w Commonwealth av, 25x100. Mary Duffau to Lizzie Daniel. Mort \$3,500. Jun 26. Sept 11, 1908. other consid and 100

Buchanan pl, No 66, s s, 178.6 w Grand av, 25x100, 2-sty frame dwelling. Christena Bader to William Bader Sr. Sept 11, 1908. 11:3208. other consid and 100

Crotona pl | n w cor St Pauls pl, 84.10x50x95.5x51.1, vacant. St Pauls pl | Pauls Construction Co to Marcy Realty Co, a corpn. Morts, &c, \$5,700. Sept 9. Sept 11, 1908. 11:2927. other consid and 100

Freeman st, No 966 (1232), s s, abt 58 e Vyse av, 27.4x108.4x25x97.2 e s, 3-sty frame dwelling and 2-sty frame stable in rear. Kathryn L Winslow to Paul Drabeck. Mort \$5,500. Sept 16. Sept 17, 1908. 11:2993. other consid and 100

Faile st, No 880, e s, 100 n Seneca av, 25x100, 2-sty frame dwelling. Max Strauss to Mary A O'Brien and Elizabeth Duncan. Mort \$7,800. Sept 10. Sept 11, 1908. 10:2761. other consid and 100

German pl, e s, 49 s Rae st, strip, 0.1x50.3. Mary A wife Ferdinand Schuessler to George Aubel. Aug 13. Sept 14, 1908. 9:2359. nom

Grote st, late road leading from Fordham to West Farms | s w s, Garden av | 162.8 n w Garden av, 114.11x155 to Garden av x100x98, 2-sty frame dwelling and store and 2-sty frame dwelling and vacant. Anita C Chester EXTRX Wm W Chester to Anne E Mead. Sept 14. Sept 15, 1908. 11:3100. 11,000

Hoffman st, e s, abt 113 n 188th st, 25x120.1x25x119.9, except part for st, 1-sty frame building and vacant. John McKeon et al to Michael O'Connell. Q C. Correction and confirmation deed. Aug 26. Sept 12, 1908. 11:3066. 150

*Hancock st, w s, 450 s Columbus av, 25x100. Donato Marinaro to Louis and Filomeno Marinaro. All liens. Correction deed. Sept 10. Sept 14, 1908. other consid and 100

Kingsbridge terrace (Nathalie av), e s, 479.3 n Kingsbridge road, 50x125, vacant. Annie Winter to Theo H Mulch. Sept 15, 1908. 12:3253. other consid and 100

*Louise st, plot begins 100 e White Plains road at point 370 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. East Borough Impt Co to Christine Amann. Mort \$4,500. Sept 10. Sept 15, 1908. other consid and 100

*Marian st, w s, 317.3 n Becker av, 50x100, Washingtonville. Thos L Green to Thos G Clifford. Sept 15. Sept 16, 1908. 100

*Same property. Thos G Clifford to Thos L and Bertha F Green tenants by the entirety. Sept 15. Sept 16, 1908. other consid and 100

Oak Tree pl, No 608, s s, 176.3 w Hughes av, 18.9x95, 2-sty frame dwelling. Barnett Nowack et al to Alois L Ernst. Morts \$4,130 and all liens. Sept 14. Sept 15, 1908. 11:3070. other consid and 100

Oak Tree pl, s s, 195 w Hughes av, strip, 3.5x95. Same to same. Sept 14. Sept 15, 1908. 11:3070. other consid and 100

*Rose pl, n s, 100 w Parker av, 20x100, St Raymond Park. Hudson P Rose Co to Bessie Marcon. Aug 24. Sept 14, 1908. nom

Simpson st, No 1143, w s, 171.8 n 169th st, runs n 25 x w 107.11 x s 10.4 x s e 25 x e 87.8 to beginning, 2-sty brk dwelling. John Walsh to Leopold Hutter. Mort \$3,000. Sept 14. Sept 15, 1908. 10:2719. nom

*6th st, s s, 205 e Av B, 25x100, Unionport. Robt J Rooney to Simeon Winterbottom. Oct 18, 1905. Sept 12, 1908. other consid and 100

*6th st, n s, 130 w Av B, 25x108, Unionport. Release mort. Chas A Laumeister to Katie Roth. Sept 11, 1908. nom

*12th st, n s, 355 w Av C, 50x103, Unionport. Dorothy Reutler to East Rahway Land Co, a corpn of N J. Morts \$—. Sept 15. Sept 16, 1908. other consid and 100

137th st, No 589, n s, 239.6 e St Anns av, 17.2x100, 2-sty brk dwelling. Isidor Fleckenstein to Anders J Johansson. Mort \$4,000. Sept 15. Sept 16, 1908. 10:2550. other consid and 100

139th st, n s, 128 e Southern Boulevard, 25x100, vacant. Leon R Waterman to Jos Margoles. July 14. Sept 16, 1908. 10:2590. other consid and 100

139th st, n s, 500 e St Anns av, 100x100, vacant. Release mort. The J Chr G Hupfel Brewing Co to Mary E Flynn. Sept 10. Sept 12, 1908. 10:2552 and 2553. nom

146th st, No 237, n s, 358.6 e Park av, 25x110, 2-sty frame dwelling and 1-sty frame stable in rear. Christopher Stumpf to Giuseppe Taciofano. Mort \$4,500. Sept 14. Sept 16, 1908. 9:2336. other consid and 100

147th st, No 438, s s, 390 w Brook av, 25x102.2x25x99.9, 5-sty brk tenement. Patrick J Kennedy to Katie Roth. Mort \$22,000. Sept 10. Sept 11, 1908. 9:2291. other consid and 100

150th st, No 339, n s, 100 w Courtlandt av, 25x118.5, 5-sty brk tenement. Pietro Rezzoagli et al to Emanuele Trucco. Mort \$18,000. Sept 14. Sept 16, 1908. 9:2410. other consid and 100

156th st, Nos 834 and 836, s s, 25 e Union av, 50x91, 6-sty brk tenement and store. FORECLOS, Sept 4, 1908. Joseph F McLoughlin referee to Harry Buchalter. Mort \$31,000. Sept 9. Sept 11, 1908. 10:2675. 5,000 over and above all liens

164th st, Nos 288 and 290, old Nos 528 and 530, s s, 188 e Morris av, 37.7x83.3x37.6x86.1, two 2-sty frame dwellings. Hirsh Seigler to Bertha Katcher. Correction deed. Morts \$10,000. Nov 22, 1907. Sept 17, 1908. 9:2423. other consid and 100

165th st, No 771, old No 955, n s, 183 e Forest or Concord av, 20x102.10, 2-sty frame dwelling. Madeline Kutschera by Wm H Hanford GUARDIAN to Timothy F Sullivan. All title. Sept 4. Sept 14, 1908. 10:2660. 6,000

170th st, No 580, s s, 90.7 e Fulton av, runs s 109.8 x e 17.4 x n — x again n 65.10 to st x w 16.9 to beginning, 2-sty frame dwelling. George Ringler & Co to Henry R Hildebrandt. Mort \$3,000. Feb 8. Sept 11, 1908. 11:2931. other consid and 1,000

176th st | n s, 124.8 e Arthur av, 100.4 to Belmont av x190x100 Belmont av | x190.6, except part for Belmont av, vacant. Benj D Jenkins and ano to Jos A Flannery. Aug 27. Sept 11, 1908. 11:2946-2947. other consid and 100

176th st, No 773, n s, 115.4 e Prospect av, 25x100, 2-sty frame dwelling. John Miller to Edward J English. Mort \$5,500. Sept 10. Sept 12, 1908. 11:2954. other consid and 100

181st st | n s, at w s former Old Macombs Dam road, Macombs Dam road | runs n e along road 165.5 x still n e along 181st st | road 210.5 and 225.9 x s w 115.2 to e s Aqueduct av x s w 436.6 thence on curve along said e s of av and n s 181st st 157.3 to beginning, contains 1 2,535-10,000 acres, with all title to said road, vacant. Louis C Tiffany to Wm C Bergen. Sept 3. Sept 11, 1908. 11:3211. other consid and 100

181st st | s s, 100 e Jerome av, 100 to w s Walton av x150, va-Walton av | cant. C William Widmayer et al to Adolph Balschun. Mort \$10,500. Sept 15, 1908. 11:3185. other consid and 100

*217th st, s s, 330 w 4th av, 25x114, Wakefield. Jacob Zaser to Annie Zaser his wife. Mort \$3,500. Aug 22. Sept 14, 1908. other consid and 100

*217th st, s s, 100 w 4th av or st, 25x114, Wakefield. Charles Merlino to May Rosenblatt. Sept 10. Sept 14, 1908. other consid and 100

*226th st, late 12th av or st, s s, 230 e White Plains road, 50x114, Wakefield. Kate Kevil to Emil Leske. Sept 10. Sept 14, 1908. other consid and 100

*227th st, s s, — w 5th av, being w 1/2 of e 1/2 lot 239 map Wakefield. James Tempia to Charles Merlino. Sept 10. Sept 14, 1908. other consid and 100

*228th st, s s, 180 w Lowerre pl, 25x114, Wakefield. William Burke to Edith Tiffin. Mort \$2,000. Sept 14. Sept 15, 1908. nom

*229th st, n s, abt 495 e 5th av, 25x114, Wakefield. Release mort. Workmens Sick & Death Benefit Fund of the U S of America to Vincenzo Di Gregorio. Aug 27. Sept 15, 1908. 325

*232d st, late 18th av, n s, — w White Plains road and 14 w from line bet lots 802 and 851, 18x114, being part of lot 851 map Wakefield. John A Lynch to Clarence V Haden. Sept 16. Sept 17, 1908. nom

*233d st, late 19th st, s s, 155 e 5th av, 50x114, Wakefield. Martha M Youngs to Florence L Sick. Mort \$5,000. Sept 4. Sept 12, 1908. other consid and 100

*233d st, late 19th st, s s, 405 e 5th av, 50x114. Martin J Keogh to Leon M Maillard. Correction deed. Nov 23, 1906. Sept 14, 1908. 700

*234th st, s s, abt 25 w Old White Plains road, 25x114.7, Wakefield. Rosa G Shannon to Daniel Whalen. Mort \$2,200. Aug 21. Sept 14, 1908. nom

235th st, late Willard av, s s, 136.11 w Keppler av, late 1st st, as on Woodlawn Heights, 50x100, vacant. Esther F wife of and Albert J Kohler to Annie A Huntress. B & S. Oct 30, 1902. Sept 14, 1908. 12:3369. nom

236th st, n s, 385 e Katonah av, 50x100, vacant. Alice F Rogers to Margt Robinson. Sept 10. Sept 12, 1908. 12:3385. other consid and 100

238th st, late Kemble st, n s, 125 w Keppler av, 25x100, vacant. Robert L Irving to Chas R Northrup. Mort \$750. Sept 10. Sept 12, 1908. 12:3373. other consid and 100

Andrews av, w s, and being a plot begins at w s of plot 14 on map (No 965) of Alfred J Taylor et al at point 148 s 184th st, runs e 124.6 x w 138 x n 59.7 to beginning, being included therein a part of Andrews av, except part for said av, 2-sty frame dwelling. Cath A Sparry to Ellen S Lowen. Mort \$3,000. Sept 15. Sept 17, 1908. 11:3224. 7,000

Arthur av, No 2352, e s, abt 50 s 186th st, 25x87.6, except part for av, 4-sty brk tenement and store. C Luigi Fusilli to Rosa Paloni. 1/2 right, title and interest. Mort \$15,500. July 24. Sept 14, 1908. 11:3073. 100

Aqueduct av, No 2226 e s, 150 s 183d st, 37.6x101.9 to w s Macombs Dam road | combs Dam road x37.6x101.5, with all title to said road, 2-sty frame dwelling. Wm C Bergen to Nellie F Butler. Mort \$7,000. Sept 14. Sept 16, 1908. 11:3211. other consid and 100

Aqueduct av, E, No 2258, e s, 76 n Buchanan pl, 25.4x103.3x25x107.6, 2-sty frame dwelling. Ellen Callan to Chas Levy. Mort \$5,000. Sept 15. Sept 17, 1908. 11:3208. exch

Anthony av, e s, 100 n e 181st st, 100x100, vacant. Nassau Trust Co of City of Brooklyn as TRUSTEE for Amidee T Haviland will Wm M Tebo to Jas W Haviland, Jr, of Brooklyn, N Y. 1/4 part. Sept 4. Sept 11, 1908. 11:3157. 1,625 ✓

Same property. Louis M Haviland to same. 1/4 part. Aug 25. Sept 11, 1908. 11:3157. nom

Same property. Chas B Haviland to same. 1/4 part. Aug 6. Sept 11, 1908. 1:3157. nom

Belmont av, Nos 2165 and 2167, w s, 329.7 n 181st st, 49.5x79.3x49.5x80.7, two 2-sty frame dwellings. Belmont Bond & Mortgage Co to Cerra Realty & Construction Co. Mort \$12,000 and all liens. Sept 11. Sept 15, 1908. 11:3082. nom

Briggs av | w s, 100 s 197th st, runs w 94.3 to w s of Williamsbridge road | unnamed st x s 66.5 to n s Williamsbridge road x e 104.3 to av x n 24.4 to beginning, 2-sty frame dwelling and vacant. Frederick Stubenvoll to George Stubenvoll. Mort \$5,500. Sept 14. Sept 15, 1908. 12:3301. other consid and 100

Briggs av, w s, 75 s 197th st, 25x94.3x25x93.9, 2-sty frame dwelling. Fredk Stubenvoll to August Busch. Mort \$6,000. Sept 15, 1908. 12:3301. other consid and 100

Briggs av, No 2981, w s, 106.11 s 201st st, 25x110, 2-sty frame dwelling. Albertina Loewenthal to Frances Hirsch. 1/2 part. All title. Mort \$6,000. Sept 14, 1908. 12:3303. other consid and 100

Brook av, Nos 898 to 902 | s e cor 162d st, 126.11x82.2x103.8x142.3, 162d st | three 5-sty brk tenements, stores on av. Samuel Williams to Isaac Haft. 1/2 part of all right, title and interest, being 1-3 interest. All liens. June 30. Sept 14, 1908. 9:2366. other consid and 100

Creston av, e s, 182.11 n 196th st, 25x105.4x25.1x107.7, vacant. August Nelson to Gottlieb F Sewing. Mort \$5,000. Aug 28. Sept 11, 1908. 12:3315. other consid and 100

Creston av, e s, 182.11 n 196th st, 25x105.4x25.1x107.7, vacant. Release mort. Geo E Buckbee to August Nelson. Sept 9. Sept 11, 1908. 12:3315. 1,000

*Chatterton av | s e cor Tremont av, runs e 44.4 x s 26.9 to n e s Tremont av | Tremont av, x n w 51.10 to beginning, gore, Unionport. Henry I Henning to Emma Feulner. Sept 4. Sept 16, 1908. other consid and 100

Clinton av, No 2006, e s, 75 n 179th st, 16.8x100, 2-sty frame dwelling. Geo I Fuchs to Laura C Greve. Mort \$3,000. Sept 15. Sept 16, 1908. 11:3094. other consid and 100

*Doon av, e s, 200 n Randall av, 25x100. Land Co C of Edenvale to John F Bahr Jr. Sept 10. Sept 15, 1908. nom

*Doon av, e s, 225 n Randall av, 25x100. Same to same. Sept 10. Sept 15, 1908. nom

Eagle av, No 688, e s, 345 s 156th st, 20x115, 2-sty brk dwelling. Gaetano Cangialosi to Giuseppa Sanicola. 1-3 part. Mort \$6,000. July 16. Sept 14, 1908. 10:2624. 100

Forest av, e s, as on map Woodstock, 168.4 n 163d st, late Strong av, runs w 1.5 to e s Forest av as now laid out x s 24 x e 1.5 x n 24 to beginning. Henry L Morris and ano TRUSTEES, &c, Gouverneur Morris to Rachel Magnes. Q C. All title. Sept 8. Sept 14, 1908. nom

Findlay av | e s, 90 s 169th st, 200x200 to Teller av, vacant. Chas Teller av | H Thornton et al to Thornton Bros Co. Mort \$18,000. Sept 11. Sept 14, 1908. 9:2436 and 2431. nom

THE GEORGE A. JUST CO. IRON WORK FOR BUILDINGS
239 VERNON AVENUE NEW YORK
LONG ISLAND CITY

*Fort Schuyler road, w s; 50 n Lampport av, 50x-50x109, Tremont Heights. Release mort. Eugene R Dennis et al to The Lampport Realty Co. Sept 3. Sept 12, 1908. 400
*Fort Schuyler road, w s, 50 n Lampport av, 50x-50x109, Tremont Heights, vacant. Lampport Realty Co to Morris and Philip Kornfeld. Sept 11, 1908. other consid and 100
Forrest av, No 731, w s, 156.3 s 156th st, 18.9x87.6, 2-sty frame dwelling. Louis Baumgarten to Pauline Schuss. 1/2 part. All title. Morts \$5,575. Sept 12, 1908. 10:2645. nom
*Grace av, w s, 119 n Westchester av, 25x100, Westchester. Anna E Lyon to Thomas McCullough. Q C and correction deed. Sept 8. Sept 11, 1908. nom
*Same property. Thomas McCullough to Chas E Devermann. Sept 10. Sept 11, 1908. other consid and 100
Grant av n e cor 165th st, 32.8x102.8x41.9x103.4, vacant. Mort 165th st \$3,400.
Sheridan av n w cor 163d st, 105.8x66.10x107.3x69.3, vacant. 163d st Morts \$9,359.51.
Harry B Davis et al to Frederick Ruth Realty Co, a corpn. Sept 15, 1908. 9:2461 and 2451. 100
Same property. Frederick Ruth Realty Co to Chesterfield Land & Impt Co. Morts \$12,759.51. Sept 15, 1908. 9:2461 and 2451. 100
Grand Boulevard and Concourse, late Anthony av, w s, 98.11 s 198th st late Travers st, 22.9x103.11x22.4x101.9, except part for Grand Boulevard and Concourse, vacant. Mary E B Robinson to Geo E Buckbee. Sept 1. Sept 15, 1908. 12:3315. other consid and 100
Grand av, No 2542, e s, 50 s 192d st, 50x100, 2-sty frame dwelling. Thos H Thorn to Mary E Barnes. Mort \$7,500. Sept 15, 1908. 11:3204. other consid and 100
*Gleason av, n s, 75 e Hammond av, 25x100. Samuel McCarthy to Edw L Rosse. Mort \$3,500. Sept 10. Sept 11, 1908. other consid and 100
*Gleason av, No 2257 (12th st), n s, 255 w Havemeyer av, 25x108.
Ludlow av (6th st), n s, 130 w Av B, 25x108.
Katie Roth to Patrick J Kennedy. Mort \$4,000. Sept 10. Sept 11, 1908. other consid and 100
Hughes av, e s, 190 n 189th st, 25x87.6, vacant. Release mort. Otilie Siedler to Geo E Stonebridge. Sept 10. Sept 14, 1908. 11:3078. 1,300
Hughes av, e s, 212 s Pelham av, -x-, 3-sty brk building.
Hughes av, e s, adj above on south, -x-.
Party wall agreement. Gaetano Ambriola with Geo E Stonebridge. Sept 12. Sept 14, 1908. 11:3078. nom
*Harrison or Taylor av, n e cor Cornell av, 25x100, 2-sty frame dwelling. Julia Bell to James Garvey. Sept 15. Sept 16, 1908. 100
Jackson av, No 1098, e s, 19.6 n 166th st, 20x87.6, 3-sty brk dwelling. Thos J Quinn to Amy Moskowitz. Mort \$7,500. Sept 10. Sept 11, 1908. 10:2651. other consid and 100
Jerome av, e s, 381.3 s Cameron pl, runs s w along av, 139.8 x n e 318 x s e 33 to c l of a brook, x n e 39 x n w 12 x n e 43.10 x s w 15.8 x n w 69.8 x s w 279.10 to beginning.
Interior lot, begins 24.1 e Walton av, and 150 s w 181st st, runs e 55.10 x s 31.9 x w 23.8 x n w 51.5 to beginning, vacant.
The Centennial Realty Co to Solomon C Bernstein. 1/4 right, title and interest. Mort \$30,000. Sept 15. Sept 17, 1908. 11:3185, 3179 and 3180. other consid and 100
Jackson av, No 1134, e s, 152.6 s Home st, 22.6x87.6, 3-sty brk dwelling. Eugene L Louis et al to Rose L Dibble. Mort \$7,000. Sept 9. Sept 16, 1908. 10:2651. other consid and 100
Katonah av, w s, 25 n 235th st, 25x85, vacant.
235th st, n s, 85 w Katonah av, 25x100, vacant.
Veritas Realty Co to West Mt Vernon Realty Co. Sept 4. Sept 14, 1908. 12:3376. 100
*Lampport av, n s, 142.9 w Fort Schuyler road, 25x100, Tremont Heights. Lampport Realty Co to Henry Bergmann. Aug 31. Sept 14, 1908. other consid and 100
Lafontaine av n w cor 179th st, runs n 92.5 x w 240 x s 58.7 to 179th st | st x e 242.5 to beginning, vacant.
179th st | s s, 115.4 e 3d av, runs s 302.7 x e 95.9 to w s Monterey av | terey av x s 130 to n s 178th st x e 160 x n 412.9 178th st | to s s 179th st x w - to beginning, except part for Monterey av, vacant.
FORECLOS. July 28, 1908. Albert P Massey referee to Keats Co. Sept 3. Sept 11, 1908. 11:3061. 50,000
*Lyon av, n e cor Parker av, 50x100.
Green lane, w s, 100 n Lyon av, 25x100, Westchester.
John Knewitz et al TRUSTEES Eliz H Sias to Richardson Morrison and John V Braun. Aug 6. Sept 16, 1908. 3,750
Morris av, No 558, e s, 75 n 149th st, 25x70.3, 3-sty frame tenement and store. Giovanbattisto Pellegrino to Giuseppina D wife Giovanbattisto Pellegrino. 1/2 right, title and interest. Mort \$6,500. Sept 11. Sept 12, 1908. 9:2331. other consid and 100
Morris av, No 1045, w s, 100.10 n 165th st, 25x102.2x25x102.4, 2-sty brk dwelling. Bronx Home Realty Co to Israel M Cohen. Correction deed. Sept 11. Sept 12, 1908. 9:2448. nom
Morris av, No 1045, w s, 100.10 n 165th st, 25x102.2x25x102.4, 2-sty brk dwelling. Israel M Cohen to Jacob Fisch. Mort \$7,500. Sept 1. Sept 12, 1908. 9:2448. other consid and 100
Morris av, Nos 2022 to 2026, e s, 225 n 179th st, 56.3x100, three 2-sty brk dwellings. Adolph Balschun to C William Widmayer and Chas H Hohns. Morts \$19,500. Sept 15, 1908. 11:2807 and 2808. other consid and 100
Morris av, Nos 2022 to 2026, e s, 225 n 179th st, 56.3x100, three 2-sty brk dwellings. Release mort. Lambert Suydam to Adolph Balschun. Q C. Aug 19. Sept 15, 1908. 11:2807 and 2808. nom
Mapes av, late Johnson st | s w cor 179th st, 132x150, except part 179th st | for 179th st and Mapes av, 1-sty frame building and vacant. FORECLOS. Aug 27, 1908. Edw Browne referee to John B Westervelt. Sept 15, 1908. 11:3106. 6,000
*Olinville av, w s, 425 n 216th st, 25x100, Williamsbridge. Frederick Enslie to Anna E Wendling. Mort \$4,500. Sept 12. Sept 14, 1908. nom
Prospect av n w cor 167th st, 50x100, vacant. Joseph A Richter 167th st | to Charles Danewitz. Mort \$13,500. Sept 16, 1908. 10:2680. other consid and 100

Park av, Nos 4524 and 4526, e s, 90 s 183d st, runs e 93.8 x s 10 x e 50 x s 38 x w 141.5 to av x n 48 to beginning, vacant. Fredk M Mellert to Moses and Joseph Monday, of Brooklyn. Morts \$32,000. Sept 1. Sept 15, 1908. 11:3038. nom
Prospect av, Nos 1061 to 1067, on map Nos 1057 and 1059, w s, 169.8 s 166th st, runs n 75.10 x w 144.5 x s 74.7 x e 144.5 to beginning, two 5-sty brk tenements. Barnett Feinberg to Harris Friedman. 1/2 part. Mort \$-. Dec 27, 1907. Sept 12, 1908. 10:2679. other consid and 100
Riverdale av, w s, at line bet lands of Nevins & Morris, runs s w along av 246 to c l of northernmost pier at gateway leading to the Park at Riverdale x s w 77 to n s of private carriageway x s w 100 and 100 and 100 and 50 and 50 x w 50 x n w 100 and 50 and 100 and 100 and 100 and 50 to n s of said carriageway x n w 50 and 50 and 50 and 35 to e s of a carriageway x n e 290 to fence of Morris x s e 237 and 267 and 350 to beginning, contains 9 66-100 acres, with right of way over said carriageway; also fee of to 1/2 private road lastly mentioned which extends 290 along n w s of said premises and sub to use of said road by Henry F Spaulding and others, Riverdale. Eliz A Bend to Wm O McCarthy, of Whitestone Landing, L I. June 13. Sept 14, 1908. 13:3419. other consid and 100
Same property. Wm O McCarthy to City Real Estate Co. Mort \$90,000. Sept 12. Sept 14, 1908. 13:3419. other consid and 100
St Anns av, e s, 150 s Westchester av, 25.3x84x25x80.2, vacant. Harry M Goldberg to Morrisania Construction Co. Mort \$2,500. Sept 16, 1908. 10:2616. other consid and 100
Shakespeare av, No 1256, e s, 225.5 s 169th st, 25x103.5x25x104.10, 3-sty frame tenement. Chas F R Zuern to Louise Christein. Sept 11, 1908. 9:2506. nom
St Anns av, No 123 | n w cor Southern Boulevard, or 133d 133d st, Nos 551 and 553 | st, 24.11x100, 5-sty brk tenement and store. Henry Zimmer to Jacob Fay. Mort \$26,000. Sept 10. Sept 11, 1908. 9:2261. nom
Sedgwick av, w s, 100 s 171st st, 25x95, vacant. Gustave Richter to Frank Richter. C a G. Sept 15. Sept 17, 1908. 9:2541. nom
Union av, No 868 | n e cor 161st st, 96.1x320 to w s Prospect av, Prospect av | 3-sty frame tenement and store, 2-sty frame 161st st | dwelling and vacant. Elise Zanmatti to Reuben E Fichthorn. Mort \$33,000. Sept 15. Sept 16, 1908. 10:2677. other consid and 100
Same property. Reuben E Fichthorn to Sound Realty Co, a corpn. Morts \$58,000. Sept 15. Sept 16, 1908. 10:2677. other consid and 100
Vyse av, w s, 175 s Jennings st, 100x100, vacant. Chas H Bellows Jr to Blue Ridge Construction Co. Sept 11. Sept 12, 1908. 11:2987. other consid and 100
Vyse av, No 1462, e s, 50 n Jennings st, 18.9x100, 2-sty frame dwelling. Henry J Garner to Eliz M wife Henry J Garner. Morts \$3,500. Dec 22, 1903. Sept 16, 1908. 11:2995. other consid and 100
Vyse av, w s, 200 s Jennings st, 75x100, vacant. Esther Bellows to Chas H Bellows, Jr. Sept 10. Sept 12, 1908. 11:2987. other consid and 100
Vyse av, No 1499, w s, - s 172d st, 25x100, 2-sty frame dwelling. Geo J Elliott to Fredk W Helbig. Mort \$4,000. Sept 10. Sept 11, 1908. 11:2988. other consid and 100
Washington av, No 1727, w s, abt 40 s 174th st, 65x90, except part for av, 3-sty frame dwelling and vacant. Rose Orently to Isiais A Lehman. Mort \$9,000. Sept 11, 1908. 11:2906. other consid and 100
Webster av, e s, 145.3 s 187th st, runs e 106.7 x s 143.11 x w 103 to e s of av at a point distant 144 s from beginning, x n - to beginning, vacant. C Adelbert Becker to John Rendall. Sept 1. Sept 11, 1908. 11:3031. other consid and 100
*Westchester av, s s, 25.6 e Beach av, 25.4x101.5x24.11x96.8. Release mort. James Fay to Wm and Jane Kelleher. Sept 16. Sept 17, 1908. nom
*Westchester av, s s, 25.5 e Beach av, strip 0.1x96.8, Westchester. William Kelleher to Jane Kelleher. Q C. Sept 16. Sept 17, 1908. nom
Wilkins av (pl), No 1362 | s e cor Jennings st, 50x96x50.5x100, 5-sty Jennings st | brk tenement and store. Charles Danewitz to Joseph A Richter. Morts \$52,000. Sept 16, 1908. 11:2976 and 2977. other consid and 100
3d av, No 3750, on map Nos 3748 and 3750, e s, 87.4 n St Pauls pl, late Julia st, 40x100, 5-sty brk tenement and store. John B O'Donnell to John F H Demarest, of Nyack, N Y. Mort \$40,000. Sept 15. Sept 16, 1908. 11:2927. 100
*Lot 24 map land of estate Jos Husson at Clason Point. Josephine F B Porter to Herman G Binde. Sept 10. Sept 11, 1908. other consid and 100

LEASES

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

September 11, 12, 14, 15, 16 and 17.

BOROUGH OF MANHATTAN.

Attorney st, No 137, parlor floor, basement and sub-cellar. Congregation Stropfkower Chebra Joseph Chaim Oesterreich Ungarische Anshe Sphard, a corpn; to Hersch D Jahre, from Aug 20, 1908, to July 1, 1918. Sep 16, 1908. 2:349.....962
Bleecker st, No 171, cor Sullivan st, store and basement. Citizens Investing Co to Pietro Massari; 6 years, from Oct 1, 1908. Sept 16, 1908. 2:540..... 2,100
Bleecker st, No 171, n w cor Sullivan st. Assign lease. Pietro Massari to John D Haase. Sept 15. Sept 17, 1908. 2:540..nom
Same property. Re-assign lease. John D Haase to Pietro Massari. Sept 16. Sept 17, 1908. 2:540.....nom
Broome st, n e cor Lewis st, store, &c. Sam Golding to Isaac Einhorn; 1 year, from May 15, 1908. Sept 12, 1908. 2:327.420

Canal st, Nos 428 and 430, cor Vestry st, 2 houses. Eleanor T Smith and David B Ingersoll to Geo J H Winter; 15 years, from May 1, 1908. Sept 12, 1908. 1:221.....1,625 ✓
 Carmine st, Nos 21 and 23, all. Henry D Norris to Antonio Marino et al; 5 years, from May 1, 1908. Sept 11, 1908. 2:586..1,650
 Clinton pl, Nos 38, 40 and 42 s e cor University pl, 75x112. Assign lease. George Merck to Merck & Co, a corpn. Sept 9. Sept 15, 1908. 2:548..other consid and 100
 Eldridge st, No 8, stoop store. Hyman Podinsky and ano to Albert Brandeleore and Sam Sitzman; from July 1, 1908, to May 1, 1909, with privilege 1 year renewal. Sept 11, 1908. 1:293.....600
 Forsyth st, No 93, floor above store. Leib Rubman to Harry Hirsch and ano; 4 7-12 years, from Oct 1, 1908. Sept 14, 1908. 2:418.....360 ✓
 Frankfort st, No 25, store. Abram E Bamberger to Edward J Pierce; 6 8-12 years, from Sept 1, 1908. Sept 16, 1908. 1:103. 1,200 to 1,400
 Fulton st, s w cor William st, rooms 70 and 71 on 7th floor. Realty Trust of N Y to J Romberg & Son; 5 years, from May 1, 1908. Sept 12, 1908. 1:78.....1,350 ✓
 Greenwich st, Nos 270 and 272, all. Elathine A Bleakley to James S Coward, of Bayonne, N J; 10 years, from May 1, 1909. Sept 17, 1908. 1:131.....3,240
 Hancock st, Nos 5 and 7. Assign lease. Geraldo Ferandi to Giuseppe Casamassima. All title. Sept 10. Sept 16, 1908. 2:526.nom
 Hancock st, Nos 5 and 7. Assign lease. Giuseppe Casamassima to Davies J Marshall. Sept 11. Sept 17, 1908. 2:526..nom
 Same property. Re-assign lease. Davies J Marshall to Giuseppe Casamassima. Sept 12. Sept 17, 1908. 2:526.....nom
 Lafayette st, s w cor Houston st, runs s 121.3 x w 3.6 x n 119.9 to Houston st x e 16.11 to beginning, all, except Lafayette st, s w cor Houston st, 10x16. Harry Hochberg to Herman Baker; 10 yrs, from Oct 1, 1908. Sept 11, 1908. 2:510.....1,020 ✓
 Ludlow st, No 16, 3 rooms front on 1st floor. Samuel Sheindelmann and ano to Ascher Lewin. 4 10-12 years, from July 1, 1908. Sept 12, 1908. 1:297.....192
 Mott st, No 22, two stores, basement and cellar. Andrew Muzzio and ano to King Yick Wo & Co; 5 years, from Mar 1, 1909. Sept 17, 1908. 1:162.....960 and 1,020 ✓
 Prince st, No 191 | Assign lease. Peter J Rubino and ano to Geo Sullivan st, No 132 1/2 | C Kienzle. Sept 14. Sept 17, 1908. 2:518.nom
 Same property. Reassign lease. Geo C Kienzle to Peter J Rubino and ano. Sept 17, 1908. 2:518.....nom
 Rivington st, Nos 8 and 10. Assign lease. Morris Goldfinger to Davies J Marshall. Mort \$1,718.30. Sept 11. Sept 16, 1908. 2:426.....nom
 Same property. Reassign lease. Davies J Marshall to Morris Goldfinger. Sept 12. Sept 16, 1908. 2:426.....nom
 Roosevelt st, Nos 3 and 3 1/2, stores and basements. Wm D Foulke to Lorenzo G Bozzo; from Aug 18, 1908, to May 1, 1912. Sept 16, 1908. 1:118.....924 ✓
 Roosevelt st, Nos 3 and 3 1/2, stores and basements. Lorenzo Bozzo to Charles Costa; from Aug 18, 1908, to May 1, 1912. Sept 17, 1908. 1:118.....924 ✓
 Spring st, No 180, store, &c, and 2d floor. William Fitzpatrick to Henry Wehr; 7 years, from Sept 15, 1908. Sept 11, 1908. 2:488. 1,200 and 1,320 ✓
 West st, No 334, all. James Holmes ATTY for Eliz A Shields et al to Thomas Russell; 3 years, from May 1, 1908. Sept 11, 1908. 2:599.....1,380 ✓
 West st, Nos 256 and 257, all. Morris S Herrman to H J Heinz Co; 5 years, from May 1, 1909. Sept 17, 1908. 2:598.....8,500
 11th st, Nos 301 to 309, n s, 100 e 2d av, 110.6x103.3, the lots. The Rector, &c, of the Protestant Episcopal Church of St Marks in the Bowery to Simon Uhfelder et al; 21 years, from Jan 1, 1905, with renewal. Sept 17, 1908. 2:453.....2,610 ✓
 12th st, Nos 304 to 308, s s, 122 e 2d av, 66x103.3, the lots. The Rector, &c, of the Protestant Episcopal Church of St Marks in the Bowery to Simon Uhfelder et al; 21 years, from Jan 1, 1905, with renewal. Sept 17, 1908. 2:453.....1,560 ✓
 13th st, Nos 329 and 331 East. Extension of lease until Oct 1, 1911. Moritz Muldberg to Saml Specter. Sept 11, 1908. 2:455.nom
 14th st, No 4 East. Leasehold covenant by assignee. Rutherford Realty Co to Frederick T Van Beuren et al. Sept 10. Sept 11, 1908. 2:571.....nom
 14th st, No 429 East, all.....nom
 11th st, No 507 East, all.....nom
 Simon Grun to Morris Davidowitz; 2 years, from Jan 1, 1908. Sept 16, 1908. 2:405.....7,000 ✓
 16th st, No 240 West, store and 2 rooms in rear of store. James M Bussell to Mary J Murphy; 7 6-12 years, from May 1, 1909. Sept 14, 1908. 3:765.....900 ✓
 26th st, No 31 West, all. Anna B Dodd and Wm L Clark as EXRS and TRUSTEES Eliz A Blake to Hilgert Curative Foot Gear Institution; 10 years, from Oct 1, 1903. Sept 17, 1908. 3:828.....gold, \$5,500 and 6,000 ✓
 98th st, No 35 West. Surrender lease. Benjamin Ehrlich to Richard G Wiener. All title. Sept 16. Sept 17, 1908. 7:1834..nom
 115th st, No 311 East, ground floor. Sarah Kanter to Nicoletta Albert; 6 years, from Oct 1, 1908. Sept 15, 1908. 6:1687..1,050
 116th st, No 105 West. Assign lease. Elias P Clayton to Maude E A Gogay. Mort \$6,500. Sept 15. Sept 16, 1908. 7:1901..nom
 145th st, No 524 West, store. Martha B Mosher to Robert Bucans; 3 3-12 years, from July 1, 1908. Sept 12, 1908. 7:2076.....660 ✓
 Av C, Nos 112 and 114, 2d store from 7th st; also bakery basement. Max Muschel and ano to Jacob and Max Krauss; 3 years, from Sept 10, 1908, with 2 years renewal. Sept 15, 1908. 2:377. 1,020 ✓
 Av D, No 144. Assign lease. Patrick J Murray to Mary Murray. Mar 2, 1906. Sept 11, 1908. 2:366.....nom
 Bowery, No 295, basement. Joseph Polansky to Vincenzo Carbone; 4 10-12 years, from July 1, 1908. Sept 17, 1908. 2:456.....246
 Broadway, Nos 1161-1175, n w cor 27th st, room 204. Release of lease. Improved Property Holding Co with Lewis W Marks. Aug 26. Sept 15, 1908. 3:829.....nom
 Broadway, Nos 1384 to 1390 | spaces for the cab and taxicab and 38th st, Nos 116 to 130 West | taximeter privileges of the Hotel Normandie. Knickerbocker Lunch Co to Henry H Gibson; 5 years, from Nov 2, 1908. Sept 16, 1908. 3:813.....600
 Columbus av, n e cor 109th st, runs n 25 x e 16.7 x s e on curve 1.10 x s w 28.1 to beginning. Assign lease. Cathedral Realty Co to Leon Sobel. Aug 18. Sept 12, 1908. 7:1845.....other consid and 100
 Lexington av, No 1115, store, &c. Georgiana McGinley to Robert Looney; 5 years, from Nov 1, 1908. Sept 14, 1908. 5:1412.....1,500 and 1,800 ✓

Madison av, No 352. Assign lease. John F De Baun to A Olivotti & Co. Sept 11. Sept 14, 1908. 5:1279.....other consid and 100
 1st av, No 2157, store and basement. Peter Marine to Donato Peloso and ano; 5 7-12 years, from Oct 1, 1908. Sept 16, 1908. 6:1683.....1,200
 1st av, No 2157. Assign lease. Donato Peloso and ano to Geo C Kienzle. Sept 12. Sept 17, 1908. 6:1683.....nom
 Same property. Reassign lease. Geo C Kienzle to Donato Peloso and ano. Sept 14. Sept 17, 1908. 6:1683.....nom
 2d av, No 2127, store and basement. Harry J Wilkus to Harry H Harris; 5 years, from Oct 1, 1908. Sept 16, 1908. 6:1659..690
 2d av, s e cor 127th st, saloon, restaurant and dance hall. Assignment for benefit of creditors. The Harlem River Park Amusement Co to Chas O Maas. Sept 16. Sept 17, 1908. 6:1803.....nom
 3d av, No 241, s e s, 145 n e 19th st, 19.6x70, 4-sty brk tenement and store. Leasehold. FORECLOS, Aug 27, 1908. Geo N Boehm ref to Florence G Bryant. Sept 16. Sept 17, 1908. 3:900.....5,500
 3d av, Nos 789 and 791, all. Sarah Nordlinger to Wm B Richardson and ano; 5 years, from May 1, 1909, Sept 15, 1908. 5:1322.....3,000 ✓
 5th av, No 574. Surrender lease, &c. Solomon Manowitch et al EXRS. &c, Morris Manowitch with Rudolph M Haan. All title. Aug 28. Sept 12, 1908. 5:1262.....nom
 5th av, No 123. Assign lease. Edmund Rothschild to Anheuser-Busch Agency. June 16. Sept 16, 1908. 3:847.....nom
 6th av, No 1045, 2d floor. Anton C Kapanka to Louis Berger; 5 2-12 years, from July 1, 1908. Sept 14, 1908. 4:1011.....600
 6th av, No 870. Assign lease dated Apr 4, 1905. Albert Gulden to John Bracker. Morts \$5,368.65. Sept 5. Sept 11, 1908. 5:1265.....other consid and 1,400
 Same property. Assign lease dated July 28, 1908. Albert Gulden to John Bracker. Morts \$— Sept 5. Sept 11, 1908. 5:1265.....other consid and 1,400
 7th av, Nos 462 to 468 | n w cor 35th st, 82.9x100. Lease-35th st, Nos 309 and 311 West | hold. Release mort. Philip Liberman and Hyman Shapira to Harry and Leah Levey. Sept 8. Sept 11, 1908. 3:785.....1,500
 8th av, No 2741. Assign lease. Anna Siegel to Fredk Wierman. All title. Sept 10. Sept 11, 1908. 7:2045.....nom
 8th av, No 887, s w cor 53d st, —x—. Assign lease. Frank A Petry to Ebling Brewing Co. Sept 14, 1908. 4:1043.....nom
 8th av, No 887, 5-sty building. Chas F Petry to Frank A Petry; 10 years, from Oct 1, 1908. Sept 14, 1908. 4:1043.....6,000
 9th av, No 864. Assign lease. Emil Roller to Solomon Bockshitzky. Aug 4. Sept 17, 1908. 4:1046.....nom
 9th av, No 332, n e cor 29th st, all. James C Smith to Patrick S Farrell; 5 years, from Sept 12, 1908. Sept 16, 1908. 3:753..3,000
 10th av, No 499, s w cor 38th st, store, &c. Sarah J Leonard to Patrick Dooley; 5 years, from Sept 1, 1908. Sept 16, 1908. 3:709.....1,400 ✓

BOROUGH OF THE BRONX.

*Main st, w s, opposite Mary st, Westchester. Assign lease. Wm S Fennell to James Kennedy. Aug 13. Sept 12, 1908.....nom
 *Syracuse st, n s, extends from Myrtle st to Sycamore st, except part taken by City of N Y, Arden estate, all. James T Dougine to Martin Drach; 5 years, from Nov 1, 1907. Sept 17, 1908..144 and 180
 Brook av, s e cor 162d st, cor store and store adj on av, &c. Samuel Williams et al to John Bartel; 10 years, from Aug 1, 1908. Sept 17, 1908. 9:2366.....1,200 to 1,800
 Brook av, No 986, n e cor 164th st. Assign lease. Edgar Joyner and ano to John D Haase. Sept 4. Sept 17, 1908. 9:2368.....nom
 Same property. Reassign lease. John D Haase to Edgar Joyner and ano. Sept 15. Sept 17, 1908. 9:2368.....nom
 Brook av, No 986, n e cor 164th st, ground floor. Chas H Lockwood to Edw S Corbin and Edgar Joyner; 4 10-12 years, from July 1, 1908. Sept 16, 1908. 9:2368.....900
 Same property. Assign lease. Bill of sale, &c. Edw S Corbin to Walter Seymour and Edgar Joyner. All title. Mort \$1,800. Sept 4. Sept 16, 1908. 9:2368.....nom
 Courtlandt av, Nos 705 and 707. Surrender lease. Fannie Clark to A Hupfels Sons. All title. Sept 4. Sept 17, 1908. 9:2414.nom
 Same property, all. A Hupfels Sons to David Blank; 3 years, from Sept 15. Sept 17, 1908. 9:2414.....1,500 to 2,100
 Crimmins av, Nos 325 and 327. Subordination of mort to lease. Cecelia Kaicher with Magdalena Kaicher and Michl J Schildhaus. Sept 14, 1908. 10:2556.....nom
 Same property, all. Magdalena Kaicher to Michl J Schildhaus; 3 years, from Nov 1, 1908. Sept 14, 1908. 10:2556.....2,400
 *St Lawrence av, s w cor Merrill st, cor store and 1st floor. Edward Keil to Adele Wacker; 3 years, from May 1, 1913. Sept 15, 1908.....840
 3d av, No 2723, all. Henry Dannenfels to Robert Loewy; 5 yrs, from May 1, 1910. Sept 14, 1908. 9:2325.....1,500 ✓

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.

September 11, 12, 14, 15, 16 and 17.

BOROUGH OF MANHATTAN.

Arden, Thos O to Clarence M Lewis. Henry st, No 262, s s, 185 e Montgomery st, 20.7x100.7. Prior mort \$2,900. Aug 31, 1 year. 6%. Sept 16, 1908. 1:268. 2,000
 Ager, Emerencek, of Brooklyn, N Y, to Grace W Patten. Washington st, No 785, e s, 25 n Jane st, 25x52.10x25x54.7. Prior mort \$7,000. Sept 14, 1908, 1 year, 5 1/2%. 2:642. 2,000

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS

Beams in all sizes always on hand and cut to lengths as required

HARRIS H. URIS

OFFICE AND WORKS
525-535 W. 26TH ST.
TELEPHONE, 1836-6 CHELSEA

- Same to Caroline V Whitlock. Same property. Sept 14, 1908, 3 years, 5%. 2:642. 7,000
- Abraham, Gabriel to Mathilde Kassebaum. 81st st, No 307, n s, 150 e 2d av, 25x102.2. Extension mort. Aug 4. Sept 14, 1908. 5:1544. nom
- Axelrod, Jacob with TITLE GUARANTEE & TRUST CO. 143d st, Nos 521 to 531, n s, 100 e Broadway, 212.6x99.11, Subordination agreement. Sept 15, 1908. 7:2075. nom
- Altmayer, Sanders B to Frances Blumenthal. 3d av, No 925, e s, 105.5 n 55th st, 20x110. Sept 10, 5 years, 5%. Sept 15, 1908. 5:1329. 16,000
- Arnold Construction Co to Lincoln Mortgage Co. 3d av, No 1763, e s, 25.9 s 98th st, 25x83.9. Sept 2, 5 years, 5½%. Sept 11, 1908. 6:1647. 20,000
- Same to same. Same property. Certificate as to above mort. Sept 3. Sept 11, 1908. 6:1647. —
- Arnold Construction Co to LAWYERS TITLE INS & TRUST CO. 3d av, No 1765, s e cor 98th st, No 200, 25.9x83.9. Sept 2, 5 years, 5½%. Sept 11, 1908. 6:1647. 28,000
- Same to same. Same property. Certificate as to above mort. Sept 2. Sept 11, 1908. 6:1647. —
- Bockshitzky, Solomon to Emil Roller. 9th av, No 864, n e cor 56th st. Store lease. July 28, due May 28, 1912, 6%. Sept 17, 1908. 4:1046. notes, 4,000
- Beekman, Gerald, of Oyster Bay, N Y, to TITLE GUARANTEE & TRUST CO. Division st, No 104, n w cor Allen st, No 1, 24.7x 78.9x21.10x77; Division st, Nos 100 and 102, n s, 24.7 w Allen st, 49.2x110.6x43.9x88.2. Sept 10, 3 years, 5%. Sept 15, 1908. 1:293. 30,000
- Brown, Samuel to Lydia H Hexamer. 10th st, No 235, n s, 150 w 1st av, 25x94.9. Prior mort \$—. Sept 15, 5 years, 5%. Sept 17, 1908. 2:452. 15,000
- Bracker, John to Saranac Realty Co. 6th av, No 870. Leasehold. Prior mort \$10,000. Sept 11, 1908, demand, 6%. 5:1265. 1,400
- Same to P Ballantine & Sons, a corpn. Same property. Leasehold. Sept 11, 1908, demand, 6%, secures note. 5:1265. 5,368.65
- Baldwin, Wilbur H, of Nyack, N Y, to Wm A White & Sons, a corpn. Broadway, No 679, w s, 25 s 3d st, 25x100. Prior mort \$18,000. Aug 12, 3 years, 6%. Sept 12, 1908. 2:532. 1,000
- Bruno, Amelia with Maud E Cooke. 132d st, No 166, s s, 125 e 7th av, 20.3x99.11. Extension mort. July 31. Sept 11, 1908. 7:1916. nom
- Black, Mary E to American Mortgage Co. 126th st, No 23, n s, 272.6 w 5th av, 17.6x99.11. Sept 10, 3 years, 5%. Sept 11, 1908. 6:1724. 8,000
- Bernstein, David A, of Hoboken, N J, to CENTRAL TRUST CO of N Y. 39th st, No 442, s s, 225 e 10th av, 25x98.9. See Cons. Sept 14, 3 years, 5%. Sept 15, 1908. 3:736. 20,000
- Bernstein, Benj to Rebecca Haims. 2d av, Nos 188 and 190, s e cor 12th st, Nos 300 and 300½, 41.3x100. P M. Prior mort \$95,500. Sept 10, 3 years, 6%. Sept 14, 1908. 2:453. 3,000
- Borger, Carsten D to Haaren & Meinken, a corpn. William st, No 85, n w cor Maiden lane, No 65, runs w 21 x n 35 x e 20.8 x s 40.2 to beginning. Oct 14, due July 1, 1909, 6%. Sept 16, 1908. 1:67. 20,000
- Chapkowsky, Meyer to Jacob Chapkowsky. Ridge st, No 52, e s, 150 n Broome st, 25x100. Sept 14, 3 years, 6%. Sept 16, 1908. 2:342. 7,000
- Colored Orphan Asylum and Assoc for the Benefit of Colored Children in N Y with Delta Realty Co. 144th st, s s, 100 e Broadway, 550x½ blk. Agreement apportioning mort. Aug 17. Sept 14, 1908. 7:2075. nom
- Cohen, Hyman to Esther Schlang. Hester st, No 51, n s, abt 20 w Essex st, 21.10x46.8x21.10x46.6. Prior mort \$—. Sept 14, 3 years, 6%. Sept 15, 1908. 1:310. 3,000
- Cohn, Sigmund as guardian Chas L Cohn et al with Hilda Moses. 113th st, No 112, s s, 160 e Park av, 25x100.10. Agreement as to reduction of interest from 5½% to 5%. Sept 11. Sept 14, 1908. 6:1640. nom
- Chesterfield Land & Impt Co to Paul Kaskel. Amsterdam av, Nos 1113 and 1115, e s, 40.11 s 115th st, 40x100; Grant av, n e cor 165th st, 32.8x102.8x41.9x103.4; Sheridan av, n w cor 163d st, runs w 69.3 x n 107.3 x e 66.10 to av x s 105.8 to beginning. P M. Prior mort \$67,350. Sept 15, 1908, due Dec 1, 1909, 6%. 7:1867, 9:2461 and 2451. 2,331.31
- Chesterfield Land & Impt Co to Harry B Davis and ano. Amsterdam av, Nos 1113 and 1115, e s, 40.11 s 115th st, 40x100. P M. Sept 15, 1908, installs, 6%. 7:1867. 1,500
- Cohen, Henrietta and Rosa Harris to Emily MacDuff. Av B, Nos 224 and 226, w s, 68.11 s 14th st, 44x95. Prior mort \$—. Sept 9, 1 year, 6%. Sept 11, 1908. 2:407. 1,500
- Chodorov, Keba to Paul Hellinger. Bleecker st, Nos 17 and 19, n s, 210 w Bowery, 40x65.4. Prior mort \$—. Sept 15, demand, 6%. Sept 17, 1908. 2:529. 5,500
- Dessecker, Eliz C widow with BOWERY SAVINGS BANK. Elizabeth st, Nos 152 and 154. Extension mort at increased interest from 4% to 5%. Sept 14. Sept 17, 1908. 2:478. nom
- Davis, Joseph H to TITLE GUARANTEE & TRUST CO. 143d st, Nos 521 to 531, n s, 100 e Broadway, 3 lots, each 70.10x99.11. 3 morts, each \$85,000. Sept 15, 1908, due, &c, as per bond. 7:2075. 255,000
- Daniels, Cornelius and Isidore Teitelbaum to Fanny O Lutz. 142d st, No 70, s s, 100 e Lenox av, 25x99.11. Sept 15, 1908, 3 yrs, 5½%. 6:1739. 15,000
- Same and Saml K Johnson with same. Same property. Subordination agreement. Sept 15, 1908. 6:1739. nom
- Dessecker, Eliz C widow, individ and as a donee of a power to mortgage contained in last will of Gustave W Dessecker to BOWERY SAVINGS BANK. Elizabeth st, Nos 152 and 154, e s, 164 n Broome st, 50x99.1x50x100. Sept 14, 1908, 3 years, 5%. 2:478. 8,000
- Dooley, Patrick to Lion Brewery. 10th av, No 499, s w cor 38th st. Saloon lease. Sept 10, demand, 6%. Sept 16, 1908. 3:709. 3,597.21
- EQUITABLE LIFE ASSUR SOC of the U S with Josephine N Cowperthwait. Riverside Drive, No 150. Extension mort. Aug 26. Sept 16, 1908. 4:1249. nom
- Emanuelli, Antonio and Angelo to Frances Blumenthal. 106th st, No 231, n s, 200 w 2d av, 25x100.11. Sept 17, 1908, 5 years, 5%. 6:1656. 11,000
- Fitzpatrick, William to TITLE GUARANTEE & TRUST CO. Spring st, No 180, s w s, at s e s Thompson st, 19.10x63.1x20.4x62.7. Sept 17, 1908, due, &c, as per bond. 2:488. 12,500
- Fish, Woolf to Sigmund Kraus and ano. Cherry st, No 37, s s, abt 80 w Roosevelt st, 17x74.8x17x75.4; Cherry st, No 35, s s, 96 w Roosevelt st, —x—. Sept 10, 1 year, 6%. Sept 12, 1908. 1:109. 1,000
- Frank, John H to Mabel R Wadhams. 117th st, No 211, n s, 150 e 3d av, 25x110. Dec 10, 1907, due Jan 1, 1910, 5%. Sept 11, 1908. 6:1667. 2,000
- Fischel Realty Co to Nancy Krakower. 117th st, Nos 212 and 214, s s, 140 e 3d av, 40x100.10. Prior mort \$—. Sept 15, 1908. 1 year, 6%. 6:1666. 12,000
- Same to same. Same property. Certificate as to above mort. Sept 15, 1908. 6:1666. —
- Same and Jacob Fischel with same. Same property. Subordination agreement. Sept 15, 1908. 6:1666. nom
- Greenblatt, Herman to Louis Furman. Orchard st, No 186, e s, abt 195 s Houston st, 25x87.6. Given as collateral security for mort covering property in Kings Co, N Y. Prior mort \$36,400. Aug 18, due July 21, 1911, 6%. Sept 15, 1908. 2:412. 2,000
- Greenblatt, Herman, of Brooklyn, to Herman Steinbuehler. Orchard st, No 186, e s, abt 195 s Houston st, 25x87.6. Sept 15, 1908, due Mar 15, 1909, 6%. 2:412. secures note, 500
- Gerleit, August to Annie Stone and ano trustees John O Stone. Edgecombe av, No 209, w s, 275 s 145th st, 16.8x100. Sept 15, 1 year, 5%. Sept 16, 1908. 7:2051. 7,000
- Golding, Sam to UNION SQUARE SAVINGS BANK. Av B, No 159, n e cor 10th st, Nos 345 and 347, 47.4x93. Sept 14, 5 years, 5%. Sept 16, 1908. 2:393. 80,000
- Same and Eva Kleimer with same. Same property. Subordination agreement. Sept 15, 1908. Sept 16, 1908. 2:393. nom
- Golding, Saml to Julius Braun. Same property. Prior mort \$80,000. Sept 15, 5 years, 6%. Sept 16, 1908. 2:393. 30,000
- Same and Eva Kleimer with same. Same property. Subordination agreement. Sept 15. Sept 16, 1908. 2:393. nom
- Gordon, Louis to Susannah Blamey. 31st st, Nos 306 and 308, s s, 122.6 e 2d av, 45x98.9. Prior morts \$—. Sept 11, 5 years, 6%. Sept 14, 1908. 3:936. 15,000
- Geisman, Leon to Alice Meyer et al. 114th st, No 68, s s, 138.4 w Park av, 33.4x100.11x33.4x111.11(?). probable error. Prior mort \$27,500. Aug 1, due Oct 1, 1911, 6%. Sept 14, 1908. 6:1619. 4,500
- Groge, Anna M to Amy A C Montague. 55th st, No 157, n s, 95 w 3d av, 20x100.5. Prior mort \$13,000. Sept 11, 1908, due, &c, as per bond. 5:1310. 2,300
- Goodhue, Lydia wife Bertram G to KNICKERBOCKER TRUST CO. 74th st, No 106, s s, 54 e Park av, 18x74. Sept 17, 1908, 5 yrs, 5%. 5:1408. 29,000
- Hamilton, Alexander H to Charlotte M Hamilton. 27th st, Nos 348 and 350, s s, 230 e 9th av, 44x98.9; 26th st, No 355, n s, 142 e 9th av, 22x98.9. ½ part. All title. Sept 11, 1 year, 5%. Sept 17, 1908. 3:750. note, 5,000
- Herring, Ernest M to Henry B Pye. 123d st, No 102, s s, 80 w Lenox av, 20x100.11. P M. Prior mort \$—. Sept 17, 1908. installs, 6%. 7:1907. 15,000
- Hauptschein, Jennie with Amy A C Montague. 55th st, No 157, n s, 95 w 3d av, 20x100.5. Subordination agreement. Aug 28. Sept 11, 1908. 5:1310. nom
- Halliday, Alex B to Eliz von Benkendorff extrx Chas C Warren. Greenwich st, No 742, w s, 50.7 n Perry st, runs w 93.5 x n 12.10 x n e 25 x n 0.11 x e 78 to Greenwich st x s 25.6 to beginning. Sept 7, due Oct 1, 1911, 5%. Sept 11, 1908. 2:633. 17,500
- Halliday, Alex B to Wm A Butler, Jr and ano trustees for Cassie M M J James. Greenwich st, No 740, w s, 25.2 n Perry st, runs w 83 x n 30.2 x e 93.5 to st x s 25.5 to beginning. Sept 7, due Oct 1, 1911, 5%. Sept 11, 1908. 2:633. 17,500
- Herzog, Alexander to Henry C Glaser. Park av, or 4th av, Nos 929 and 931, e s, plot begins 800 w 3d av and 51.1 s 81st st, runs w 100 to e s 4th av x s 53.3 x e 100 x n 53.3 to beginning. Prior mort \$—. Sept 11, 1 year, 6%. Sept 12, 1908. 5:1509. 4,000
- Huppert, Hannah to Abraham Huppert. Mangin st, No 25, w s, 175 s Delancey st, 25x100. Sept 9, due Mar 9, 1912, 6%. Sept 15, 1908. 2:322. 4,500
- Hettler, Paul to Morris Klein. Av C, Nos 6 and 8, e s, 20 s 2d st, runs e 64.5 x s 30 x w 20 x s 7.6 x w 45.5 to Av C x n 40 to beginning. Prior mort \$26,000. Sept 15, 1908, 3 years, 6%. 2:371. 4,750
- Howes Transportation & Contracting Co to Jos A Dear. Certificate as to mort dated Sept 14, 1908. Sept 14. Sept 15, 1908. —
- Hoffman, Isabella widow to BOWERY SAVINGS BANK. Bowery, No 385. Extension mort. Aug 18. Sept 14, 1908. 2:461. nom
- Hoffman, Isabella to BOWERY SAVINGS BANK. Bowery, No 385, e s, 49 n 5th st, 24x100. Aug 18, 5 years, 4½%. Sept 14, 1908. 2:461. 2,000
- Hauser, Jos D to Horace D Byrnes. 29th st, No 49 West. Leasehold. Sept 10, installs, 6%. Sept 16, 1908. 3:831. 900
- Hixson, Sarah M, of Portland, Mich, to Belle Bovee. Madison av, No 305, e s, 75 n 41st st, 23.9x100. ½ part. Sept 16, 1908. due Sept 1, 1913, 5%. 5:1276. 9,000
- Jacobowitz, David to Louis Hershkovitz. 7th st, No 233, n s, 35.1 e Av C, 18.1x48.9. Prior mort \$8,000. Sept 14, 3 years, 6%. Sept 15, 1908. 2:377. 2,500
- Josephsohn, Klara to Wilhelmina Kratsch. Ludlow st, No 158, e s, 25 s Stanton st, 25x87.6. Prior mort \$22,000. Sept 15, due May 1, 1913, 6%. Sept 17, 1908. 2:411. 6,500
- Kittenplan, Morris and Chas Rubinger to Jos E Bittenwieser. 15th st, Nos 234 to 242, s s, 444.4 w 7th av, 90x103x90x103.3. Prior mort \$—. Sept 11, due May 1, 1909, 6%. Sept 17, 1908. 3:764. 5,000
- Katz, David to Nathan Povill. Waverly pl, No 166, s s, 83.9 e Grove st, runs s 97 x w 29 x n w 16.4 x n 87 to s s pl, x e 43.8 to beginning, with strip or gore adi above on east. P M. Prior mort \$50,000. Sept 8, due Sept 10, 1912, 6%. Sept 11, 1908. 2:592. 16,500
- Kendal, Louis to Chas A Moran as trustee Thomas Webb. 54th st, No 432, s s, 383.4 e 10th av, 16.8x53.6x16.8x52.2. Sept 16, 1908, 3 years, 6%. 4:1063. 3,225
- Lyon, Roland V to Central Brewing Co. Hudson st, No 195. Saloon lease. July 29, demand, 6%. Sept 17, 1908. 1:222. 1,900

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS Telephone
AND HOUSE TRIM 848 Greenpoint

- Lohmann, Charles and Henry to Central Brewing Co. Broome st, No 413. Saloon lease. Sept 12, demand, 6%. Sept 17, 1908. 3,450
- Lo Curto, Paola to Caroline Eppstein. 48th st, No 313, n s, 175 e 2d av, 25x100.5. Sept 17, 1908, due Aug 1, 1911, 6%. 5:1341. 3,500
- Levinson, Alexander and Samuel to LAWYERS TITLE INS & TRUST CO. 118th st, No 20, s s, 310 w 5th av, 25x100.11. Sept 11, 5 years, 5%. Sept 12, 1908. 6:1601. 22,500
- Same to Charles Heintz. Same property. Prior mort \$22,500. Sept 11, 4 years, 6%. Sept 12, 1908. 6:1601. 6,500
- Lucas, Wm E and Harry S to LAWYERS TITLE INS & TRUST CO. Greenwich st, No 542. w s, 154.3 s Charlton st, 24.9x155 to Washington st, No 521, 24.11x154.2. Sept 8, 5 years, 5%. Sept 12, 1908. 2:596. 45,000
- Logan, Edgar to Sarah W Foote, of New Haven, Conn. Park row, Nos 97 and 99, s s, abt 60 e North William st, mort reads as recorded in office of Comptroller in book of special leases from 1832 to 1891, pages 357, &c, being part lot 101 on map annexed to said lease, 36x66x73.3 s w s. Leasehold. Nov 1, 1907, 5 years, 6%. Sept 12, 1908. 1:121. 1,500
- Lieberman, Aaron and Nathan Dix to Julius Weinberg and ano. Lewis st, Nos 50 to 54, e s, 100 n Delancey st, 75x101.3. Dec 12, installs, 6%. Sept 11, 1908. 2:328. 7,700
- Langman, Josef to Henry Agne. 4th st, No 124, s s, 125 w 1st av, 25x96.2. Sept 15, 1908, 5 years, 5%. 2:445. 32,000
- Levy, Pauline widow to U S TRUST CO of N Y. East Broadway, No 145, s s, 226 w Rutgers st, 25x75. Sept 14, 1908, 5 years, 5%. 1:283. 19,000
- Looney, Robert to The F & M Schaefer Brewing Co. Lexington av, No 1115. Saloon lease. Sept 12, demand, 6%. Sept 14, 1908. 5:1412. 2,205.55
- Laccorn, Elise with Annie Mills. 1st av, No 837, w s, 22 s 47th st, 26x60. Extension mort. Apr 28. Sept 12, 1908. 5:1339. nom
- Laccorn, Elise with Barbara Gahrman. 1st av, No 837, w s, 22 s 47th st, 26x60. Extension mort. Apr 15. Sept 12, 1908. 5:1339. nom
- Lincoln Mortgage Co with LAWYERS TITLE INS & TRUST CO. 3d av, No 1763, Agreement as to share ownership of mort. Sept 2. Sept 14, 1908. 6:1647. nom
- Lanzet, Max to Jules Weil. 4th st, No 144, s s, 128.6 e 1st av, 34.2x96.2x33.11x96.2. Prior mort \$—-. Sept 15, due Dec 15, 1909, 6%. Sept 16, 1908. 2:431. 2,000
- Lynch, Daniel J with Gustave L Kroll. 84th st, No 316 East. Extension mort. Sept 16, 1908. 5:1546. nom
- Markey (E J) Co to TITLE GUARANTEE AND TRUST CO. 40th st, Nos 356 and 358, s s, 61.9 e 9th av, 38.2x49.5. Sept 16, 1908, due, &c, as per bond. 3:763. 26,000
- Same to same. Same property. Certificate as to above mort. Sept 16, 1908. 3:763. —
- Martin, Wm R H to METROPOLITAN LIFE INS CO. Broadway, Nos 1255 to 1261, n w cor 31st st, Nos 51 to 57, runs w 109 x n 20 x w 60 to 6th av, Nos 522 to 526, x n 58.6 x e 138.2 to Broadway, x s 83.9 to beginning. Sept 15, due Nov 1, 1913, 6%. Sept 16, 1908. 3:833. 1,200,000
- Moore, Kath E to American Mortgage Co. 20th st, No 313, n s, 200 w 8th av, 25x91.11. Sept 12, 3 years, 5%. Sept 16, 1908. 3:744. 5,000
- Mount Gilead Baptist Church to David J Cohen and ano. 132d st, No 41, n s, 100 e Madison av, 20x99.11; 132a st, No 39, n s, 300 w Park av, 20x99.11. Given as collateral security for payment of 19 notes. Sept 15, installs, 6%. Sept 16, 1908. 6:1757. 4,750
- Mondschein, Morris with LAWYERS TITLE INS AND TRUST CO. 128th st, No 222, s s, 291.8 w 7th av, 33.4x99.11. Subordination agreement. Sept 15. Sept 16, 1908. 7:1933. nom
- Mayer, Emma wife of and Ferdinand to Virginia V Bell. Madison st, No 106, s s, 212.3 w Market st, 25x100. Sept 14, 1908, 5 years, 5%. 1:276. 25,000
- Same and Nathan Abrams with same. Same property. Subordination agreement. Sept 14, 1908. 1:276. nom
- Mandelbaum, Harris and Fisher Lewine with Maria D Spinelli. 116th st, Nos 424 and 426, s s, 333.7 w Pleasant av, 35.5x100.11. Extension mort. Aug 25. Sept 16, 1908. 6:1709. nom
- Meyer, Chas H with Samuel Gropper and ano. St Marks pl, No 26 (8th st), s s, 360 e 3d av, 26x120. Extension mort. Aug 16. Sept 17, 1908. 2:463. nom
- Marx, Joel M to ALBANY SAVINGS BANK. 134th st, Nos 261 to 265, n s, 178 e 8th av, 47x99.11. Sept 11, 1908, 5 years, 5%. 7:1940. 35,000
- Murray, Mary to Lion Brewery. Av D, No 144. Saloon lease. Sept 4, demand, 6%. Sept 11, 1908. 2:366. 1,500
- Nick, Heinrich to Anna Maurer. 88th st, No 508, s s, 150 e Av A, 25x100.8. P M. Sept 12, 5 years, 5%. Sept 14, 1908. 5:1584. 2,500
- N & Z Realty Co to Harry L Rosen. Madison av, No 1734, n w cor 114th st, No 29, 25.11x100. P M. Prior mort \$30,000. Sept 10, 5 years, 6%. Sept 14, 1908. 6:1620. 10,000
- Same to same. Same property. Consent to above mort. Sept 14, 1908. 6:1620. —
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 6:1620. —
- N & Z Realty Co to Harry L Rosen. Amsterdam av, No 1630, w s, 74.11 n 140th st, 25x100. Prior mort \$23,000. Sept 10, 5 years, 6%. Sept 14, 1908. 7:2072. 4,250
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 7:2072. —
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 7:2072. —
- N & Z Realty Co to Harry L Rosen. Amsterdam av, No 1628, w s, 49.11 n 140th st, 25x100. Prior mort \$24,000. Sept 10, 5 yrs. 6%. Sept 14, 1908. 7:2072. 3,250
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 7:2072. —
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 7:2072. —
- N & Z Realty Co to Harry L Rosen. 8th av, No 2752, e s, 25 n 146th st, 25x100. Prior mort \$19,000. Sept 10, 2 years, 6%. Sept 14, 1908. 7:2032. 2,500
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 7:2032. —
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 7:2032. —
- Same to same. Same property. Certificate as to above mort. Sept 14, 1908. 7:2032. —
- N Y LIFE INS & TRUST CO with Harry Levey. 5th av, No 2204, n w cor 134th st, Nos 1 to 9, 24.11x100.10. Extension mort at increased interest from 4 1/2% to 5%. Sept 4, 1907. Sept 12, 1908. 6:1732. nom
- N Y Protestant Episcopal Public School with Nathan Hutkoff. 4th st, Nos 165 and 169 West. Extension of mort for \$60,000 at 5 1/2%. Aug 28. Sept 16, 1908. 2:592. nom
- Neuburger, Mary to TITLE GUARANTEE AND TRUST CO. 50th st, No 424, s s, 240 e 1st av, 20x90. Sept 16, 1908, due, &c, as per bond. 5:1361. 7,000
- O'Brien, Jennie E to Ernest N Adler. 153d st, No 526, s s, 375 w Amsterdam av, 25x99.11. Prior mort \$—-. Sept 14, 2 years, 6%. Sept 15, 1908. 7:2084. 4,000
- Outerbridge, Paul to Helen Hamerslag. 74th st, No 49, n s, 200 e Columbus av, 20x102.2. P M. Sept 12, due, &c, as per bond. Sept 14, 1908. 4:1127. 40,000
- O'Brien, Susan M to KNICKERBOCKER TRUST CO. Lenox av, No 438, e s, 33.8 s 132d st, 16.7x85. Sept 11, 5 years, 5%. Sept 14, 1908. 6:1729. 1,000
- Oehl, Frida wife of and Frederick to Redington & Stillman. 3d av, No 2125, n e cor 116th st, No 201, 22x65. Prior mort \$63,700. Aug 28, due Oct 1, 1908, 6%. Sept 14, 1908. 6:1666. notes, 1,400
- O'Dwyer, Joseph, Launcelot and Victor P to DRY DOCK SAVINGS INSTN. Lexington av, No 967, e s, 40.5 n 70th st, 20x75.6. Sept 5, 3 years, 5%. Sept 11, 1908. 5:1405. 5,000
- Pucci, Joseph A to Domenico Peloso. 1st av, No 2117, w s, 25.10 s 109th st, 25x62.10x25x85.7 n s. Prior mort \$7,000. Sept 1, due, &c, as per bond. Sept 12, 1908. 6:1680. 1,000
- Pachmelitzky, Harris and Herman with Nathan Blum. 102d st, No 62, s s, 121 w Park av, 30x100.11. Extension mort. Aug 27. Sept 11, 1908. 6:1607. nom
- Potter, Chas H and Arnold Construction Co with LAWYERS TITLE INS & TRUST CO. 3d av, Nos 1763 and 1765. Subordination agreement. Sept 2. Sept 11, 1908. 6:1647. nom
- Same with Lincoln Mortgage Co. Same property. Subordination agreement. Sept 2. Sept 11, 1908. 6:1647. nom
- Pollak, Jack or Jake to Lion Brewery. 5th st, Nos 540 and 542 East. Saloon lease. Sept 5, demand, 6%. Sept 11, 1908. 2:400. 567.90
- Polstein Realty & Construction Co to Isaac Polstein. Amsterdam av, Nos 1105 and 1107, e s, 40.11 n 114th st, 40x100. Certificate as to mort. Apr 30. Sept 15, 1908. 7:1867. —
- Rogers, Mark H, Jennie Bachrach, Minnie S Rogers, Sarah M Bernstein, Ray Steinberger, Anna Turkeltaub, Flora and Rebecca Samilson and Jesse M, Bella and Mortimer Samilson by Jacob Bernstein their special guardian to LAWYERS TITLE INS AND TRUST CO. 128th st, No 222, s s, 291.8 w 7th av, 33.4x99.11. Sept 14, 5 years, 5%. Sept 16, 1908. 7:1933. 22,000
- Rosen, Florence I to LAWYERS TITLE INS & TRUST CO. Madison av, No 1734, n w cor 114th st, No 29, 25.11x100. P M. Sept 10, 5 years, 5%. Sept 14, 1908. 6:1620. 30,000
- Roessle, Nellie T and Marion L R McKinney and Elwood O Roessle with THE SEAMENS BANK FOR SAVINGS, N Y. 5th av, Nos 463 to 469. Extension of mort for \$275,000 at interest increased from 4% to 4 1/2%. July 31. Sept 17, 1908. 5:1275. nom
- Rumore (J) Realty Co to John Rumore. 80th st, No 516, s s, 260.6 e Av A, 37.6x102.2. P M. Sept 16, 2 years, 6%. Sept 17, 1908. 5:1576. 7,000
- Rumore (J) Realty Co to John Rumore. 80th st, Nos 512 and 514, s s, 223 e Av A, 37.6x102.2. P M. Sept 16, 2 years, 6%. Sept 17, 1908. 5:1576. 7,000
- Rubenstein, Ruben and Michl Rude to American Mortgage Co. 73d st, Nos 503 to 513, n s, 98 e Av A, 4 lots, each 37.6x102.2. 4 morts, each \$24,000. Sept 11, 1908, 5 yrs, 5 1/2%. 5:1485. 96,000
- Same to MECHANICS & TRADERS BANK. Same property. 4 morts, each \$9,500. 4 prior morts, \$24,000 each. Sept 10, 1 year, 6%. Sept 11, 1908. 5:1485. 38,000
- Rosenwasser, Mollie to Alice H Sturges. 113th st, Nos 349 to 353, n s, 100 w 1st av, 50x100.11. P.M. Sept 1, 3 years, 6%. Sept 11, 1908. 6:1685. 15,000
- Russell, Thomas to Lion Brewery. West st, No 334. Saloon lease. Aug 31, demand, 6%. Sept 11, 1908. 2:599. 2,474
- Regnault, John B and Chas H to Leander M Hammer exr Bernhard Hammer. 3d av, No 565, e s, 49.5 n 37th st, 24.8x105. Sept 11, 2 years, 6%. Sept 12, 1908. 3:918. 2,000
- Sobel, Leon to Emma W Cone. Cathedral Parkway, s s, 175 w Manhattan av, runs w 50 x s w — x s — x e — x n 72.11 to beginning. P M. Aug 18, due Sept 1, 1913, 5%. Sept 12, 1908. 7:1845. 60,000
- Same to same. Same property. P M. Prior mort \$60,000. Aug 18, due Mar 1, 1914, 6%. Sept 12, 1908. 7:1845. 14,000
- Sohns, F William (and Henry H Dreyer in bond only) to Samuel H Fink. Park Terrace East, n w s, at s w s 215th st, 50.1x114.4 x50x119.10. Sept 11, 1 year, 6%. Sept 12, 1908. 8:2243. 3,000
- Strauss, Emanuel and George Ricard with John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn. Lenox av, Nos 673 and 675. Subordination agreement. Aug 17. Sept 12, 1908. 7:2012. nom
- Sasmorsky, Yetta to Morris H Glass. 109th st, No 70, s s, 153 w Park av, 17x100.11. Prior mort \$—-. Sept 10, 3 years, 6%. Sept 11, 1908. 6:1614. 1,500
- Scheinkman, Bernard to VAN NORDEN TRUST CO. 73d st, Nos 227 and 229, n s, 200 w 2d av, 2 lots, each 25x102.2. 2 morts, each \$6,000. Aug 25, 1 year, 6%. Sept 11, 1908. 5:1428. 12,000
- Silverstein, Sarah wife of and Morris to Beatrice R Strahl. Canal st, Nos 195 and 197, 25x75. 1-8 part. Sept 11, 1908, 1 year, 6%. 1:205. 500
- Samuelson, Jacob to Emily H Moir. 123d st, No 20, s s, 150.6 e Lenox av, 16.3x100.11. Sept 15, 1908, 5 years, 4 1/2%. 6:1721. 10,000
- Sirota, Herman to Gustav Bernheim. 12th st, No 210, s s, 414.6 w 2d av, 20x106.6. Sept 14, 5 years, 5%. Sept 15, 1908. 2:467. 20,000
- Shortemeier, Charles to Conrad Stein. 11th av, No 430, e s, 49.5 s 36th st, 24.8x100; 11th av, No 428, e s, 74.1 s 36th st, 24.8x100. Sept 16, 5 years, 5%. Sept 17, 1908. 3:707. 25,000
- Stanaland, Lavinia M and Bessie to Don P Fullam. Amsterdam av, n e cor Washington Bridge Park, 78.1x100x79.6x100. Prior mort \$40,000. Sept 16, 1 year, 6%. Sept 17, 1908. 8:2149. 6,000

MAPLEDORAM & CO.
REAL ESTATE BROKERS

Bay Ridge Property
Our Specialty

FIFTH AVE. AND 79th ST.
BROOKLYN, N. Y.

TELEPHONE, 724 BAY RIDGE

Sobel, Leon to Emma W Cone. 109th st, n s, 287.6 w Manhattan av, runs n — x s w — x s w 28.1 to intersection Columbus av and 109th st x e along st 62.6 to beginning; Columbus av, n e cor 109th st, runs n 25 x e 16.7 x s e 1.10 x s w 28.1 to beginning. 2 parcel leasehold. P M. Aug 1, due Sept 1, 1913, 5%. Sept 12, 1908. 7:1845. 40,000
Same to same. Same property. Leasehold. P M. Prior mort \$40,000. Aug 15, due Mar 1, 1914, 6%. Sept 12, 1908. 7:1845. 11,000
Sokolski, Albert to LAWYERS TITLE INS & TRUST CO. Broome st, No 225, s e cor Essex st, Nos 72 to 76, 25x75. Sept 17, 1908, 5 years, 5%. 2:351. 60,000
Steffens, Cord or Charles to Excelsior Brewing Co. 3d av, No 683, n e cor 43d st, No 201, 20.5x80. Prior mort \$45,000. Sept 17, 1908, demand, 6%. 5:1317. 3,548.43
Schwarz, Alexander to Frieda Hart. 13th st, Nos 302 and 304, s s, 56.9 s e 4th st, 56.6x14.4x49.7x41.5. Prior mort \$18,000. P M. Sept 12, due Sept 1, 1910, 6%. Sept 14, 1908. 2:616. 8,000
Spiegelberg, Betty, Chas S and Wm I trustees of Levi Spiegelberg with Flora S Kayser 80th st, No 159 West. Extension of \$40,000 mort at interest at 5%. Sept 14, 1908. 4:1211. nom
Solomon, Benjamin to Caroline Levy. Henry st, No 193, n s, abt 175 w Clinton st, 25x87.6; Gouverneur st, No 42, e s, abt 95 s Madison st, 24x102.3x24x102. 1/2 part. Prior mort \$—. Sept 14, 1908, 2 years, 6%. 1:266 and 285. 2,000
Stuyvesant, Rutherford, of Allamuchy, N J, to SEAMENS BANK FOR SAVINGS in City N Y. 4th av, Nos 93 to 101, n e cor 11th st, Nos 101 to 111, runs n 100 x e 86 x s — x e 25 x s 6.6 x e 75 x s 100 to st x w 148.9 to beginning. July 30, due May 15, 1911, 4 1/2%. Sept 14, 1908. 2:556. 50,000
Schlosser, Jacob with Harry Levey. 5th av, No 2204, n w cor 134th st, Nos 1 to 9, 24.1x110. Extension mort. May 7. Sept 12, 1908. 6:1732. nom
St Pauls Construction Co to Marey Realty Co. Riverside Drive, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beginning. P M. Sept 10, 1 year, 6%. Sept 11, 1908. 7:1994. 83,000
Same to North American Mortgage Co. Same property. Prior mort \$83,000. Sept 10, 1 year, 6%. Sept 11, 1908. 7:1994. 75,000
Same to same. Same property. Certificate as to above mort. Sept 10. Sept 11, 1908. 7:1994. —
Schulich, Bernard to CHELSEA EXCHANGE BANK. 10th av, No 368, n e cor 31st st, No 459, 24.8x60. Prior mort \$14,500. Sept 16, 1908, demand, —%. 3:729. Collateral for note. 5,000
Steiner, Henry, Jos Kopperl and Lilly Steiner to LAWYERS TITLE INS AND TRUST CO. Madison av, No 1589, n e cor 107th st, No 49, 25.11x99.8. Sept 15, 5 years, 5%. Sept 16, 1908. 6:1613. 33,000
Sayer, Charles to BANK FOR SAVINGS, N Y. 88th st, No 515, n s, 225 e Av A, 25x100.8. Sept 16, 1908, 1 year, 5%. 5:1585. 10,000
Treat, Alfred B to Gertrude G Degnon. 82d st, No 305, n s, 82 w West End av, 18x82.2. P M. Sept 15, 3 years, 5%. Sept 16, 1908. 4:1245. 15,000
Same to same. Same property. P M. Prior mort \$15,000. Sept 15, 1 year, 6%. Sept 16, 1908. 4:1245. 2,500
Tannenbaum, Rachel to Harris D Rush. 121st st, No 3, n s, 100 w Mt Morris av, 20x100.11. Prior mort \$—. Sept 10, 1 year, 6%. Sept 11, 1908. 6:1720. 20,000
The Societa Co-operativa Degl' Italiani di America, a corpn, to Margherita Salvatore. 101st st, No 329, n s, 200 w 1st av, 28.6 x100.11. Extension of mort for \$2,000. Sept 14. Sept 16, 1908. 6:1673. nom
Thacher, Thomas with SEAMENS BANK FOR SAVINGS in City N Y. 51st st, Nos 19 and 21 West. Extension mort at increased interest from 4% to 5%. Sept 8. Sept 17, 1908. 5:1267. nom
Uhlfelder, Simon, Abraham Weinberg and Fanny Heilbrunn to TITLE GUARANTEE & TRUST CO admr Clark W Dunlop. 12th st, Nos 304 to 308, s s, 122 e 2d av, 66x103.3. Leasehold. Sept 15, due Jan 1, 1909, 6%. Sept 17, 1908. 2:453. 2,000
Uhlfelder, Simon, Abraham Weinberg and Fanny Heilbrunn to TITLE GUARANTEE & TRUST CO. 11th st, Nos 301 to 309, n s, 100 e 2d av, 103.3x110.6. Leasehold. Sept 15, due Jan 1, 1909, 6%. Sept 17, 1908. 2:453. 6,000
Venino, Emilie with Paolo Locurto. 48th st, No 313, n s, 175 e 2d av, 25x100.5. Extension mort. Aug 14. Sept 17, 1908. 5:1341. nom
Valentine, Robt B with Don P Fullam. Amsterdam av, n e cor Washington Bridge Park, 78.1x100x79.6x100. Subordination agreement. Sept 16. Sept 17, 1908. 8:2149. nom
Weill, Jennie to Chas M Rosenthal. Riverside Drive, e s, 86.6 n 127th st, runs n 75 x e 141.11 x s e 92.7 x s w 30.1 x w 174.4 to beginning. P M. Prior mort \$30,000. Sept 10, 3 years, 6%. Sept 11, 1908. 7:1995. 13,500
Winckelmann, William to Amanda Kaht. 78th st, No 432, s s, 260.8 w Av A, 16.8x102.2. Prior mort \$5,000. Sept 9, 3 years, 6%. Sept 14, 1908. 5:1472. 2,500
Whalen, Mary and John with Isabella S Wall. 170th st, No 563, n s, 150 e St Nicholas av, 25x100. Extension mort. Sept 3. Sept 11, 1908. 8:2127. nom
Williams, Samuel to Kath Bissell and ano. 2d av, No 2244, e s, 40.10 n 115th st, 20x80. P M. Equal lien with mort for \$3,000. Sept 11, 1908, 5 years, 5%. 6:1687. 7,000
Same to Augustus F Holly. Same property. P M. Equal lien with mort for \$7,000. Sept 11, 1908, 5 years, 5%. 6:1687. 3,000
Wille Construction Co, a corpn, to Stephen J Egan. St Nicholas av, s e cor 180th st, 100x100. P M. Prior mort \$46,000. Sept 9, due, &c, as per bond. Sept 11, 1908. 8:2153. 17,000
Wattenberg, Philip to Minnie Wollner. Division st, No 265, s s, 107.2 w Gouverneur st, 20.6x42. Prior mort \$—. Sept 16, due Oct 1, 1909, 6%. Sept 17, 1908. 1:287. 1,350
Walsh, Mary H of Brooklyn, N Y, to John J Kuhn. Thompson st, Nos 218 and 220, e s, 225 n Bleeker st, 50x85. Prior mort \$—. Sept 16, demand, 6%. Sept 17, 1908. 2:537. 3,000
Wessells, Chas H to NORTH RIVER SAVINGS BANK. 91st st, No 29, n s, 405.10 e Columbus av, 19x100.8. Sept 15, 1908, 1 year, 5%. 4:1205. 9,000
Young Realty & Construction Co (and Hyman D and Wm S Baker in bond only) to Sender Jarmulowsky. 144th st, s s, 200 e Broadway, 2 lots, each 87.6x99.11. 2 building loan mortgages, each \$64,166.67; 2 prior mortgages, \$109,251.50. Sept 14, 1908, 1 year, 6%. 7:2075. 128,333.34

Same to same. Same property. 2 P M mortgages, each \$22,774.58; 2 45,549.16
Same to same. Same property. 2 mortgages, each \$5,568.20; 2 prior mortgages, \$109,251.50 each. Sept 14, 1908, installs, 6%. 7:2075. 11,136.40
Young Realty & Construction Co (Hyman D and Wm S Baker in bond only) to Sender Jarmulowsky. 144th st, s s, 100 e Broadway, 100x99.11. P M. Prior mortgages \$86,472.92. Sept 14, 1908, prior mortgages, each \$86,476.92. Sept 14, 1908, 1 year, 6%. 7:2075. 1 year, 6%. 7:2075. 26,028.29
Same to same. Same property. Prior mortgages \$112,505.21. Sept 14, 1908, 1 year, 6%. 7:2075. 73,333.33
Same to same. Same property. Building loan. Prior mortgages \$112,505.21. Sept 14, 1908, 1 year, 6%. 7:2075. 6,363.60
Young Realty and Construction Co to Realty Transfer Co. 144th st, s s, 550 e Broadway, 100x99.11. P M. Prior mort \$—. Sept 14, due Oct 1, 1909, 6%. Sept 16, 1908. 7:2075. 21,462.96
Young Realty and Construction Co to Realty Transfer Co. 144th st, s s, 375 e Broadway. Two lots, each 87.6x99.11. Two P M mortgages, each \$18,780.06. Two prior mortgages, each \$—. Sept 14, due Oct 1, 1909, 6%. Sept 16, 1908. 7:2075. 37,560.12
Young Realty and Construction Co to Realty Transfer Co. 144th st, s s, 462.6 e Broadway, 87.6x99.11. Prior mort \$—. Sept 14, due Oct 1, 1909, 6%. Sept 16, 1908. 7:2075. 5,568.20
Young Realty and Construction Co to Realty Transfer Co. 144th st, s s, 375 e Broadway, 87.6x99.11. Prior mort \$—. Sept 14, due Oct 1, 1909, 6%. Sept 16, 1908. 7:2075. 5,568.20
Young Realty and Construction Co to Realty Transfer Co. 144th st, s s, 550 e Broadway, 100x99.11. Prior mort \$—. Sept 14, due Oct 1, 1909, 6%. Sept 16, 1908. 7:2075. 6,363.60

BOROUGH OF THE BRONX.

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

*Amelia, Rosie to Nicholas Wapler. 214th st, late Av A, s s, and being lot 18 map New Village Jerome, 25x100. Sept 16, 3 years, 6%. Sept 17, 1908. 3,900
*Amann, Christine to East Borough Impt Co. Louise st, and being plot begins 100 e White Plains road at point 370 n along same from Morris Park av, runs e 95 x n 25 x w 95 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Prior mort \$4,500. Sept 10, due, &c, as per bond. Sept 15, 1908. 1,250
Ambriola, Gaetano to Theo Wentz. Hughes av, e s, 190 n 189th st, 25x87.6. Building loan. Sept 12, demand, 6%. Sept 14, 1908. 11:3078. 6,500
American Exchange Realty Co to Chas E Appleby et al trustees Leonard Appleby. Cauldwell av, e s, 57.8 s Boston road, 90x125. Sept 11, 3 years, 5 1/2%. Sept 12, 1908. 10:2633. 15,000
Same to same. Same property. Certificate as to above mort. Sept 9. Sept 12, 1908. 10:2633. —
*Boosmann, Bernhard to Cath L Lienhard. 1st st, s s, 160 e land formerly Gouverneur Wilkins, runs e 200 x s — x w — x n — to beginning, being part of gore lot B map Unionport. Sept 10, 2 years, 6%. Sept 12, 1908. 800
Buckbee, Geo E to August Heil. Grand Boulevard and Concourse, w s, 98.8 s 198th st, 22.6x99.1x about 22.3x101.10. Sept 14, due Dec 1, 1908, 6%. Sept 15, 1908. 12:3315. 2,000
Blue Ridge Construction Co to Chas H Bellows, Jr. Vyse av, w s, 175 s Jennings st, 100x100. P M. Prior mort \$9,250. Sept 11, due, &c, as per bond. Sept 12, 1908. 11:2987. 3,150
Balschun, Adolph to Lambert Suydam. Walton av, s w cor 181st st, 150x100. Sept 15, due, &c, as per bond. Sept 17, 1908. 11:3185. 7,000
Benenson, Benj to LAWYERS TITLE INS & TRUST CO. 152d st, s s, 625 e Cortlandt av, 50x114.2x50x114.3. Sept 9, 5 years, 5 1/2%. Sept 15, 1908. 9:2374. 36,000
*Bahr, John F Jr to Land Co C of Edenwald. Doon av, e s, 200 n Randall av, 2 lots, each 25x100. 2 P M mortgages, each \$200. Sept 15, 1908, 3 years, 5 1/2%. 400
Boschen, Henry and Ernest H to Marie Bauernfeind. Walton av, e s, 143.2 s 183d st, runs s 49.10 x e 95 x n 49.10 x w 95 to beginning. Sept 14, 3 years, 6%. Sept 15, 1908. 11:3182. 2,500
Brown, John and John M Fimian to TITLE INS CO of N Y. Ogden av, w s, 710 n 167th st, late Union st, 2 lots, each 37.6x100. 2 mortgages, each \$5,000. Sept 15, 1908, 3 years, 5 1/2%. 9:2529. 10,000
*Bozier (A) Co to Eliz B Beyer. Washington st, e s, abt 160 s Washington pl, 50x105.2. Sept 14, 1908, due, &c, as per bond. 2,000
Same to same. Same property. Certificate as to above mort. Sept 14, 1908. —
Becker, Julia and Anna to Sarah E wife of Robert Kay, of Jersey City, N J. 163d st, s s, 125 e Morris av, 16.8x114.10. Sept 8. 3 years, 5 1/2%. Sept 11, 1908. 9:2422. 1,500
*Brennan, Michael to Geo J Bradish guardian Helen Bradish. White Plains av, w s, being north 25 ft of lot 136 map Olinville, 25x111.11x25x110.3. Sept 1. 5 years, 5%. Sept 11, 1908. 4,000
Bishop, Elia E to Timothy F Sullivan. Dawson st, s e s, 210 s w Longwood av, 25x100. Prior mort \$5,000. Sept 10, due Mar 10, 1910, 6%. Sept 11, 1908. 10:2701. 1,500
Bergen, Wm C to Louis C Tiffany. 181st st, n w cor Old McCombs Dam road, former line, runs n e along road 165.5 and 210.5 and 225.9 x s w 115.2 to e s Aqueduct av x s w 436.6 thence on curve along e s of said av and n s 181st st 157.3 to beginning, contains 1 2,535-10,000 acres, with all title to said road. P M. Sept 10, due, &c, as per bond. Sept 11, 1908. 11:3211. 67,500
*Binde, Herman G to Josephine F B Porter. Lot 24 map land of estate Jos Husson at Clason Point. P M. Sept 10, 3 years, 5 1/2%. Sept 11, 1908. 500
Cassens, Christopher to Herman L Krieger. 149th st, n s, 154 e Robbins av, 46x100, except part for 149th st and Concord av. Sept 10, due, &c, as per bond. Sept 11, 1908. 10:2641. 6,500
Cerra Realty & Construction Co to Belmont Bond & Mortgage Co. Belmont av, Nos 2165 and 2167, w s, 329.7 n 181st st, 49.5x79.3 x49.5x80.7. P M. Prior mort \$30,000. Sept 11, due, &c, as per bond. Sept 15, 1908. 11:3082. 8,500
Co-operative Apartment Co to UNION SQUARE SAVINGS BANK. Fox st, e s, 200 n Home st, 2 lots, each 40x100. 2 mortgages, each \$25,000. Sept 17, 1908, 5 years, 5%. 11:2974. 50,000
Same to same. Same property. Certificate as to above mort. Sept 17, 1908. 11:2974. —

KING'S WINDSOR CEMENT

For Plastering Walls and Ceilings

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

- Dibble, Rose L to Henry Harburger. Jackson av, No 1134, e s, 152.6 s Home st, 22.6x87.6. P M. Sept 14, 1 year, 6%. 3,000
16, 1908. 10:2651.
- *de Wolfe, Helen E with Julia A Ford. Lot 122 map Olinville. Subordination agreement. Sept 5. Sept 14, 1908. nom
- *Deile, Ernst with Eliz B Beyer. Washington st, e s, abt 160 s Washington pl, 50x105.2. Subordination agreement. Sept 14, 1908. nom
- *Donohoe, Mary L, Thos J, Eliz T and Annie L heirs Owen Donohoe to Chas P Hallock. Zulette av, n s, 250 w Mapes av, 50x100; Zulette av, s s, 200 w Mapes av, 75x100, Westchester. Sept 11, due Jan 9, 1909, 6%. Sept 14, 1908. 200
- *de Rop, Frank to Albert E De Mott. Mayflower av, e s, 136 n Pelham av, 75x100. Sept 16, 3 years, 6%. Sept 17, 1908. 1,300
- Durr, William, and Fredk, of N Y, and Geo J Durr, of Brooklyn, N Y, to Chas H Herche. German pl, e s, 149.1 s Rae st, 50x87. Sept 11, 1908, 3 years, 5½%. 9:2358. 4,000
- *Devermann, Chas E to BRONX SAVINGS BANK. Grace av, w s, 117.1 n Westchester av, 25x100. P M. Sept 10, due, &c, as per bond. Sept 11, 1908. 4,000
- *Edgley, Emily to Joseph M Vanderpool and Charles Moder TRUSTEES. Bronxwood av, w s, 77 s 221st st, 37x105, Williamsbridge. Prior mort \$3,000. Sept 14, installs, \$30 monthly, 5%. Sept 15, 1908. 771
- Enslar, Hyman to LAWYERS TITLE INS & TRUST CO. Washington av, e s, 174 n 174th st, 35.10x109.7x39.10x109.7. Sept 10, 5 years, 5½%. Sept 11, 1908. 11:2916. 28,000
- Same to Sarah M Bernstein with same. Same property. Subordination agreement. Sept 10. Sept 11, 1908. 11:2916. nom
- English, Edward J to John Miller. 176th st, No 773, n s, 115.4 e Prospect av, 25x100. Sept 10, due May 1, 1911, 6%. Sept 12, 1908. 11:2954. 2,000
- Fisch, Jacob to Israel M Cohen. Morris av, No 1045, w s, 100.10 n 165th st, 25x102.2x25x102.4. P M. Sept 1, 3 years, 6%. Sept 12, 1908. 9:2448. 2,000
- Flynn, Mary E to Manhattan Mortgage Co. 139th st, n s, 500 e St Anns av, 4 lots, each 25x100. 4 mortgs, each \$2,250. Sept 11, 1908, 3 years, 6%. 10:2551-2552 and 2553. 9,000
- Fichthorn, Reuben E to Elise Zanmatti. Union av, No 868, n e cor 61st st, runs e 320 to w s Prospect av x n 96.1 x w 320 to Union av x s 96.1 to beginning. Prior mort \$33,000. Sept 15, due June 18, 1910, 6%. Sept 16, 1908. 10:2677. 25,000
- Geis, John F, Albert S and Anna or Annie Becker to Louis Reichardt. Willis av, n w cor 140th st, 24.11x85.6. July 1, 2 years, 5½%. Sept 11, 1908. 9:2303. 12,000
- *Garvey, James to Julia Bell. Harrison or Taylor av, n e cor Cornell av, 25x100. P M. Sept 15, 3 yrs, 5%. Sept 16, 1908. 3,000
- Herrman, Florence G and Rebecca G Louis to Jenette Louis and ano trustees for Jenette Louis et al will Morris Louis. 149th st, n s, 350 w Courtlandt av, 50x100, except part for st. Prior mort \$15,000. Sept 10, due June 30, 1910, 6%. Sept 16, 1908. 9:2331. 3,500
- Holly, Augustus F as trustee Nathaniel Thurston with Gustav Grossman. Jackson av, No 1134. Extension mort. Jan 7. Sept 16, 1908. 10:2651. nom
- Hegemann, Julius C to Seymour Realty Co. Webster av, No 1294, e s, 142 s 169th st, runs s 26 x w 39.5 x s w 0.2 x w 50.6 to av x n 26.2 to beginning. Sept 15, 1908, due Oct 1, 1913, 5½%. 9:2396. 12,000
- *Haden, Clarence V to John Lynch. 232d st, late 18th av, n s, — w White Plains road and 14 w line bet lots 802 and 851, 18x 114, being part of lot 851 map Wakefield. P M. Sept 16, 5 years, 6%. Sept 17, 1908. 1,700
- Haviland, James W, Jr, to NASSAU TRUST CO of City of Brooklyn, N Y, trustee for Amidee T Haviland will Wm M Tebo. Anthony av, e s, 100 n e 181st st, 100x100. P M. Sept 10, 3 years, 5%. Sept 11, 1908. 11:3157. 3,250
- *Heath, Hattie to Julia A Ford. Park av, e s, 224 n Flower st, 26x98, Olinville. Sept 1, 5 years, 5½%. Sept 14, 1908. 2,500
- Isenberg, Benj to Betsy Wagner. 140th st, n s, 725 e Willis av, 37.6x100. Prior mort \$25,000. Sept 17, 1908, 3 years, 6%. 9:2285. 2,500
- Irvine Realty Co to John J Healy. Irvine st, e s, 132.5 s Garrison av, 2 lots, each 25x100. 2 mortgs, each \$6,000. Sept 11, due Oct 1, 1912, 5½%. Sept 15, 1908. 10:2761. 12,000
- Same to same. Same property. 2 certificates as to above mortgs. Sept 4. Sept 15, 1908. 10:2701.
- Same to Anna M Boyer. Irvine st, e s, 107.5 s Garrison av, 25x100. Sept 11, due Oct 1, 1911, 5½%. Sept 15, 1908. 10:2761. 6,000
- Same to same. Same property. Certificate as to above mort. Sept 4. Sept 15, 1908. 10:2761.
- Same to Christine G Openhym. Irvine st, e s, 82.5 s Garrison av, 25x100. Sept 11, due Oct 1, 1911, 5½%. Sept 15, 1908. 10:2761. 6,000
- Same to same. Same property. Certificate as to above mort. Sept 4. Sept 15, 1908. 10:2761.
- Same to Chas A Berrian. Irvine st, e s, 182.5 s Garrison av, 3 lots, each 25x100. 3 mortgs, each \$6,000. Sept 14, 3 years, 5½%. Sept 15, 1908. 10:2761. 18,000
- Same to same. Same property. Certificate as to 3 mortgs for \$6,000 each. Sept 12. Sept 15, 1908. 10:2761.
- *Ienehalik, Karoline to WAPPINGER SAVINGS BANK. White Plains rd or av, e s, 114 s 225th st, 43x105, except part for av, Wakefield. Sept 14, due Oct 1, 1911, 5½%. Sept 15, 1908. 1,500
- *Kennedy, James to A Hupfels Sons, a corpn. Main st, w s, opposite Mary st, Westchester. Saloon lease. Aug 13, demand, 6%. Sept 12, 1908. 862.50
- *Kornfeld, Morris and Philip to Lamport Realty Co. Fort Schuyler road, w s, 50 n Lampport av, 50x—x50x109, Tremont Heights. P M. Sept 11, 1908, 3 years, 5%. 1,000
- *Kelleher, William to Fredk W Schall. Westchester av, s s, 25.6 e Beach av, 25.4x101.5x24.11x96.8. Prior mort \$—. Sept 16, 3 years, 6%. Sept 17, 1908. 6,500
- Kelly, Bernard to Wm G Wood and ano trustee for Christina A Phillips under wills Maria Wood and ano. 205th st, s e cor Grand Boulevard, 28.8x103x30.8x101.9. Sept 15, 5 years, 5½%. Sept 16, 1908. 12:3311. 5,000
- Keats Co to American Mortgage Co. Lafontaine av, n w cor 179th st, runs n 92.5 x w 240 x s 58.7 to st x e 242.5; 179th st, s s, 115.4 e 3d av, runs s 302.7 x e 95.9 to w s Monterey av x s 133 to n s 178th st x e 160 x n 412.9 to 179th st x w — to beginning, except part for Monterey av. P M. Sept 3, 1 year, 6%. Sept 11, 1908. 11:3061. 50,000
- Liebertz, Joseph with Elinor W Squier guardian Chas B Squier. Prospect av, w s, 282.2 s 165th st, 70x160. Subordination agreement. Sept 11, 1908. 10:2678. nom
- Leo Co, a corpn, to Towner J Kent, of Patterson, N Y. Southern Boulevard, e s, 306.10 n Home st, 30x105. Prior mort \$18,000. Sept 10, due Aug 1, 1911, 6%. Sept 11, 1908. 11:2979. 3,500
- Same to same. Certificate as to above mort. Sept 10. Sept 11, 1908. 11:2979.
- Lehman, Isiais A to Rose Orently. Washington av, No 1727, w s, abt 40 s 174th st, 65x90, except part for av. Prior mort \$9,000. Sept 10, due Apr 30, 1914, 6%. Sept 11, 1908. 11:2906. 4,650
- Livingston, Kate and Celia Perlstein to LAWYERS TITLE INS & TRUST CO. Washington av, e s, 137.4 n 174th st, 36.8x109.8. Sept 10, 5 years, 5½%. Sept 11, 1908. 11:2916. 28,000
- Same and Sarah M Bernstein with same. Same property. Subordination agreement. Sept 10. Sept 11, 1908. 11:2916. nom
- Larkin, John J to Francis M Sweeny. Walton av, e s, 43 s 183d st, 50x95. May 14, 3 years, 6%. Sept 16, 1908. 11:3182. 3,000
- Lowen, Ellen S to Cath A Sparry. Andrews av, w s, and being plot begins at w s plot 14 map No 965 of Alfred J Taylor et al, at point 148 s 184th st, runs e 124.6 x w 138 x n 57.9 to beginning, being included therein a part of Andrews av, except part for av. P M. Sept 15, 2 years, 6%. Sept 17, 1908. 11:—3224. 1,000
- Lawyers Mortgage Co with Dora P Grote. Beck st, w s, 350 n 156th st, 25x100. Extension mort. Aug 5. Sept 16, 1908. 10:2707. nom
- Loschinger, Mary to Murtha J Garry. 183d st, n e cor Grand av, 25x100. Sept 14, 3 years, interest as per bond. Sept 15, 1908. 11:3197. 1,500
- *Leske, Emil to Kate Kevil. 226th st, late 12th av, s s, 230 e White Plains road, 50x114, Wakefield. P M. Sept 10, due Dec 10, 1908, 6%. Sept 14, 1908. 1,275
- Moskowitz, Amy to Thomas J Quinn. Jackson av, No 1098, e s, 19.6 n 166th st, 20x87.6. P M. Prior mort \$7,500. Sept 10, 3 years, 6%. Sept 11, 1908. 10:2651. 2,875
- McCarthy, Fredk to Elinor W Squier guardian Chas B Squier. Prospect av, w s, 282.2 s 165th st, 70x160. Sept 11, 1908, due, &c, as per bond. 10:2678. 20,000
- McCarthy, Wm O, of Whitestone Landing, N Y, to Beatrice Bend. Riverdale av, w s, at line bet lands Nevins & Morris, runs s w along av 246 to c l of northernmost pier at gateway leading to the Park at Riverdale x s w 77 to n s of private carriageway x s w 100 and 100 and 100 and 50 and 50 x w 50 x n w 100 and 50 and 100 and 100 and 50 to n s said carriageway x n w 50 and 50 and 50 and 35 to e s said carriageway x n e 290 to fence of Morris x s e 237 and 267 and 350 to beginning, contains 9 66-100 acres, with right of way over said carriageway; also fee of ½ private road lastly mentioned, which extends 290 along n w s of said premises and subject to use of said road by Henry F Spaulding et al, Riverdale. P M. Sept 10, due, &c, as per bond. Sept 14, 1908. 13:3419. 90,000
- Mosholu Realty Co to Sigmund Berger. Bassford av, Nos 2321 and 2323, w s, 85.1 s 185th st, 39.11x46.4x39.11x46. Certificate as to mort for \$500. July 6. Sept 16, 1908. 11:3053.
- Manhattan Mortgage Co with Rebecka Berstine. Jackson av, n w cor 160th st, 25x75. Subordination agreement. Sept 15, 1908. 10:2637. nom
- Mathews, Franklin S to Warren B Sammis. Aqueduct av, e s, abt 103 s Fordham road, 27x87.8x25x77.3. Sept 14, 1908. 3 years, 6%. 11:3212. 1,500
- Marrazzi Construction Co to Moncure Burke et al exrs, &c, Walter G Berg. 150th st, n s, 300.1 w Morris av, runs n 23 x e 1 x n 95.5 x w 50 x s 118.5 x e 49.11 to beginning. Sept 15, 5 years, 5%. Sept 17, 1908. 9:2440. 31,000
- Same to same. Same property. Certificate as to above mort. Sept 14. Sept 17, 1908. 9:2440.
- Same and North American Mortgage Co with same. Same property. Subordination agreement. Sept 15. Sept 17, 1908. 9:2440. nom
- *Morrison, Richardson and John V Braun to Geo H Lawrence et al exrs, &c, Eliz H Sias. Lyon av, n e cor Parker av, 50x100; Green av, w s, 100 n Lyon av, 25x100, Westchester. P M. Sept 15, due, &c, as per bond. Sept 16, 1908. 1,875
- Northrup, Chas R to Robt L Irving. 238th st, late Kemble st, n s, 125 w Keppler av, 25x100. P M. Sept 10, installs, 6%. Sept 12, 1908. 12:3373. 500
- Panzer, Antonio to Elisha Lambow. Crescent av, n w s, 11.9 from w s Hughes av, runs w 86 x s 25 x e 59.7 to Crescent av, x n e 32.4 to beginning, except part for Crescent av. Prior mort \$2,000. Sept 12, 2 years, 6%. Sept 16, 1908. 11:3073. 210
- O'Leary Realty & Construction Co to City Mortgage Co. Vyse av, s w cor Home st, 102x175x82x176.1. Building loan. Aug 21, demand, 6%. Sept 11, 1908. 10:2752. 42,000
- Same to same. Same property. Certificate as to above mort. Sept 11, 1908. 10:2752.
- O'Connell, Michael to Martha Young. Hoffman st, e s, abt 113 n 188th st, 25x120.1x25x119.9, except part for st. Sept 11, due Jan 1, 1912, 6%. Sept 12, 1908. 11:3066. 1,100
- Post, Saml to Abraham L Werner et al exrs, &c, Solomon Werner. Jerome av, e s, 26.7 s 198th st, 79.8x126.2x75.1x95.9. Sept 16, 1908, 3 years, 6%. 12:3312. 7,000
- *Pletscher, Martin to John Doll. Glebe av, e s, 151 s Lyon av, 50x139x—x123, Westchester. 2 mortgs, each \$4,500. Sept 14, due, &c, as per bond. Sept 16, 1908. 9,000
- *Purdy, Wm J to Frank Gass. Wellman av, s s, 275 e Mayflower av, 25x120.6x26.11x130.7. Sept 1, 3 years, 6%. Sept 12, 1908. 3,500
- *Quist, Henry to Railroad Co-operative Bldg and Loan Assoc. Seton av, e s, 300 n Nelson av, 50x100. Sept 16, 1908, installs, 6%. 500
- Regan, Nellie J to Alina B Young. Kingsbridge road, n e s, 100 s e Kingsbridge Terrace, runs n e 99.7 x s e 23 x s w 98.2 x n w 25 to beginning. Aug 28, due, &c, as per bond. Sept 12, 1908. 12:3253. 6,000
- Same to Patrick J Cassidy. Same property. Prior mort \$6,000. Aug 31, due Feb 1, 1909, 6%. Sept 12, 1908. 12:3253. 250

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

**E. THIELE, Sole Agent,
99 John St., New York.**

- *Rosse, Edward and Mary U to Samuel and Sarah McCarthy. Gleason av, n s, 75 e Hammond av, 25x100. P M. Prior mort \$3,500. Sept 10, 3 years, 5½%. Sept 11, 1908. 1,300
- Rendall, John to C Adelbert Becker. Webster av, e s, 145.3 s 187th st, 36x105.8x35.11x106.7. Sept 1, 3 years, 6%. Sept 11, 1908. 11:3031. 3,500
- Same to same. Webster av, e s, 181.3 s 187th st, 36x104.10x35.11x105.8. Sept 1, 3 years, 6%. Sept 11, 1908. 11:3031. 3,500
- Same to same. Webster av, e s, 217.3 s 187th st, 36x103.11x35.11x104.10. Sept 1, 3 years, 6%. Sept 11, 1908. 11:3031. 3,500
- Same to same. Webster av, e s, 253.3 s 187th st, 36x103x35.11x103.11. Sept 1, 3 years, 6%. Sept 11, 1908. 11:3031. 3,500
- Same to BRONX BOROUGH BANK. Webster av, e s, 145.3 s 187th st, 144x103x143.11x106.7. Sept 1, due, &c, as per bond. Sept 11, 1908. Given as collateral security for payment of any indebtedness. Sept 11, 1908. 11:3031. 54,000
- Richter, Joseph A to Chas L Palmer. Wilkens av (pl) No 1362, s e cor Jennings st, 50x96x50.5x100; Boston road, s e s, 50 n 165th st, 59.8x98x50x130; Cauldwell av, w s, 100.5 n 165th st, runs w 163.11 to Boston road, x n e 82.11 x e 119.4 to av, x s 70 to beginning. Prior mort \$—. Sept 16, 1908, 3 years, 6%. 10:2622. 11:2676, 2977. 2,500
- Richter, Joseph A to Charles Danewitz. Boston road, w s, 288.4 s Jefferson pl, 50x70x75x70.9. Prior mort \$13,750. Sept 16, 1908, due, &c, as per bond. 11:2934. 1,000
- Rush, Bernard J to Cornelius Gleason. Webster av, e s, 50 s 203d st, 50x110. Prior mort \$7,500. Sept 14, 1 year, 5%. Sept 16, 1908. 12:3330. 1,000
- *Rezzano, Josephine B with James A Teter. Van Buren st, e s, 398 s Columbus av, 25x100. Subordination agreement. Sept 12, Sept 16, 1908. nom
- *Ruocco, Gennaro to James A Teter. Van Buren st, e s, 398 s Columbus av, 25x100. Sept 12, 3 years, 6%. Sept 16, 1908. 3,000
- *Righetti, Lodovico to Manhattan Mortgage Co. 227th st, s s, 180 e White Plains road, 25x114, Wakefield. Sept 15, 1908, 3 years, 6%. 750
- Rauh, Caroline W to Anna Walthausen. Marion (Hull) av, s w cor Mosholu Parkway, 21.1x82.6x41.5x89.9. Sept 14, due, &c, as per bond. Sept 15, 1908. 12:3281. 5,000
- Rush, Theresa to Eleanor B Brown. Webster av, e s, 50 s 203d st, 50x110. Sept 14, 3 years, 6%. Sept 15, 1908. 12:3330. 7,500
- *Rosenblatt, May to Charles Merlino. 217th st, s s, 100 w 4th av, or st, 25x114, Wakefield. P M. Sept 10, 3 years, 6%. Sept 14, 1908. 800
- Stubenvoll, Fredk to Lois H Lyman. Briggs av, w s, 50 s 197th st, 25x93.9x25x93.3. Sept 14, 1908, 3 years, 5½%. 12:3301. 6,000
- Smith, Mary wife Samuel to Bronx Security & Brokerage Co. Kingsbridge av, w s, 228 n 234th st, as proposed, 50x100. Sept 10, 1 year, 6%. Sept 14, 1908. 13:3406. 500
- Sharpe, Rose F to Simeon C Bradley. 207th st, s s, 505.1 w Perry av, runs s 100 x w 45.5 x n e 23 x n e 77.11 to st x e 34.7 to beginning. Sept 12, 3 years, 5½%. Sept 15, 1908. 12:3342. 1,000
- Solomon, Moses with Louis Solomon. Ritter pl, s s, 92.11 w Prospect av, 42x77.2x42x77.8. Subordination agreement. Sept 14, 1908. 11:2968. nom
- Stubenvoll, Fredk to Mary S Todd. Briggs av, w s, 75 s 197th st, 25x94.3x25x93.9. Sept 14, 3 years, 5½%. Sept 15, 1908. 12:3301. 6,000
- Stubenvoll, Fredk to Fredk W Todd. Briggs av, w s, 100 s 197th st, 24.4x104.3x66.5x94.3. Sept 14, 3 years, 5½%. Sept 15, 1908. 12:3301. 5,500
- Schmidt, Arthur to Emma M Schlegelmilch as guardian Emily F Schlegelmilch and ano. Nelson av, e s, 120.2 n 168th st, 75x116x85.10x135.2; Nelson av, e s, 295.3 s Orchard st, 50x116x50x104.6. Sept 15, 1908, 3 years, 6%. 9:2517. 5,500
- Stumpf, Bartholomew with Christopher Stumpf. 146th st, No 457 East. Extension mort. Sept 16, 1908. 9:2336. nom
- *Schrader, John to Wm Nillson. 233d st, s s, lots 932 and 933 map Wakefield, 100x228 to 232d st; 233d st, s s, being lots 977 and 978 same map, 100x228 to 232d st, except part taken by City N Y. Sept 15, 3 years, 5%. Sept 16, 1908. 6,000
- Storck, Emily L to Wm G Wood and Ronald K Brown trustees Maria Wood. Southern Boulevard, w s, 131.7 s 186th st, 25.3x225.5x25x223.1. Sept 2, 3 years, 5½ and 6%. Sept 16, 1908. 11:3114. 3,000
- Saccomanno, Giovanni to Chas Reinecke. Arthur av, w s, 200 s 187th st, late Jacob st, 25x124. Sept 16, 1908, due, &c, as per bond. 11:3065. 1,500
- Streifer, Jacob to James G Wentz. Brook av, e s, 150.8 n 139th st, 25.1x118.11x25.5x121.6. Secures advances. Sept 16, due Mar 1, 1909, 6%. Sept 17, 1908. 9:2267. 20,000
- Schuessler, Mary A wife of and Ferdinand to GERMAN SAVINGS BANK of N Y. German pl, s e cor Rae st, runs e 92.3 x s 49.1 x w 42 x n 0.1 x w 50.2 to pl x n 49 to beginning. Prior mort \$7,000. Sept 17, 1908, due Sept 1, 1909, 5½%. 9:2358. 1,500
- *Swenson, Christian to Christian Schuck. Cornell av, s s, 275 w Mapes av, 25x100. Sept 10, 3 years, 5½%. Sept 11, 1908. 3,500
- Siegel, Abraham to Mark C Meltzer. Washington av, e s, 160 s 172d st, 50x109.8. Prior mort \$—. Sept 10, 3 years, 6%. Sept 11, 1908. 11:2913. 12,000
- Sass, Samuel to LAWYERS TITLE INS & TRUST CO. Washington av, e s, 100.8 n 174th st, 36.8x109.7. Sept 10, 5 years, 5½%. Sept 11, 1908. 11:2916. 28,000
- Same and Sarah M Bernstein with same. Same property. Subordination agreement. Sept 10. Sept 11, 1908. 11:2916. nom
- *Tiffin, Edith to William Burke. 228th st, s s, 180 w Lowerre pl, 25x114, Wakefield. P M. Prior mort \$2,000. Sept 14, due Mar 14, 1911, 6%. Sept 15, 1908. 800
- Thomas, Hugh to Chas W Parson. Ogden av, e s, 275 s 162d st, 50x115. Prior mort \$40,000. Sept 17, 1908, 1 year, 6%. 9:2511. 8,200
- Tessier, Edward M to Excelsior Mortgage Co. Valentine av, w s, 121.2 s 198th st, 150x50. Building loan. Sept 11, due Mar 11, 1909, 6%. Sept 15, 1908. 12:3304. 11,000
- Vandemark, John W to LAWYERS TITLE INS & TRUST CO. Tremont av, s s, 64.6 e Arthur av, 25x100.5. Sept 15, 1908, 3 years, 5½%. 11:2947. 6,500
- Vandemark, John W and J C Julius Langbein with LAWYERS TITLE INS AND TRUST CO. Tremont av, s s, 64.6 e Arthur av, 25x100.5. Two subordination agreements. Sept 15. Sept 16, 1908. 11:2947. nom
- Westervelt, John B to Edward C Westervelt. Mapes av, late Johnson st, s w cor 179th st, 132x150, except part for 179th st and Mapes av. Sept 15, 1908, 1 year, 5%. 11:3106. 3,400
- Werner, Christian H with LAWYERS TITLE INS & TRUST CO. 152d st, s s, 625 e Cortlandt av, 50x114.2x50x114.3. Subordination agreement. Sept 9. Sept 17, 1908. 9:2374. nom

JUDGMENTS IN FORECLOSURE SUITS.

- Sept. 10.
- 128th st, s s, 277.6 e Lenox av, 20x99.11. Sarah V B Meer agt Anna F Haendle et al; John H Henshaw, att'y; Alfred J Tully, ref. (Amt due, \$10,304.16.)
- Sept. 11.
- 137th st, No 241 West. Leonidas H Cress agt F C Otto Koch et al; Foley & Powell, att'ys; Edw C Crowley, ref. (Amt due, \$16,808.)
- Sept. 12.
- 12th st, n s, 145.6 w Av C, 37.6x103.3. Joseph L Buttenwiesser agt Sigmund Morgenstern et al; Action No 1; M S & I S Isaacs, att'ys; Thomas F Keogh, ref. (Amt due, \$23,773.80.)
- 12th st, n s, 108 w Av C, 37.6x103.3. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$23,773.80.)
- Sept. 14.
- 101st st, n s, 80 e Lexington av, 240x100.11. Milton Stern agt Raphael Kurzrok; A Stern, att'y; Isham Henderson, ref. (Amt due, \$56,474.91.)
- 146th st, s s, 275 w Lenox av, 75x99.11. Harris Schwartz agt Louis Lese et al; Manheim & Manheim, att'ys; Arthur J Cohen, ref. (Amt due, \$6,316.05.)
- Franklin av, w s, lots 116 and 117, map of Village of Morrisania, —x—. Pauline Rosner agt Hyman Rosner; Max Silverstein, att'y; Geo W Schurman, ref. (Amt due, \$3,184.50.)
- Sept. 15.
- Melrose av, n w cor 160th st, 101.3x99. Simon Heyman agt Louis Lese; Kurzman & Frankenhaimer, att'ys; Paul L Kiernan, ref. (Amt due, \$25,979.17.)
- 161st st, n s, 150.8 e Concord av, 28.6x47.6. Bronx. Peter P Decker agt Harriet Both et al; Wager & Acker, att'ys; Jacob H Shaffer, ref. (Amt due, \$1,021.66.)
- 14th st, No 607 East. Meyer Goldberg agt Adolph Kagel et al; Henry Bergman, att'y; Louis B Hasbrouck, ref. (Amt due, \$3,452.90.)
- Sept. 16.
- 2d av, No 2455. Ernestine Augner agt Dora Holzman; Harry C Hecht, att'y; Paul L Kiernan, ref. (Amt due, \$3,658.58.)

- 121st st, No 317 East. Henry Weiss agt Joseph Berkowitz et al; Johial M Roeder, att'y; Adam Wiener, ref. (Amt due, \$4,468.16.)
- 121st st, No 319 East. Same agt same; same att'y; same ref. (Amt due, \$4,468.16.)
- 94th st, n s, 131.4 w 2d av, 25.9x108. George Sinram agt Samuel Rosenberg; Moss, Laimbeer, Marcus & Wels, att'ys; James B Kilburn, ref. (Amt due, \$15,618.75.)
- 135th st, No 559 East. Margaret E Rich agt William Fritzel et al; Greene, Hurd & Stowell, att'ys; Erle L Austell, ref. (Amt due, \$8,320.)

LIS PENDENS.

- Sept. 14.
- 34th st, s s, 125 n w 1st av, 23x98.9.
- 34th st, s s, 148 n w 1st av, 23x98.9.
- Wm C Diehl agt Andrew Diehl et al; partition; att'ys, Fitzgerald & Nehrbas.
- 55th st, No 250 West. Augustine F Hughes, exr, agt John W Crothers by gdn et al; accounting, &c; att'y, R M Overlander.
- 13th st, n s, 100 w 7th av, 20x103. Cornelia K Hunter agt Antonia A Rost et al; partition; att'y, F J Worcester.
- Fulton st, No 94. Chas W Ballard agt Robert B Marten et al; amended partition; att'y, H F Lawrence.
- Houston st, No 176 West. Morris Fine agt Barney Boskey et al; action to set aside deed, &c; att'y, S Leavitt.
- Sept. 15.
- 101st st, No 64 East. Bessie Wischanski agt Susan Strauss; foreclosure of mortgage; att'y, J M Roeder.
- Columbus av, n w cor 66th st, runs n 75.3 x w 100 x s 25.1 x w 16.5 to Broadway x s 57.8 x e 88.3 to beg.
- 109th st, s s, 150 w Columbus av, 100x100.11.
- Lots 441, 442, 443, 475, 476, 477, 508, 509, 510, 511, 512, 543, 545, 546, 583, 584, 664, w 50 ft of lots 660, 697, 701, 705, n 25 ft of, s 50 ft of lots 728, 748, 764, 765, 768, 772, 773, s 50 ft of lot 1111, s 74 ft of lots 1153, 1154, 1203, 227, 261, 298, G19, G21, G22, G17, G18 and e 50 ft of lot 1050, map of Village of Wakefield, Bronx.
- Lot 12, n ½, map No 2 of Olinville, Williamsbridge.
- Lots 110, 134, 149, map No 1 of Olinville, Williamsbridge.

- Gunhill road, s e cor White Plains road, runs s e 371.4 x e 1429.5 x s w 323 x n w 125 x s w 375 x n w 1493.7 x n e 675.11 to beg, containing 2½ acres and property in Westchester County.
- Francis G Crawford agt James C Crawford et al; amended partition; att'ys, Stilwell & Decker.
- Madison st, No 207. Abraham Gordon et al agt Harry Kay et al; action to foreclose mechanics' lien; att'y, H Lurio.
- Suffolk st, No 172. Max Morrison agt Sarah Aronson; partition; att'y, S N Tuckman.
- Unionport road, e s, 225 s Morris Park av, 28x84x25x98. Joseph Gamache agt Thomas Windle et al; action to foreclose mechanics' lien; att'y, D Arthur.
- Broadway, n e cor Houston st, 109.5x196.8 to Crosby st x 95.5x—. George Westervelt agt Herbert B Seeley et al; amended partition; att'y, I N Williams.
- Sept. 16.
- 138th st, 139th st, 5th av and Lenox av, whole block, Public School No 100; two actions. Stacy B Opdyke Jr agt Chas H Peckworth et al; two actions to foreclose mechanics lien; att'y, J A Allen.
- Orchard st, No 34. Samuel Hammer agt Chas I Minkof et al; partition; att'ys, Morrison & Schiff.
- Sept. 17.
- Broadway, n w cor 143d st, 100x115. Antonio Galati agt Patrick Reddy et al; action to foreclose mechanics lien; att'y, A J O'isheil.
- 31st st, No 108 West. Hannah Graff agt Annie Hertzberg et al; partition; att'ys, Peacock & Steves.
- 8th av, n w cor 126th st, 25x100. Jordan Construction Co agt Ethelia Realty Co et al; action to foreclose mechanics lien; att'y, W F Kimber.
- Sept. 18.
- 10th av, w s, 74.3 s 39th st, 24.6x75. Chas A Beckman agt Peter Helderich et al; partition; att'y, C V O Hughes.
- Sheriff st, No 85. Jacob Kaplan agt Roman B Zaliels et al; action to foreclose mechanics lien; att'y, L Scheuer.
- 80th st, No 171 East. Frederick Hildebrandt agt Rosalie S Wellman; notice of attachment; att'ys, Gould & Wilkie.

GERMAN AND AMERICAN
Sales Offices
45 B'way, N. Y. City
WORKS
HAMBURG GERMANY
ALSEN ON HUDSON RIVER, N. Y.

ANNUAL CAPACITY 3,000,000 BBLs

ALSEN

"THE ABSOLUTELY SAFE CEMENT"

This Brand

of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

118th st, No 343 East. Giovannia Morrone et al agt Jennie Weill et al; action to restrain, &c; att'ys, McLaughlin & Stern.
Park av, Nos 1021 and 1023. James Elgar agt Whitney-Steen Co et al; action to foreclose mechanic's lien; att'y, J E Kelly.
Bowery, No 208. Augusta U Meinel agt Marguerite M Odette d'Avenel De Romanet et al; amended partition; att'y, A N Hand.

FORECLOSURE SUITS.

Sept. 12.

133d st, No 63 East. Mary Wulf agt Louis Benjamin et al; amended; att'y, N H W Schutt.
Crotona Park East, s s, 176 e Suburban pl, 44.8x91.11x65.1x101.10. Stanislaus J Vanecek et al agt Louis E Miller et al; att'ys, Cohalan Bros.
Eldridge st, e s, 105.2 s Stanton st, 45x87.6. Mutual Alliance Trust Co of N Y agt Philip Mandelman et al; att'y, F M Patterson.
Oakland pl, s s, 100 w Prospect av, 25x100. Filomena De Lorenzo agt Gennaro Menna et al; att'ys, Hitchings & Palliser.
3d av, s e cor 27th st, runs e 160 x s 98.8 x w 25 x s 98.8 to 26th st x w 25 x n 49.4 x w 2 x n 49.4 x w 23 x n 24.8 x w 85 to 3d av x x 74 to beg. Mutual Life Ins Co agt Stephen J Cox et al; att'y, J McKeen.
Park av, n e cor 104th st, 100.11x24.10. Thomas J Brady agt Barney Cohen et al; att'ys, Quackenbush & Adams.

Sept. 14.

Westchester av, s s, 253 e Bergen av, 28x54.3 x33.6x72.9. Kate Barrett et al agt Arrigo Arrigoni et al; att'y, W McCauley.
Crosby st, No 49. Union Dime Savings Institution agt Moses Greenwood et al; att'ys, Ritch, Woodford, Bovee & Butcher.
Rivington st, n e cor Chrystie st, 25x100. Henrietta Sandler et al agt Margaret Graham; att'y, J S Rosalsky.
83d st, s s, 355 e 10th av, 16x102.2. Hugo Gorsch agt Eleanor P Gage et al; att'ys, Flynn & Hess.

Sept. 15.

Lenox av, s e cor 138th st, 99.11x100. Manhattan Savings Institution agt Frank Frankel et al; att'ys, Holmes, Rapallo & Kennedy.
Ludlow st, No 67. Osher Snitkin agt Aaron Kleegler et al; att'y, I M Levy.
103d st, No 23 East. Mathilda A Stier agt Max J Kramer et al; att'y, G H Hyde.
Oak st, No 56. Caterina Garone et al agt Francesco Cirigliano et al; att'y, M Keve.
172d st, Nos 515 and 517 West. John L Williams et al agt Amsterdam Holding Co et al; att'ys, Strauss & Anderson.
Jackson av, w s, 253.3 n 165th st, 19.8x85x19.7 x85. Jacob Marx agt Elizabeth Fritzel et al; att'y, L R Harris.

Sept. 16.

Market st, Nos 31 and 33. Meyer Vesell agt Rachel Silbermintz et al; att'ys, Arnstein & Levy.
135th st, No 39 West. Millie Claman agt Harris Rosenberg et al; att'y, E A Isaacs.
112th st, Nos 238 and 240 East. Julius Smolinski agt Solomon Harris et al; att'ys, Kantrowitz & Esberg.
Lot 391, map of portion of Hunt estate, Bronx. Regent Realty Co agt Frederick Ackermann et al; att'y, S Baker.
Elm st, s w cor Beade av, 25x100, Bronx.
Elm st, n w cor Cedar av, 25x100, Bronx; two actions.
Constant J Sperco agt Harry Steinberg et al; att'y, J A Allen.
24th st, No 146 East. Solon L Frank et al agt Jules Wolff et al; amended; att'ys, Eidlitz & Hulse.
12th st, No 530 East. Jonas V Spero adm agt Salvatore Genovese et al; att'y, L Alexander.
1st av, s s, Lot 104, Map of New Village of Jerome, 25x125, Bronx.
1st av, s s, Lot 103, same map, e 2 ft, 2x125. Frank M Patterson agt James De Carlo et al; att'y, J J Gorman.
Arthur av, s e cor 176th st, 100.5x100x100x100. Frank Harriott agt Johann A Wolf et al; att'y, H Swain.

Sept. 17.

44th st, s s, 100 w 11th av, runs s 100.5 x e 100 to 11th av, x s 75 x w 100 x s 25.5 to 43d st, x w 700 to 12th av, x n 200.10 to 44th st, x e 700 to beg. Conrad Hubert agt Chas E Ellis Real Estate Co et al; att'y, G Hahn.
Convent av, s w cor 142d st, 19.11x100. Hyman Sonn et al agt Joseph Gatti et al; att'y, M H Hayman.
147th st, No 526 East. Pauline Wolf agt John W Boehner et al; att'ys, Hoadly, Lauterbach & Johnson.
Morningside av East, e s, 53.2 s 116th st (proposed), 53.10x68.3x47.8x93.3. Lillie Furst agt Arthur Price et al; att'y, A I Sire.
13th st, No 317 East. Moses Morris agt Halman Sadowsky et al; att'y, H Waldman.
Lots 377 and 378, map of Laconia Park, Bronx. Rose Solinger agt Petrina Barone et al; att'y, J W Gottlieb.
2d av, Nos 2112 to 2116. Mortimer M Singer agt Salomon Brash et al; att'ys, Marks & Bleier.

Sept. 18.

Houston st, No 40 East. Anna Woerishoffer agt Samuel Schwarzschild et al; att'y, Carter, Ledyard & Milburn.
Villa av, e s, 82.6 n 204th st, 50x130.6x50x131.5. Giuseppe Baldo et al agt Angelo Gnazzo et al; att'ys, Berry & Davis.

10th av, No 284. Aaron Buchsbaum agt Hubert F Fox et al; att'y, I Fromme.
13th st, n s, lot 125, map of Village of Wakefield, 100x114. Wilbur L Varian agt Annie Germansky et al; att'ys, Stillwell & Decker.
Lafontaine av, w s, 97.5 s 179th st, 75x100. Mutual Life Ins Co of N Y agt Samuel Mandel et al; att'y, J McKeen.
118th st, n s, 457.1 e Pleasant av, 40.10x100.11. Harry Siegel et al agt Mike Wilkins et al; att'ys, Feltenstein & Rosenstein.

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.

Sept.

- 12 Allen, John E—A D McCarthy.....\$1,997.96
- 14 Abelman, Abram & Abelman Construction Co—Fifth National Bank of the City of N Y.....785.64
- 15 Avrutis, Aaron—G R Simpson.....30.76
- 15 Appleton, Robert—G G Ward, Jr.....31.86
- 15 Armentano, Lorenzo—P Garguilo.....59.75
- 16 Adler, Moritz—Hencken & Willenbrock Co.....768.79
- 17 Albanese, Carmelle—Northern Bank of N Y.....149.26
- 17 Adams, Myrtle—O Hitchings et al.....745.00
- 12 Bluman, Adolph & Fabian Lachman—A Fuchs.....29.68
- 12 Berliner, Julius—M W Dittman.....114.23
- 14 Berg, Lewis H—A Damico.....218.81
- 14 Baker, George—C W Lodge.....407.02
- 14 Berger, Samuel—Butler Bros.....104.72
- 14 Bernstein, Abraham—E Lehman.....519.41
- 14 Burke, William—N Wolfensohn.....44.41
- 14 Blackman, John—C H Nolte.....26.75
- 14 Beacher, Joseph—John Simmons Co.....135.20
- 14 Berliner, Julius & Max Greenberg—Montgomery Lumber Co.....1,383.05
- 15 Bernard, Jacob—H J Potter.....168.66
- 15 Bausch, Valentine & Marie—C Christman.....45.76
- 15 Brown, Lizzie J—C C Stahl.....64.40
- 15 Byram, Geo W—Doremus & Co.....472.91
- 15 Bennett, Watson L Jr & Mary V B—Fiss, Doerr & Carroll Horse Co.....479.09
- 15 Brons, Philip—L Siebert et al.....60.55
- 16 Bloomer, Millard J—Neostyle Co.....35.01
- 16 Bennicasa, Gaspar—F Sachs.....70.11
- 16 Botwinick, Louis—H L Blumenthal.....39.41
- 16 Bausch, Valentine—G T Easton et al.....133.71
- 16 Berman, Barnett—L Shulsky.....509.65
- 17 Bishop, Webster—Isaac Blanchard Co.....73.19
- 17 Browne, Henry J S—Rand McNally & Co.....15.90
- 17 Blum, Adolph & Fabian Lachman—A Fuchs.....29.68
- 17 Branin, Budd—A F Grimm.....94.77
- 17 Brown, John & Elias Lapin—Harlem River Lumber & Wood Working Co.....5,019.35
- 17 Battoni, Raefele—J Simonson.....83.65
- 17 Bay, Peter—L Dorfman.....42.64
- 17 Burke, Michael L—F Mork.....66.55
- 17 Bergen, Gustaf A—S C Bradley.....25.72
- 18 Blumenfeld, Sarah & Hannah—N M Rosen.....87.12
- 18 Bloch, Emil—G J Gould et al.....1,063.17
- 18 the same—the same.....187.98
- 18 Bruckner, Frederick C—J Lang et al.....82.91
- 18 Bacal, Jennie—A Hirsch.....16.86
- 18*Babbino, Michael—J Babbino.....111.91
- 18*Broesbeck, Harry A—G J Helmer.....128.99
- 18 Barnett, Jacob—M Ziskind et al.....118.03
- 12 Carroll, Emmett—M Topfer.....219.41
- 12 Cooper, Harris—I Lazarowitz.....30.89
- 12 Coyne, Michael J—I Levy.....23.54
- 14 Courakas, Demetrius—C J Stevenot.....47.47
- 14 Cook, William M—Michael Cohen & Co.....415.05
- 14 Cullum, Francis J—M S Hagar.....15.65
- 14 Cajati, James—V Casiglio.....32.47
- 14 Crosby, Chas W—M E Roache.....334.13
- 14 Cahn, Wm H—Smoot Weaver Co.....84.01
- 14 Crawford, J W—Polsometer Steam Pump Co.....520.84
- 14 the same—the same.....520.80
- 15 Cleverly, Wm H—Geo W Travers Co.....166.00
- 15 Chapman, Isaac C—Lillibridge-Weeks-Thur-low Co.....77.77
- 15 Cumisky, Eugene J—J F B Mitchell.....112.41
- 15 Coffin, Edw H—I Miron et al.....9.65
- 16 Caren, Lena—P Dressner.....72.23
- 16 Chaves, Rubin—J Weisethier.....281.15
- 16 the same—the same.....114.45
- 16 Cooley, Agnes & James C—F W Whitaker.....245.56
- 16 Caggiano, John, Max Feld & Nicholas Conforti—Dimock & Fink Co.....220.90
- 16 Collins, Sewell—A O Wiessner.....218.40
- 17 Cooper, Schenck—John Polhemus Printing Co.....77.41
- 17 Cerussy, Potinto—J J Best.....101.13
- 17 Chalwess, Chas T—H W Graeber et al.....39.71
- 18 Conforti, Nicholas—C B Terry.....85.56
- 18 Close, Lina—First National Bank of Iowa City, Iowa.....459.70
- 18 Cohen, Barney—J Reichman.....280.38
- 18 Cooper, J Herbert & John Hencken—S Kaufman.....273.31
- 12 Dellon, Harold & Jacob Rabinowitz—C A Leferts & Co.....114.70
- 12 Dunnett, Robert R—J H Doon.....100.87
- 12 Delaney, James J & Frederick Harrsen—Richardson & Boynton Co.....95.25

- 14 Daly, Martin—John Dewar & Sons Ltd.....22.31
- 14 Durlacher, August—G E Maurer.....67.93
- 14 Day, Wm H—C D McGiehan.....2,396.20
- 14 De Prune, Jehin—P C Ott.....86.59
- 15 Davis, Hyman, Frank E Silverman & Davis Silverman—Raymond-Van Praag Supply Co.....219.37
- 15 Davly, Bernhard—Pleasant Spring Distillery Co.....79.54
- 16 Dely, Jacob R, Louis Hirsch, Chas S Kline & Herman Warsaviak—S Abrons.....272.91
- 17 Dresser, Louise—M Prudhomme.....32.65
- 17 Doukas, John—Warwick Valley Milk Assn.....482.41
- 17 Devine, Simon & Harry—M Nathan.....7.41
- 17 De Carlo, James—R Heil et al.....90.61
- 17 Dorfman, William—S L Bruck et al.....121.19
- 18 Dambourg, Robert—P A Smith.....267.01
- 18 Dooley, Bridget—T F Meagher et al.....31.51
- 18 Dale, Josiah T—P Arzberger et al.....135.32
- 18 De Wattoff, Samuel A—Kertscher & Co.....552.61
- 18 Doris, Hugh F—F May.....14.91
- 12 England, Geo E—W F Knobel.....48.20
- 14 Esposito, Essio—M Matthews.....65.22
- 14 Elman, Samuel D—G Robinson Jr.....203.77
- 15 Easterbrook, H Cameron—Crossways Realty Co.....128.91
- 16 Emerson, Harry A—Ruy Suarez & Co.....91.21
- 16 Englander, Beethoven—N Whitman et al.....271.89
- 12 Fitzpatrick, John V—M N Clement.....1,819.47
- 12 Feldman, Henry, Thomas Maroselli & Philip Grossman—H V Swalm.....530.88
- 14 Freedman, David—H B Clafin Co.....116.26
- 14 Feldstein, Samuel—J Kreuter.....565.77
- 15 Fitzgerald, Patrick F—G F Root.....368.41
- 15 Freshman, Dora—J Simon.....84.41
- 15 Ferraro, Chas or Carlo & Mary—S Wolchok.....128.51
- 16 Fitzgibbons, William—M Rosenfield et al.....130.88
- 16 Fettbrant, Philip—I Leitman.....27.16
- 17 Eustaphine, Eliz C—D Ryan.....118.99
- 17 Frankfurt, Louis—S Bayer et al.....239.41
- 17 Feller, Annie—Bronx Borough Bank.....319.32
- 17 Friend, Mitchell—E D Markin.....28.81
- 17 Fleischer, Jacob A—L D Behren.....32.65
- 17 Flood, Timothy—P J Heaney Co.....966.12
- 17 Feinberg, William & Henry—Taylor Atkins Paper Co.....93.91
- 18 Falcidia, Enrico—C Sciandone.....81.06
- 18 Finn, Maco—Pleasant Spring Distilling Co.....74.38
- 18 Furman, Wolf—J Spektorsky.....59.53
- 18 Furber, Eugene A—Irving National Exchange Bank.....37.85
- 18 Feldman, Benjamin—H L Goldberg.....129.28
- 12 Goldman, Louis—H Shaffer.....199.02
- 12 Gluckstern, Isak & Samuel & Nathan L Fisher—M Grilhaus.....163.45
- 12 Gruber, Reuben—A Arrigoni.....27.07
- 12 Geraci, Angelo & Giuseppe Piccone—Abendroth Bros (Inc).....220.41
- 14 Getter, Marcus—W Helfand.....111.91
- 14 Galatus, Angelo & Anthony Pappas—G Menier et al.....73.57
- 14 Gruber, Samuel—F C Mussgiller.....46.31
- 14 Gordon, James—J Gottlieb.....31.81
- 14 Graham, Robert—F Mork.....86.58
- 14 Gabriel, Abraham—N Y Telephone Co.....51.78
- 15 Gasparrini, Frank—A Tozzi.....141.36
- 15 Gurney, John—B K Bloch.....180.29
- 15 Goldman, Gussie & Harry—Jefferson Bank.....525.61
- 15 Gangel, Fannie—C Eno.....59.65
- 15 Graff, Dora & Samuel—B Holtzman.....175.65
- 16 Glaserman, Abraham & Joseph—H Weinstein et al.....53.11
- 16 Gminder, Geo F—Zeltner Brewing Co.....costs, 125.85
- 16 Goldbach, Saul W—S Rothaus.....45.01
- 16 Glennon, Philip J—M N Clement.....1,819.47
- 16 Grazzoli, Vincent & Harry—Brucellaria-Godfrey Co.....154.26
- 16 Greene, Chas H—T A Liebler et al.....1,601.99
- 16 Guth, Joseph—C Friedman et al.....1,093.85
- 16 Glicksman, Louis—W A Boykin.....104.93
- 16 Greene, Chas H—T A Diebler et al.....1,601.99
- 17 Grace, Robert S—City of N Y.....403.00
- 17 Galligan, James F—the same.....210.80
- 17 Greenwald, Daniel—the same.....37.81
- 17 Gaynor, Wm H & Mary H Bergen, admsrs—the same.....299.64
- 17 Garrett, Seymour D—the same.....218.35
- 17 Geraghty, Robert—the same.....218.35
- 17 Gembleton, Eugene F—the same.....218.35
- 17 Green, Bernard H—the same.....210.80
- 17 Garland, Walter—the same.....218.35
- 17 Gall, Charles—the same.....37.81
- 17 Greensword, Minnie—the same.....118.44
- 17 Glendhill, Geo C—the same.....218.35
- 17 Greenbaum, Morris—the same.....37.81
- 17 Gerry, Guy E—the same.....218.35
- 17 Graham, John—the same.....37.81
- 17 George, John—the same.....210.80
- 17 Greene, Jennie F—the same.....218.35
- 17 Gardner, Frank—the same.....218.35
- 17 Graves, Edwin J—B B Simons.....69.91
- 17 Goldberg, Hyman B—J Eisner et al.....142.87
- 17 Goldsmith, Oscar—A J Schwehm et al.....4,817.41
- 17 Gellis, Manuel—C Bougadis.....183.63
- 17 Gallagher, Geo S & Henry F and Harlem River Park Amusement Co—F D MacDonald.....328.49
- 18 Guarino, Peter & Pasqualine—J B Kilsheimer, Jr.....44.31
- 18 Gwyer, Geo W—J A Vincent.....433.41
- 18 Guarino, Peter & Pasqualine—J B Kilsheimer Jr.....44.31
- 18 Gwyer, Geo W—J A Vincent.....433.41
- 12 Halper, Harry—J Seeman et al.....207.57
- 12 Hough, John C—Sheppard Knapp & Co.....31.57
- 12 Hauptman, Louis—L Finsterer et al.....17.97
- 14 Hamill, Frederick—Gustav Stickle Co.....225.72
- 14 Hill, Geo C—W A Leggett et al.....70.06
- 14 Henning, Anna L—O'Grime Coal Co.....49.37

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

14 Henry, Chas W—Olin J Stephens (Inc).....27.32	15 Mollica, John & Tony Rush—G D Allesio.....740.94	16 Reilly, Michael—the same.....403.00
15 Hagenah, Gustav—Beadleston & Woerz.....254.17	15 Manganò, Gaetano—Orange County Milk Association.....199.87	16 Ranny, Edwin C—the same.....304.90
15 Hermelin, Harris—Illustrated Postal Card & Novelty Co.....124.67	15 McDonald, Wm B—W H Perkerton.....60.71	16 Rafferty, Owen F—the same.....403.00
15 Harkins, Patrick & James—E Maute et al.....42.27	16 Meyer, Edw C—B Slade et al.....65.66	16 Rowley, Carl—the same.....218.35
15 Hyams, Walter—Stikeman & Co.....133.12	16 Mulligan, Chas B—Saks & Co.....335.54	16 Reinhardt, Chas J—the same.....37.81
16 Hirsch, Julius—S Frohman et al.....43.98	16 Munzer, Henry—Bonwit Harris & Co.....85.27	16 Rutan, Edward—the same.....218.35
16 Heyman, Wm—Ross Lumber Co.....128.43	16 Mandel, Philip—J L Tonnele Jr.....59.65	16 Rosenblaut, Walter M—the same.....218.35
16 Herkins, Louis A—R Anderson.....99.41	17 Muller, Daniel J—Wall Street Exchange Building.....304.52	16 Rothschild, Morris—L A Rosenthal.....8,583.97
16 Hughes, John W—E C Hazard & Co.....93.45	17 Miller, John R—B Altman et al.....134.04	16 Rainieri, Pietro—M N Clement.....1,819.47
16 Held, Joseph—Manhattan Collecting Co.....35.16	17 Mendelowitz, Jacob—J Friedman et al.....44.41	16 Ross, Peter—T Gillie.....129.72
16 Hartman, David & Faerber Silverman & Co—S Abramson et al.....324.26	17 MacNicholl, Wm A—C Hazzard.....232.65	16 Rosenthal, Alex—Oppenheim, Collins & Co.....42.11
16 Haines, Franklin—G P Busch.....640.53	17 Martin, Ralph A—N Y Leasing Co.....75.95	17 Reynolds, Aaron—S Bonewur.....22.46
17 Hemming, Harry G—E Griffith.....83.41	17 McGuigan, Thomas—M N Clement.....1,819.47	17 Reynolds, Thomas B—Typo Mercantile Agency.....115.91
17 Hammett, Walter S—A Vollter.....41.67	18 Miller, Barnett & Harris Mofenson—Fifth National Bank of City of N Y.....1,114.62	18 Rosenthal, Abraham—A Ehlers.....79.40
17 Hirsch, Julius—L L Fieber et al.....37.21	18 Monahan, Patrick—Bronx Gas & Electric Co.....90.52	18 Richardson, Leander—F E Barham.....215.91
17 Hewitt, Byron F—W McMurray.....113.76	18 Moses, Abraham—M P Doyle.....237.72	18 Rothenberg, Samuel—L Rothenberg.....112.15
17 Hershowitz, Joe, Samuel Ettlinger, Philipp Weissberg & Jacob Feinberg—M Roth.....2,877.42	18 McTammany, John—J M Brownson.....1,369.97	18 Roth, Joseph—G Reubel.....314.49
17 Herenberg, Harris—United Cotton & Dress Goods Co.....18.13	18 Muller, Anton—J M Kyle et al.....253.46	12 Spachner, Leopold—Globe Ticket Co.....382.03
18 Hochman, Israel—F Ornowitz.....68.15	18 Marlo, Nicola—J Babbino.....111.91	12 Schneider, Nanetta L—H G Silleck, Jr.....69.34
18 Hartshorne, Frank M—Ludwig, Baumann & Co.....64.30	18 Morehand, Bernard—Metropolitan Hotel Supply Co.....128.63	12 Sire, Meyer L—R Kondo.....249.65
18 Harper, Wm G—John B Owens.....114.24	18 Maas, Diederik H—G F Coshland.....343.56	14 Schmidt, William—Frederick Hollender & Co.....412.31
18 Hoyt, Fitch & John A Wendle—Wm J Hart costs, 24.22	18 Mitchell, Frank T—G Palmer et al.....165.51	14 Schmidt, Bernard A—L Sansome.....193.56
17 Inpelli, Maria A & Luigi—G Fasullo et al.....228.15	18 McClurkin, John H—F R Jones & Co.....94.67	14 Senior, Russel C—Muralo Co.....32.16
14 Jancowitz, Samuel—J Davis.....30.65	18 McKernan, Julia & Mary—N Stulzman et al.....172.20	14 Schiffman, Louis—Mohawk Condensed Milk Co.....250.56
15 Jancowitz, Samuel—J Davis.....30.65	14 Notara, Demetrius—N Hurwitz et al.....185.68	14 Simon, Herman—L A Fleishman.....16.32
16 Johns, Geo C—H Heining et al.....158.85	14 Newman, Marcus M—A Friedlander.....117.65	14 Stivers, George—American Exchange Cigar Co.....176.40
16 Johannes, Henry & William Burgess—People, &c.....1,000.00	14 Niles, Mabel R—E P Russell.....655.89	15 Stein, Joseph—Wm A Thomas Co.....50.57
17 Joyce, Martin—Ross Lumber Co.....193.91	17 Nordenschild, Joseph—F G Bryant.....2,579.83	15 Senior, Russell A—Frederick Beck & Co.....115.53
12 Klinger, Leonora—Empire Brick & Supply Co.....61.31	15 Oakford, Wm J—M C Katz et al.....248.62	15 Shapiro, Gottlieb—D Davidowitz.....77.49
14 Kapelsohn, Emanuel—S Goldman.....192.02	15 O'Connor, Martin—G Schlenker, Jr.....39.70	15 Schenckman, Louis—N Gans.....52.53
14 Klein, Simon—S Gordon.....44.65	15 O'Rourke, Timothy B—W H Parkerton.....112.36	15 Sweet, John—I Miron et al.....73.42
14 Kent, Frederick G—J C London et al.....89.61	17 O'Toole, Mary—E Schneeloch.....81.15	15 Stone, Isaac & Jacob M Guedalia—I S Ottenberg.....78.31
14 Kent, Alice—the same.....660.39	18 O'Brien Mark A—H W McMann et al.....126.09	15 Schwartz, Geo M—Pleasant Spring Distillery Co.....82.22
14 Kespert, Chas W—D R James Jr.....72.81	12 Patterson, John G—the same.....218.35	15 Spector, Max & Michael Smith—Union Stove Works.....428.71
14 Katz, Herman—Tenement House Dept.....59.72	12 Pearsall, Wallace—the same.....218.35	15 Schwartz, Michael I—J Epstein.....319.15
14 Kennedy, John J—O J Stephens (Inc).....30.08	12 Paine, John H—the same.....218.35	15 Smith, Patrick F—F Mork.....158.67
14 Kelley, Edw H & Chas E—Associated Merchants of N Y.....154.67	12 Pinkus, Abraham—M Freedner et al.....15.41	15 Smith, Geo D Jr—Harburg Tire Co.....180.27
15 Kleimer, Samuel—E Rosen.....44.41	12 Phillips, J Edgar—City of N Y.....306.90	16 Smardo, James—J S Bailey & Co.....196.80
16 Kretzmer, Helen B—Oppenheim Collins & Co.....74.94	14 Percy, John—E M Travis.....74.18	16 Scott, Chas I—T R Ball et al.....68.26
16 Kaniuk, Samuel—M N Clement.....1,819.47	14 Peiser, Albert—Marco Bros (Inc).....241.02	16 Schwartz, Aaron L—S Cooper.....652.20
17 Kosover, Abraham & Louis Siegelbaum—L Greenberg.....114.65	15 Potts, George & Chas T Partridge—Standard Lime Co.....211.70	16 Schire, John—A Baumann et al.....71.41
17 Kurtz, Abram—A Horowitz.....36.00	15 Pollakoff, Harris—N Hoffson et al.....44.15	16 Sunderhauf, Albert E—Hotel St James Inc.....675.79
17 Kaish, Philip—M Rosenfeld et al.....95.68	15 Piercy, Albert J—City of N Y.....306.90	16 Simchowitz, Morris—I Leitman.....23.41
17 Klein, Dezzo—A H Meyer Co.....360.01	15 Peters, John J—the same.....218.35	16 Sands, Philip—J Druier et al.....560.62
18 Kugler, Harry* & Samuel Kurzkrok—L Roll.....91.41	15 Porter, Wm C—the same.....114.70	16 Slater, Isaac & Frank—M Cohen et al.....164.53
18 Klein, Chas J & August G—H Winter.....530.53	15 Pierce, Edw F—the same.....306.90	17 Sullivan, Thomas—City of N Y.....218.35
18 Kotzen, Max, Kotzen Realty Co, Louis Kotzen & Plumbing Co—J Jordon et al.....325.95	15 Penson, Horace—the same.....218.35	17 Scholl, Casper—the same.....218.35
18 Kelly, James A—I Feinberg et al.....158.19	15 Plunkett, Michael—the same.....38.56	17 Strong, Henry A—the same.....210.80
18 Klett, George—A Kuhnemuth.....160.80	15 Pupke, Charles—the same.....218.35	17 Schurman, Frederick—the same.....218.35
18 Kill, Ernest G & Ernest Lutzer—W B Craft.....198.79	15 Poth, William—the same.....57.03	17 Streger, Max—J Davis.....34.61
18 the same—J L Reynolds.....184.16	15 Peterson, Frank—the same.....218.35	17 Shapiro, Benjamin B—Francis H Leggett & Co.....139.81
18 the same—N F Kelly.....199.30	15 Preville, Desire C—the same.....306.90	17 Suydam, Wykoff—City of N Y.....218.35
18 the same—W Reynolds.....199.11	15 Philbin, Peter F—the same.....403.00	17 Schroeder, William & Ida—United Wine & Trading Co.....469.82
18 Koppelman, Edwin L—J S Bridges.....273.16	15 Price, Joseph D—the same.....218.35	17 Schnackenberg, Herman A—O P Schwarzschild.....156.56
18 Kaufman, Abraham—L M Taylor.....221.81	15 Pendleton, Edw S—the same.....979.62	17 Schwartz, Abraham—H London.....29.41
18 Kelly, Timothy—E Ehlers.....19.40	15 Pearlman, Herman—the same.....595.20	17 Smith, John A—City of N Y.....218.35
18 Kotzen, Max, Kotzen Realty Co, Morris Lazaroff, Jackson Plumbing Co & Louis Kotzen—J Jordan et al.....324.52	15 Pentlarge, Frank—City of N Y.....58.54	17 Smith, Marcus B—the same.....37.81
17 Levitt, Ludwig—M B Baer.....568.44	15 Peterson, Geo L—the same.....218.35	17 Smith, Alex J—the same.....218.35
12 Levy, Joseph—J Lever.....78.05	15 Purr, Louis—the same.....210.80	17 Smith, George—the same.....218.35
14 Landau, Chas S—W Johnson.....150.52	15 Prentis, E Astley—the same.....210.80	17 Smith, Samuel—the same.....210.80
14 Langhan, Chas I—Muralo Co.....183.31	15 Peterson, John—the same.....210.80	17 Sandler, Morris & John—A Epstein.....90.61
14 Lavidadio, Antonio—Bennett Sloan Co.....115.84	15 Purdy, Chas W & Mary De Bevoise—the same.....29.96	17 Schenck, Spencer K—P Helfrick.....69.83
14 Lancet, David—F Goldstein.....31.51	15 Piper, Edw W—the same.....403.00	17 Schaffer, Benj I—L Roll.....91.41
14 Lacey, Richard J—L Greenberg.....84.84	16 Palmer, Geo E—City of N Y.....218.35	18 Smolinsky, Isaac—S Littman.....40.61
14 Leonard, Wm C—F Wolters.....22.32	16 Petsch, Frederick—the same.....37.81	17 Sennett, James B—W J Boyd et al.....72.82
14 Lazarus, Henry—J Muller.....79.67	16 Price, Joseph J—E M Pelgram.....660.66	18 Salaman, Frederick A & Walter E Ellis—Citizens Bank of Bristol.....1,623.46
14 Larkin, Thomas F—S Tobias.....238.17	16 Peckham, Sarah H—F E Fitch.....88.63	18 Satz, Abraham—L Gelberg.....62.71
14 Lautensack, George—F Nekersberg.....64.72	17 Palmer, Albert & Albert Palmer Co—E Lemberger.....525.16	18 Siegel, Isidor—J Reichman.....656.07
15 Luddy, Edw F—A Levy.....107.89	17 Peck, Theo G Jr—M Kligerman.....130.74	18 Shenk, Joseph—S Rubenstein.....319.15
15 Levy, Sam—A Anzelewitz & Co.....65.31	17 Philipp, Paul—R Hill.....145.63	18 Schoenholz, Morris—City of N Y.....114.70
15 Levy, Chas S—J B Westervelt.....11,157.14	17 Paltrowitz, Leah—C Davis.....537.58	18 Scofield, George—the same.....57.03
16 Lawson, Leonidas M—C Edgar.....363.27	18 Perlman, Alfred N—National Alumni.....71.82	18 Souham, Albert R—the same.....114.70
16 Lewinsky, Julius—H Barnett et al.....129.93	18 Poggi, Anthony J—M Fauser.....114.87	18 Scott, Richard D—the same.....218.35
16 Lockwood, Geo W—T Zilli.....329.35	12 Reilly, Patrick—City of N Y.....37.81	18 Sondheimer, Alex—the same.....57.03
16 Landesman, Jacob—M Wilfson et al.....102.51	12 Renwick, Robert J—the same.....218.35	18 Sonderman, Hans—the same.....218.35
16 Lloyd, Robert H—A Goldberg.....131.91	12 Righter, John H—the same.....218.35	18 Scholem, Adeline—the same.....210.80
16 Lehman, Daniel—L Shutzman.....206.91	14 Rosenstein, Wilford—J C Hunter.....22.67	18 Schloss, Joseph E—the same.....37.81
16 Locicero, Vincenzo—R Pace.....182.38	14 Rosch, Chas N—L Foreman Fechtman & Co.....116.70	18 Sullivan, Eugene—the same.....218.35
16 Longenecker, D Horace—J Butler et al.....237.80	14 Rose, Alfred E—J Wachsmann.....59.40	18 Stuberhall, William—the same.....218.35
16 Lee, Mary J & Jos C—Bronx Borough Bank.....1,548.99	15 Reynolds, Edw M—City of N Y.....218.35	18 Sturdevan, Sidney B—the same.....403.00
18 Levy, Morris S—American Cigar Co.....566.18	15 Ralston, Robert—the same.....218.35	18 Schloss, Edgar E—the same.....403.00
18 Lewisohn, Ludwig—Amsterdam Holding Co.....46.31	15 Rafferty, Francis J—the same.....218.35	18 Scott, Seymour—the same.....403.00
12 Menzel, Gustavus E—D B Mally.....349.27	15 Rahaim, Thomas—the same.....418.12	18 Soutter, John—the same.....210.80
12 Mayes, Lorenzo D—L W Havemeyer et al.....266.91	15 Rhatigan, John F, adm—the same.....99.84	18 Sloane, Wm H—the same.....418.12
12 Madden, John J—B Patterson.....59.41	15 Rolf, Henry J—C Read.....93.11	18 Stout, John H—the same.....218.35
12 Mack, Lena K—National Alumni.....44.15	15 Rabinowitz, Siegfried & Max Hittelman—S B Townsend et al.....120.99	18 Schultz, Wm A—the same.....218.35
12 Mangold, Wm G—M Stutchbury.....340.18	15 Roe, Geo M—E R Mead.....2,067.68	18 Sutphin, Wm D—the same.....218.35
12 Medoff, Harry A & Henry—A Plaut et al.....84.73	15 Rider, Arthur M—Mrs J Rodgers.....24.23	18 Schulze, Carl E—the same.....218.35
12 Meyer, Joseph—I Shapiro.....36.41	15 Rothrock, Samuel—C D Folsom et al.....164.43	18 Schlitz, John—the same.....58.54
12 Mills, Anna S—G Bjorkman.....44.18	16 Roth, Samuel—City of N Y.....210.80	18 Streeter, Wm E—the same.....218.35
12 McCaffery, Owen—B B Davis.....85.23	16 Rosenblum, Morris—the same.....210.80	18 Sucker, Michael—the same.....218.35
14 Melville, Frank—Greenwich Bank of the City of N Y.....153.22	16 Roe, Hugh—the same.....218.35	18 Schwenker, Wm M—J Von Lengerke et al.....166.28
14 Moeller, Arthur—Lutz & Sheinkman.....95.30	16 Rose, Adolph—the same.....210.80	18 Stewart, David Jr—American Aadiator Co.....198.69
14 Miller, Mrs Henry—C Reimer et al.....305.31	16 Robinson, Joseph—the same.....218.35	18 Smith, Jos P—City of N Y.....210.80
14 McConnell, Francis J, exr—W J Jones.....1,031.35	16 Rosenberg, Frank—the same.....114.70	18 Smith, William—the same.....218.35
15 Myer, Sadie—G F Picken.....1,366.50	16 Ross, Wm H—the same.....218.35	18 Smith, Sarah A—the same.....37.81
15 Millang, Charles—S Kaufman.....280.81	16 Rosenfeld, Samuel—the same.....58.54	18 Smith, Daniel—the same.....218.35
	16 Ross, Alexander—the same.....218.35	18 Smith, Chas G—the same.....218.35
	16 Roche, James W—the same.....499.10	18 Smith, John—the same.....218.35
	16 Reilly, James—the same.....218.35	18 Smith, James H—the same.....418.12
	16 Ryan, Nellie W—the same.....218.35	14 Thaw, Evelyn Nesbit—E Hartwig.....253.25
	16 Ruppert, Joseph—the same.....218.35	16 Tunick, Samuel & Isidor S—M Goldstein.....395.65
	16 Robinson, Edwin I L—the same.....499.10	16 Tragidis, George—S H Bijur.....546.70
	16 Robinson, Chas K—the same.....218.35	16 Talsky, Morris & Louis Pierce—Manhattan Rolling Mills.....427.92
	16 Rage, Chas H—the same.....218.35	
	16 Rudolph, Herman C L—the same.....403.00	
	16 Ryan, John—the same.....218.35	
	16 Ronayne, William—the same.....218.35	
	16 Renter, John K—the same.....218.35	

Table listing names and addresses with associated numbers, including entries like '16 the same—the same 229.41' and '17 Tempany, Hewlett—Estate of Chas A Coe 216.41'.

Table listing names and addresses with associated numbers, including entries like 'Berenbaum, Otto—M E Bloch. 1907. 114.47' and 'Cavanagh, Wm M—A Brumme. 1908. 107.81'.

Table listing names and addresses with associated numbers, including entries like '110—108th st, Nos 103 to 107 West. John F Cronin agt Godspeed Realty Improvement Co and Joseph Warm 121.38'.

CORPORATIONS.

Table listing corporations and their details, including '12 Board of Education of the City of N Y—M M Powers 1,768.69' and '12 Hicks Speed Indicator Co—R E Gardner. 105.22'.

Table listing corporations and their details, including 'New York Central & Hudson River R R Co—M C Lares. 1908. 4,437.84' and 'Trust Co of America—Hamilton Bank of N Y City. 1908. 58.10'.

Table listing corporations and their details, including '129—5th st, Nos 605 and 607 East. Standard Plumbing Supply Co agt St Francis Hospital, Sisters of the Poor of St Francis, William Noonhouse and William Horten. 410.00'.

SATISFIED JUDGMENTS.

Sept. 12, 14, 15, 16, 17 and 18. Adler, Leopold & Louis—L Levey. 1908. 32.41

Sept. 12. 99—Eastchester av, e s, 531 s Saratoga av, 25 x64. Gustav Brandt agt Maria Sabatine and Frank Marabelli 820.00

Sept. 12. 143—Bryant av, Nos 1491 to 1501. I Hentel & Co agt Davis & Silverman and Jackson Construction Co. 118.00

MECHANICS' LIENS

Sept. 12.

Table listing mechanics' liens for Sept. 12, including '99—Eastchester av, e s, 531 s Saratoga av, 25 x64. Gustav Brandt agt Maria Sabatine and Frank Marabelli 820.00'.

Sept. 14.

Table listing mechanics' liens for Sept. 14, including '105—8th av, No 2351. Bruno W Berger & Sons agt Ethelia Realty Co, Edw H Gage Jr and William Sullivan. 765.20'.

Sept. 18.

Table listing mechanics' liens for Sept. 18, including '151—116th st, No 123 East. Edw J Thompson agt John J McQuade and Owen Costello. 233.54'.



LUXFER makes it unnecessary to have a dark store, office or basement in your entire building. It saves money at the start and keeps on saving it. **AMERICAN LUXFER PRISM CO.,** 507-509 West Broadway, New York Telephone 8257, 8258 Spring

BUILDING LOAN CONTRACTS.

Sept. 14.
Hughes av, e s, 190 n 189th st, 25x87.6. Theodore Wentz loans Gaetano Ambriola to erect a -sty building; 4 payments.....\$6,500

Sept. 15.
227th st, s s, 180 e White Plains road, 25x114. Manhattan Mortgage Co loans Lodovico & Josephine Righetti to erect a -sty dwelling; 2 payments.....750

Valentine av, w s, 121.2 s 198th st, 150x50. Excelsior Mortgage Co loans Edw M Tessier to erect two 2-sty dwellings; 5 payments.11,000

Sept. 16.
Broadway, n w cor, 31st st, 83.9x109x irreg. Metropolitan Life Ins Co loans Wm R H Martin to erect an 11 or 12-sty office building; 7 payments1,200,000

Taylor st, w s, 275 s Columbus av, 25x100. Manhattan Mortgage Co loans Michael Murray to erect a 2-sty dwelling; 6 payments.4,500

Sept. 17.
Little West 12th st, Nos 22 to 26. Westchester Trust Co & Cornelia W Hall, trustee, loan American Transfer Co to erect a - sty building; 2 payments30,000

Sept. 18.
Vyse av, s w cor Home st, 102.1x176.2. City Mortgage Co loans O'Leary Realty & Construction Co to erect three 4-sty flats; 9 payments42,000

Broadway, Nos 1182 and 1184. Metropolitan Life Ins Co loans Century Holding Co; to erect a 16-sty office, &c; 11 payments.600,000

SATISFIED MECHANICS' LIENS.

Sept. 12.
Prospect av, e s, 400 n 187th st. McMann & Taylor agt George C Turner et al. (Aug 4, 1908)\$64.63

Sept. 14.
234th st, n s, 200 e Verio av. Michael Subitzky agt John Lindner et al. (Aug 21, 1908).72.50

Sept. 15.

Matilda av, w s, 150 n 239th st. C Bertone & Son agt Thomas J Reynolds et al. (July 30, 1908)400.00

18th av, w s, 749.6 n 155th st. Nicola Colonna et al agt John T Brush et al. (Sept 5, 1908)386.44

Park av, No 1501. Wm A Soles agt Elizabeth Riester et al. (May 23, 1907).....542.39

Riverside drive, n e cor 127th st. Francis Ford Sons agt Moses S Shiel et al. (Nov 30, 1907)45.00

Sept. 16.

St Lawrence av, e s, 500 s Gleason av. McMann & Taylor agt Joseph J Gleason et al. (Aug 4, 1908)60.68

1st st, No 11. Jacob Spector agt Esther May. (May 20, 1908)475.00

Sept. 17.

214th st, s s, 25 w Holland av. Raphael Salzano agt Rosie Amelio. (Aug 28, 1908)992.50

40th st, Nos 356 and 358 West. John A Murray agt E J Markey Co et al. (March 2, 1908)339.04

Liberty st, Nos 85 to 93.....|

1 Broadway, Nos 149 to 155.....|

Ambrose Machine Co agt Singer Mfg Co et al. (Sept 11, 1908)331.25

172d st, Nos 521 and 523 East. J W Dolan agt Bohemian-American Workingmen's Gymnastic Assn. (March 23, 1908).....500.00

172d st, No 525 East. Clinton Marro agt same. (Sept 12, 1908)984.00

Sept. 18.

Grand st, No 387. G Guarneri agt Samuel Friedman. (Aug 3, 1908).....65.00

95th st, No 54 West. Jacob Stockinger agt John Doe et al. (Dec 24, 1907).....47.13

Maple av, s w cor 214th st. Church E Gates & Co agt Rosa Amelio et al. (Sept 1, 1908)278.35

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS.

Byrant av, w s, 100 s 172d st, 125x1000. John V McEvily Co on Davis & Silverman, Inc, to pay Standard Plumbing Supply Co....\$1,132.20

ATTACHMENTS.

Sept. 10.
Taubel, Lewis E; Wm Whitman, Jr; \$21,491.78; Hyman & Campbell.

Sept. 11.
J N H Cornell & Co; Winston & Co; \$34,299.36; Goodale & Hanson.

Sept. 12.
Mercer Rubber Co.. Rubber Trading Co; \$1,737.50; Nash & Jones.

Sept. 15.
Mercer Rubber Co; Rubber Trading Co; \$1,737.50; Nash & Jones.

CHATTEL MORTGAGES.

Sept. 11, 12, 14, 15, 16 and 17.
AFFECTING REAL ESTATE.

Berliner & Greenberg. 512-522 W 156th. Consolidated C Co. Chandeliers. \$1,150

Kay, H. 207 Madison..Silberstein & Silver. Mantels. 198

Kahn, H. 124-136 E 117th..Raisler H Co. Heating Fixtures. 1,666

Levy & Freedman. 99 1st av..Hudson M & M Co. Mantels. 116

Norfolk R Co. 151st st near Broadway and 152d st near Broadway..National E Co. Elevator. (R) 2,000

Scheer & Ginsburg. 151st st near Broadway and 152d st near Broadway..Hudson M & M Co. Mantels. 1,450

Wittner, S. 10th av and 26th st..Silberstein & Silver. Mantels. 675

MUST USE FORESTS CONSERVATIVELY.
OR AWAIT DEATH OF LUMBER INDUSTRY.

"All lumbermen are not wasteful, far from it," says R. S. Kellogg, assistant forester in the United States Forest Service, in speaking about the progress of forestry in this country. Just the contrary is true in many cases, and the number of men in the lumber industry awakening to the necessity of conserving the country's forest resources is increasing each day. Progressive lumbermen realize that they must adopt conservative methods or live to watch the slow death of their great industry.

"Vast stretches of territory have been made barren through, as we think now, the careless and almost criminal methods of the old-time lumberman. Practically every section of the country bears scars left after he had skinned the land and left what remained open to the ravages of fire. The waste in the woods was terrific; the mill waste was almost as serious. In many cases the percentage of the tree that was sent to the market in the form of lumber was so small that I would be ashamed to mention the figure. It was considerably less than half.

"All this, however, was more the fault of conditions than of the individual lumbermen. While some of them were without doubt unnecessarily wasteful, the majority operated as economically as they were able to and still make a profit. Lumber was cheap, and many times only the best grades could be sold. Things have been changing during the last few years, however, for the timber supply is dwindling and prices of forest products are rising to a point that permits a fuller utilization of timber.

"Waste has been reduced because conditions now make it profitable to use much of the stuff that was formerly left in woods. Improved saw-mill machinery is also playing an important part in the matter of the closer utilization of the tree. Better work in the woods, reduction of mill waste and protection of timber holdings from fire are going a long way towards conserving our forest resources.

"Do not think from this that all of the old-time practices have ceased or that all who are cutting our forests are practicing forestry—not all, nor maybe the majority, but the number is increasing, for the wide-awake men are learning that conservative lumbering pays. A progressive Pennsylvania firm manufacturing lumber, lath and shingles, outlines its policy as follows:

"We have always pursued a conservative course in lumbering, taking care of our timber and striving to keep out the fire. Any timber that blows down or should be burned we gather up at once and always, so far as possible, all trees struck by lightning.

"We manufacture with thin saws, band and gangs. We

strive to do our work as well as anybody can and take pride in the fact that we can furnish anything in white oak, white pine, or hemlock, that any firm can east of the Rocky Mountains and at any time. We make all our lath from the slabs and edgings, making about six and a half millions a year. The balance of the hemlock slabs and edgings, after taking out the lath, we load up and send to the pulpwood mill, about 6,000 cords per year. Our shingles are made from broken pieces, forks and hollow butts, about six million per year. We also gather up the tops and breaks and limbs of the hemlock and hardwood timber left in the slashings, using all but the oak, hickory and chestnut, and send that to the pulp mills, about 5,000 cords, or 160 cubic feet each, per year. This gathers up the refuse in the forest so well that there is little fuel to make a destructive forest fire.

"Every man in our employ for the past thirty years has had positive orders when he sees a smoke start on our land or anyone else's to drop his work at once and go put that fire out. If he hasn't help sufficient to do it, to send to the office and we will give him men enough to put it out. In this way we have saved nearly all our land from devastation by fire. It is coming up well in second growth, of which we do not cut any.

"A question of taxation is a very serious one. Timber land has been assessed and taxed so high that the owners have been compelled to cut it off and could not hold it. Our recent law permits some concession on thirty acres of land only to one owner where kept in growing timber. If taxation of growing timber were lower owners would not be compelled to cut it so rapidly. So far, we have not succeeded in any legislation for the prevention of forest fires that amounts to anything. If the fire can be kept out and taxation reduced, with judicious cutting there is no reason why Pennsylvania should not have timber sufficient for all time."

"Statements like these," continued the forester, "show that practical men of the lumber industry at present are different from the old timers who went into the forest, slashed away to their heart's content, and told the world that the timber resources of the United States were inexhaustible. Although a considerable proportion of our future supply will come from National and State forests, the great bulk of our timberland is in private hands, and much of the lumber used by the next generation will come from it. While there are unquestionably short years ahead for us we can eventually produce all the timber we really need if we go at it in the right fashion. This Pennsylvania firm is on the right track and many other timberland owners will introduce similar methods of conservation and wise utilization as soon as conditions become such that they can afford to do so."

Alphabetical Index to Advertisers

For Buyer's Reference see page 12

Acme Metal Ceiling 9	Haase, W. A. 4	Palmer, Edward D. 7
Alexander & Reid Co. 1	Hamilton, O. W. 7	Parish, Fisher & Co. 1
Alsen's Am. Port. Cement Works. in Record pp.	Harft, C. 8	Payton, Jr., Philip A. 7
American Luxfer Prism Co. in Record pp.	Harnden Co., J. H. 11	Pearson & Co., S. P. 4
Ames & Co. 7	Harris, L. & Son. 7	Peck, N. & W. J. Last Cover
Amy & Co., A. V. 1	Haslehurst, Weston & Co. 1	Perleman Iron Works, A. 4
Appell, Jacob 1	Hatfield, George E. 9	Person & Co. 13
Armstrong, John 7	Hayes Co., George. 2	Pfomm, F. & G. 1
Ashforth, A. B. 1	Heaney Co., P. J. 13	Pfotenhauer-Nesbit Co. 13
Associated Engineering Specialists. 2	Hecla Iron Works. in Record pp.	Pocher & Co. 1
Aston, W. K. Want & Offer p.	Holland Machine Co. 2	Polak, Edward. 6
Atlantic Terra Cotta Co. 13	Houghtaling & Wittppenn. Constr. News p.	Polizzi & Co. 7
Atlas Port. Cement Co. in Record pp.	How & Co., Hall J. 1	Porter & Co. 1
Automatic Mail Delivery Co. 9	Huston & Asinari. 1	Price, George. 6
Bachrach, W. & J. 6	Ingram-Richardson Mfg. Co. Constr. News p.	Rapp, John W. 2
Bailey, F. S. 4	Izmirian, Chas. 11	Rapp Construction Co. 2
Bataille & Co. 5	Jackson & Stern. 6	Ravitch Brothers. 4
Beaver Construction Co. 5	Johnson Co., The E. J. 9-13	Raymond Concrete Pile Co. Constr. News p.
Benjamin, Wm. M. 8	Jones, Thomas W. 9	Read & Co., George R. 1
Benvenue Granite Co. 13	Jordis, John 4	Realty Records Co. in Record pp. & Rdg. pp.
Bergen & Co. 13	Judd, Philip H. 8	Reeber's Sons, J. Last Cover
Berger Mfg. Co. 9	Just Company, George A. in Record pp.	Rheinfrank House Wrecking Co. Last Cover
Bloodgood, F. P. 4	Kane & Co., John P. Last Cover	Rhodes, Fred. Dana. 2
Bolton, R. P. 2	Katz & Co. 7	Rice's Roofing Process Co. 9
Booth, F. A. 7	Kellogg, John Kensett. 1	Richtberg, William. 7
Borkstrom, O. G. 4	Kellum, J. W. 6	Rickett-Finlay Realty Co. 8
Boyd, Jas. & Co. 8	Kelly, R. E. 6	Ritch, Inc., William T. 5
Boylan, J. J. 7	Kennelly, Bryan L. 7	Rockland-Rockport Lime Co. Constr. News p. & 3
Bracco, A. 7	Ketchum, George. 8	Roof Maintenance Co. 9
Brewer, W. H. 9	Kiernan Advg. Agency, Frank. Want & Offer p.	Roome, William J. 1
Brooklyn Metal Ceiling Co. 9	King, C. Volney. 5	Rooney, William P. 7
Brooklyn Vault Light Co. 2	King & Co., J. B. in Record pp.	Rosehill Realty Corp. 6
Brown & Co., J. Romaine. 1	Kirwan, John P. 1	Rosenbaum Iron Works, The A. 4
Brown's Sons, R. I. 6	Klaber, A. & Son. 5	Rukenbrod & Burrell. 2
Brussel, D. G. in Record pp.	Koch, W. F. 7	Ruland & Whiting Co. 1
Bryant Park Realty Co. p. preceding legal advs.	Kohler, Charles S. 1	Russell, G. D. Constr. News p.
Buermann & Co., Chas. 7	Kreischer Brick Mfg. Co. 13	Sanitary Fire-Proofing & Contracting Co. 2
Building & Sanitary Inspection Co. 8	Krevoruck, Frank. 7	Sayre & Fisher Company. 13
Burns Mantel & Tile Co. 13	Kyle & Sons, James. 1	Schmeidler & Bachrach. 6
Burwak Elevator Co. 4	La Spina, John & Bro. 13	Schmidt Bindery, J. M. Want & Offer p.
Callan, Jas. E. 6	Lalor, Peter A. & Martin. 8	Schrag, Louis. 7
Cammann, Voorhees & Floyd. 1	Lass & Netusak. 4	Schuyler & Co., Charles E. 8
Candee, Smith & Howland Co. Last Cover	Lawrence Cement Co. Last Cover	Schweger, George. 7
Canton Steel Ceiling Co. 9	Lawyers' Titleage Co. 8	Scovil Mfg. & Supply. 4
Carlson, J. A. 7	Lawyers' Mortg. & Trust Co. 8	Seeligberg, William. 7
Carpenter, Firm of L. J. 1	Leaycraft & Co., J. E. p.	Seton, John. 9
Carreau, C. 1	Lehmann Co., Chas. 13	Shanker, S. 9
Carter, Black & Ayers. 13	Lester, Wm. C. & A. E. 8	Shatzkin & Sons, Inc. 6
Carvel Co., Richard. 4	Leyers, Robert. 7	Shelly, Oswin W. Construction News p.
Chesline Lime Mfg. Co. 6	Levy, Arthur S. 7	Shipway & Brother, J. H. 1
City Investing Co. 8	Lindblom, Chas. 13	Shuldiner, David. 8
Cohen, D. 6	Lines, Harrie S. 8	Simmons, E. de F. 1
Cohn, F. W. 6	Lippmann, D. & H. 6	Smith, Frank E. 8
Cokely, Wm. A. 6	Losere, Leon. 6	Smith, G. W. 9
Collins, Wm. 6	Lowenfeld & Prager. 1	Smith & Dorsett Company. 9
Collins, Lavery & Co. 13	Lummis, Benj. R. 7	Smyth & Sons, Bernard. 8
Columbia Fireproof Door & Trim Co. 2	McCormick, Stephen. 7	Soltmann. 7
Commonwealth Roofing Co. 9	McLaughlin & Co., A. W. 1	Standard Concrete-Steel Co. 2
Connors, T. D. 4	McLaughlin, Thos. F. 7	Starrett & Co., Theodore. Constr. News p.
Conville, W. T. 8	McMahon, Jos. T. 8	State Realty & Mortgage Company. 8
Corbit & Co., Jos. 7	Mable & Gillies. 1	Stedman, Robt. Livingston. 1
Cruikshank Co. 1	Macdonald & Co., Ronald H. 1	Stewart Realty Company. 1
Cruikshank's Sons, Wm. 1	Mahnken & Co., J. H. 13	Sullivan, J. T. Last Cover
Cudner, R. E. Co., A. M. 8	Mailloux, C. O. & Knox, C. E. 2	Sumner, George. 8
Davies, J. C. 1	Mainhart, F. E. 7	Taylor, Ronald. 13
Davis, Benj. 2	Manahan, J. A. p. preceding legal advs.	Thatcher Furnace Co. Last Cover
Day, Joseph P. p. preceding legal advs.	Mandelbaum & Lewine. 6	Theis Sons, Peter. 13
Demarest Co., Inc., M. 13	Mandel Bldg. Co. 6	Thiele, E. in Record pp.
Denison, W. S. 8	Manhattan Fireproof Door Co. 2	Thomas & Eckerson. 1
De Walltears, S. 7	Manhattan Wood Working Co. 13	Title Insurance Co. of New York, p. preceding Legal advs.
Dike, O. D. & H. V. 8	Mapledoram & Co. in Record pp.	Tripler & Sons. Last Cover
Dillman Fireproof Construction Co. 2	Mark Sons, Jacob. 2	Truslow, Arthur. 8
Diamond, Thos. p. preceding legal advs.	Martin, E. C. 7	Truss Metal Lath Company. 2
Donnelly, J. 7	Material Men's Mercantile Assn., Ltd. 7	Tuoti & Company, G. 8
Dowd, J. A. 8	Maurer & Son, H. 2	Turner Construction Company, Construction News p.
Dowdall, C. E. 4	Mehlretter & Karges. 6	Tyng, Jr., & Co., Stephen H. 8
Doyle & Sons, J. F. 4	Miles & Sons, Henry. 13	Ullman, C. L. 6
Drouve Co., The G. 6	Miller, Rudolph P. 2	Underwriters' Realty & Title Co. 8
Duross, C. E. 8	Monahan, Martin J. 2	Union Tile Co. 13
Eagle Iron Works. 4	Moore & Wyckoff. 1	Universal Register Co. 6
Eckhardt, P. C. 1	Morgan, Leonard. 7	U. S. Mineral Wool Company. 2
Edgar & Curtis. 7	Morgan House Wrecking Co. 13	U. S. Plumbing & Contracting Co. 4
Electric Elevator & Machinery Maint. Co. 2	Moses & Bro., Chas. Griffith. 7	Uris, Harris H. in Record pp.
Ely & Co., H. S. 1	Mulligan, Jos. T. 8	Varian, W. L. 6
Empire Brick & Supply Co. Last Cover	Murray, J. P. & E. J. 7	Vernon, Frank. in Constr. News p.
Empire City Wood Working Co. 13	Neuchatel Asphalt Co. 9	Voigtmann & Company. 2
English, J. B. 7	New England Granite Works. 13	Volk, Jacob. Last Cover
Farley, P. P. 2	New Jersey Terra Cotta Co. 13	Vulcanite Portland Cement Co. 5
Farrington, H. 11	New York Belting & Packing Co. 9	Wants & Offers Dept. in reading pp.
Feuerbach, F. J. 7	New York Metal Ceiling Co. 9	Ware, William R. 1
Finegan, A. 7	New York Patent Scaffold Co. 5	Webb, James Nash. 7
Fischer, J. A. 8	New York Prism Co. 4	Weber, Charles A. 6
Fisher Co., Robt. C. 1	Nichols & Co., Romaine C. 7	Weill, Henry M. 7
Fitzsimmons, T. P. 8	Noreross Bros. 13	Weisberg-Mark Company. 13
Fleck, M. 4	Norman Fireproof Construction Co. 2	Wells Arch. Iron Co. 4
Foley, J. R. & O. L. 7	Northrop, Coburn & Dodge Co. 11	Wells' Sons, James N. 1
Fordham Stone Renov. Co. Last Cover	Noyes Co., Chas. F. 1	Welsh Machine Works. 4
Fox & Co., F. 8	O'Brien, Raymond A. 8	Whale Creek Iron Works. 4
Fredenburg & Lounsbury. Last Cover	O'Donohue, Louis V. 7	White & Pierce. 8
Fuchs, Jos. 8 & Last Cover	OFFICIAL LEGAL NOTICES. p. preceding Conveyances	White & Sons, Wm. A. 8
Fuller Co., Geo. A. 5	Ogden & Clarksoh. 8	Whitney-Steen Co. Constr. News p.
Gass, Frank. 6	O'Hara Bros. 6	Wilcox & Shelton. 1
Geiser, C. J. 13	Oliver, W. H. 4	Willard & Company, E. S. 1
Geoghegan, P. A. 8	Oppenheimer, Leo. 9	Wilson, E. A. 8
Gillman & Paterson. 8	Orr Co., John C. in Record pp.	Wise Co., Nathaniel. Last Cover
Goldberg, H. Last Cover	Ostrander & Co., W. R. 2	Wissmann, F. DeR. 1
Golding, J. N. 8	Otten, Henry H. 7	Wohlauer, Alfred A. 2
Goodman, A. 6	Palmer, Edward D. 7	Wolfe, C. J. 4
Goodwin & Goodwin. 7	Parish, Fisher & Co. 1	Woodbury Granite Company. 13
Greene, Jr., Co., B. W. Last Cover	Payton, Jr., Philip A. 7	Zack Expert House Wrecking Co. Last Cover
Grossman Brothers & Rosenbaum. 4	Pearson & Co., S. P. 4	Zittel, Frederick. 8