RECORD AND GUIDE



DEVOTED TO REAL ESTATE . BUILDING ARCHITECTURE HOUSEHOLD DEGORATION. BUSINESS AND THEMES OF GENERAL INTEREST.

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F, as has been frequently stated, the failure of the Hotel Gotham to pay expenses was due to the inability of its proprietors to sell liquors on the premises, the case is only another instance of the useless and burdensome limitations frequently imposed on the owners of real estate. The proprietors could not, of course, obtain a license, because a church was already in existence within the prescribed distance from the hotel, and inasmuch as the law forbade the granting of the license under such conditions, the owners of the hotel were unwise to have risked their money until they were sure of their license. On the other hand, no possible harm could have come to the membership of the church from the sale of liquor within the premises of the hotel; and this fact is so obvious that it is not worth arguing. Of the pew-holders of the church, probably nineteen out of every twenty have wine or liquor served in their own houses under substantially the same conditions that it would be served in the hotel; and yet, the proprietor of the hotel is forbidden to sell wine to his guests because these gentlemen might be contaminated on their way to church by a spectacle which they do not see and with which they are familiar in their own houses. Could any example of regulation in the interest of public morality be more ludicrous than that? The real object of the law forbidding the granting of a license to sell liquors within a certain distance from a church is that of doing away with saloons so near to a church that they might constitute a temptation to the younger visitors to a church; and it should be so limited as not to apply to hotels in which liquor is served under substantially the same conditions as it is in private houses. Moreover, from any point of view the existence of such a regulation is a curious commentary on the way in which the churches regard the competition of saloons. The time was when a church would have been situated as near as possible to some possible source of popular corruption, so that the evil influence could have been fought and conquered; but now a wholly opposite practice prevails. The insistence by the clergy upon such a regulation can be explained only by the fact that the saloon is regarded as a more efficient power of evil than the church is a power for good. Why not place saloons next door to churches, so that the beneficent influences of the latter could diminish the patronage of the former?

MONG the most encouraging signs that the period of A business depression has had its proper and salutary effects are reports of the increased efficiency of labor. Mr. Finley, president of the Southern Railway Company, has recently stated that one cause of the much more economical operation of the service of that company was due to a considerable reduction of the labor cost-a reduction, not effected by the decrease of wages, but by the ability to obtain a much better class of work for the same wage. Mr. Finley's testimony to this effect is merely one among many. Building contractors in this city, for instance, state that they can figure much more closely than they could a year or two ago, because they can depend upon getting a steadier and higher quality of work from the mechanics they employ. A reduction of the labor-cost of all kinds of industrial service and product was an essential condition of renewed industrial American efficiency, and if it has been brought about, the way has been largely cleared for a genuine industrial revival. There is every indication that such a revival is at hand. Railway earnings, in spite of the continued dullness of certain important industries, such as the steel trade, are but little below the level of the large totals of last fall. The volume both of imports and exports has become about normal. The revenue of the Government is again beginning to increase. The number of immigrants for the first in many months is exceeding the number of emigrants. Many weak spots continue to exist in the business fabric, of which the weakest is the indisposition or the inability of the railroads to resume the work of improvement, but if their earnings continue to hold their own, this indisposition can hardly persist-particularly in view of the fact that the supply of available capital is by way of increasing rather than diminishing. The danger seems to be that after election is over, the process of improvement will be too much accelerated and that prices may rise too rapidly. In the building trades, for instance, a large proportion of the very considerable volume of new construction, which is being undertaken, is dependent on its moderate cost; and any sudden or formidable rise in prices would in all probability check the process. Intending builders would, consequently, do well to give out their contracts before rather than after election. Judging by the people who are postponing their operations until after the announcement of the results of the canvass, there is a real prospect of a very considerably increased cost of production before January 1. What is still needed is not a runaway market with soaring prices, but a gradual and wholesome process of recovery, which will retain the benefits of the economies which have been forced upon business men during the past year. A runaway market would, we believe, be succeeded by a quick and discouraging reaction.

T HE discussion provoked by the regulation of the height of buildings, proposed by the Commission, has not been entirely favorable to the details of the proposal. So far as the Record and Guide can gauge public sentiment, a consensus of opinion would seem to exist in favor of the following propositions: In the first place, some regulation of the height of buildings is necessary, for the preservation of light and air, the protection against fire, and the guarding against congestion in a very narrow street. The Commission has been wise in seeking to restrict the height of buildings to less than 135 feet on streets less than 45 feet wide. It has been wise in imposing an absolute restriction of 150 feet on all structures except office buildings, hotels, apartment-houses and churches. Such a limitation will not constitute any considerable hardship, because the conditions rarely exist which justify the erection of a loft or factory building more than eleven stories high. On the other hand, in the course of ten years, it is probable that conditions will change, and that the tendency will be to erect lofts to a much higher level. It is desirable, however, that buildings of this class, which are very numerous, should be distributed rather than concentrated, and a limitation of their height will facilitate distribution. It is not likely, however, that any consensus of opinion will be gathered in favor of the absolute limitation of the height of office buildings, wherever situated, to 300 or 350 feet. Such a limitation would not accomplish the purpose which a restriction should aim to accomplish. It would forbid the erection of towers which might be wholly unobjectionable, and which would supply magnificent architectural opportunities, and it would permit the erection of buildings which might curtail light and air where it is really needed. The objection to this method of restriction has been admirably stated by Mr. E. D. Litchfield, of Tracy, Swartwout and Litchfield, in an interview recently published in the Record and Guide. "The fallacy," he says, "of the flat limit of height is easily realized when one considers the fact that the comfort of the people, not only in the building itself, but in the street and in adjoining buildings, will be better served, in case a certain cubic contents of building be constructed high, and surrounded by generous air spaces, than in case it is built solid with the minimum of court required by law. It is perfectly reasonable to limit the amount of light and air which the owner of a piece of property may use, because light and air are in a sense public property and necessary to the public comfort and health; but on what ground can be justified any limitation of the shape of a building, provided it is safely constructed and does not take away the light and air necessary to other people?" This statement of the matter leaves little to be desired, and it constitutes the only reasonable basis for any legal limitation of the height of office buildings and hotels.

T HERE is another change proposed by the Commission, the meaning of which should be carefully considered by the owners of New York real estate; and that is the regulation that all mercantile buildings over 59 feet high should be fireproof. The object of this proposal is obvious. The locations in which skyscrapers are built in Manhattan are surrounded by large areas, devoted to an inferior class of mercantile construction-usually non-fireproof buildings, six stories high. This practice of surrounding fireproof with non-fireproof structures is undoubtedly the most serious firerisk to which the former are subjected; and it is desirable matter for municipal regulation. But the effect of such a regulation upon the owner of real estate on the margin of a district in which skyscrapers are constructed is certainly His interests are presumably best served by unfortunate. the construction of a non-fireproof six-story mercantile building, because that is the type of structure he usually erects; but the power of constructing such a building is denied to him for the purpose of protecting the property of his more fortunate neighbors. He will probably have to submit, but he may well ask whether, in case the fire-risk attending the construction of skyscrapers is so great why the city did not establish regulations which would make the property-owner who reaps the benefit of high buildings also pay the costs. A limitation, that is, of the height of skyscrapers would have distributed fireproof construction over a much larger area, so that except on the margin of a given district, these fireproof buildings would have been sufficiently numerous to protect one another. As it is, the owner of an exceptionally valuable piece of property is allowed to build as high as he likes; and when his action has increased by a great deal the possible loss of a general conflagration, a limitation is put upon the property of his neighbor, for the purpose of affording protection to the man in whose interest all proposals of regulation had been rejected. This looks very much like discrimination in favor of the owner of unusually well-situated real estate.

THE PENNSYLVANIA TERMINAL SECTION.

To the Editor of the Record and Guide:

As a subscriber to your paper, and knowing the conditions as they exist around the entrance to the new Pennsylvania station on 7th av, I read with great interest a paragraph on page 749, of the issue of October 17, under Real Estate Notes. The article evidently expresses the views of some one who

anxious to get his clients in this section at prices lower than the present market value. If the property owners here were strong enough to hold them properly during the blasting and building of this station for the last five years, they are in a position to hold on another year, when, as the official of the road assures us, it will be in operation. These properties will then be in demand on a renting basis, on a percentage equal to the prices now asked; and when the operator and the investor see millions of people pouring out of this station from the West and Long Island, around this 7th av entrance, they will hurry to "get in" at any price, as there will be no speculative feature left, and these properties will be in demand the same as properties in 34th st, from 5th av to Broadway.

The merchant who is not in this section now, but waiting for the prices to drop, will wait at his own expense. After election is over and the atmosphere is cleared, and with plenty of money now to be had from the trust companies at 41/2 per cent., there will be a revival of interest in real estate, and the first section to receive attention will be the Herald square section, where there have been fewer foreclosures than in any other section of the city.

Those who hold property there are not willing to sell for any less than was offered before the panic, and when the station is open, they will want a great deal more. So the man who is looking for a drop in this section will be in a class by SUBSCRIBER. himself.

MONORAIL PROJECTS.

N OTHING of note has been heard in this country of the Monorail system for a long time until the announcement of the City Island project this week, but Mr. Behr, who proposed the system for Brooklyn, has since been sounding London on the subject.

To illustrate his proposals, Mr. Behr assumes the establishment of a new suburb at the distance of twenty miles from the Mansion House, the settlement to include two centres-one for mechanics and the other for clerks—and to be served by a railway with two country stations and a terminus in London. Express trains at intervals of two minutes would run from one station between 6 a. m. and 8 a. m., and from the other station between 8 a. m. and 10 a. m., the journeys occupying thirteen minutes and fourteen minutes respectively. In the opinion of the London Builder it is unnecessary to dis-

cuss the figures by which Mr. Behr demonstrates the com-

October 24, 1908.

mercial success of the settlement and the railway, for no doubt both of them could be made to pay. As the writer suggests that "the capital required to carry out these schemes would be found easily by private subscription," the Builder's advice is that he should set to work at once and get the first colony and railway started without delay.

"Considered on its merits the scheme is quite practicable, but provision would certainly have to be made for local traffic between intermediate stations after the morning rush to town and before the evening exodus. Probably also many of the residents would not wish to be carried right into the heart of the city. Consequently, it might be necessary to double the width of the railway so as to provide duplicate lines for express This would mean a considerable addition and stopping trains. to the initial outlay, and as the figures quoted by Mr. Behr already involve an expenditure of nearly four and a half millions, it is evident that good deal of hard work will have to be done before anything practical can be accomplished, notwithstanding the assumed readiness of private persons to lend their money for any important public object."

THE CITY ISLAND PLAN.

When Mr. Behr was here he explained his system before the former Rapid Transit Commission, some of the members of which expressed full confidence in it. It is not strange, therefore, that two of the members of that board should be interested in the monorail company which has been organized to build a line from Bartow to City Island. The corporation is styled the "Monoroad Construction Company," and among those mentioned as financially interested are C. C. Cuyler, of Cuyler, Morgan & Co.; Robert H. McCarter, Attorney General of New Jersey; Charles Stewart Smith, former Rapid Transit Commissioner; Congressman Samuel McMillan; John H. Starin, former Rapid Transit Commissioner; Charles F. Holm, of the Hudson Trust Company, and Henry W. Williams, of Baltimore. Bion L. Burrows, former secretary of the Rapid Transit Commission, is president.

The system which they propose to erect is the same as that displayed at the Jamestown Exposition last year. If the Interborough turns over the City Island road it will probably take an equivalent interest in the new enterprise. Other plans the members of the syndicate do not care to discuss at present, but they intimate that they might consider building on one of the three elevated extensions already laid out in the Bronx, and they also have in view a line to be constructed between Newark and Jersey City.

NOTICE OF PUBLIC HEARING.

The Building Committee of the Board of Aldermen will hold public hearing in the Aldermanic Chamber, City Hall, on Friday, Nov. 6, at 2 o'clock, on the following proposed section of the Building Code, recommended for adoption by the Building Code Revision Committee:

Code Revision Committee: Limits of Height—All buildings hereafter erected shall be limited in height, except as herein otherwise provided, in general accord-ance with the widths of the streets on which they face, as follows: The height of all buildings hereafter erected shall not exceed three times the width of the street upon which they face and shall not exceed 300 ft., except that where the width of streets is less than 45 ft. the height of buildings may be 135 ft. When buildings face upon a park, square, plaza, or similar public place the height shall not exceed 350 ft. Provided that no fireproof building of Classes E and F, except office buildings, observatories and grain elevators hereafter erected or altered shall exceed 150 ft. in height. Classe E and F referred to are as follows: Class E—Office Buildings, Lofts, Stores, Warehouses, Restaurants, Markets, Refrigerator Plants, Stables, Factories, Work Shops, Print-ing Houses, Slaughter Houses, Rendering Plants, Breweries, Sugar Refineries, Observatories. All buildings of this class hereafter erected over 59 ft. in height shall be of fireproof construction, ex-cept as otherwise provided in section 25 of this Code. Class F—Light and Power Plants, Car Barns, Garages, Smoke Houses, Laboratories, Railroad Freight Depots, Oil Houses, Oil Re-fineries, Grain Elevators, Foundries, Coal Pockets. All buildings of this class hereafter erected shall be of fireproof construction. P. J. SCULLY City Clerk and Clerk of the Board of Aldermen.

City Clerk and Clerk of the Board of Aldermen.

LONDON HOTELS.

The appointment of a receiver on behalf of the debenture holders in the Piccadilly Hotel is a matter to note. It indi-cates to the British mind, that for the time being the building of large hotels in the West End of London must cease, that the supply is more than sufficient. A profitable kind of work for contractors and furnishers is thus at an end. At the same time, probably, smaller hotels in less fashionable parts, well and conveniently built and worked more modestly, would be found satisfactory to build, in the opinion of the London Builder. There has been a tendency in London of late to imitate the large American hotels, but the customers who will pay the prices charged in these places are limited in numbers, and the season for many of them is not long. For modern hotels carried on on moderate terms there must in a city such as Lon-don be always a continuing demand. The speedy collapse of the Piccadilly Hotel is also to some extent taken as a sign that many of the English public at any rate are more sensible than hotel promoters imagine, and that the profusion and extravagant charges of the large hotels are not such as the majority of the English middle class like.

CONSTRUCTION

TOWN-PLANNING IN RELATION TO THE ANTI-TUBERCULOSIS CAMPAIGN.

By BENJAMIN C. MARSH.*



OWN-PLANNING in Justice to the Working Population," is the title the writer recently gave to an article, because numerically the working class is the class most directly and vitally benefited by the normal development of the city in ensuring healthy conditions of home, workshop, office and school. If we once ascertain and agree upon the conditions which cause and predispose tuberculosis we are in a position to standardize the conditions of living which must obtain, and we can then frankly recognize that no warfare against tuberculosis is effective until society demands and secures this minimum standard of light, air and space.

Dr. Koch, in the British Congress of Tuberculosis in 1902, said: "It is the overcrowded dwellings of the poor that we have to regard as the real breeding places of tuberculosis. It is out of them the disease always crops up, anew, and it is to the abolition of these conditions that we must first and foremost direct our attention if we wish to attack the evil at its root." Dr. George Newman in his book on The Health of the State, frankly admits that phthsis varies in proportion to density of population: "In the centre of London, Manchester or Birmingham phthsis mortality is higher than on the circumference of these towns. There are, of course, many causes for this, but, undoubtedly, one is density of population, that is overcrowding."

In the valuable monograph on Housing, by Alden & Hayward, England's standard for housing is enunciated: "The minimum for the average working man's family is a cheap but well-built house with four or five suitable rooms, together with a quarter-acre garden, or at least with a fair-sized courtyard. The site should be a healthy one and the house perfectly sanitary, well-lighted, well-ventilated and well-drained. And this accommodation must be supplied at a low rental, or it will be found beyond the means of the working classes."

Dr. George M. Kober in his "Industrial and Personal Hygiene" "The natural light in workshops should be sufficient so says: that the eyes need not (to) be strained even on cloudy days. When the light is defective the objects have to be brought too near." Dr. Kober, in his discussion, illuminates the rela-tion of conditions of factories to health, and he advocates strongly a higher standard of cubic air space. Every occupant of a room should have a cubic air space of 1,000 feet, the amount incidentally provided by the Act of 1906 amending the Factory Law of New York State, but merely for certain manufacturers and in tenements. He admits that such an ideal standard is not always attainable in workshops, and it is believed that for particular purposes, he states, an air space of from 400 to 500 cubic feet per capita will suffice. New York State requires but 250 cubic feet per capita, even in those centres of industrial tragedy in lower Manhattan blocks in which buildings cover all but 3 per cent. to 5 per cent. of the entire area.

FUNDAMENTALLY A FUNCTION OF GOVERNMENT.

The propriety of the consideration of this problem in this section lies in the fact that this standardizing, or even a remote approximation to the standard advocated, cannot be secured by private charity. It is fundamentally and essentially the function of government, and no preconceived objections to what is considered paternalism, socialism or any other "isms" should be permitted to detract from this fact. Governor Hughes, in his powerful address on the opening night of the Exhibit of Congestion of Population in New York, recognized that we have only begun to appreciate what the proper exercise of the possible power in a State will accomplish.

Germany has taken a high standard in Housing Reform recently, and the various provinces are enacting legislation providing for better housing and better industrial conditions. In 1902 Herr Braun, president of the Department of Agriculture, Commerce and Manufactures in the Hessian Ministry, wrote that "when the Committee which prepared the Bill on Housing had gained the conviction that the housing question in relation to the poorer classes is a land question and a credit question,

*Executive Secretary of the Committee on Congestion. A paper given at the International Congress of Tuberculosis.

there could be no doubt that the State and the towns must be marked to help in dealing with it, as apparently it was only in that way that the object sought could be gained. For it is the first condition of success that land which is necessary and suitable for the erection of houses for working people, both in town and country, shall be secured by timely and quick action. Rents in right relation with the means of the poorer classes can be ensured only if sites suitable for workpeople's houses, and the houses on the sites, are taken for all time out of the reach of speculation. In many cases the erection of a single house, at a comparatively great distance from sites with which speculation is possible, suffices to cause a great increase in the price of neighboring sites, and this increase cannot fail to raise rents. The early purchase of land in all parts of the country must therefore be regarded as the first duty of towns, rural communities, and societies of public utility. Encouragement to take this course ought to be given, especially by the offer of a large measure of help by the State."

To this conviction Americans must unquestionably, ulti-mately come, as we are recognizing the just functions and field preventive effort included in the scope of governmental ion. We must admit, first, that the use of land, or the of action. permitted use of land, is the main factor in admitting its value, modified, of course, by conditions of transportation and other local conditions. Merely the general scheme of townplanning, which, in its most comprehensive sense, originated in Germany, can be here presented. Its relation to the problem of fighting tuberculosis will be immediately apparent, and it will be admitted that only by securing conditions connoted in town-planning can we adequately fight tuberculosis in cities. In outline town-planning involves the admission by the city of the lines of its development. It means that the city sets a standard for density of population which, while recognizing the values which the inner sections have acquired through the unrestricted, and hence intensive, use of land grades the use to which land may be put to secure, as near as possible, to the centre a requisite standard of living and work for city its population. First it establishes zones within which buildings of a certain height and a designated number of stories, may be erected, and determines the proportion of the area that can be built upon, both in front and in rear lots, where the height of buildings is even more carefully restricted. It determines the heights of rooms in these zones, the relation between the window space and floor space, and the living conditions.

Second, it determines the general plan of development of the city, laying out the main streets and the secondary streets for a long period in advance, usually 20 to 25 years, with the relation of the width and material of the streets to the nature of the zones. Third, it determines the districts within which factories may be located, and prohibit their erection in certain districts.

Fourth, it makes ample provision for parks, playgrounds and open spaces.

Fifth, an extension plan provides for adequate means of transportation both for freight and passengers. Cheap land and cheap transportation are essential in fighting tuberculosis, and these the true extension plan seeks to ensure by preventing the speculation in land. These further cannot be secured by any private philanthropic effort. The net results of such private pseudo philanthropic effort has been to keep people in congested districts.

Fresh air, rest and good food is the standard, over and over, in this tuberculosis exhibit, and are essential to the prevention of tuberculosis. It is difficult to inject fresh air into a tenement house block with a density of 500 to the acre. New York has many blocks with a density of 1,000, which cover from 65 per cent to 75 per cent. of the site.

Rest is difficult to secure in the hubbub of tenement life and in the congestion of crowded rooms. Good food can better be secured where the rent necessary for maintaining a decent standard of privacy does not take from 25 per cent. to 35 per cent, of the earnings of the entire family, an admitted condition in scores of thousands of families of laborers in New York.

It is significant that most of the German cities which have adopted town-planning also believe in municipal ownership, and that the city owns and operates the street railways, gasworks, electric light plants and other productive enterprises. It is noticeable also that these German cities, as also the Swiss cities, which are adopting town-planning, are emphasizing the municipal ownership of land, and many of them own from 10 to 50 per cent. of the land within their boundaries.

Congestion of population is not a problem of the city of half a million any more than tuberculosis is a problem of such cities, and this section of the International Congress on Tuberculosis would take a high and advanced ground if it put itself on record as recognizing that no effective warfare can be waged against tuberculosis without a systematic plan for the development of every city, and could adopt a standard of the number of cubic feet of air space and admit that natural light should be provided for all workers in factories, stores and offices.

During the past four months the writer has gone through the neglected neighborhoods of Washington which are a disgrace to any city, although Washington is reputed to be a beautifully planned city, and the radial lines are indeed picturesque and pleasant in their symmetry and proportion. He has received the sorrowful admission from the head of the Administrative Bureau of Hygienic Service of Paris, that Baron Hausmann's magnificent plans for the boulevards and park adornments of Paris have not kept that city from developing conditions which will require the expenditure of millions of dollars in the demolition of buildings, and the experience of the capital city of every country corroborates the judgment of these two experts that a different method of preventing tuberculosis, or the spread of tuberculosis, is essential. In this new program of prevention town-planning is the first step.

COLOGNE CATHEDRAL.

According to the Zentralblatt der Bauvervaltung, though reports have been circulated stating that Cologne Cathedral is in a dangerous condition, a recent examination has shown that none of the damage so far discovered affects any essential part of the structure, and consequently no cause exists to fear for the stability of the cathedral; the constructive parts are throughout sound and solid. But the examination also revealed that the decay in the external and more delicate portion of the edificeornaments, figures, etc., and in many places even of the wall surfaces, was of greater extent than had been realized. The weathering appears not only on the mediæval portions of the building, but on the nave and transepts built last century, and on some portions of the new towers, whose restoration was completed barely twenty years ago. Nor is it confined to any particular kind of stone, but the numerous varieties employed are all more or less affected. Most of these stones which have not been able to resist the peculiar conditions of the Cologne climate are prized elsewhere as excellent building materials. That the trachyte from the quarries in the Sieben Gebirge, of which nearly all the older portion is built, has been affected by seven centuries of weather is not to be wondered at; but the trachyte from Berkum has not the same excuse. So highly was it recommended for its suitability by a celebrated geologist that the quarries were bought up for the use of the cathedral; but the results showed its unsuitability for outdoor work. Sandstone from Heilbron was then carefully selected, but, for-tunately, not extensively used, for it has crumbled beyond recognition. Another sandstone from the Necker Valley was employed in the nave and transepts; this also is causing great disappointment, and lately has required careful attention, for large pieces have scaled off the gable over the south door. Again, a yellow-gray sandstone, which elsewhere has been used successfully for richly carved surfaces, has so worn in Cologne that the carving has entirely disappeared. Almost the only stone which is unaffected by the atmosphere is the lava from Niedermendig; but this shows up unpleasantly dark against the lighter trachyte and sandstone, and is, moreover, very expensive to work. One other stone appears to successfully resist the Cologne climate. It is a limestone used about 1843 for delicate features, both carving and moulding remaining sharp and clear cut to this day. After much time and trouble the quarry has at length been traced, and it is hoped that at last a material free from objections has been found.

A COPPER STATUE.—Miller & Doing, S3 Washington st, Brooklyn, have constructed out of sheet copper a statue for the Cathedral of St. John the Divine. It stands twelve feet high, weighs 400 lbs., and is composed of 131 pieces of stamped metal. As the figure will have a position 170 feet above the ground, it is modeled on bolder lines than for a nearer view. A sculptor's model in clay was first made after the artist's drawings, and then was cut apart and dies made for each separate piece. Internally the figure is braced with metal stays.

THE NEW YORK PUBLIC LIBRARY building is sixty-five per cent. finished. The stackwork in the main stackroom is now complete, also the stacks in the miscellaneous rooms; and those of the second floor are now a quarter finished. All the heating and ventilating pipes have been put in position, as have the steam boilers, and the heating and ventilating plant is now in temporary use during the construction of the interior of the building. Of the plumbing the piping, tanks, pumps, etc., have been completed, and the other fixtures are now being set up. The interior flooring of marble has been finished as well as that of the rotunda and the porticos.

HOUSES THAT RENT QUICKLY.

S CARCELY since the era of apartment house construction opened has a type of house been erected which has given as much satisfaction to both tenants and builders as the 6-sty elevator houses of the kind that have been erected recently on the Riverside Drive and Broadway section of Washington Heights. When typical of the best work they cover half a block front, have outside windows for most rooms and are generously dimensioned.

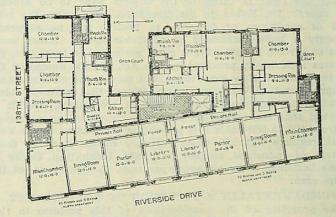
We have in mind the "Cromwell Annex" apartments of the Transit Realty Company, at the corner of the Drive and 138th st, for which Schwartz & Gross were the architects. These were finished and opened to inspection the first of September, and with but two exceptions were all rented before a month had passed. Occupying half of a block front, there are but two apartments to a floor, but each contains ten rooms. There are some exceptions, but the typical apartment has ten rooms (including two maids' rooms) and three baths. Four of the rooms



THE CROMWELL ANNEX. 138th st and Riverside Drive. Schwartz & Gross, Architects.

front on the Drive, with windows looking out upon the river and three other rooms in the northerly suites front on 138th st. All the principal rooms are spacious, have more closets than it has heretofore been customary to put even in the best houses, and are trimmed in mahogany, black walnut and white enamel. In some rooms the doors have oak stiles and ash panels. Floors are of quartered oak with parquet borders.

Fifty per cent. of the tenants in this house came from other cities. This helps to answer the question to what extent other sections of the town are being affected. Most of the leases are



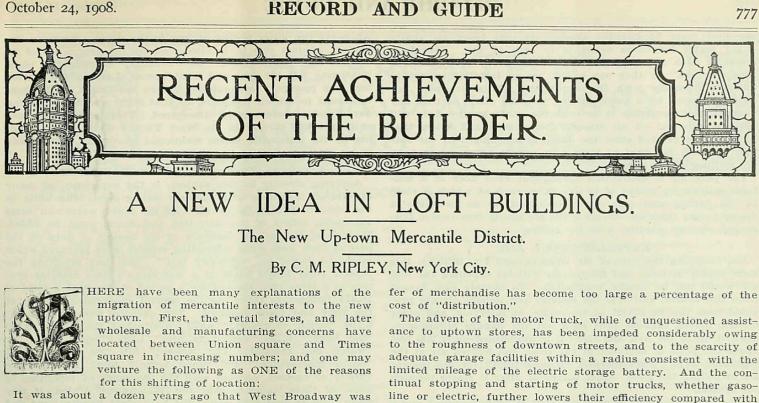
TYPICAL FLOOR PLAN.

for terms of two years. The ten-room apartments on the south side rent for \$125 to \$140 per month; and on the north side for \$130 to \$140. There are two 9-room suites which rent for \$110 to \$120 each.

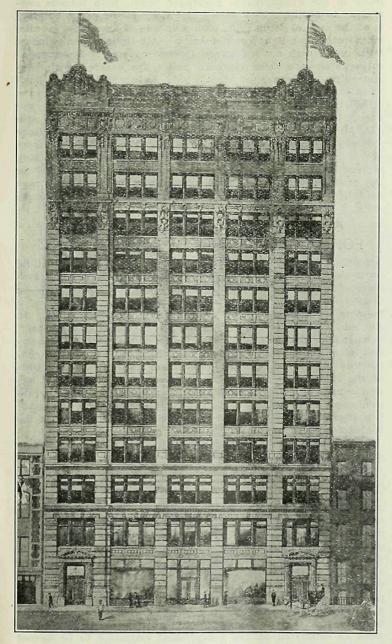
The house is supplied with heat and power from a central plant in the original Cromwell apartments fronting on Broadway. Tenants are supplied with electric light by the owners at meter rates.

The features which seem to appeal to tenants in the houses in this section are the corner apartments, where the rattle of the elevated and surface cars cometh not, where rooms have dimensions as large as in private houses, and where there is good light. For such houses there seems to be an unfailing demand in this desirable part of the city.

—The cost of producing copper in Butte has, during recent years, run from 9 to $12\frac{1}{2}$ cents per lb., the average being about $10\frac{1}{2}$ cents.



widened to relieve traffic congestion on lower Broadway. In those days every truck from the downtown district, if bound for a trip northward, would make straight for Broadway as the only wide and well-paved thoroughfare. The result was a traffic congestion involving severe loss to those concerns compelled to make deliveries from lower Manhattan. West Broadway-the new artery of traffic-proved a much needed relief.



WEST TWENTY-SIXTH STREET BUILDING. Neville & Bagge, Architects.

Another material assistance was the increased efficiency in governing street traffic shown by our "traffic squad," through whose skill our streets rival those of London, even in the amount of business carried through them. But in the years following, New York's commerce has outgrown even these increased facilities and the item of trucking expense has assumed proportions more threatening year after year. Thus the trans-

line or electric, further lowers their efficiency compared with what it is on longer and less interrupted runs.

It would thus appear that the wider and better paved streets uptown, coupled with the cheaper and closer stabling facilities west of 6th and 7th avs, are capable of effecting a considerable financial saving in the course of the year to those who avail themselves of such benefits.

Among the evidences of this migration is to be noted the new 12-sty loft building known as the West Twenty-Sixth Street Building, now being constructed at 37-43 West 26th st, Manhattan. In a talk with the manager, Mr. Emanuel Pilpel, at 725 Broadway recently, much interesting matter in con-nection with the design, construction and equipment of the building was brought out, as well as facts regarding certain amendments to the laws of New York recently passed pertaining to factory buildings and their ventilation and equipment.

POPULAR MISCONCEPTION OF THE TERM "VENTILATION."

Ventilation is generally supposed to mean merely the supply of "some fresh air." But Chief Factory Inspector W. W. Walling, in a recent Bulletin of the N. Y. State Dept. of Labor, gives the following more definite conception of ventilation: Quoting from Dr. John S. Billings: "Ventilation means that any and every person in a room takes into his lungs at each respiration air of the same composition as that surrounding the building, no part of which has recently been in his own lungs or those of his neighbors, or which consists of the products of combustion generated in the building, while at the same time he feels no currents of air, and is perfectly comfortable as regards temperature, being neither too hot nor too cold."

It is an unfortunate fact that the sense of smell in mankind is so quickly impaired in a poorly ventilated room, and that the foulness of the atmosphere does not make itself known, as do other dangers that threaten safety and health. This is the reason for the laws recently passed on the recommendation of the New York State Dept. of Labor and Bureau of Factory Inspection. This law protects the workers otherwise helpless. who as wage earners are compelled to congregate in limited factory space.

FIRST RESULT OF THE NEW LAW.

The first visible result of the new law on ventilation is the plant at this new mercantile loft building now in course of construction. In this building, practically 100 feet square, various problems presented themselves, such as the necessity for filtering the air at all times from any impurities that might be floating in it, the warming of the air in the winter time, so as not to chill the persons on the premises, the arrangement of air ducts within the walls, etc. The apparatus for doing this is all located in the basement and operated by electricity.

"EXPRESSED AIR."

A most interesting problem to solve was to make sure that the distribution be perfect. That is, that the lower floors close to the blowing apparatus would not get more than their share of fresh and filtered air at the expense of the upper To make this equable distribution, and to overcome stories. the friction of the air in the pipes or ducts,-some of them 165 feet in height,-the system for supplying air to various parts of the building were made separate by the following admirable arrangement:

One vertical duct supplies the first eight floors, while the four uppermost stories receive their supply "by express." That this supply comes through a closed duct for eight floors with no opening. This air supply then is delivered, as it were, by express conductors, while those in the lower floors receive the precious fluid by a LOCAL air shaft, the tenants of the upper floors having their supply of fresh air "expressed" to them.

A possibility of trouble forseen by the clever engineer, and

one that must be guarded against, is that these air shafts might make dangerous draughts in case of fire. Therefore, inside of each shaft, and at each floor, heavy steel doors or "fire dampers," as they are called, are so installed as not to interfere normally with the ventilation. They are held upright and open by a quick-melting metallic alloy, so that any unusual heat occurring in or near the shaft at any floor will automatically cut off all draught from above and below that floor; this is assured since the dampers are hinged at the bottom and will fall shut of their own weight when released by the melting of the alloy.

The pure air is distributed throughout each floor in a uniform manner by means of twelve exits, each of which is close to the ceiling and point-not downward so as to cause a draught-but sidewise, directing the air gently into twelve fanshaped streams parallel with the ceiling.

EXPELLING FOUL AIR. But following the rule of Mr. Walling and Dr. Billings, this mere supply of fresh and filtered air without expelling the foul air would not be proper ventilation. To obviate any danger from this source, exits for the heavier and impure air are provided near the BOTTOM of the walls, at intervals, and other electric driven exhaust fans suck out the impure atmosphere, draw it up to the roof and there it is discharged-over 200 feet above the place of entrance of the fresh and filtered air at the basement level. Thus there is no opportunity for the impure air to pollute the good, either before or after it starts through the system.

This installation was designed by and is being installed under the supervision of Alfred R. Wolff, Consulting Engineer, 130 Fulton st, New York. The architects of the building are Neville & Bagge, 217 West 125th st.

ELEVATORS WITH HIDDEN EMERGENCY DOORS.

To any one who has been caught in an elevator stalled between two landings and imprisoned there some time, any method that would have released him in a few seconds-safely, quickly and without any movement of the disabled car-would have been most welcome. This frequently happens in some of the best known buildings in this city, and passengers have sometimes been imprisoned for hours.

In case a car were stalled in the West Twenty-Sixth Street Building, the imprisoned passengers would be released in a way so simple and ingenious as to deserve special mention. Doors are provided in the sides of each car, which open opposite each other, and which are probably unknown to a vast majority of those entering the car every day. In case a car were stalled, the adjoining car is run to a level position beside it-the hitherto unseen doors are opened and the passengers can step to safety almost as quickly as they could pass out during any of the customary stops.

This is an entirely new idea, and one which will deserve a hearty appreciation from the public in this city of high build-It is stated that the State of Pennsylvania has passed ings. a law compelling an opening in the TOP of each car for just such emergencies. Obviously the side door is much preferable. ELEVATORS LIKE THOSE IN SINGER BUILDING.

The management decided upon the Otis Geared Traction type of passenger and freight elevator, because of its features of automatic safety devices, its high speed, as well as the fact that the driving mechanism being located on the roof; the basement space is maintained unbroken for storage purposes of This type of elevator is similar to the ones inthe tenants. in the Singer and Metropolitan buildings, and is exstalled actly like the type now being installed in the office buildings of the Senate and House of Representatives at Washington, D. C. The West Twenty-Sixth Street Building is the first mercantile structure in New York to adopt this modern type of elevator.

SPRINKLER SYSTEMS AND INSURANCE.

A tenant who carries say \$100,000 of insurance on his stock and machinery at the rate of 11/2 per cent., will probably save annually, it is estimated, the sum of \$750 on insurance alone. This special rebate is made by the Board of Fire Underwriters when the sprinkler system and other devices for fire protection are installed in connection with certain required fea-tures, such as double water-supply, pressure and gravity systems, supervision from Central Station, etc. These requirements have been met to the letter in the West Twenty-Sixth Street Building, so that if one water supply were to fail from any cause, the other would operate automatically and keep the system filled with water.

THE FIRST STEAMER TO A FIRE.

It is an interesting ruling of the Fire Department that the first steamer arriving at a fire in a building equipped with a sprinkler system must immediately hook up to the supply pipe to the sprinkler system.. The reason is probably Since the sprinklers are discharging water only leading this: where the fire has melted the sealing compound on each, therefore the water supplied to this system is most efficient, and should do more to prevent the spread of the fire than a separate line of hose carried by the firemen who have yet to locate the centre of the conflagration.

The sprinkler system in its most modern development sends in an automatic alarm to some central supervising station

whenever the water begins to flow in the pipes. What an important adjunct this is, is illustrated by the experience of an One Saturday evening the night Omaha department store. watchman left his post and went home. Later a fire started and was promptly extinguished by the sprinklers, BUT-these continued to drench the store all that night and the following day, Sunday, before being discovered. This feature has been entirely taken care of in the West Twenty-Sixth Street Building by the automatic alarm mentioned above, the instant any water starts to flow in the pipes.

HONESTY TEST FOR NIGHT WATCHMEN.

Applying directly to this subject, is the experience of many experts on insurance and building management, who unite in the opinion that to the services of the night watchman some automatic means of fire detection and alarm must be added. Because of the lack of vigilance or the neglect of duty on the part of such men, some interesting records were prepared which might be called an "efficiency test." This test involving the reports from 10,000 boxes of a watchman's time detector system in a large city, showed for a period of one year a total of 26,671 failures to report to the central supervising station at the time and place required. The excuses were as follows: 6,110 "forgot to report;" 4,873 "overlooked the time;" 5,159 "too busy;" 6,790 "denied failure;" 1,295 "watch slow" "watch had stopped;" 722 "asleep;" 579 "no excuse;" "boxes inaccessible;" 406 "gone home;" total, 26,671. or 737 The variety of excuses, coupled with the frequency of repetition of some of them, indicate that the Watchmens' Union, if any there were in that city, cultivated both vivid imaginations and retentive memories on the part of their members.

GENERAL INFORMATION.

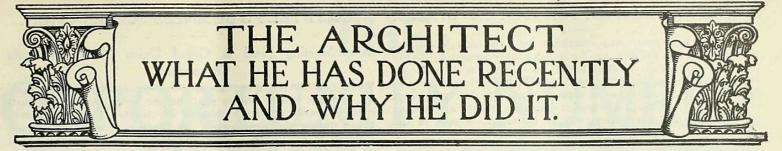
The neighborhood in which the West Twenty-Sixth Street Building is situated-at 37-43 West 26th st, between Broadway and 6th av-will soon be even more accessible by reason of the completion of the McAdoo subway in 6th av, and the proximity of the Pennsylvania passenger depot, with tunnels connecting to northern New Jersey and Long Island. The building is of the steel skeleton type, with a facade of limestone, granite, terra cotta and light colored brick. All front doors, window frames and sash are kalemined (bronze covered). Doors separating stairways from elevator shafts are covered with one-sixteenth of an inch of steel. Side and rear windows have metal-covered frames and sash, and plate wire glass.

Halls are finished in marble with mosaic floors. Outlets are provided on each floor for electric light and power, and also gas; steam-piping has been so arranged that tenants can have live steam for power or other purposes. Two freight elevators are of the Otis heavy-geared traction type. In the plumbing system no water tanks are necessary, as the "Flushovalve" of Two steel fireproof stairways the push button type is used. entirely separated from the elevator hatchways provide ample exits.

FOR MORE UNIFORMITY IN ESTIMATING.

George C. Nimmons, of Chicago, an architect, has been calling professional attention to the objections of the prevailing systems of letting contracts. He believes the difficulties would be largely overcome if the problem of determining the cost of a building beyond question of a doubt could be worked out. In Éngland there is an estimator called the "Quantity Surveyor," independent of the contractors, who takes off the quantities of materials and this has the effect of making the con-The outline tractors bids for certain buildings more uniform. of the suggestions for the improvement of the method of letting contracts is to establish some way of determining the ab-solute cost of a building and to have the estimate of the quantity of material and labor made by some one independent of the contractor.

To do this it would be necessary to have an architect set up an office as the quantity surveyors have done in England, estimate not alone as they do the quantity of material, but the quantity of labor as well. He to receive pay as they do by get-ting a percentage on the cost of the buildings and to be appointed as the estimator for a building by the owner or architect. To make this method successful the contractors should agree upon as their profit a reasonable and proper percentage on the cost of buildings and to execute a contract as they do now by hiring all labor and buying all material. Each subcontractor in the various building trades to take his work on a regular percentage of the cost of the building and either separate contracts or a general contract to be let for the building according to the wishes of the owner. In addition a definite fixed sum as the cost for the building and of each part of the work as estimated by the independent estimator to be agreed upon by owner and contractor or contractors as the proper costs of the building or of the several parts of the building. This sum or sums to be made part of the contract. If in executing the work the amount of labor, or material, or both, exceeds in cost the amount named in the contract this excess in cost to be borne equally by the owner and the contractor. If the cost of labor and material is less than that agreed on in the contract, the money so saved should be equally divided between the owner and the contractor.



POINTS IN THE PLANNING OF A FIREPROOF SCHOOL BUILDING.

A REPRODUCTION from a perspective drawing of the new high school by Architects William S. Phillips, No. 103 Park av, Manhattan, and Adden & Parker, of Boston, Mass., which has been completed at Huntington, Suffolk County, Long Island, for the Board of Education, while giving an idea of the architectural design, does not show half the beauty of the building as constructed, where texture and color of materials play important parts. The problem of designing a moderate cost fireproof building is always difficult, and doubly so in a high school, where a large assembly hall is required on the second floor, and where the third story is to be supported from overhead instead of underneath.

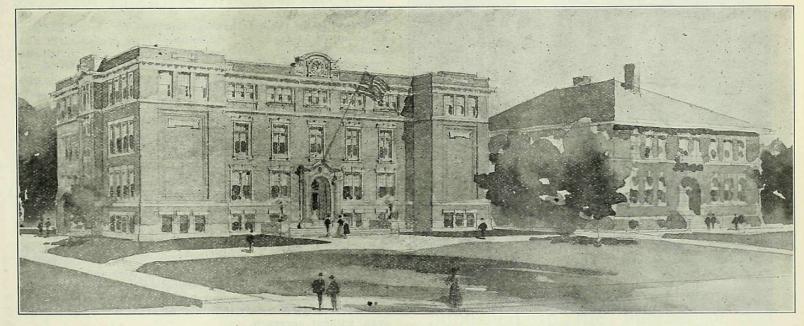
The scheme of the building includes general construction of brick with floors of concrete reinforced with steel rods, and foundation walls of concrete. The partitions in the basement are of brick, and elsewhere are of plaster blocks. The roof construction and also the third-story ceiling are semi-fireproof on wire lath, and the roof itself is of best composition type, of the standard make, with skylights and all metal work of copper. The stones for trimming are a cement, sand and granite composition, which resembles limestone closely.

· In connection with the heating system is an auxiliary fan, giving fresh air ventilation. The first story is arranged with

lighted, and by sinking the floor five feet below the basement floor a height of seventeen feet was secured. The boiler-room is in the southeast corner, and is excavated to the same depth as the gymnasium room. Two sixty-horse power boilers supply heat. The school is equipped with a complete system of timeclocks, telephones to different rooms, fire alarm, and electric lights. On the first floor, besides the administration offices, are seven class and dressing rooms and two book closets. At either end of the corridor, which runs the length of the building, are the staircases which are constructed of cement concrete with iron balustrades. The estimated cost of the building was about \$50,000.

ARCHITECTS VISIT METROPOLITAN TOWER.

The October meeting of the Architectural League of New York, which usually takes the form of a visit to some building of special interest, was held by taking advantage of the courtesy of the Metropolitan Life Insurance Co. and Napoleon Le Brun & Son, and looking over the tower at 24th st and Madison av. Details had been arranged by the Committee in Current Work, of which Harold A. Caparn is chairman. The Hedden Const. Co., general contractors, prepared the way so that the ascent could be made to the 42d floor without inconvenience. About 160 league members, with their wives and lady friends, were present. The number of admission tickets was neces-



NEW HIGH SCHOOL BUILDING FOR HUNTINGTON, L. I.

William S. Phillips and Adden & Parker, Architects.

class rooms suitable for the grammar grades, while by removing dressing room partitions in each of the seven class rooms they can easily be made available for future development of the high school, giving a capacity, if these changes shall ever be made, of about five hundred.

In the design the general points of interest as viewed from the exterior are its style, color, location of entrances and ar-rangement of windows. The architects chose an adaption of the Georgian period of the English Renaissance, as being suitable to the traditions and general characteristics of the town, carried out in red brick with light mortar and light stone trimmings. The main entrance is at the centre of the north front approach from a generous paved terrace, and leading directly to the reception alcove and teachers' offices within. The pupils are to enter the building at the ends, the girls on the west, the boys on the east. At the rear is another entrance which leads to the unpacking room, where all express matter is to be received, and also to the boiler-room; ashes are also to be taken care of at this point. The coalbin is outside of the building, under the ground at the rear. The boys' and girls' dressing rooms and lavatories are at the extreme oppo-site ends of the basement, and near their respective outdoor entrances, the boys' section having a small room where shower baths can be installed in the future.

A book-lift runs up through the several stories from the basement, to facilitate the getting of supplies to all rooms. In the centre of the south side of the basement is a large room which it is planned to fit up as a gymnasium, with space for ample galleries, and with bleachers at either end. This room is well sarily limited on account of the inability to accommodate as many as the hosts wished. Fine weather prevailed, enabling the visitors to enjoy a magnificent view under very favorable circumstances. Smoke from the forest fires interfered somewhat, but the ascent was profitable to every member of the party.

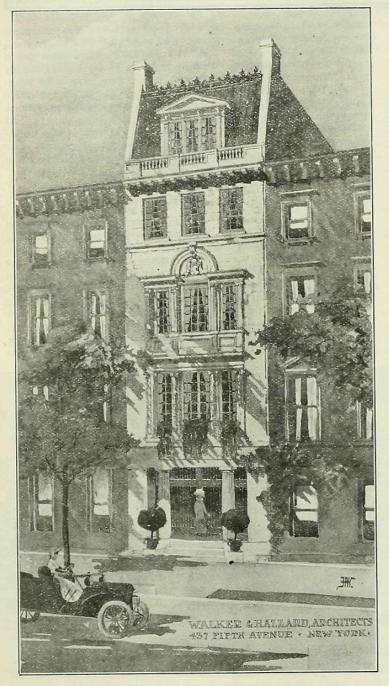
An informal reception on the 31st floor followed. On this floor is an arcade which affords a splendid view of the city. Tea was served and the beauty of the structure and its environment were enjoyed until dusk.

The current work committee is arranging for a Fellowship Meeting to be held Nov. 4. This will mark the opening of the active season of the league. The affair will be a social gathering at which ranconteurs, illustrators and sculptors will provide interesting entertainment.

ANNOUNCEMENT is made of the Evening Technical Courses in Columbia University, in architectural drafting, architectural practice, architectural engineering, history of architecture, electricity, fine arts and chemistry. These courses are intended for draftsmen of offices in and about New York, and the aim is to give a complete architectural education to such men as are unable to profit by the day courses in the universities. The courses are open, without examination to men and women, and are given mainly in the Teachers' College, Columbia University. They will begin the last week in October. To enter any course offered, send your name, stating the course desired, to the Director of Extension Teaching, Teachers' College, Columbia University.

A COMING RESIDENCE FOR EAST 52D STREET.

Plans are now practically completed by Architects Walker & Hazzard, of No. 437 5th av, for a high-class fireproof private residence to be built in East 52d st, this city, for Mrs. E. W. Baker, of Chicago, Ill. The facade, which is illustrated here, is to be of white marble, with copper mansard. Every modern convenience, including a vacuum cleaning plant, an electric elevator and a dumb waiter, will be installed. A part of the



DESIGN FOR A PRIVATE RESIDENCE. Walker & Hazzard, Architects.

roof is to be enclosed in glass as a children's room during the winter months.

Work of construction will begin in the early spring, the entire cost of which is estimated at about \$75,000. All further information, with reference to the exact location, and building particulars, are for the present withheld. No contract has yet been placed.

BUILDERS' WAGES IN LONDON AND NEW YORK.

An interesting comparison of wages and hours in the principal building trades between the metropolis of the old world and the new is furnished by Derrick's British Report. Although the labor unions are thoroughly organized in London their members receive only a third to a half the wages paid in New York, and the hours are 12 per cent. longer. Such a scale as is in force in New York, for example, \$5.50 a day for union stone setters and ornamental plasterers, \$5 a day for carpenters and plumbers and 70 cents an hour for bricklayers and masons, is unheard of in England. The figures given by Derricks in shillings and pence are:

	-Lo	ndon—	-New Yo	rk—
W	ages.	Hours.	Wages. Ho	ours.
Bricklayers	s. 9d	l. 50	119s. 2d.	44
Carpenters	s. 9d	. 50	97s. 0d.	44
Plasterers	s. 10d	l. 50	124s. 9d.	44
Cabinetmakers 43	s. 9d	I. 50	81s. 8d.	47

ARCHITECT'S BUSINESS ASSOCIATION.

Mass Meeting Held at Grand Union Hotel Advocates Organization.

P RELIMINARY steps toward the organization of an asso-ciation whose objects about the in ciation whose objects shall be the promotion of the business interests of the architects of Greater New York were taken during the week, when, on Wednesday evening, a mass meeting of architects was held at the Grand Union Hotel, 42d st and 4th av, Manhattan, for the purpose of discussing the advisability of founding such an organization, with the New York Society of Architects, under whose auspices the meeting Representative architects addressed was held, as a nucleus. the meeting and gave the movement their hearty endorsement. A committee of six, composed of three members of the New York Society and three non-members, was appointed to arrange for another meeting, at which time more definite action will be taken, and a permanent organization perfected. The committee follows: Louis Berger, Samuel Sass and Adam Fisher, of the New York Society of Architects, and Charles H. Israels, Oscar Lowinson and Arne Dehli. There were between seventy-five and one hundred architects present.

In opening the meeting President Benjamin Driesler outlined briefly the aim and scope of the New York Society, which is composed mostly of Brooklyn architects, and organized two years ago for the promotion of the legal and administrative aspect of the profession. It has received recognition from the Charter Revision Commission in its efforts to secure either the amalgamation of the Building Bureau and the Tenement House Department or amendment of the existing Tenement House Law. The society has also made a stand for the registration of architects in this State, as is required in New Jersey, Illinois and other states.

"The practice of architecture as a profession," said Mr. Driesler, "is as closely interwoven with the progress of the world and the people as are the professions of medicine and the law, which sciences are applied in a way to practical purposes.

"Theoretically the arts have and require no control and are as unlimited as the skies. Unfortunately we are on earth and confined by earthly obstacles, calling for science to wrestle between art and the obstacles. Members of societies, of recognized standing, of high attainment and cultivation who woo the arts and fraternize for the purpose of still higher attainments and for the preservation of culture, will not deny that the architect of to-day as a practitioner must also understand the commercial application of his profession and the necessity of combining the art with the fruits and obstacles of this earth, as it were, through a commission or clearing house, where the individual may pursue his highest hopes for attainment of art, unfettered, where indeed he can perpetuate and further high ideals through his advice and counsel.

"The society can be made the abstract body without loss of dignity and faith. Chicago has preceded us by ten years, but let us not lag behind; it numbers among its membership renowned men in the profession without loss to themselves. It stands as a monument of modern advancement in civilization, it has the power behind it to justly make laws and administer them for the city, it stops the bungling of immature architects, it brings a higher respect from the public; it justifies in full measure its name Architects Business Association of Chicago, without approach.

"While the administration of existing laws were somewhat responsible for calling our society to life, the importance of united action in all future legislation and government and the better, higher sphere of your calling lies within your power and influence. Each and every one of you that elects to join our forces may well be proud of his effort and achievement within a short time, just as has been proven by the experience of the Society of Architects at Chicago.

of the Society of Architects at Chicago. "There shall be absolutely no rivalry or opposition to our foremost National or Chapter organizations, the American Institute of Architects, or any other worthy society. In fact it may be that members of these societies will assist and guide us, and join our purposes in the work to be done."

There was an informal discussion of the proposition in which C. H. Israelis, Oscar Lowinson, D. E. Wald, secretary of the N. Y. Chapter of the A. I. A., R. L. Leo, Arne Dehli, W. A. Boring and Counselor Roy, of the New York Society, participated. The tenor of their remarks was that there was a need for a business organization which would supplement the work of the N. Y. Chapter of the Institute by endeavoring to have the laws administered fairly and to secure any amendments considered necessary. The force of such an organization, it was generally admitted, would secure recognition from the authorities, and be of great benefit to its individual members.

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RECORD AND GUIDE

October 24, 1908.

REINFORCED CONCRETE STONE BINS AND TRESTLE.

THE city of Springfield, Mass., repairs its streets, which are paved largely with macadam, with its own forces and materials. In following out this policy it has to purchase and handle a large quantity of crushed stone. To facilitate storing this material and loading it to teams the Street Department, of which A. A. Adams is superintendent, awarded a contract to the Turner Construction Company, No. 11 Broadway, for the design and erection of combined trestle and stone bins, which would enable the broken stone to be dumped directly from the railroad cars into bins and, by means of gates in the bottom of the latter, transferred to teams which could drive under the trestle. Fig. 2 illustrates the mode of operation.

The Boston & Albany Railroad has a connection with this trestle and runs bottom-dump ballast cars out on the wooden trestle, which is built on top of the concrete bins. The total length of this concrete structure is 182 ft. The width is uniformly 15 ft. 6 ins. The detailed features of the reinforced concrete work are shown in Fig. 1. The wooden trestle which supports the railroad track rests on concrete bents consisting of two columns 20 ins. square connected with a girder 3 ft. deep and 14 ins. wide, with a clear span of 12 ft. 2 ins. Connecting each bent and forming the floor of the stone bins is a 12-in, reinforced concrete slab. Extending above the top of this slab to a height of 4 ft. are two light retaining walls.

The reinforcement used in this work consists of cold twisted bars bent and fabricated according to the regular methods of the Turner Construction Company. The girders connecting the concrete columns are reinforced with six 1-in. bars and twelve 3%-in. stirrups. The columns have four 1-in. bars banded together at 12-in. intervals with ¼-in hoops. In addition, in the

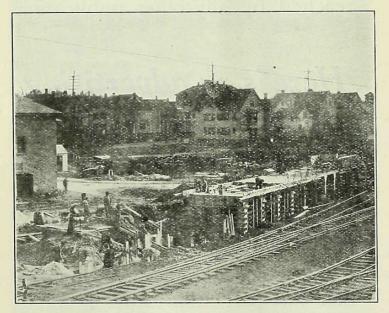


FIG. 1.-ILLUSTRATING METHOD OF CONSTRUCTION.

tops of the columns are four $\frac{3}{4}$ -in. bars running at an angle with the vertical axis of the column of approximately 30 degrees and reinforcing the knee braces, which are indicated in Fig. 1. The footings vary somewhat in size, but in general are 8 ft. by 6 ft. and 16 ins. thick, reinforced with a grillage of $\frac{3}{4}$ -in bars. The depth below the surface approximated 10 ft. The foundation conditions were unusually poor, the soil being soft muck in some places, and at one end of the trestle an old sewer had to be crossed. This difficulty was overcome by a girder footing spanning the sewer. This sewer is also indicated in Fig. 1. Extreme care was necessary with the soft subsoil conditions to procure a reliable footing for the concrete piers. The work was not delayed, however, to amount to much and the trestle has been in use about six months without any defects showing.

The method of construction employed was similar to that used on most reinforced concrete contracts. The columns were filled first, then the beam and floor slab cast together, and the retaining wall put on afterwards. The work can be followed in Fig. 1 through all of its stages. The column reinforcement appears in the foreground, the column and beam forms in place with the men laying steel, and further to the right a recently concreted slab. At the extreme right several sections of the retaining wall have been completed and the forms for them are still in place. The method of bonding the columns into the rest of the structure, which goes to take care of the moving loads to which the structure is subjected, is indicated by the reinforcement sticking up into the retaining wall. For the form work $\frac{7}{6}$ -in. T. & G. North Carolina roofing was

For the form work $\frac{7}{8}$ -in, T. & G. North Carolina roofing was used for all panels. The column forms and girder bottom and sides were made out of 2-in. spruce dressed both sides. The column brackets and all supports under the slabs and girders were of 4-in. x 4-in. spruce. For spreaders and incidental bracing 2-in. x 6-in. and 2-in. x 8-in. spruce was used, Bolt-

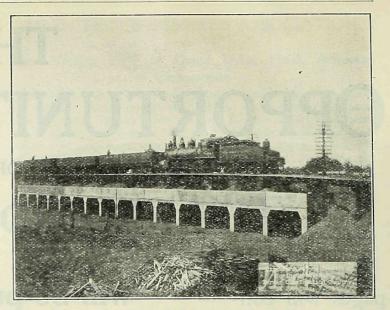


FIG. 2.-FINISHED TRESTLE AND BINS.

ing with ³/₄-in. bolts was resorted to wherever possible on the wall forms and column brackets. This entire structure was completed in four weeks after the first excavation was undertaken. The forms were removed two weeks after concreting and the railroad trestle put in place within about a month. The first locomotive was run over the trestle five months after the concrete work was finished. The maximum capacity of the stone bins is about 570 cubic yards, or approximately twenty car loads. The total cost of this work to the city of Spring-field was in the neighborhood of \$8,000.

CAUSE AND PREVENTION OF DISCOL-ORATION IN LIMESTONE.

DISCOLORATION of Indiana limestone, its cause and pre-D vention, is a subject of deep interest to all cut stone contractors and builders, and to architects as well. It is often hard to believe that the beautiful sample of creamy buff stone submitted to the architect by the quarrymen is of the same substance as the stone afterwards incorporated in the building, for in a short time in many instances a brown, rusty-lookstain appears, and in other cases a general darkness of ing the stone takes place. This discoloration is manifestly not the fault of the stone, as the very finest quality is subject to the staining, and it is equally manifest that the cut-stone con-tractor is not to blame if he delivers the stone at the building in a clean condition and has it carefully set, and the discoloration then appears after the stone has been backed up. A careful investigation, says the Stone Trades Journal (London), shows that the discoloration is caused by the action of the cement used in the backing coming in contact with the limestone, and the same investigation shows that where lime mor-tar is used for backing there is no discoloration. There is no doubt that some cements are much less apt to stain than others, notably the French "La Farge," but none of them is absolutely safe.

Experiments with lime made into a mortar by mixing in proper proportion with washed sand have shown time and time again that it not only does not discolor the stone, but, on the contrary, when applied to the back of the stone draws the dampness to the back of the stone instead of forcing it outward, as is the case where a damp resisting preparation is applied. The lime mortar, however, should not be applied as soon as the stone is set and allowed to harden and crack, but it should be applied (the thicker the coat the better) just before the brick is placed behind the stone, and the bricks placed against the mortar without cement between them and the lime mortar. Care should be taken that the lime mortar is mixed and kept in a separate box from the cement, which must not be allowed to come in contact with the stone in the slightest degree. If architects would specify their work to be done in this way, and see to it that their instructions are carefully followed, we feel sure their limestone work would look when finished like the sample submitted by the quarryman, and at less cost.

To sum up in a few words, it should be stated that all limestone, granite or other stone susceptible of staining by cement, should be set in lime mortar with enough of the most nonstaining cement used with the same to give the mortar the required strength. Just before the brick backing is put in place, p'aster up the back of the stone with a thick coating of lime mortar, applied by the bricklayer or mason, not by the stone setter, as he would apply it as soon as the stone is set, and it would in many cases dry and crack and let thin cement through and against the back of the stone. Better still, is to back up entirely with lime mortar, keeping all cement away from the stone but, of course, this is impracticable in large buildings.

BUILDING MATERIAL AND EQUIPMENT. And News Regarding Source of Supply

How Nature Provides.

Nature was very generous in preparing Picton Island, in the St. Lawrence River, for meeting the wants of man. The ac-companying illustration shows the new of pink granite recently opened quarry by the Picton Island Red Granite Co., the photograph having been taken after the The first few blasts had been made. granite is not only of a rare quality and shade, but it is provided in abundance at the very edge of water 40 feet deep. The surface is being removed and will be converted into pavement blocks. The granite is pink from the very surface. Although only an engine and derrick are indicated in the illustration, a wharf and construction buildings are being built. The quarry is so close to the water that for part of the material only a single operation will be required to swing it from the rocky bank to the boat.

The deep channel means that the granite can be sent direct to all of the cities A. Fuller Co., contractors; 2,000,000 brick; 7500 bbls. "Trowel" Portland cement. Delivery about to start.

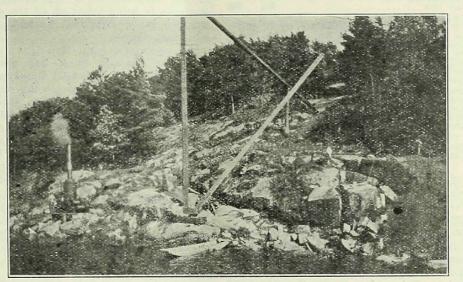
Office building on site of old Sinclair House, 9th st and Broadway; Wm. L. Crow Const. Co., contractors, 2,000,000 brick; 5000 bbls. Portland cement. Delivery about to start.

Blanchard factory, Long Island City; Geo. A. Fuller Co., contractors; 5,000 bbls. "Trowel" Portland cement. Delivery just started.

New Union Dime Savings Bank, 40th st and 6th av; Wm. L. Crow Const. Co., contractors; 1,500,000 brick; 5,000 bbls. Portland cement. Delivery to start Jan. 1.

Office building of Astor estate, 43d and 44th sts and Broadway; Jas. McWalters, contractor; 1,500,000 brick; about 4,000 bbls. "Trowel" Portland cement. Delivery just started.

Golden Hill Realty Co., building, Willlam st; Whitney-Steen Co., 135 Broad-



OPENING A NEW QUARRY OF GRANITE.

on the Great Lakes. Transshipment will not be required for cargoes to Toronto, Rochester, Buffalo, Cleveland, Toledo, Detroit, Chicago, Duluth or any intermediate lake port.

Pink granite is being used very extensively for monuments, but is also in demand for building construction.

One Concern With Contracts for Over Sixty Million Common Brick.

The recent placing of contracts for the construction of a number of large buildings, the majority of them in Manhattan, has reacted on the business of the John P. Kane Company, Terminal Building, to the extent that the orders received by the company call for more common brick than at any time in what might be called a banner year. For ten structures alone the Kane Co. is to supply about 20 millions. They are included in the following list, which also shows the cement orders received. The names of the general contractors are given in each instance:

Cut-and-cover contract for Catskill Aqueduct, Gardner, N. Y.; Hamilton & Elmore, contractors; 108,000 bbls of Portland cement. Delivery to start about Dec. 1.

Belnord apartment house, 86th st and Broadway; Geo. A. Fuller Co., contractors; 6,000,000 brick; about 25,000 bbls. "Trowel" Portland cement. Delivery about to start.

Everett Building, Union Square; Geo. A. Fuller Co., contractors; 3,000,000 brick; 10,000 bbls. "Trowel" Portland cement. Delivery about to start.

Downtown building, 60 Broadway; Geo.

way, contractors; 1,000,000 brick. Delivery just started.

Cameron Building, 34th st and Madison av; Whitney-Steen Co., contractors, 1,-000,000 brick. Delivery to start about Jan. 1.

Teachers' College 121st and Amsterdam av; Ed. Corning Co., contractors, 1,390,-000 brick. Delivery started recently.

Apartment house, 85th st and Riverside Drive; A. C. & H. M. Hall, contractors; 2,000,000 brick; 3,000 bbls. "Trowel" Portland cement. Delivery to start soon.

Orders for future deliveries bring the total up to about 60,000,000 brick and 450,000 barrels of Portland cement.

Contractors To Be In Parade.

A committee, composed of Wm. H. Mc-Cord, of Post & McCord; Ronald H. Taylor; Jas. S. Strong, of the Tucker Electric Construction Co.; John C. Hatzel and Mr. Frazer, of E. F. Caldwell & Co., has sent out invitations to the members of the United Building Trades to meet at the Imperial Hotel next Monday afternoon at 3.30 o'clock to make arrangements for participation in the Business Men's parade, October 31. The committee, of which Mr. McCord is chairman, was organized in his office at an informal gathering of representatives of the building trades this week.

A fund of \$100,000 is available for constructing a Federal building in the Bronx. Supervising Architect J. Knox Taylor, Asst. Sec. of the Treasurer Winthrope and Congressman Goulden will make an inspection of the proposed sites early next month.

PRICES CURRENT.

BRICK. — Manufacturers' prices are firmer for Hudson Rivers, but are not quotably changed. They are stronger owing to smaller shipments, rather than to any appreciable increase in the demand, which now is just about equal to the shipments.

Manufacturers, believing there will be a heavy demand for material next spring, are less disposed than ever to ship into a depressed market. Moulding is gradually ceasing with the approach of cold weather, and the prevailing policy is now to wait for better times.

Architects report a large amount of work on the boards, but owners are holding it back until after election. The work now coming out is mostly for commercial purposes, but it is plain to be seen that there is to be a further large construction movement in 6-sty elevator apartments on Washington Heights. Some of our foremost apartment builders, such as Mr. Alex. Kahn and his partners, who built the "Hendrick Hudson" and the "Chatsworth," are taking up this line.

They expect to find a quick market for work of this type. The Medford Realty Co., of which Mr. Kahn is president, is laying the foundations for two houses to cover the Broadway frontage, on the east side, between 163d and 164th sts, from plans by Schwartz & Gross. Henry T. Bullman is improving on the opposite block front, and Jacob Herb, who has been out of the building business for several years, will return with an operation comprising a 6-sty high-grade elevator apartment covering a plot of 5 lots at the northwest corner of St. Nicholas av and Plans for this building will be 163d st. filed shortly by Architect John Scharsmith.

In this immediate neighborhood work has been started on no less than ten large elevator houses, and if this is typical of what is to come throughout the section, one can well believe the prophecy that not many years will elapse before the territory between 165th and 181st sts, along Broadway and the intersecting streets, will be solidly built up. Along this way, it is very certain, new building enterprise will swiftly run, and the 6-sty elevator apartment houses will be the prevailing type for the principal frontages.

BRICK.	Der	o Lot,
Hudson River, Common	\$4.50@	
Hudson River Light Hand	\$4.00W	
Hudson River, Light Hard	3.00	
Hudson River, Pale		
Croton Deint Data		
Croton Point-Brown, f. a. b	12.50	
Croton Point-Dark and red	12.50	
Buffs, No. 1 (delivered at bldgs.).	21.00	26.00
Greys, various shades & speckled	25.00	31.00
White, No. 1	27.00	
White No 0	21.00	30.00
White, No. 2	20.00	25.00
Old Gold Enameled:	28.00	30.00
English size	70.00	75.00
American size	60.00	65.00
Seconds, etc	40.00	45.00

CEMENT.—Some of the hesitation long prevailing in business is disappearing. More confidence is apparent this week than for a year past. Manufacturers of Portland report that contracts covering a period of years are beginning to appear, and jobbing orders are increasing in size and number, but with no probability of an early change in prices, owing to the large surplus with which to meet the new business.

A feature of the week in cement circles was the unexpected demand upon the Alsen Company to ship nineteen calloads to the Ashokan dam. This company has the contract to supply one million barrels of Portland cement to be used in the construction of the dam. The low limit of delivery has been nine barrels a day.

Alsen also has a contract to furnish 90,000 bbls. for a government contract at Buffalo.

As noted elsewhere, the John P. Kane Co. has recently closed a number of large contracts for the Trowel Brand, including 108,000 bbls. for the Catskill aqueduct, 25,000 for the Belnord apartment house, and 10,000 for the Everett Building.

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: Manufacturers' Quotations; for cargo lots

Manufacturers' Quotations:
The following special quotations, for cargo lots
In cloth, are furnished by agents of the brands,
and they, not we, are responsible for the ac-
curacy of the figures given:
Atlas Portland \$1.48@ \$1.55
Alsen (American) Portland 1.48
Vulcanite 1.48 1.53
Trowel Portland 1.48
Nazareth
Dragon Portland 1.48
Atlantic 1.48
Dyckerhoff (German) Portland 2.45
Alsen (German) Portland 2.35

IRON, STEEL, ETC.-Reports from the Lehigh and Schuylkill valleys indicate a much improved condition of affairs in the pig-iron situation there. Leading furnaces have now reduced their stocks to a minimum, while the orders on the books at their present capacity is sufficient to carry them well over the first quarter of next year.

Structural orders for buildings have been less numerous this week, but railroad business has taken a decided upward turn. The McClintic-Marshall Construction Co. has secured two contracts, amounting to 5,500 tons: one for 1,500 tons for the second section of the office building for the Grand Central Station in New York, and the other for 4,000 tons for the Keithsburg bridge for the Iowa Central. It is understood that Levering & Garrigues have secured the contract for the 5,000 tons for the erection of the Ritz-Carlton hotels in this city, instead of Milliken Bros., as at first reported.

It is reported that the bids for the structural material for the Grand Central Depot were around \$44 a ton for fabricating, or \$6 a ton less than the basis of the preceding New York Central contract, which was let six months ago. The same road is now asking bids on 2,000 tons additional for its terminal work.

Bids by fabricating structural mills have gone in on the pier sheds to be constructed by the Central Railroad of New Jersey at New York, and tenders are being received for similar work by the Lehigh Valley Railroad. Railroad bridge work, upon which tenders have been made, calling for 16,000 tons, is still pending.

In iron bars the demand continues light, but the market remains steady. The small business is done mainly at 1.45c. base half extras at tidewater, or 1.30c. base Pittsburg, with store prices nominal at 1.75c. base half extras.

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:

Northern:		
No. 1 x Jersey City	\$17.25@	\$17.75
	16.75	
No. 2 Plain	15.75	16.25
Southern:		10110
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.		store.
Beams and Channels, 15-in. and	From	SLUID.
under	\$1.76@	\$2.25
Angles	1.76	2.25
Tees	1.81	
Zees		2.35
BAR IRON FROM STORE (Nation	al Clas	sifica-
ROUND AND SOUARE IRON		

ROUND AND SQUARE IRON. 1 to 1%, base price.....@ \$1.90

		(nominal)	1-10c.	

FLAT IRON.	
1½ to 4 in. x 5% to 1 in., base price	1.90
$1\frac{1}{1}$ to 4 x $\frac{1}{4}$ x 5-16	2-10c extra
	5-10c extra
2 to 4 in. x 1% to 2 in	4-10c extra
4¼ to 6 in. x 11-16 to 1½ in	
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.	
1/4 and heavier	2.55
3-16	2.65
	2.65
No. 8	2.00
Blue Annealed:	2.50
No. 8	
No. 10	2.50
No. 12	2.55
No. 14	2.60
No. 16	2.70
-One Pass H	R.G. cleaned
Cold Rolled.	American.
No. 16 \$2.90	\$3.30
No. 18)	\$3.30 3.40
No. 20	0.10
	3.35
	0.00
No. 24 5	3.40
	3.40
No. 27 3.10	
No. 28 3.20	3.50

RUSSIA, PLANISHED, ETC. Genuine Russia, according to as-

sortment, per lb	111/1	@14
Patent Planished, per lbA, 10c.	· B 00	net
Galvanized iron jobbing, price	.10 and .	10%
Metal Laths, per sq. yd		@24
SOLDERS.	Case. Oj	pen.
Half and Half	. 19% @	20
No. 1	. 171/2	18
SPELTER.		
Ton lots	. 51/2	5%
TERNE PLATES.		
N. B The following prices are i	for 1C 20	x28,
the rate for 144x20 being half as		
usually held at \$2 per box advanc		
lbs. coating and \$2.50 to \$3 advan	ice for 15	lb.
and upward. The following are a	approxima	ting
the state and another allows		

PIG LEAD. ts 4% 4 5 5% lots on Less

LUMBER .- That retail stocks of hardwoods are small is the most encouraging fact at present for wholesale dealers in this market. While this fact is a phophecy of large orders from the yards when the tide fairly turns, business still remains far below normal in this department. Building orders are at present quiet. Prices for North Carolina pine are taking on a certain firmness. local hemlock market is featureless. The

Advices from Southeastern yellow pine sections report continued improvement in demand and a strengthening tendency on the part of prices. This does not mean the arrival of normal business, but the maintenance of a certain artificial relationship between supply and requirements, to obtain a reasonable profit in all branches of the trade.

Mr. J. Sherloch Davis, of the Cross, Ireland Co., has been elected president of the New York Lumber Trade Association for the fifth time. The other officers elected are: First vice-president, John F. Steeves; second vice-president, Russell J. Perrine; treasurer, Charles F. Fischer; trustees-John L. Cutler, David M. Res seguie, William P. Youngs, Isaac P. Vanderbeck, Guy Loomis, William S. Wandel, Hammond Talbot, Gulian Ross, R. S. White, Rowland McClave, Louis Bossert, James H. Pittinger, John Egan, William H. Simonson, A. P. Bigelow, Al-bro J. Newton, C. W. Wilson, E. M. Wiley, Peter A. Smith, Frederick W. Starr, John J. Cooney, Edwin D. Macmurray, Waldron Williams, George C. Lavery, William F. Clarke, Homer A. Millard, John C. Creveling, William S. Van Clief, Allan H. Church, Treadwell Carpenter, P. Moore.

The C. E. Ross Lumber Co., a new corhas succeeded to the business poration, of the Ross Lumber Co., at 303-19 West 115th st, Manhattan. The incorporators are C. E. Ross and wife and J. O'Keefe. B. L. Stafford has opened a yellow pine office at 32 Broadway, and will specialize in the export trade.

The injunction granted the Pacific Coast Lumber Manufacturers' Association

against the Hill and Harriman lines from enforcing certain rates for the transportation of lumber from California and Washington to the East and Southwest has been sustained by the United States Circuit Court of Appeals of California. It suspends the collection of the increased rates until after a decision has been made by the Interstate Commerce Commission. The Lumber Manufacturers' Association alleged in its complaint that the several railroads mentioned in the bill are controlled by the Northern and the Southern Pacific companies. The lumbermen also asserted that the increase in rates was decided upon by both companies; that there was no competition between the two great lines, and that they both acted in concert. Both the Harriman and Hill lines, according to the lumbermen, agreed to increase the rate of transporting lumber to the East and Southwest 10 cents a hundred pounds, and 5 cents a hundred pounds on shingles. This rate was to have gone into effect Nov. 1, 1907.

-A number of firms have been STONE .favored with work enough to keep them going for a long period, but small work in all departments is the great need. Business is being taken at all the stages between the quarry and the building at minimum figures.

The contract for the limestone for the Emigrant Savings Bank has gone to George Brown & Co., 1123 Broadway, to whom Sherwood will furnish the stone in the rough. Charles T. Wills (Inc.) is general contractor. William Bradley & Son, 90 West st, have the contract for the limestone in the new Belnord apartment house, from the George A. Fuller general contractor. Twenty-five Co., thousand cubic feet will be required.

The stonework on the Fifth Avenue Building is well advanced on the 23d and 24th st sides. The setters are close on the heels of the iron erectors. Evidently the limestone is being furnished by the quarry, and being cut at the yards, with dispatch.

The work, so far as it has come out, is highly spoken of in the trade. Particularly the stone itself is of fine color and very uniform. Henry Hanlien & Son are doing the cutting, and Perry, Matthews & Van Buskirk, 1 Madison av, are furnishing the rough stone from their Bedford quarries.

James G. Doak & Co., of Philadelphia, took the contract for the Trenton City Hall. The building will have a marble superstructure on a granite base. The stone sub-contracts will be handled by local firms.

Granite for building stone, both rough and dressed, sold by the producers, was valued in 1907 at \$6,033,361, a decrease of \$2,396,660, as compared with the value of the output in the year 1906. Although Vermont reported the largest output of dressed granite for building, Maine and Massachusetts both exceeded Vermont in the total value of granite building stone, both rough and dressed.

STONE.-Wholesale rates, delivered at New

YOFK.		
Nova Scotia in rough, per cu. ft	so.90@\$	
Ohio freestone	.85	.90
Minnesota freestone	.75	
Longmeadow freestone	.85	
Brownstone, Portland, Conn	.60	.75
Scotch redstone	1.05	
Lake Superior redstone	1.10	
Granite, Maine	.45	.50
Granite, grey	.50	.90
Granite, black	.75	3.0
Granite, Milford pink		1.00
Granite, Picton Island red		1.00
Granite, Picton Island, pink		1.00
Limestone, buff and blue		.80
Kentucky limestone		.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	
Bennington building marble	1.25	
Georgia building marble	1.40	2.00
Tennessee marble	2.35	2.50
Wyoming bluestone		.90
Hudson River bluestone (promiscu-		
ous sizes, per cu. ft.)	.80	

RECORD AND GUIDE

BUILDING OPERATIONS.

Hoggson Brothers to Build Greenwich Church.

GREENWICH, CONN.-Hoggson Brothers, No. 7 East 44th st, Manhattan, have received the general contract to erect a new church building on the Post road, Greenwich, Conn., for Christ Church parish, of which the Rev. M. George Thompson is the rector. Contracts for the parish-house and the rectory will be awarded later, but work on the church is to be started at once. The edifice will be of stone, with a slate roof, and will cost in the neighborhood of \$100,000. The building committee consists of A. K. Michler, Geo. Dominick, George Rowland and W. J. Hoggson. All sub-contracts will be awarded by the general contractors.

F. T. Nesbit Low Bidder for Suffolk County Court House.

BOSTON, MASS.—Bids were opened, Saturday, October 17, for the construction of the Suffolk County Court House, Boston, Mass., to be erected by the city of Boston, from plans by George A. Clough, architect, as follows: F. T. Nesbit, Manhattan, \$672,000 (low bid). Other bidders were: Conners Bros. Co., Boston and Lowell, Mass., \$692,345; George A. Fuller, Boston, \$699,960; Gill & Son, New York City, \$730,193; Wm. Crane, Boston, \$757,402; L. P. Soule & Son Boston, \$767,941; Norcross Bros., Boston, \$786,-000; Woodbury & Leighton, Boston, \$796,653; McNeil Bros., Boston, \$825,000.

Eight-Story Loft Building for East 32d Street.

32D ST.-Maximilian Zipkes, No. 353 5th av, has been commissioned to prepare plans and specifications for an 8sty store and loft building at Nos. 344 and 346 East 32d st for J. Morkowitz, 122 5th av. The building will be entirely fireproof, with floors of reinforced concrete and stairs of iron. All trim will be metal covered. The elevator will be an Otis electric, and the heating will be by steam. The total cost will be \$100,000. Mr. Zipkes stated that he will have plans ready for bids in ten days.

Particulars of Riker's Island Penitentiary.

RIKER'S ISLAND. — Messrs. Trowbridge & Livingston, 527 5th av, will have plans ready to receive bids in about two months for various buildings for the penitentiary to be erected at Riker's Island for the Department of Correction, to cost a total of about \$4,000,000. The scheme is to construct the prison in sections, the first to be built to contain two thousand cells, and to cost about \$1,000,-000. John V. Coggery, 148 East 20th st, is Commissioner of Charities.

Apartment House for Morningside Park.

MORNINGSIDE HEIGHTS.—The West Side Construction Company, Jacob Axelrod, president, 321 West 92d st, is having plans prepared by Architect Geo. F. Pelham, No. 503 5th av, for a 54-family apartment house, to be erected at the northwest corner of 121st st and Morningside Park. The building will be semifireproof, six stories, and 100 feet square. The approximate cost is \$150,000, and it is expected that work of construction will start shortly after November 1.

To Rebuild Coney Island Hotel.

CONEY ISLAND.—No contract has yet been awarded for the rebuilding of the hotel at the northwest corner Surf av and 5th st (Coney Island), Brooklyn, for Geo. W. Vandeveer (restaurant), Surf av. Architect L. D. Sudlow, No. 160 5th av, Manhattan, is preparing plans for a building of brick and limestone, three stories, 43x135 feet; contains twenty rooms, cafe and billiard room.

C. W. Harkness to Build at Madison, N. J

MADISON, N. J.—The contract for the large residence which Mr. C. W. Harkness, No. 26 Broadway, Manhattan, is to erect at Madison, N. J., from plans prepared by Freeman & Hasselman, of 39 West 38th st, Manhattan, has not yet been awarded. The building will be of limestone and brick, about 220 feet long, and also includes a number of outbuildings, garage and stable.

Guidone & Galardi Get Bronx Contract.

182D ST.—Guidone & Galardi, No. 1 Madison av, have received the general contract for the erection and construction of the stable building, wagon house and tunnel for the use of the Bureau of Highways of the Borough of the Bronx, to be situated in the north side of 182d st, bounded by Webster and Park avs.

American Basement House for 80th St.

80TH ST. — Architects Schwartz & Gross and B. N. Marcus, No. 347 5th av, are preparing plans for a 6-sty American basement house, to be erected on a plot 20x102.2 feet, at No. 11 East 80th st. The facade will be of granite, limestone and brick, and the construction altogether of the highest type.

Apartments, Flats and Tenements.

4TH ST.—M. Zipkes, 353 5th av, is preparing plans for alterations to No. 159 East 4th st for J. Ganz, of 140 Nassau st. Estimated cost, \$7,000.

MANHATTAN.—The 5-sty tenement No. 606 East 11th st will be altered by Joseph Solomon, of 11 Attorney st, from plans by M. J. Harrison 230 Grand st.

MANHATTAN.—The 5-sty tenement house No. 169 East 4th st, owned by Jacob S. Berliner, 75 Av A, will be altered from plans by O. Reissmann, 31 1st st.

MANHATTAN.-L. F. J. Weiher, 103 East 125th st is making plans for interior changes to the 4-sty tenement No. 1521 1st av, owned by Kraus & Rosenburg, 442 Broadway.

115TH ST.—M. Zipkes, 353 5th av, is preparing plans for alterations to the 5-sty tenement No. 73 East 115th st for B. Yeamans, on premises. The cost is estimated at \$5,000.

MANHATTAN.—Gross & Kleinberger, Bible House, are preparing plans for extensive interior changes to the 5-sty tenement No. 70 1st av. H. Goldberg, 52 Elizabeth st, is the owner.

COHOES, N. Y.—The Watson estate has sold No. 180 Congress st to William Hurley, of this city. Mr. Hurley will begin immediately to reconstruct the building into modern up-to-date flats.

MANHATTAN.—C. B. Meyers, 1 Union sq, is preparing plans for two 6-sty flats, 50x100 ft., for the Tolchester Company, 135 Broadway, to be erected in the north side of 32d st, 350 ft. east of 2d av, to cost \$80000.

NEW HAVEN, CONN.—Plans for a 3sty brick tenement building, with stores, to be erected in Oak st, have just been completed by Architects Brown & Von Beren. The architects will not give out the name of the owner until some future time.

MANHATTAN.—Neville & Bagge, 217 West 125th st, have plans ready for the 8-sty elevator apartment house, 75x87 ft., to be erected in the north side of 85th st, near Riverside Drive, for Chas. E. McManus, 45 East 42d st. Estimated cost is \$200,000. BRIDGEPORT, CONN.—Work will be started at once on a store and 4-sty brick tenement building at East Main and Arctic sts for Seth Jennings & Sons, Huntington road. George Bramann, 145 Orchard st, is architect, and will do the carpenter work and Locke & Huddy the mason work. Estimated cost, \$25,000. The other contracts will be let soon.

MANHATTAN.—Work will soon be under way on the 6-sty apartment house, 86.6x124.6 ft., which the Riverside Drive Viaduct Realty Co., 238 East 46th st, is to erect on Riverside Drive, northeast corner of 127th st, to cost \$225,000. Limestone will be used for the first story and brick above. Joseph Newmark, 238 East 46th st, is president. Geo. Fred Pelham, 503 5th av, is architect.

Armories.

WHITE PLAINS, N. Y.—Bids will be received until Nov. 10 by F. A. McNeely, secretary State Board of Armory Commissioners, at Albany, for the construction, including plumbing, heating, electrical work and gas-piping, of the new State Armory at White Plains, N. Y.

Banks.

MANHATTAN.—Werner & Windolph, 27 West 33d st, are making plans for the 1-sty marble bank building for the West Side Bank, 485 8th av, to be erected at 8th av and 34th st. Bids will probably be received in about one month.

Churches.

MONTCLAIR, N. J.—The First Baptist Congregation of Montclair is planning to erect a new edifice next spring. About \$60,000 is available.

WESTFIELD, MASS.—The Universalist Society of Westfield contemplates the erection of a new church here next spring. Several sites are being considered.

BAYONNE, N. J.—Reiley & Steinback, 481 5th av, Manhattan, are receiving estimates for a church, 70x120 ft., for the Church of Mt. Carmel, Rev. S. Swider, pastor, Bayonne, N. J. Estimated cost, \$50,000.

NEW HAVEN, COMN.—The members of Trinity Lutheran Church, 82 George st, are seeking for a site on which to build a church. The congregation is anxious to get into a more quiet neighborhood. The Rev. J. A. Timm is pastor.

BUFFALO, N. Y.—Architect Robert A. Greenfield, 8 Bridge st, New York, will prepare plans for a 1-sty church for the Church of Christ (Scientist). Rev. Andrew B. Brown, chairman building committee, Buffalo. Cost is \$200,000.

Court Houses.

NORTHAMPTON, MASS. — Architects Hartwell, Richardson & Driver, of Boston, have been selected to draw plans for the new municipal building to be erected at Northampton. The proposed plans call for a building built of Indiana limestone, 2-stys and basement, about 76x150 ft. The estimated cost is \$200,-000. The voters will decide in December if the building will be erected.

Dwellings.

MIDDLETOWN, CONN. - Hoppin & Koen, 244 5th av, Manhattan, are preparing plans for a dwelling for C. S. Wadsworth, to be erected at Middletown, Conn.

ARDSLEY, N. Y.—Blumenstein & Mc-Glashan, 28 East 23d st, Manhattan, have completed plans for a 2½-sty country house, 24x30 feet, at Ardsley, N. Y., for W. E. Doremus.

PEEKSKILL, N. Y.—Nathan Langer, 81 East 125th st, Manhattan, is preparing plans for a number of 2-sty dwellRICHMOND HILL, L. I.—Blumenstein & McGlashan, 28 East 23d st, Manhattan, are receiving estimates for a 3-sty residence, 40x53 feet, at Richmond Hill, L. I., for E. S. Allen. Estimated cost, \$10,000.

NEW HAVEN, CONN.—P. F. Amann, with Gruener Bros, 990 Chapel st, has purchased a building lot in Edgewood from Felix Chillingworth. The land will be improved by the erection of a 1-family house.

TORRINGTON, CONN.—Architect T. A. Racheter will prepare plans at once for a new house to be erected on Prospect st for Jas. E. Mallette. Furnace heat, electric lights and all modern improvements.

KINGSLAND, N. J.—Louis Lustig, West 85th st, Manhattan, is now taking figures on his residence to be erected at Kingsland, N. J. Oscar Lowinson, 18 East 42d st, Manhattan, is the architect. Building to be built of wood, two stories, 25x28.

GLEN COVE, L. I.—Bids are in, but no contracts have yet been awarded, for the residence at Glen Cove, L. I., for Mrs. O. O. Smith. Oswald Herring. 1 West 34th st, Manhattan, has prepared plans. Plans will provide for a building of wood and stucco, 2½ stories, 41x76 feet.

ELBERON, N. J.—The South Elberon Land Co. is building three residences at Elberon, N. J., one of which is plastering and two on which work is not yet started. Oscar Lowinson, 18 East 42d st, Manhattan, is the architect. Buildings are to be frame, two stories, 21x48 feet.

NYACK, N. Y.—Bids are in, but no contracts have yet been awarded, for the residence at Nyack, N. Y., for T. H. Lafetra, No. S2 Greene st, Manhattan. Plans will provide for stone and stucco, $2\frac{1}{2}$ stories, 38x60 feet. E. S. Child, 17 State st, Manhattan, is the architect.

NEW HAVEN, CONN.—Felix Chillingworth has sold a building lot in Edgewood, fronting 53 ft. on Edgewood av, to George P. Stephan, 61 Derby av. At the present time the owner has not made plans for improving the site, but it is probable that he will erect a residence later on.

NEW HAVEN, CONN.—Estimates have been made on plans drawn by Architect Percy W. Darbyshire, 170 5th av, Manhattan, for a frame residence in Huntington st for Carlton D. Cooksey, 284 Orange st, to-cost about \$18,000. It is expected that the contract will be let at once.

STRATFORD, CONN.—Architects Meloy & Beckwith, of Bridgeport, are drawing plans for an eight-room frame residence to be erected in Stratford, the name of the owner being withheld. The heating will be by hot water, and every convenience will be provided. Work will not be started on the house until next spring.

DEAL BEACH, N. J.—No contract has yet been awarded for the residence at Deal Beach, N. J., for Sidney H. Rosenthal, of Allenhurst, N. J. Architect Oscar Lowinson, 18 East 42d st, Manhattan, has plans for a building, frame, three stories, 50x42. Same architect will also prepare plans for a garage at same location and for the same owner.

GREENWICH, CONN.—From plans drawn by Henry C. Pelton, 1133 Broadway, Manhattan, the Shea & Sullivan Co., of Stamford, has obtained the contract for the mason work on the rustic stone residence to be erected on Round Island for Henry D. Chapman, to cost \$200,000. Estimates are now being made for the other contracts, which will be awarded at once. A stone garage, costing about \$20,000 will also be erected.

Factories and Warehouses.

OSWEGO, N. Y.—The Ontario Knitting Co. is contemplating the erection of an entire new plant at a cost of about \$300,-000.

LOCKPORT, N. Y.—The Susquehanna Smelting Co., which recently located at Lockport, N. Y., has completed plans for a \$10,000 addition to its plant. OSWEGO, N. Y.—Plans are being pre-

OSWEGO, N. Y.—Plans are being prepared to increase the size of the Diamond Match Co.'s plant. An addition costing about \$200,000 is contemplated.

PATERSON, N. J.—The Columbia Ribbon Co., Paterson, N. J., contemplates building a factory. John Grossgebauer is president and general manager.

NEW BRITAIN, CONN.—The Hart & Cooley Co. will erect at once a 3-sty factory, 52x50 feet, in Booth st. The estimated cost is \$12,000. The company will also enlarge its present plant.

DUNDEE, N. Y.—Ground has been broken for the erection of the Dundee Brass Company's plant at Dundee. The foundation walls will be of concrete. Additional land has been purchased.

NIAGARA FALLS, N. Y.—The International Nut Company has prepared plans for the enlargement of its plant at the north end of the city. The addition will be 60x100 feet, and will give employment to a score or more men.

BROOKLYN.—Plans are in progress for a factory to be erected at Java and Provost sts, Brooklyn, for Nichthauser & Levy, 252 Java st, Brooklyn. Oscar Lowinson, 18 East 42d st, Manhattan, is the architect. Brick, two stories, 88x148 feet.

MANHATTAN.—No contract has yet been awarded for the 6-sty storage warehouse, 43.10x85 feet, which James H. Cruikshank, 50 Pine st, is to erect at Nos. 491–493 Greenwich st, at a cost of \$55,000. John Dewar, 14 Reade st, and Robert E. Moss, 12 Elm st, are associate architects.

Halls and Clubs.

ORANGE, N. J.—The Structural Building Trades Alliance, of the Oranges, have in contemplation the erection of a 3-sty labor hall. No plans have yet been drawn.

MALBA, L. I.-W. A. Swasey, 47 West 34th st, Manhattan, has plans for a club house and hall for the Realty Trust, No. 60 Liberty st, Manhattan, to be erected at Malba, L. I., to cost \$40,000.

SPRINGFIELD, CONN.—Plans are figuring for the new Y. W. C. A. building to be built in Howard st from plans by E. C. & G. C. Gardner. Hoggson Bros., 7 East 44th st, Manhattan, are the general contractors and they are receiving estimates on all sub-contracts. Brick, 170x125 ft., 3-stys, red pressed brick, with terra cotta or brownstone trim, steam heat, slate roof.

Hospitals and Asylums.

WEEHAWKEN, N. J.—Herman Walker, 72 Hudson av, Guttenberg, chairman building committee, will take estimates from revised plans until Nov. 17 for erecting the brick hospital on Bullsferry road, Weehawken. H. Horenburger, 422 East 159th st, Bronx, is the architect.

OTISVILLE, N. Y.—Bids will be received until Oct. 28 by the Dept. of Health, New York City (Thos. Darlington, M. D., Pres.), for furnishing labor and materials necessary to install plumbing and heating systems in certain buildings on the grounds of the Tuberculosis Sanatorium at Otisville, Orange County, N. Y.

Hotels.

EAST ORANGE, N. J.—Architects E. V. Warren, 22 Clinton st, Newark, is receiving estimates for a 5-sty hotel for Frank Leslie, East Orange. Estimated cost, \$250,000. SYRACUSE, N. Y.—Architects Esenwein & Johnson, Ellicott Square Building, Buffalo, will prepare plans for a fireproof 10-sty hotel at Syracuse for the Onondago Hotel Company. Estimated cost, \$500,000.

BRIARCLIFF, N. Y.—Architect Guy King, 1513 Walnut st, Philadelphia, has plans for an addition to hotel for the Briarcliff Manor Company, Briarcliff. Estimated cost, \$100,000.

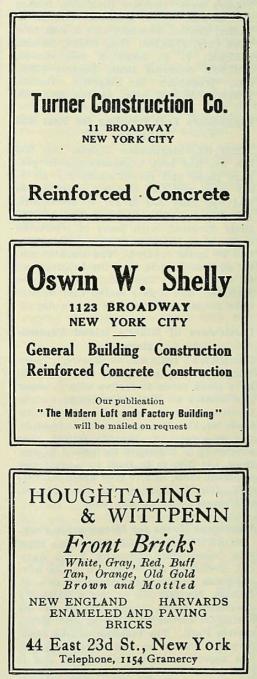
Libraries.

MOUNT VERNON N. Y.—The contract for erecting an addition to the public library has been given to the Amsterdam Building Co., 43 West 27th st, Manhattan. Edward L. Tilton, 32 Broadway, New York, is architect.

Office and Loft Buildings.

MANHATTAN. — Messrs. Hoppin & Koen, 244 5th av, have plans completed for a 16-sty loft building, 25x80 ft., for C. S. Wadsworth, to be erected at No. 22 East 17th st, to cost about \$100,000.

MANHATTAN.—Joseph Wolf, 103 Park av, has plans for a 6-sty loft building, 50 x100 ft., for Daniel J. Mahoney, to be erected at Nos. 310-312 West 39th st. John A. Murray, 625 6th av, is the lessee. MANHATTAN.—Howard Constable, 115 East 23d st, has completed plans for the





WHITNEY- STEEN CO. ENGINEERS CONTRACTORS & BUILDERS I35 BROADWAY, N.Y. NEW YORK, HARTFORD, SALT LAKE, DENVER

October 24, 1908.

RECORD AND GUIDE

6-sty store and office building for Å. Schraeders' Son, Inc., 32 Rose st, to be erected at No. 28 Rose st, costing \$10,000. No contract has yet been let.

UNION HILL, N. J.—The Howard Realty & Const. Co., 128 Broadway, Manhattan, will soon begin the erection of a store and office building at Bergenline av and Franklin st, Union Hill, N. J. Joseph D. Lugosch, Union Hill, is making the plans.

SCHENECTADY, N. Y.—A deal is on for the purchase of the Wasson property at 509 State st. It is understood that a syndicate has been formed and is planning to erect one of the largest buildings in the city on the site. James T. Wasson, one of the owners of the plot, can give particulars.

Power Houses.

SARANAC LAKE, N. Y.—The Public Service Comn. at Albany has granted permission to the Saranac Lake Gas Co. to begin the construction of a gas plant and to exercise franchises in Saranac Lake.

ALBANY, N. Y.—Raymond H. Smith, general manager of the Albany and Hudson Railroad, states that Thomas Brennan, of Hudson, has received the contract to build the new boiler house at the Stuyvesant Falls power plant. Bids are now being received for furnishing the necessary machinery. The total expenditure is to be about \$75,000.

LONG ISLAND CITY, L. I.—General contract has been awarded for the boiler house at Long Island City, West and Vernon avs, to Jos. Troscher, Jackson av, L. I. City, for the Durex Color & Chemical Co., care of Toch Bros., 320 5th av, Manhattan. Oscar Lowinson, 18 East 42d st, Manhattan, has prepared plans for the above building. Brick 1-sty, 34x16 ft.

Public Works.

MILLVILLE, N. J.—The State Board of Health is reported to have approved plans for a sewage disposal plant for Millville. LONG ISLAND CITY, L. L.—Bids will

LONG ISLAND CITY, L. I.—Bids will be received until Oct. 27 by Lawrence Gresser, Boro. Pres., for constructing sewers in portions of 16th, Webster and 6th avs.

ARLINGTON, N. J.—The Borough Council has passed an ordinance providing for the issue of \$25,000 bonds for the construction of water works. Geo. Bayliss is Mayor.

BAYONNE, N. J.—It is reported that if this city grants a 25-year extension of contract to the New Jersey Water Co. it will construct a reservoir capable of holding a 5-day supply in Bayonne.

holding a 5-day supply in Bayonne. NORTH TONAWANDA, N. J.—Plans have been prepared for a 2-span bridge to be constructed over the Erie Canal at North Tonawanda for the New York Central R. R. Co. (C. W. Kittridge, Ch. Engr., New York City.)

MT. KISCO, N. Y.—John M. Farley, 1 Madison av, Manhattan, is constructing a sewer system, trunk and lateral lines for the village of Mt. Kisco. A disposal plant has been designed and is to be constructed by the city of New York, but the contract for this work has not yet been let.

PATERSON, N. J.—The Board of Freeholders contemplate 'the erection of an overhead bridge on the Greenwood Lake road, near Midvale, and also have passed a resolution for the grading and macadamizing of the Union Valley road, from New Foundland to West Milford, at a cost of about \$100,000.

PHILADELPHIA, PA.—Engineer Geo. A. Webster, city hall, and Engineer William Hunter, Reading Terminal, have completed plans for a steel viaduct and elevated steam track work on 9th st, from Green st to Montgomery av, along the Philadelphia & Reading Railroad. Concrète and granite abutments. The city and the Philadelphia & Reading Railroad Co. will advertise for bids in the near future.

Schools and Colleges.

BAYONNE, N. J.—The School Board has adopted plans for the new high school, and it is reported that bids for the construction will be received until Oct. 29.

FLUSHING, L. I.—The site at Broadway, Whitestone av and State st, Flushing, will be acquired and a new high school erected. C. B. J. Snyder, 500 Park av, Manhattan, is the architect.

school erected. C. B. J. Snyder, 500 Park av, Manhattan, is the architect. SMITHTOWN, L. I. — Stoughton & Stoughton, 96 5th av, Manhattan, are preparing plans for a 2-sty school building, 49x92 ft., for the Board of Education, Smithtown, L. I. Estimated cost is \$18,-000.

MIDDLETOWN, CONN. — Plans of Architects Chickering & O'Connell, of Boston, are being figured for the new school house to be erected for St. Mary's Polish R. C. Church. Eight rooms, brownstone trim steam heat electric lights.

stone trim, steam heat, electric lights. CANASTOTA, N. Y.—No contract has yet been awarded for the addition to the high school at Canastota, N. Y., for which W. E. Barrott, of Canastota, is the architect. Plans will provide for a building of brick and stone 2½-stys, 38x76 ft. Contains a seating capacity of about 150.

MIDDLETOWN, CONN.-W. D. Johnson, Inc., of Hartford, has plans completed for the new school to be erected in Middletown. It will be 100x63 ft., built of brick, with brownstone and limestone trim, slate roof, steam heat, etc. There will be 12 rooms and an assembly hall.

Stables and Garage Buildings.

ELBERON, N. J.—Plans are in progress for a garage and dwelling, to be erected at Elberon, N. J., for the Improvement Bldg. Const. Co., 120 Liberty st, Manhattan. Oscar Lowinson, 18 East 42d st, architect. Frame and stucco, 2-stys, 23x 38 ft.

Bids Opened.

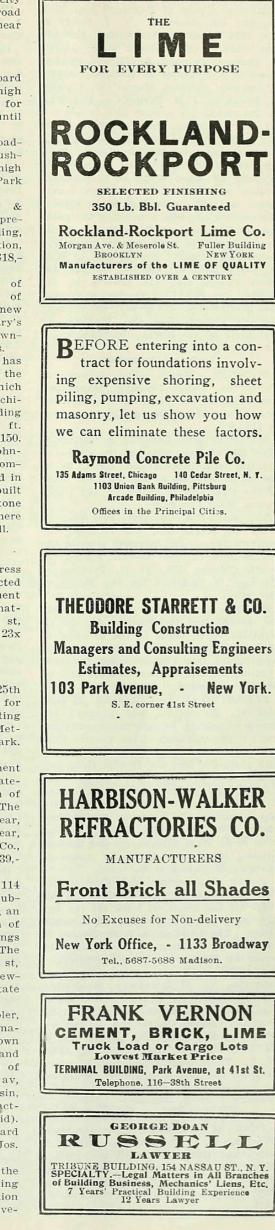
The Sterling Bronze Co., 107 West 25th st, at \$6,970, submitted the only bid for furnishing and installing electric lighting fixtures in the new addition of the Metropolitan Museum of Art, Central Park. Bids opened October 15.

Bids were opened by the Department of Street Cleaning for labor and materials required for the final disposition of garbage, Borough of the Bronx. The McKeever Co., 347 Meeker av, first year, \$60,000; second year, \$65,000; third year, \$50,000. N. Y. Sanitary Utilization Co., 130 Burling slip, \$48,500, \$53,000, \$39,-000.

The Commercial Construction Co., 114 East 28th st, Manhattan, at \$9,500, submitted the lowest bid for constructing an extension to the water-supply system of the Kings Park State Hospital, at Kings Park, N. Y. Other bidders were: The Hudson Engineering Co., 90 West st, Manhattan, and P. H. & J. Conlan, Newark, N. J. Bids were opened by the State Commission in Lunacy at Albany.

Bids were received by Bird S. Coler, Brooklyn, for furnishing labor and materials required for dredging Newtown Creek Canal at and in the canal and basin included within the boundaries of Johnson av, Montrose av, Morgan av, Varick av, and also the Stage St Basin, in Brooklyn. U. S. Dredging & Contracting Co., Jersey City, 38 cents (low bid). Other bidders were: R. G. Packard Dredging Co., 130 Pearl st; John & Jos. McSpirit, 119 Wayen st, Jersey City.

Bids were opened on October 20 by the Department of Correction for furnishing labor and materials required for erection and entire completion of the improve-



ments to the City Prison, situated on the southwest corner of Raymond and Willoughby sts, Brooklyn. T. J. Brady & Co., 1123 Broadway, Manhattan, \$262,840 (low bid). Other bidders were: George F. Driscoll, Ormond & O'Brien, Charles Mead & Co., Jump & Wellsted, Albert Winternitz, William Horne Co., Charles H. Peckwith, J. H. Parker Co., and Wm. J. Crawford.

Louis F. Haffen, President Borough of the Bronx, opened bids, October 15, for (a) repaving with asphalt blocks on a concrete foundation the roadway of Webster av, from Welch st to Fordham Square and setting curb where necessary, and (b) repaving with asphalt blocks on a concrete foundation the roadway of St. Anne av from Rae st to 3d av, and setting curb where necessary: Continental Asphalt Paving Co., 79 Wall st, (a) \$9,284; (b) \$32,492; Barber Asphalt Paving Co., 114 Liberty st, (a) \$9,233; (b) \$32,113; Hasting Pavement Co., 25 Broad st, (a) \$9,431; (b) \$31,557; Asphalt Construction Co., Madison av and 137th st, (a) \$9,077; (b) \$32,635.

Contracts Awarded.

CLINTON, MASS. — The George A. Fuller Co., Fuller Building, Manhattan, has received the contract to erect the new municipal building at Clinton, Mass., at \$142,400.

MADISON AV.—Levering & Garrigues, West 23d st, have obtained the steelwork for the new Ritz-Carlton Hotel, to be erected at Madison av and 46th st. Most of the steel will be rolled by the Lackwanna Steel Company.

The Raymond Concrete Pile Co., 90 West st, Manhattan, has received the contract for placing concrete piles in the foundations of the Bowen School, at South Chicago, Ill. D. H. Perkins, of Chicago, is architect for the Board of Education.

22D ST.-C. F. Bond Co., 136 Liberty st, has obtained the contract for the alterations to be made in the dwelling at 22 East 22d st for the occupancy of the Amsterdam Gas Co. for office purposes. Jardine, Kent & Jardine, 3 West 29th st, are the architects. FLUSHING, L. L.-Otto Metz, 22 East

FLUSHING, L. L.—Otto Metz, 22 East 21st st, Manhattan, has received the general contract for alterations and repairs to the buildings of the Empire Hose Co., the Mutual Engine Co., the Murray Hill Hose Co. and the Rescue Hook and Ladder Co., Flushing.

67TH ST.—Adam Mitchler, Central Park West, between 66th and 67th sts, has obtained the contract for interior changes to the 10-sty studio building, Nos. 39-41 West 67th st, for the Colonial Studio, Inc., from plans by Louis C. Maurer, 22 East 21st st.

Power Engineering and Constructing Co., 1123 Broadway, has obtained the contract for the electrical work for the new apartment house at 98th st and Riverside Drive. The building is being erected by the Century Holding Co. from plans prepared by William L. Rouse, architect.

ALSEN, N. Y.—The Turner Construction Co., No. 11 Broadway, Manhattan, state that they have just received a general contract from the Alsen American Portland Cement Co. for the construction of a cement stock house, 200x38 feet by 34 feet high, at their mills at Alsen, N. Y. These cement bins will be of reinforced concrete throughout. Work will be undertaken at once,

Government Work.

Office of the Supervising Architect, Washington, D. C.—Proposals will be received at this office until the 27th of November for the construction complete of the U. S. Post Office at Milford, Del. James Knox Taylor, Supervising Architect. Brief and Personal.

The sash, door and blind business of J. J. Brumlee, Brooklyn, has been sold to Charles Youneman.

James Knox Taylor, supervising architect of the Treasury Department, has returned from a visit to the Pacific coast.

C. E. Lindsay, engineer of maintenance of way New York Central & Hudson R. R. R., has been appointed division engineer of the Mohawk division, with headquarters at Albany.

headquarters at Albany. Alexander Sturgeon has the contract to build 2,480 ft. of dock for the Empire Brick Company at Stockport. This will be one of the longest stretches of dock built along the river in years and will require 160,000 ft. of Georgia pine.

After fifteen years the government has announced that the contract for the mural paintings and decoration for the Federal building at Chicago has been awarded to the W. P. Nelson Company, of Chicago. associated with Artist W. P. Van Ingen, of New York. The contract will amount to \$45,000.

The response of the preferred stockholders of the Hudson Companies to the offer of \$5,000,000 three-year 6 per cent. notes, has been entirely satisfactory, it was stated this week, the success of the company's financial plain being assured. A consequence will probably be more rapidity in constructing the tunnel system. Press reports state that the Hudson River Day Line will replace the burned steamboat New York next season with the steamboat Robert Fulton. Plans have already been prepared for the Robert Fulton, which is to be superior to the Hendrick Hudson. It was announced a year or more ago that the Robert Fulton was to be built. E. E. Olcott, Albany, is president of the line.

Comptroller Metz says the chances for more subways in Brooklyn are remote. Property owners on Joralemon st brought suit for damages because of the subway, and the court decided in their favor. The Comptroller says if the decision stands and all the property owners bring suit along the line of the present subway, it will cost the city \$25,000,000, and put an end to subway building either by the city or private individuals.

The New York Cornice Works, Mr. R. Oppel proprietor, formerly at 335 East 32d st, recently moved into their new quarters at 230 East 22d st, where they will be able to execute large orders for cornices, skylights, and roofing. They have recently finished contracts on the following buildings: 10 East 33d st, 179 Broadway, 1811 Broadway, Park Department Building, Washington sq, and the Garibaldi Memoiral at Rose Bank, S. I.

George Sykes, of 1123 Broadway, who has the contract to build the museum at Washington's Headquarters, at Newburgh ,for \$24,572, has begun operations. Just as in the instance of the Newburgh Hospital, the local contractors were no match for the New York men in the bidding. Mr. Sykes tried to place his subcontracts in Newburgh, but the New Yorkers put in lower estimates in every instance, including the furnishing of stone.

Mr. Abram W. Herbst, president of Herbst & Co. (Inc.), general contractors, 143 East 45th st, has received the regular Republican nomination for Member of Assembly, 34th Assembly District. For the past two years he has been engaged in the building business, prior to which he was employed under the Civil Service Laws in the Corporation Counsel's office and assigned to the Bureau of Street Openings for four years and to the Tenement House and Building Bureau branch of the department for three years. During his term of employment with the city he had the opportunity to become thoroughly conversant with the details of condemnation proceedings, assessments, violations of the tenement house and building laws and all branches of this work.

South First to Get New Brick.

An old colonial grey face brick recently put on the market by Carter, Black & Ayers, 1 Madison av, will see its first service in the facade of a big business building at Jacksonville, Fla. The appearance of the brick is decieddly unique, the variation of shades on each one being noticeable. The material used is a selected fire brick clay, giving the old colonial gray a rare quality. The joints in the Jacksonville structure are to be raked almost half an inch, this treatment making the brick appear at its best. The order calls for about 40,000.

Instructing the Timid Ignorant.

"There are many people who are timid about confessing their ignorance on subjects concerning which they ought to be pretty well posted, and we have some of them in the concrete business," commented Mr. Ralph C. Davison, secretary of the Concrete Association of America, 225 5th av, where a permanent exhibition of the various uses to which cement is put in construction work is conducted. 'It is for that very reason that the exhibits are installed in such a way that they speak for themselves as far as possible. The method of using the building materials represented is illustrated by an object lesson. The various stages of putting up a reinforced structure are indicated so plainly that the visitor who is a little bashful about disclosing his lack of knowledge can inform himself about almost anything he wants to know without asking a question. This is one of the advantages of such an exhibition.

"Notwithstanding this it is refreshing to meet the man who wants to know, although his very questions are a confession of ignorance. It is the man who asks questions who becomes informed. However instructive a display may be there is invariably more to be learned by making a few queries. The architects and contractors who are looking ahead cannot afford to miss any good opportunity to post themselves about the possibilities of concrete, and the exhibition of the Concrete Association is one of these."

Reviving the 18th Century.

One of the handsome doors saved from the residence of Governeur Morris when it was razed by the Rheinfrank House Wrecking Co., 620 E. 14th st, several years ago, is to see service again in an old homestead at Great Neck, L. I. Mr. O'Rourke, of the O'Rourke Engineering Construction Co., purchased a property at Great Neck recently and intends making some alterations to transform it into his future home. The structure is over a century old and Mr. O'Rourke thought that it would be very fitting to have the main entrance door in keeping with the age of the house. In fact, all of the alterations and improvements will be made so that they will be in harmony with the antiquated character of the old homestead. Mr. Hastings, of Carrere & Hastings, is designing the changes to be made. The door to be installed came from Europe, when Governeur Morris erected his residence near New York after serving as United States Ambassador to France. The house was razed to give way to the New York, New Haven & Hartford R. R. The property at Great Neck runs to the water's edge and Mr. O'Rourke purposes making it a very attractive place to live.

PROJECTED BUILDINGS

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

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

- Delancey st, n e cor Mangin st, S-sty brk and stone store and loft building, 50x100, gravel roof; cost, \$100,000; Marx & Jacobson, Tompkins and Delancey sts; ar'ts, Bernstein & Bernstein, 24 E 23d st.—449.
 Delancey st, s e cor Norfolk st, sty concrete and iron shed, and advertising sign, 100x3; cost, \$500; Cornelius J Sullivan Adver-tising Co, 5th av and 33d st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—443.
- advertising sign, 100x5; cost, 4748, Bernstein & Bernstein, 223 st.-443. Greenwich st, Nos 491-493, 6-sty brk and stone storage warehouse, 43.10x85, tar and gravel roof; cost, \$55,000; James H Chruick-shank, 50 Pine st; ar'ts, John Dewar, 14 Reade st, and Robt E Moss, 12 Elm st.-441. East Houston st, No 108, 9-sty brk and stone loft and store build-ing, 22.6x94, slag roof; cost, \$70,000; Golde & Cohen, 135 Broad-way; ar't, Chas B Meyers, 1 Union sq.-442. Lafayette st, e s, 152.3 n East Houston st, 7-sty and cellar brk and stone store and loft building, 84.11x34.1; cost, \$75,000; Morris Weinstein, 1968 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.-446.

- stone store and loft building, 84.11x34.1; cost, \$10,000; Morris Weinstein, 1968 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—446.
 Rose st, No 28, 6-sty brk and stone store and office building, 27.6 x85.4, concrete roof; cost, \$10,000; A Schraeders Son, Inc, 32 Rose st; ar't, Howard Constable, 115 E 23d st.—440.
 Av A, s w cor 7th st, 7*sty brk and stone loft and store building, 22.11x100, plastic slate roof; cost, \$65,000; Kramer & Lockmore, 35 Nassau st; ar't, Geo Fred Pelham, 503 5th av.—437.
 East Broadway, Nos 39-41, 6-sty brk and stone store and loft building, 50.11x70; cost, \$40,000; Nathan Roggen, 43 East Broadway; ar't, M Muller, 115 Nassau st.—444.

BETWEEN 14TH AND 59TH STREETS.

- 32d st, Nos 553-555 West, 10-sty brk and stone storage warehouse, 50x98.9, concrete and slag roof; cost, \$100,000; Warwick & Thompson, 553 W 32d st; ar't, Paul C Hunter, 17-19 Broadway. -445.
- $^{-140}$. Oth st, n s, 175 e 12th av, 2-sty brk and stone dwelling, 20x30, slag roof; cost, \$2,000; ow'r and ar't, Hedden Const Co, 1 Madison av.-448. 50th

110TH TO 125TH STREET, BETWEEN 5TH AND STH AVENUES.

122d st, s s, 100 e Amsterdam av, 6-sty for apartment house, 100x 77.8, plastic slate roof; cost, \$175,000; Krulewitch Realty Co, 695 St Nicholas av; ar't, Neville &Bagge, 217 W 125th st.-447. Realty Co,

NORTH OF 125TH STREET.

- Manhattan st, No 25, 1-sty brk and concrete smoke house, 7x4.4; cost, \$100; Mitchel Valentine, Westchester, Bronx; ar'ts, G Robinson & Son, 15 Old Broadway.-439.
 Fort Washington av, n e cor 180th st, 6-sty brk and stone apartment house, 100x134.5, slag root; cost, \$210,000; Fluri Const Co, Broadway and 180th st; ar'ts, Schwartz & Gross and B N Marcus, 347 5th av.-450.
 Riverside Drive, n e cor 127th st, 6-sty brk and stone apartment house, 86.6x124.6x90; cost, \$225,000; Riverside Viaduct Realty Co, 238 E 46th st; ar't, Geo Fred Pelham, 503 5th av.-438.

BOROUGH OF THE BRONX.

- Bronx pl, n s, 575 e White Plains av, 2½-sty frame dwelling, peak slate roof, 21x60; cost, \$5,000; Henry Heiser, 147th st and Wil-lis av; ar't, J R Serviss, 27 Stevens av, Mt Vernon.—832. Crotona Park South, s s, 75 w Clinton av, two 5-sty brk tene-ments, 41.1½x78.2 and 88.4; total cost, \$80,000; John Damm, 1420 Franklin av; ar'ts, Schaefer & Jaeger, 461 Tremont av.— 828.
- 1420 FFARKIN av; ar'ts, Schaefer & Jaeger, 461 Tremont av.— 828.
 Kingsbridge terrace, e s, 165 s Kingsbridge road, 2½-sty frame dwelling, peak shingle roof, 19x45; cost, \$5,000; P M Neary, Cort-land, N Y; ar't, A Ericson, 2585 Sedgwick av.—827.
 Kelly st, w s, 106 n Longwood av, four 5-sty brk tenements, 40x 88 each; total cost, \$128,000; Willwood Realty Co, Jas F Mulian, Hunts Point road and Lafayette av, pres and ar't.—823.
 Marvin pl, n e cor 4th av, 2-sty frame dwelling, 22x37; cost, \$4,-000; Antonio De Andrea, Garfield st and Van Nest av; ar't, Henry Nordheim, Tremont av and Bronx st.—825.
 Marvin pl, e s, 69 n 4th av, 2-sty frame dwelling, 22x31; cost, \$4,-000; Antonio De Andrea, Garfield st and Van Nest av; ar't, Henry Nordheim, Tremont av and Bronx av.—826.
 Minford pl, w s, 200 s 172d st, four 4-sty brk tenements, 29.5x83 each; total cost, \$50,000; Arthur W Wall, 239 E 126th st; ar'ts, B & J P Walther, 147 E 125th st.—841.
 146th st, n s, 58 e 3d av, 1-sty brk stores, 25x33; cost, \$1,500; Thos Lenane, 18 W 82d st; ar't, Frank Boyd, 3919 Barnes av.— 842.
 177th st, n s, from Davidson to Tremont av, four 3-sty brk dwell.

- Thos Lenane, 18 W 82d st; ar't, Frank Boyd, 3919 Barnes av.— 842.
 177th st, n s, from Davidson to Tremont av, four 3-sty brk dwell-ings, 27.9x40 each; total cost, \$40,000; John Massinino, 207 E 163d st; ar't, Wm L Rouse, 12 W 32d st.—838.
 239th st, n s, 225 w Martha av, ten 2½-sty frame dwellings, peak and flat shingle and tin roofs, 20½x33 each; total cost, \$42,000; Louis Eickwart, 29 Fletcher av, Mt Vernon; ar't, W C Schren-keisen, 29 Fletcher av, Mt Vernon.—831.
 Anderson av, e s, 527 n Jerome av, four 5-sty brk tenement, 31x 92.2 each; total cost, \$64,000; Joseph H Jones, 950 Ogden av; ar't, Lloyd J Phyfe, 950 Ogden av.—834.
 Bryant av, e s, 92.8½ n 167th st, three 4-sty brk tenements, 33.4x 67 each; total cost, \$48,000; Samuel Lyttle, 1224 Hoe av; ar't. Harry T Howell, 3d av and 149th st.—840.
 Concourse, e s, 37.10 s 178th st, two 2-sty and attic frame dwell-ings, peak shingle roof, 23x45.4 each; total cost, \$15,000; Ha-german Const Co, 2015 Creston av; ar't, J J Vreeland, 2019 Je-rome av.—820.
 Courtlandt av, s w cor 151st st, 5-sty brk tenement, 59.2%x90; cost, \$55,000; William & Hatt, 910 Brook av; ar't, Harry T How-ell, 3d av and 149th st.—824.

- Decatur av, n w cor 199th st, two 2½-sty frame dwellings, peak shingle roof, 35½x21½ each; total cost, \$8,000; Fred M Edwards, Bedford Park; ar't, Chester C Varian, 176 Archer av, Mt Vernon. 820

- Bedford Park; art, Chester C varian, 176 Archer av, Mr. Verhön, 829.
 Franklin av, e s, 95 n 168th st, 5-sty brk tenement, 42.6x96; cost, \$35,000; Mary W Donohue, 205 E 66th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—822.
 Grace av, n s, 92.4 w Westchester av, 2-sty brk dwelling, 20x54; cost, \$5,500; S B Steinmetz, 1419 Parker av; ar't, H G Steinmetz, 2083 Daly av.—837.
 Grand Boulevard and Concourse, s e cor 178th st, 2-sty and attic frame dwelling, peak shingle roof, 23x51.6; cost, \$10,000; Hageman Const Co, Arthur H Sigler, 2015 Creston av; ar't, J J Vreeland, 2019 Jerome av.—843.
 Independence av, w s, 150 s Half Moon pl, 1-sty stone and glass greenhouse, 12.4x34; cost, \$1,000; Mrs Emily P Delafield, Riverdale; ar't, Donn Barber, 24 E 23d st.—836.
 Martha av, e s, 25 n 240th st, six 2-sty and attic frame dwellings, peak shingle roof, 21x55 each; total cost, \$33,000; Ernest Killa, Walton av and 176th st; ar't, J J Vreeland, 2019 Jerome av.—821.

- S21.
 St Raymond av, n s, 330 e Zerega av, 2-sty frame dwelling, 21x45; cost, \$4,800; Wm Cleary, 112 Melville av,; ar't, B Ebeling, 1136 Walker av.-835.
 Tinton av, w s, 225.6 s 166th st, two 5-sty brk tenements, 31.6x 120 each; total cost, \$90,000; 174th st Const Co. Ignatz Roth, 216 E 60th st, pres; ar't, Geo F Pelham, 503 5th av.-819.
 Vincent av, w s, 125 n Dock road, 2-sty brk dwelling, 22x33; cost, \$3,000; Otto Kaster, 689 Eagle av; ar't, Chris F Lohse, 627 Eagle av.-830.
- Vyse av, w s, 175 s Jennings st, two 5-sty brk tenements, 50x86.11 each; total cost, \$90,000; Blue Ridge Const Co, Thos F Malia, 1285 Southern Boulevard, Pres; ar'ts, Gross & Kleinberger, Bible House, -839.
- Westchester av, n s, 51 w Theriot av, two 2-sty frame stores and dwellings, 25.2x47.10 each; total cost, \$5,000; M O'Neil, on prem-ises; ar't, Wm Kenny, 2600 Decatur av.-833.

ALTERATIONS.

BOROUGH OF MANHATTAN.

- Chrystie st, No 199, 1-sty for rear extension, 25x20, stairs, rebuild walls to 3-sty brk hospital and stable; cost, \$10,000; City of New York, City Hall; ar't, Alexander Stevens, 157 96th st.—2020.
 Clinton st, No 213, 3-sty and basement brk or stone rear extension, 14x39, vent shaft, store fronts partitions, columns to 3-sty brk and stone store and tenement; cost, \$10,000; Joseph Spektoisky, 61 E 86th st; ar't, Alfred L Kehoe, 1 Beekman st.—2031.
 Front st, Nos 287-291, toilets, partitions to 3 5-sty brk tenements: cost, \$1,000; W Longmann, 29 Sth av, Bklyn; ar't, Geo Haug, 123 Liberty st.—2040.
 Green st, Nos 47-49, erect tark to 6-starket.
- Green st, Nos 47-49, erect tank to 6-sty brk store and loft bldg; cost, \$1,750; M L De Voursney, 389 Broome st; ar't and b'r, The Rusling Co, 39 Cortlandt st.—2038.
- Greenwich st, No 548, windows, partitions, skylights, to 3-sty brk tenement; cost, \$500; Catherine E Stevens, 200 Hudson st; ar't, Louis F Fick, 534 W 78th st.-2034.
- Manhattan st, No 42, erect box office, platform, column, to 2-st brk store and skating rink; cost, \$750; Miss Bessie Palmer, 73 E 152d st; ar'ts, Shampan & Shampan, 772 Broadway, Brooklyn.-2047.
- 2047.
 Prince st, No 158, partitions, store fronts, piers, to 3-sty loft building; cost, \$1.500; John Leslie, 138 W 15th st; ar't, Geo M McCabe, 96 5th av.-2045.
 Stanton st, No 180, partitions, show windows to 3-sty br and stone store and office building; cost, \$2,500; Ritter Bros, 594 Broadway; ar't, Geo Fred Pelham, 503 5th av.-2028.
 Stanton st, No 125, partitions, windows to 5-sty brk and stone tenement; cost, \$500; M Mandelskorn, 125 Stanton st; ar't, 0 Reissmann, 30 1st st.-2068.
 Suffolk st No 118, partitions, bake oven to 5 sty brk and stone store.

- ment, cost, \$500, M Mandelskorn, 125 Stanton st; art, O Reissmann, 30 Ist st.-2068.
 Suffolk st, No 118, partitions, bake oven to 5-sty brk and stone tenement; cost, \$1,000; Louis Cohen, 309 W 128th st; ar't, Max Muller, 115 Nassau st.-2058.
 Suffolk st, No 140, partitions, windows, alter front wall to 5-sty brk and stone tenement; cost, \$1,800; Chas Sayer, 531 E 88th st; ar't, Adolph Balschun, 2023 Morrison av.-2053.
 Vandewater st, No 36, 1-sty rear extension, 14.4x17.6, partitions, plumbing, windows to 3-sty brk and stone office and store bldgs; cost, \$1,500; Francis J Mahony, 669 Lafayette av, Brooklyn; ar'ts, Jardine, Kent & Jardine, 3 W 29th st.-2029.
 Washington st, No 60, partitions, toilets, show windows to 5-sty storage building; cost, \$7,000; Stephen Corkemaz, 295 Hicks st, Brooklyn; ar't, S J Munroe, 514 Lenox av.-2033.
 Washington st, No 129, toilets, partitions to 5-sty brk and stone tenement; cost, \$1,500; H Goldberg, S Albany st; ar't, O Reissmann, 30 1st st.-2070.
 Washington st, No 123, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$1,500; H Goldberg, S Albany st; ar't, O Reissmann, 30 1st st.-2069.
 Willett st, No 70, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$2,000; Brearers Mardi Stanton 5-sty brk and stone

- Willett st, No 70, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$2,000; Rescover Verli Verin Congregation, 642 E 5th st; ar't, Ignatz I Rosenberg, 99 7th st.-2059.
- E bth st; ar't, Ignatz I Rosenberg, 99 7th st.-2059.
 Wooster st, Nos 239 and 241, 3-sty brk and stone rear extension, 7x8, stairs, walls, toilets to two 3-sty-brk dwellings; cost, \$5,000; Alice Schmidt, 23 Villa av, Yonkers, N Y; ar't, Thomas Graham, 23 Villa av, Yonkers, N Y.-2050.
 2d st, Nos 218-220 East, galvanized iron cornices to two 4-sty tenements and hall; cost, \$350; Ike Eisler, 218 2d st; ar't, Henry Klein, 505 E 15th st.-2035.
- Klein, 505 E 15tn st.-2055.
 4th st, No 79 East, 1-sty rear extension. 25.4x30.4, alter windows to 3-sty shop and dwelling; cost, \$1,000; J Bauman & Son, 79 E 4th st; ar't, Chas B Meyers, 1 Union sq.-2021.
 4th st, No 59 East, stalls, to 4-sty shop; cost, \$200; J Bauman & Son, 79 E 4th st; ar't, Chas B Meyers, 1 Union sq.-2022.
 18th st, No 418 E, partitions, windows to 5-sty brk and stone tenement; cost, \$2,500; Chas R Faruolo, 45 E Houston st; ar't, C H Dietrich, 143 W 45th st.-2072.

- 20th st, n s. 63 w 10th st, build coal bins to 1-sty frame coal bins; cost, \$5.000; Ferruccio Vazzana, 344 E 12th st; ar't, D Briganti, 205 E 17th st.-2036.
- 20th st. No 205 East, toilets, partitions, windows to 4-sty brk and stone tenement; cost, \$700; John T Delaney, 206 Broadway; ar't, Frank Hausle, 81 E 125th st.-2024.

25th st, No 338 W, air shaft, partitions, windows to 5-sty brk and stone tenement; cost, \$3,000; Chas Parrelli, 211 W 10th st; ar't, O Reissmann, 30 1st st.-2055.
28th st, No 161 E| brk piers to 1 and 4-sty brk and stone stores 3d av, No 394 | and tenements; cost, \$100; Eduard B Carey, 33 and 35 W 30th st; ar't, John H O'Rourke, 137 E 47th st.-2067.
32d st, No 305 E, partitions, windows, plumbing, toilets, to 4-sty brk and stone store and tenement; cost, \$225; Stuyvesant Real Estate Co, 85 Cedar st; ar't, Frank Hausle, 81 E 125th st.-2054.
34th st, No 163 W, alter piers to 4-sty and basement brk and stone store store and dwelling; cost, \$450; Wm L Sutphin, 170 Broadway; ar't, Chas E Reid, 105 E 14th st.-2064.

34th st, No 125 E, partitions, doors, show windows to 5-sty brk and stone dwelling; cost, \$1,000; Caroline A Brundage, Hotel Plaza; ar'ts, Snelling & Potter, 37 E 30th st.-2052.

36th st, No 508 West, toilets, partitions, plumbing to 4-sty brk and stone tenement; cost, \$2,000; estate of Andrew Kiernan, 43 Wall st; ar't, Geo H Van Auken, 20 E 14th st.—2025.
37th st, No 59 W, partitions, windows to 4-sty brk and stone studios; cost, \$2,000; L Miranda, 20 W 131st st; ar't, Chas Volz, 160 5th av.—2065.

38th st, No 554 W, stairs, partitions to 2-sty brk stable and dwell-ing; cost, \$750; M J Leonard, 554 W 38th st; ar't, Thomas H Styles, 449 W 28th st; b'r, Jordan Const Co, 449 W 28th st.— Style 2048.

2048.
43d st, No 330 West, partitions, windows, to 5-sty tenement; cost, \$500; Millie Claman, 954 Prospect av, Bronx; ar't, Otto L Spannhake, 233 E 78th st.-2026.
51st st, Nos 629-633 West, new roof, partitions, to 1-sty brk storage building; cost, \$300; Alex List, 639 W 51st st; ar't, K Garthwaite Smith, Newark, N J.-2039.
67th st, Nos 39-41 West, partitions, windows, to 10-sty studios; cost, \$800; Colonial Studios, Inc, premises; ar't, Louis C Maurer, 22 E '21st st.-2042.
72d st, No 12 West, 2-sty brk rear extension, 16.10x3.6, to 4-sty brk and stone dwelling; cost, \$2,500; R A C Smith, 12 W 72d st; ar't, Carl Sotsecheck, 732 Lexington av.-2041.
73d st, No 182 E, elevator shaft, stairs, beams to 5-sty brk and stone stable; cost, \$5,000; Gertrude Kayton, 125 E S0th st; ar't, Eduard L Middleton, 2655 Briggs av.-2063.
116th st, No 207 East, partitions, windows, toilets, etc, to 5-sty ten-

116th st, No 207 East, partitions, windows, toilets, etc, to 5-sty ten-ement and store; cost, \$5,000; Beatrice L O'Connor, 39 Rutland rd, Brooklyn; ar't, Frank Housle, 81 E 125th st.-2046.

116th st. Nos 408 and 410 E, 1-sty brk and stone rear extension, 37.4x55.11, partitions, windows, toilets to two 3-sty brk dwellings and picture shows; cost, \$2,000; Raffaele Manazzi, 408 E, 116th st; ar'ts, Moore & Landsiedel, 3d av and 148th st.-2071.
122d st, No 514 West, erect tank, to 6-sty tenement; cost, \$150; Isaac Harris, 324 W 101st st; ar't, Geo Fred Pelham, 503 5th av.-2043

Isaac 2043.

v B, No 182, partitions, windows, toilets to 5-sty brk and stone tenement; cost, \$2,000; H & W Bahrens, 182 Av B; ar't, E J Col-lins, 175 E 116th st.—2066. Av

lins, 175 E 116th st.—2066.
Av D, No 106, toilets, partitions, windows, fire-escapes, to 4-sty tenement; cost, \$2,000; Frederick Hothan, 106 Av D; ar't, Henry Regelmann, 133 7th sa.—2044.
Broadway, n w cor 122d st, 3-sty front extension, 77.11x73.9 to 2 and 3-sty brk and stone store and dwelling; cost, \$15,000; Chas F Petry, on premises; ar't, Louis C Maurer, 22 E 21st st.—2032.
Broadway, n w cor 37th st, partitions, windows, columns, to 2-sty store and loft bldg; cost, \$5,000; Mary A Fitzgerald, care of Douglas Robinson, 146 Broadway; ar't, Oscar Lewinson, 18 E 42d st.—2027.
Broadway w s 50 s 130th st partitions, windows, columns to 6

Broadway, w s, 50 s 130th st, partitions, windows, columns to 6-sty brk and stone stable; cost, \$40,000; Sheffield Farms, Slaw-son Decker Co, 524 W 57th st; ar't, Frank A Rooke, 489 5th av. -2049.

Madison av, No 352, elevator shaft, windows, steel girders, to 4-sty and basement brk and stone store; cost, \$8,500; ow'r, (?); lessee, A Olivatti & Co, 305 5th av; ar't, Arnold W Brunner, 33 Union sq.-2051.

SATISFIED MECHANICS' LIENS.

(For Mechanic's Liens, see page 820.)

Oct. 17. 191st st, No 570 East. Harris Refkin agt Annie Brill. (July 24, 1908)......296.00

Same property. Same agt same. (Oct 7, 1908)
25ame property. Northampton Portland Cement Co agt same. (Sept 28, 1908)...1,132.41
West End av, No 617. Christopher Nally agt T A Calhoun. (May 20, 1908).........38.20
Park av, No 1501. David Borowitz agt Elizabeth Riester et al. (May 23, 1907)...407.00
Ridge st, No 85. Joseph D Manblatt agt John Doe et al. (April 25, 1908)..........200.00
Grand st, Nos 600 and 602. Same agt same. rand st. Nos 600 and 602. Same agt same (April 25, 1908) 649. Grand .649.00

Oct. 20.

Oct. 20. Webster av, s e cor 171st st. Thomas Cow-man agt Ellen Cowman. (Aug 3, 1908).1,140.00 123d st, No 440 East. Hugo Nachmann agt Metropolitan Holding Co et al. (April 14, 1908)20.49 Hughes av, No 2023. Isidore Bregman et al agt John Marx et al. (March 18, 1908).143.68 142d st, No 600 West. Central Radiator Co agt Elias Gussaroff et al. (Sept 28, 1907).1,042.87 joth av, Nos 742 and 744. Raritan River Clay Co agt N Y Public Library et al. (June 15, 1908)1,025.00

Park av, No 48, alter stairways, elevator, tank, windows, columns, girders to 5-sty brk and stone dwelling; cost, \$40,000; Miss A B Jennings, Fairfield, Conn; ar'ts, Trowbridge & Livingston, 527 5th av.-2057.

av.-2057.
1st av, No 89, partitions, windows to 5-sty brk and stone tenement and picture show; cost, \$300; Marie Iden, 208 E 57th st; ar't, Jacob Fisher, 296 E 3d st.-2061.
1st av, No 206, 1-sty brk rear extension, 14.6x30, show windows, plumbing, partitions, to 3-sty brk and stone stores and dwelling; cost, \$2,000; B Weil and B Mayer, 5 and 7 Beekman st; ar't, Chas B Meyers, 1 Union sq.-2037.
2d av, No 1236, fireproof ceilings, girders, to 4-sty tenement; cost, \$200; Bela Eisler, 207 Broadway, ar't, G Haug, 123 Liberty st.-2023.
2d av, No 1522; dumb waiter shoft partitions skulichts to 5 day

2023.
3d av, No 1522, dumb waiter shaft, partitions, skylights, to 5-sty tenement and store; cost, \$5,000; John & Jacob Spies, 153 E 82d st; ar't, Walter H C Hornum, 360 W 125th. st.-2030.
3d av, No 2175, partitions, to 5-sty store and tenement; cost, \$50; W J Nauss, 21 E 94th st; ar't, G M McCabe, 96 5th av.-2019.
5th av, No 299, staircase, partitions to 4-sty brk and stone store and office; cost, \$1,000; Estate of Marshall Field, Chicago, Ill; ar't, Harry E Donnell, 225 5th av.-2060.
5th av, Nos 483 and 485, erect concrete wall to 6-sty brk and stone office building; cost, \$350; John Hoge, Zanesville, Ohio; ar't, E R Taylor & Co, 160 5th av.-2056.
11th av, No 586, toilets, partitions, windows to 4-sty brk and stone

11th av, No 586, toilets, partitions, windows to 4-sty brk and stone tenement; cost, \$1,000; Elizabeth Schmalz, 586 11th av; ar't, John H Knubel, 318 W 42d st.-2062.

BOROUGH OF THE BRONX.

152d st, No 332, 4-sty brk extension, 11x7.8 to 4-sty brk tene-ment; cost, \$2,000; Edw Jaeger, on premises; ar'ts, Moore & Land-siedel, 148th st and 3d avs.-531.

158th st, No 759, 2-sty frame extension, 16x11 to 2-sty fram dwelling; cost, \$500; John Barrett, on premises; ar't, Chris Lohse, 627 Eagle av.-523.

Lohse, 627 Eagle av.-523.
214th st, No 728, new partitions, &c, to 1-sty frame store, dwelling and amusement hall; cost, \$200; Rosa Amelio, 2458 Walker av; ar't, Jas E Ford, 3061 Webster av.-530.
Alexander av, No 191, 1-sty brk extension, 19x27.9 to 3-sty brk dwelling; cost, \$800; Mary A Howley, on premises; ar't, Louis Falk, 2756 3d av.-521.
Clinton av, No 1991, 2-sty frame extension, 12x15 to 2-sty frame dwelling; cost, \$750; Charl Fort Yudd, on premises; ar't, Franz Wolfgang, 535 E 177th st.-522.
Eastern Boulevard, w s, 220 n Middletown road, move 2-sty frame dwelling; cost, \$700; Wm J Hyland, Quimby av, ow'r and ar't.-528.

528.
Melrose av, w s, 50 s 158th st, new store front to 3-sty frame store and tenement; cost, \$150; Chas Seiffert, 388 E 158th st; ar't, Gustav Schwarz, 302 E 158th st.—529
Perry av, e s, 200 s Woodlawn road, raise to grade 2½-sty frame dwelling; cost, \$600; James W Blackett, 398 Morris av; ar't, Walter F Baker, 258 E 138th st.—526.
Robbins av, w s, 75 s 149th st, new foundation to 2-sty frame store and dwelling; cost, \$120; John Gribben, 710 E 149th st; ar't, Fred Damm, 281 E 144th st.—527.
Valentine av, w s, 174.5 s 180th st, 2-sty frame extension, 18x12 to 2½-sty frame dwelling; cost, \$750; Augusta Stilling, 2057 Valentine av; ar't, L Howard, 1861 Carter av.—524.
Wendover av, No 459, new brk piers, &c, to 6-sty brk tenement; cost, \$200; I Saltzman, on premises; ar't, Maximilian Zipkes, 353 5th av.—520.
Zerega av, w s, 475 s Castle Hill av, 1-sty frame extension, 4.4x

Zerega av, w s, 475 s Castle Hill av, 1-sty frame extension, 4.4x 14.3, to 3-sty frame dwelling; cost, \$100; Guseppe Sabetini, on premises; ar't, Henry Nordheim, Bronx st and Tremont av.— 525.

3d av, No 4430, new front, new partitions, &c, to 1-sty brk and frame amusement hall; cost, \$300; Berliner Bros, 386 Broadway; ar't, Herman Horenburger, 122 Bowery.-519.

Oct. 21.

3d av, n w cor 121st st. Theodore C Wood agt Reformed Low Dutch Church of Harlem et al. (Aug 4, 1908).....512.38

Oct. 22.

Oct. 23.

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

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.

MANIATI			CONA.	
	CONVEYA	INCES.		1907.
Oct. 16 to	22, inc.		Oct.	18 to 24, inc.
fotal No. for Manhattan No. with consideration	$216 \\ 14$	Total No. for No. with cop		
Amount involved	\$688,796	Amount invo	olved	. \$397,100
Number nominal	202	Number nom	iinal	128
Total No. Manhattan, Jan. 1 to	data		908.	1907.
No. with consideration, Manhat	tan, Jan.		7,761	10,463
1 to date Total Amt. Manhattan, Jan. 1 to	data	\$20 55	$566 \\ 8,527$	\$39,716,227
		\$00,00	0,021	
Oct. 16 t	1908. o 22. inc.		Oct.	1907. 18 to 24, inc.
Total No. for the Bronx	141	Total No. for	The Bron	x 156
No. with consideration Amount involved	\$50,470	No. with con Amount invo		
Number nominal	130	Number non	ninal	151
		1	908.	1907.
Total No., The Bronx, Jan. 1 to Total Amt., The Bronx, Jan. 1 to	o date	\$4,28	6,194 39,851	7,685 \$6,536,111
Total No. Manhattan an Bronx, Jan. 1 to date	nd The		3,955	18,148
Total Amt. Manhattan a	nd The			
Bronx, Jan. 1 to date	•••••	\$34,848	5,375 \$	46,252,338
Assessed	Value	Manhatta		
		1908. Oct. 16 to 2		1907. 18 to 24, inc.
Total No., with consideration Amount involved			14	8
Assessed value			8,79 6 30,740	\$397,100 \$379,500
Total No., Nominal	•••••	\$8.46	202 31,800	\$5,484,800
Assessed value Total No. with consid., from Jan.	1 to date		566	707
Amount involved		\$30,55 \$24,62		\$89,716,227 \$26,591,100
Total No. Nominal		\$362,72	6,195	9,756 \$308,038,600
A3503500 10100	MORTG		2,000	0000,000,000
	1	908.	19	07.
Mai	Oct. 16 to nhattan.	22, inc. Bronx.	-Oct. 18 Manhattar	to 24, inc. Bronx.
Total number	176	156	14	3 110
Amount involved \$4 No. at 6%	1,420,170 71	\$1,262,477 74	\$2,744,82	4 \$471,798 8 48
Amount involved	\$903,865		\$532,170	\$189,348
No. at 5%% Amount involved				
No. at 5½% Amount involved	9 5130,000	\$287,900	\$616,500	
No. at 54%				. 1
Amount involved No. at 510%				
Amount involved				
Amount involved \$2,	264,500	\$117,850		\$132,050
	6 5335,000		\$166,00	8
No. at 42% Amount involved				
No. at 4%	3		AF 001	1 1
Amount involved \$ No. at 3%	207,000		\$45,000	5 - \$3,000
Amount involved No. at 2%				
Amount involved				
No. without interest Amount involved	39 579,805	$21 \\$ \$80,450	20 \$319,054	
No. above to Bank, Trust and Insurance Companies	51	15	32	2 7
Amount involved \$2	,203,500	\$357,200	51,112,000	\$28,100
Total No., Manhattan, Jan. 1 to	date		908. 6,952	$1907. \\ 10,242$
Total Amt., Manhattan, Jan. 1 to	date	\$227,96	0 270	\$273,917,123
Total No., The Bronx, Jan. 1 to d Total Amt., The Bronx, Jan 1 to		\$31,79	5,757 1,822	6,914 \$63,806,670
Total No., Manhattan ar Bronx, Jan. 1 to date.	1d The	12	,709	18,156
Total Amt. Manhattan an	ndThe			
Bronx, Jan. 1 to date.		\$259,754	.,092 \$3	37,723,793
PROJ	LUIED D	UILDINGS. 1908.		1907.
Total No. New Buildings :		Oct. 17 to 23	, inc. Oct. 14	19 to 25, inc.
Manhattan The Bronx			55	19 40
Grand total		John The	69	59
Total Amt. New Buildings:				00
Manhattan The Bronx		\$1,127	,600 6 ,800	\$299,300 502,525
Grand total	•••••	\$1,954	£,400	\$801,825
Total Amt. Alterations: Manhattan		\$20	7,725	\$147,850
The Bronx			7,170	20.750
Grand total		\$214	1'895	\$168,600
Tetal No. of New Buildings .			F10	
Manhattan, Jan. 1 to late The Bronx, Jan. 1 to date			518 1,457	876 1,727
and the second s			,975	
Mnhtn-Bronx, Jan. 1 t Total Amt. New Buildings :	o disto	o mininter o	,	2,603
Manhattan, Jan. 1 to date		\$62,994		\$69,494,960
The Bronx, Jan. 1 to date		13,695		17,963,144
Mahta Dans los 14	a data	\$ 7 6 600	W40 m	- 450 101

\$62,994,971	\$69,494,960
13,695,875	17,963,144
\$76,690,846	\$87,458,104
\$10,034,147	\$16,265,993
	13,695,875 \$76,690,846

BROOKLYN. CONVEYANCES.

CONVEIA	NOLD.	
	1908.	1907.
A REAL AND A DESCRIPTION OF A REAL PROPERTY OF A	Oct. 15 to 21, inc.	Oct. 17 to 23, inc.
Total number	567	546
No. with consideration	30	19
Amount involved	\$161,475	\$100,901
Number nominal	\$101,415	
Total number of conveyances.	991	527
Jan. 1 to date	01 400	20.000
Totol amount of some time.	21,766	28,038
Total amount of conveyances,		
Jan. 1 to date	\$14,733,244	\$17,329,090
MORTGAGI	28	
Total number	504	586
Amount involved	\$1,547,178	\$2,008,545
No. at 6%	303	345
Amount involved	\$656,178	\$773,603
No. at 53/%		
Amount involved		
No. at 51/2%	147	
Amount involved	\$611,733	181
No. at 51%		\$1,005,555
Amount involved		
No at 5%		
No. at 5%	85	45
Amount involved	\$230,512	\$183,815
No. at 41/2%		
Amount involved		
NO. at 44%		
Amount involved		
No. at 4%	1	1
Amount involved	\$800	\$350
No. at 3%		
Amount involved		
No. without interest	18	14
Amountinvolved	\$47,955	\$45,222
Total number of Mortgages,	\$¥1,000	\$40,422
Jan. 1 to date	00 000	00
Total amount of Mortgages,	20,663	28,784
Tan 1 to date		
Jan. 1 to date	\$71,666,799	\$124,144,466
PROJECTED B	ULLDINGS	
No. of New Buildings	193	146
Estimated cost	\$1,135,750	\$1,160,725
Total Amount of Alterations	\$46,260	\$59,860
Total No. of New Buildings.	the succession of the second	+,
Jan. 1 to date	4,749	7,579
Total Amt. of New Buildings.	-,• 10	.,
Jan. 1 to date	\$25,510,771	\$57,722,953
Total Amount of Alterations,	0.0,000,771	0019122,303
Jan. 1 to date	\$4,704,579	\$5 659 100
	0.10.49.019	\$5,653,120
		- 1990 - 1990 - 1991

THE WEEK.

J UST one year ago was "panic week.' Securities, without regard to their value, were being thrown on the market for whatever they would bring; money was at a premium, and banks and trust companies were daily closing their doors. Frightened depositors withdrawing what ready cash they had from the banks and placing it in safe deposit vaults, where they had physical possession of it. While all this happened one year ago, and is unpleasant to bring to remembrance, yet it is most certainly reassuring to note how rapid the recovery has been. Real estate suffered the least, and in the large majority of cases only those in need of ready cash, through over-speculation, were the ones to make concessions. The argument has been many times put forth that there was no demand for real estate. People were simply crazy to sell, just as a couple of years before they were anxious to buy. There was no valid reason for that desire, however, except that it was "in the air." At the time of the panic realty from an investment standpoint was as good as ever before; rents had not been lowered; vacancies were few and far between, still this feeling of unrest prevailed. Those people who retained their holdings, whether through choice or compulsion, are beginning to see daylight ahead, and realize that had they disposed of their ownings, it would have been at a sacrifice, and no satisfactory investment could be found to take its place, as prices quickly recovered.

The easing up of money rates is an important factor in the market, but its full effect will not be felt until the spring, when a building boom of no mean proportions—if present indications count for anything—will be well under way. The large number of building loans put through recently is the best evidence to support this statement. The interest rates for money on bond and mortgage is being lowered, until last week large sums were placed at four and one-half per cent. It is the opinion of many men, who are competent judges, that it will not be a long time before money at four per cent. can be obtained in large quantities, on good equities. The natural outcome, of this reduction, will be that builders can secure building loans at a figure that will make improvements possible. The principle stumbling block during the past year has been that the reverse condition existed. Such a high premium was placed on money that profits, to the constructor, were impossible, consequently only those who had unfulfilled contracts did

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any work to speak of. Many future plans were laid, however, as the records of the Building Department will readily testify. There were other reasons for the enormous number of plans filed during the spring, but a large percentage were put on record so that when conditions were propitious, work could be immediately commenced.

On 5th av, north of 42d st, a couple of sales well worthy of notice were brought to a successful conclusion. Felix Isman, a corporation, sold Nos. 538 and 540 5th av, located 50 feet south of 45th st. This is a 5-sty mercantile building, with a frontage of 50.5 feet on the avenue and 100 feet in depth. The reported price is \$800,000. The purchaser is a prominent photographer, who will occupy part of the premises for his own business. This move will not be made at the present moment, as he is favorably located, but should the time come when a change would be considered desirable, he will be in a position to transfer his business to one of the best retail sec-Another sale on the block above was also put tions in the city. No. 550 5th av, a 4-sty brownstone building, was through. purchased by a merchant, who will also move should the oc-casion arise. This building occupies a lot 25×100 , but will be torn down and a modern structure erected in its place. The actual price paid for this property was \$350,000. In 1848 the same plot, unimproved, was bought for \$700. In 1860, Henry Marks acquired title to it, paying \$6,500. The present sale Marks acquired title to it, paying \$6,500. The present shows a "speculative" advance of \$343,000 in 48 years. In addition to this, the property has for many years been netting a handsome income.

Broadway was also prominent in the sales of the week, the properties on the southeast corner of that avenue and 65th st and the northeast corner of 177th st changing hands. The former is a 5-sty building, well located on the square, and returning a good income, while the latter property, comprising about 9,100 square feet, is unimproved. Haddon Hall, a 6-sty elevator apartment house, at the southeast corner of Riverside Drive and 137th st, figured in a trade for a plot of eight lots on the south side of 136th st, 125 feet east of Broadway.

THE AUCTION MARKET

THERE were but few offerings advertised in the auction market, and in several instances the auctioneer announced that the sale would be postponed to a future date. The vacant plot, 240x100.11, on the north side of 101st st, 80 feet east of Lexington av, was knocked down to the plaintiff for \$151.876. The amount due on the mortgage was \$56,882.06, there being a blanket mortgage of \$100,000 on the premises. On Tuesday at the stand of James L. Wells, Dennis L. Delaney paid \$8,500 for No. 2698-Bainbridge av, 24.6x111.3x24.7x109.9, with a 2-sty dwelling, while on the same day Joseph P. Day sold to Otto Wagner, who made the highest bid, the 5-sty tenement No. 239 West 61st st, 25x100.5. The amount due was \$12,926.77; taxes and other charges aggregating \$588.48. The amount paid by the purchaser was \$14,000.

At the stand of Joseph P. Day on last Wednesday, the sale was advertised of 460 lots, located at Broadway-Flushing. After, however, 172 of these took place, the auctioneer announced that the remainder would be sold, by him at public auction, on the premises to-day at 2 o'clock. There was the opinion expressed that prices did not come up to expectations. The highest price of the day was that of the northeast corner of Mitchell av and 25th st. The knock down price was \$460, and the purchaser took the adjoining lot, paying \$920 for the two. The northwest corner of Mitchell av and 26th st was sold for \$430, the purchaser in this case also took the adjoining lot at the same price. The southeast and southwest corners of Mitchell av and 26th st brought \$445 and \$410 respectively. Inside lots on this avenue sold for from \$275 to \$345 each. Bayside av corners ranged from \$240 to \$300 each; Myrtle av lots from \$220 to \$295; Myrtle av corners \$290 to \$350, and lots on 25th and 26th sts ranged from \$160 to \$320.

Another suburban sale that attracted a good deal of notice was held at the stand of Bryan L. Kennelly on Thursday. There were about 44 bungalow plots offered, located at Oakdale, Long Island. The total amount of the sale aggregated \$10,515. This property is on the Montauk division of the Long Island Railroad, and it is estimated that when the tunnels are in operation the running time will be cut to 57 minutes from Trinity Church and Broadway and Wall st. The property is restricted to private dwellings, so as to effectually protect the purchaser from injury and the consequential diminution of values. The Great South Bay is only a short distance from the property, and the new owners have been granted a rightof-way to the shore, with ample water privileges in perpetuity.

Guaranteed titles were also given as one of the terms of sale. The principle buyer was the Rev. Thomas Dixon, Jr., the author and playright. He was the highest bidder for the first parcel offered, buying the thirteen lots at the corner of Bellevue and Beach roads for \$1,225. He contemplates the erection of a bungalow next spring. He also received a plot of 4½ lots on Cross road and something over nine lots at the corner of Cross and Bellevue roads for \$450. Among the other buyers were Leo Hutler, Robert T. McManany, W. Sommer and Rudolph Cohen.

BOARD OF BROKERS' ELECTION.

THE Real Estate Board of Brokers held their annual election in their rooms at Nos. 156-158 Broadway during the past week. This organization was formed in 1896 to facilitate transactions in real estate. Many abuses have been done away with, and a better feeling

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were elected: President,



JOSEPH P. DAY.

Tredwell and William E. Davies. The honorary directors,

composed of past presidents, are: David A. Clarkson, Joel S. de Selding, John F. Doyle and William H. Folsom. The auditing committee will be Joseph T. Mulligan, Philip

H. Judd and Henry J. Scheuber.
The nominating committee consists of Gerald R. Brown,
William Henry Folsom, John P. Kirwan, William C. Lester,
Irving Ruland and P. S. Treacy.

Mr. Joseph P. Day, speaking of the work of the board for the coming year, said:

"In accepting the Presidency of the Real Estate Board of Brokers, it pleases me to give in brief outline the purposes and aims of this organization for the ensuing year:

aims of this organization for the ensuing year: "With this idea in mind and with a view to the betterment of this organization, in all its aims and activities my efforts and those of my colleagues must of necessity be concentrated in the watchful supervision of all civic measures which will in any way affect the welfare and future of the Real Estate Board of Brokers, or the real estate interests of the community, not only with regard to the enactment of laws during the forthcoming session of the Legislature, but with regard to any municipal matters in which the Real Estate Board of Brokers or real estate interests may be in any way interested.

"It is therefore necessary that special attention be paid to all new recommendations concerning the real estate interests of the Greater City, wherein the Real Estate Board of Brokers is closely and inherently allied. To this end, I believe the Legislation and Taxation Committee will bend their efforts, and it is needless to assume that it will be my purpose to co-operate with them in every manner possible. In addition to the above committee, I wish to extend my assurance of hearty support to the members of the different committees comprised in the Real Estate Board of Brokers in all their endeavors for the furtherance of the aims of this association."

GOOD RULES TO MEMORIZE.

Although the average property owner hereabouts may lay claim to a fund of knowledge concerning the rules relating to realty speculation, there is one point upon which he is insufficiently informed, and that is the matter of commissions due when the services of a broker result in a successful sale of his or her holding. This may also be said to apply to the letting of property and to the procurement of mortgage loans as well. For the benefit of those whose understanding of the custom in this respect is somewhat cloudy, the following regulations

will be of value: Except where a special contract has previously been executed a commission of 1 per cent. is chargeable on private sales within the limits of New York and Brooklyn. For selling realty in the suburbs of New York, 2½ per cent; leaseholds, 2 per cent.; selling leaseholds and leases in the suburbs, 5 per cent. Renting for a term of 1 year and under three years, on the first year's rental, 2½ per cent; for less than 1 year, by special agreement; leasing for a term of 3 years and upward, on gross rental, except by special agreement, 1 per cent.; leasing country property, first year, 5 per cent.; each subsequent year to same party, 2½ per cent. On renting and collecting, except by special agreement, 5 per cent.

When an exchange of property is agreed upon the broker is entitled to a full commission on each side. Should the title of the property prove to be defective, whereby a sale cannot be effected, the claim for commission is not invalidated. A brokerage is deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

understanding

been the result of its ef-

following

Day; vice-president, F. R. Wood; secretary, Edward

L. King; treasurer, Alfred

Governors were chosen

aś follows: To serve for one year,

King and Oscar L. Foley.

P. Day and Alfred V. Amy. To serve for three years,

A. N. Gitterman, E. A.

R. Wood, Edward L.

To serve for two years, Francis E. Ward, Joseph

has

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officers

Joseph

LAW DEPARTMENT

THE PASSING OF THE INDIVIDUAL.

It may at first seem incongruous to the reader—the adoption of the following recent communication to the "New York Times," as a text for an article under the above caption—even, if timely:

"I am reminded by the present cold snap that there is neither law nor a legal opinion requiring a landlord renting a steam heated flat to furnish any heat. There never will be such a law until the renters of such flats ask those who are presenting themselves for their suffrages if they will introduce and advocate a measure penalizing landlords who for economic reasons endanger the health of their tenants.

"Landlords are more or less in combination, and though their practices fall principally on those of small incomes, they think their victims cannot combine. But if all such would ask candidates for the Legislature for a pledge of remedial agitation none of them would go to Albany without having given it."

Dipped in the bitterness of old age though the pen of the writer may have been, and easily answerable as his arguments, by the fact that if his reugest for heat were reasonable, any court would decree him performance, or damages for breach, of the implied contract of an advertised or otherwise so represented steam-heated flat, yet he strikes the keynote of a cry that is passing in vibrant chords throughout the land. The corporation and the trust have come and have come permanently. We do not need the assurance of a President, or the decree of a Court, to make us aware of it,—each individual feels it away down in his heart, as does the conugered broncho of the plains,the saddle, that it has come to stay.

Having evoked a "Frankenstein" perhaps in our cloud-compelling construction of labor-saving machinery and mud-bespattered corporations,-alike necessary in the almost universal distribution cheaply of comforts, and the orderly and economic ad-ministration of the thereby vastly increased flood of business, we seek in vain as individuals to regain our former place in the situation, and the due recognition again of individual rights or privileges. And feeling our individual impotence in the face of such giant artificialities, we seek by "trades-unions" and by "associations," to multiply and thus regain in some degree, our fast waning individual powers! Happy shall we be if in awakening a feeling of need for trades-unions against corporations, for class legislation by one class against another, we do not finally come to the supreme clash of the two great classes-the rich and the poor-the clash which at last brought down all government, (and conditions which make life worth living) in the French Revolution!

In earlier days the citizen felt that the restraining arm of government was as that of a father's, or at least of a good friend of one's own choice and seeking, with but a fully consented-to influence and authority, and a commonly exercised design of general welfare. Does he feel that way today, or does the oft-quoted remark of the official-scorned countryman, "I'm going to write to Roosevelt," better voice the feeling of too many, that "lower-down" in government, there is no redress for the individual, and that it is but in the cry to the benevolent Dictator that help can be had?

The force of the individual in government is no longer felt, and when he feels his weakness likewise in the face of corporate or class dominance he must of necessity fly to answering aid, that of Union or Association.

Now in this there is no necessarily corresponding danger to the welfare of civilization. Travelers banded together in crossing a wild region, and with a common purpose and destination, are not necessarily to be feared as actuated by purpose of offense —so, beneficially and harmlessly associated may be those who seek by numbers and by union to pass successfully through the dangers menacing the individual, in the complex paths which advancing civilization has forced them to pursue.

In fact, many an individual caprice is smothered by recognized friendly hands, which if forced out in open individual cry of opposition, could lead but to struggle and bitterness. The man in the railroad car who always wants the window up, is saved from a vain and embittering struggle with corporate power and regulation, by the overwhelming and suppressive veto of his friends—or at least comrades, against whom he can impute no corporation leaning.

It is only as these groupings of the individual units, coalescing in one powerful aggregate, become again so large as to be subjects of individual and self-seeking manipulation, that they become not only again individual oppressing, but society threatening, as well. Fortunately, so far, even with such vast opportunities for self seeking and selfish mastery and misuse, as are accorded in the vast aggregation of the trades-unions, it seems to be an impossibility to divert them to purposes other than those for which properly planned, or to deliver them in voting strength for political purposes and contentions.

COMMISSIONS.

To the Editor of the Record and Guide:

An owner places a city lot in hands of agent for sale at \$10,000. The agent brings in an offer for \$9,000. The owner consults friends and is advised that an "uptown" party would probably pay \$12,000 for the lot. Owner asks agent where

his party is from, and is told that he was from "downtown." The owner thereupon writes to agent withdrawing property for sale, and soon afterwards in good faith sells property at \$12,000 to the uptown party, who stated that no agent was interested.

The agent hearing of the sale, claims a commission on the grounds that the buyer was the party with whom he was negotiating, and that the buyer never knew the lot was for sale until he heard of it through the agent, and that buyer would not have gone to the owner if the property had not been withdrawn from the agent.

Question: Is agent entitled to commission? And 'if so, on what amount? W. M. K.

Answer.—In our judgment the owner took every step necessary to do justice to the agent, before canceling the agent's authority, and the agent's lack of frankness, if not misstatement, abso'utely precludes him from any just claim to commission.—Editor.

BETTER FIRE PROTECTION.

NEW HIGH PRESSURE WATER SERVICE PRONOUNCED A SUCCESS BY COM. JOHN H. O'BRIEN.

A public demonstration of the new High Pressure Fire Service was given at Bank and West sts during the week. It was held under the direction of the Department of Water Supply, Gas and Electricity and the Fire Department. The result of the test showed that from now on a more efficient system of protection against a general conflagration can be depended upon. Aside from the benefits to the city at large, both merchants and property owners in the affected section should derive a substantial benefit from the improved service through a considerable reduction in the present fire insurance rates.

The two main divisions of the system are the High Pressure Stations, which pump and force the water into the mains, and the Distribution System, through which the water, under high pressure, circulates, and is delivered from the hydrant nozzles as required for fire purposes. The distribution system extends from 23d st to Chambers st, and with the exception of a few blocks in the northwestern section, from the Hudson River to 4th av, the Bowery and Park Row. It includes about 56 miles of mains, with 1,274 hydrants, 2,191 valves and 214 telephone signal boxes.

In alluding to the new service Water Commissioner John H. O'Brien said on Thursday that early tests demonstrated its efficiency; that already surprising results have been obtained at fires in which it has been in operation. The Commissioner also called attention to the fact that both civic associations and fire insurance companies demand its extension.

The system includes 2 pumping stations, i. e., one at Gansevoort and West sts and the other at Oliver and South sts. They are so situated that they can never be in the centre of a conflagration, but must be at either the beginning or at the end of one. Provision has been made for the use by both stations of either Croton water or river water, in the latter case, one station drawing from the North River and the other from the East River. Both stations are fireproof and are provided furthermore with exterior water curtains, the latter serving, not only as additional protection, but to give the men operating the stations a sense of security and enable them to do their work steadily and comfortably.

In a recent communication to Mayor McClellan touching on the operation of the new water pressure Commissioner John H. O'Brien, in part said: "We have now completely installed, thoroughly tried and tested both during construction and after completion, and in actual and successful operation since July 6th last, a High Pressure Fire System provided with all the safeguards that modern engineering science can devise and the skill of our mechanics can carry out. This will secure regular and continuous operation and meet all emergencies, and capable of pumping, if desired, at the rate of 50,000,000 gallons of water in 24 hours, against a pressure of 350 pounds per square inch, and this enormous force, against which no imag-inable conflagration could stand, can be concentrated at any point within the High Pressure Fire District and made available within two minutes after the alarm of fire is given, and consequently before the firemen can reach their posts and stretch their hose lines; while our telephone signal boxes are so located, that a fire at any point within the protected district can be readily observed from at least two of these telephone boxes and orders directly communicated therefrom either to Fire Headquarters or to the pumping stations. No other city in the world possesses a system of fire protection equalling ours in magnitude and efficiency, and it henceforth protects, among others, our dry goods district, with its enormous values, a conflagration in which has long been the nightmare of our merchants and the fire insurance companies, since, if not promptly checked, such a conflagration would absolutely bankrupt every large fire insurance company doing business in the United States."

It is argued by those who witnessed the demonstration on Thursday that its successful result justifies a complete extension of the high pressure water service not only in Manhattan, but the Bronx as well.

Tenements in Trade.

106TH ST.—Ames & Co. and Arthur S. Cox sold for M. Hogan 59 East 106th st, a 5-sty double flat with stores, 25x100.11. Henry Klein is the purchaser, and gives 540 West 55th st, a 5-sty double tenement, 25x100, in trade.

tenement, 25x100, in trade. 110TH ST.—Arthur H. Sanders sold 10 to 18 East 110th st, five 5-sty flats, 128x100.11, bet. 5th and Madison avs. The buyer gives vacant property on Washington Heights in part payment. These houses are built 85 ft. deep. 111TH ST.—Harry Schiff sold the new Savoy apartment house, 610 West 111th st, a 6-sty elevator building, 50x100.11. It adjoins the big Hendrick Hudson apartments, which occupy the block front on Riverside Drive between 110th and 111th sts. The Harvard Realty & Construction Co., Goldberg & Kramer, last August bought the vacant plot, 50x100, on the north side of 111th st, opposite the building just sold, for improvement. The asking price of the Savoy was \$150,000. It is mortgaged for \$80,000. The gross rental is about \$19,000.

114TH ST.—Harry L. Rosen purchased through Frank & Kreils-heimer from S. Blumenkrohn 55, 57 and 59 West 114th st, three 5-sty double flats, 25x100.11 each. 114TH ST.—Harry L. Rosen resold 59 West 114th st, a 5-sty double flat, 25x100.11, through Rosenthal & Krepner, to S. Blue-stein. There are 10 rooms on a floor.

stein. There are 10 rooms on a floor. 128TH ST.—Edward C. H. Vogler sold for Mrs. Catharine Demarest 18 West 128th st, a 3-sty dwelling, 17.6x99.11, to Max Lowenstein, who gives in trade 433-435 Lenox av, a 6-sty new-law flat, 50x75. The present seller bought this property on Nov. 8, 1906, at fore-closure, the consideration being \$13,200. 128TH ST.—Louis Cowan sold for Mrs. Harriet Jones to a client 45 West 128th st, a 3-sty and basement brownstone dwelling, 12.6x100.

12.6x100.

Lincoln Square Purchase.

Lincoln Square Purchase. BROADWAY.—A. H. Mathews sold for the Waubun Co. the south-east cor of Broadway and 65th st, a 5-sty building with store, 28.2x 100x25.5x86.10. This sale of property is interesting, because it is favorably located, facing, as it does, Lincoln Square. One block to the north is not only the elevated railroad station, but also that of the subway. Columbus, Amsterdam avs and Broadway cars pass the door. Adjoining on the south is a 3¹/₂-sty building, 28.11x72.4, the title of which stands in the name of Caroline P. Russel. The balance of the block front on Broadway is owned by Robert W. Goelet and is improved with a concrete 6-sty garage, which has a frontage on 65th st adjoining on the east the property just sold. There is a saloon on the premises. It is mortgaged for \$75,000, and the lease expires 3 years from next May. Title will be taken on or before Nov. 12. Across the street is the Miller building, and the block to the north on the west side of Broadway, between 65th and 66th sts, is occupied by the Broadway Arcade, with the Lincoln square Theatre in the rear.

Lenox Avenue Apartment Sold.

LENOX AV.—Edward C. H. Vogler sold for Max Lowenstein to Catharine Demarest 433 and 435 Lenox av, a 6-sty new-law apart-ment house, 50x75. Mrs. Demarest gives in part payment 18 West 128th st, a 3-sty and basement private house. The Lenox av prop-erty is mortgaged for \$65,000.

MANHATTAN AV.—George D. Gregory sold the Harold apartment house, a 7-sty elevator building, 439 Manhattan av, northwest cor of 118th st, 100.11x100. There are 9 apartments on a floor of 4 and 6 rooms each. The Remsen Realty Co. is the buyer, which gives other property in trade.

WASHINGTON HEIGHTS.

Activity in 136th St.

136TH ST.—In part payment for 131 to 135 Prince st, a 7-sty mer-cantile building, 61x71.3, David and Maximilian Fraade give Arthur W. Reichow 492 and 494 West 136th st, a 5-sty 4-family flat, 50x 100. John R. Davidson was the broker.

W. Reichow 492 and 494 West 136th st, a 5-sty 4-family hat, 50x 100. John R. Davidson was the broker. 136TH ST.—In part payment for Haddon Hall, the 6-sty apartment located at the southeast cor of Riverside Drive and 137th st, The Noel Realty and Construction Co. received from Simon P. Hamel-burger and Milton Berlinger 8 lots on the south side of 136th st, 200x99.11, located 125 feet east of Broadway. The Hebrew Or-phan Asylum owns the two square blocks opposite this parcel and a row of eight 5-sty flats, 37.6x87x99.11, adjoin on the east. In the rear on 135th st is a row of fourteen 5-sty flats, 40x99.11, built to a depth of 87 feet each. 145TH ST.—The Renton-Moore Co. sold for Arthur Cassot to a client for investment, 515 West 145th st, a 5-sty apartment house, 33.4x99.11. The old asking price was \$42,000. It is mortgaged for \$35,000. The gross rentals amount to about \$4,250. The building is 90 ft. deep. Adjoining on the west is Public School 186, which extends to 146th st. Across the street is an automobile garage with a frontage of 99.8 ft. AMSTERDAM AV.—M. J. Heuer sold 2110 Amsterdam av, a 5-sty flat, 30x100, adjoining the southwest cor of 165th st. This property was purchased on June 19th, 1907, from Joseph T. B. Jones, sub-ject to a mortgage of \$35,000. At that time the city valued the plot with improvements at \$30,000. AUDUBON AV.—Atlantic Realty Co., Chas. M. Bleeker, president, cold 287 Auduban av. a 5-sty apartment house 37x95 adjoining the

AUDUBON AV.—Atlantic Realty Co., Chas. M. Bleeker, president, sold 287 Audubon av, a 5-sty apartment house, 37x95, adjoining the southeast cor of 180th st.

Improvements Assured.

BROADWAY.—Emanuel M. Krulewitch bought from the State Realty & Mortgage Co. 91.2x100.2x irregular at the northeast cor of Broadway and 177th st, for improvement with an elevator apartment house. A building loan of \$92,500 has been made in connection with deal.

Haddon Hall Traded.

Haddon Hall Traded. RIVERSIDE DRIVE.—Solomon and Greenbaum sold for the Noel Realty and Construction Co., Haddon Hall, at the southeast cor of Riverside Drive and 137th st, a 6-sty elevator apartment house, 102.5 feet on the drive and 122 feet on 137th st. There are ap-proximately 4½ lots in the plot. Milton Berlinger and Simon P. Hamelburger are the purchasers and they give in part payment 8 lots in the south side of 136th st, 125 ft. east of Broadway. Haddon Hall has one of the choice locations on the drive extension. Ad-joining on the east is a 6-sty concrete apartment, 85x99.11, built to a depth of 87 feet. The balance of the block front is taken up with three apartments with frontages of 85 and 65 feet respectively. On the southwest cor of Broadway is the Leslie, a 6-sty structure, 125x99.11, built 112 feet deep. Across the st is the Cromwell apart-

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Mercantile Building Sold.

BEEKMAN ST.—Cammann, Voorhees & Floyd and Robert Colgate & Co. sold for George D. Waas the 4-sty building 113 Beekman st, 19x50. The seller bought this house on Nov. 19, 1904, from Gladys R. Martin subject to a mortgage of \$8,000. The Etagloc Holding Co. is the new owner.

GREENWICH ST.-William Douglass Kilpatrick and Chapman D. Marks sold for Edwin A. Ely, Sarah K. Hunter and the estate of Patrick Lyons to James H. Cruikshank, 132x90 on Greenwich st, taking in the st numbers 483 to 493. Nos. 491 and 493, each with a frontage of 21.10 ft., will be improved with a 6-sty warehouse, which has been leased from plans to Lahn & Simons for a term of 15 years at a gross rental of \$6,900 a year.

PRINCE ST.—John R. Davidson sold for Arthur W. Reichow the 7-sty building 131 to 135 Prince st, 61x71.3, to David and Maximil-lian Fraade, who gives in part payment 492 and 494 West 136th st, a 5-sty 4-family flat, 50x100, the whole transaction involving about \$225,000.

4TH ST.—Harry W. Rosenthal sold to Frank I. Ughetta 168 and 170 West 4th st, a 6-sty building, 44.6x73x irreg, between Cornelia and Jones st. The house is 60 ft. deep. Demand for West Side Tenements.

20TH ST.-Edgar T. Kingsley sold for Edward Bassett to C. Walter Cushier 309 West 20th st, 4-sty front and rear tenements, 25x92, built to a depth of 41 ft. The building is located 150 ft. west of 8th av.

Sth av. 31ST ST.—S. B. Goodale & Son sold for Annie Hertzberg, wife of Benjamin Hertzberg, 108 West 31st st, an old building, 20.10x95, 120 ft west of 6th av. Wilber C. Goodale is the buyer, and the stated price is \$5,000 over a mortgage of \$36,000 and all liens. 38TH ST.—S. B. Goodale & Son sold for E. E. Horn, Elena E. Good-ale and Pauline A. Horn 243 and 245 West 38th st, two 4-sty dwell-ings, 34x100, located 359.10 ft. east of 8th av. This same firm sold No. 245 on June 28, 1908, to Hannah Graff, who transferred the property on the same day to the present sellers.

Activity in Dwellings.

Activity in Dwellings. 48TH ST,—Louis Cowan resold for Mrs. Nathalie Schriener to Mrs. H. Jones 211 East 48th st, a 3-sty brownstone dwelling, 16.8 x100. On June 18, 1908, this property was purchased by the pres-ent seller from Louis Morel, subject to a mortgage of \$7,500. The building is 46 ft. deep. 50TH ST.—Parish, Fisher & Co., in conjunction with Henry M. Weill, sold for the George Robinson Construction Co. the St. George apartment house, a 17-sty elevator structure, 75x100, on the south side of 50th st, 228 ft. west of Broadway. The property has been held at \$225,000.

51ST ST.—Henry Phipps bought from Everett Jacobs 545 and 547 West 51st st, old 2 and 3-sty dwellings, 50x100.5, bet. 10th and 11th avs. The present buildings are to be razed and the site improved with a modern 6-sty tenement of the type Mr. Phipps has built on the east side.

52D ST.—Shaw & Co. sold for Harry B. Kyle, of 610 3d av, to Wm. Post for investment the double apartment property 153 East 52d st, 25x100.5, located 200 ft. east of Lexington av. There was a mort-gage placed on the property when transferred on April 30, 1906, of \$12,000.

55TH ST.-J. Arthur Fischer sold for Frank V. McKinless, of 410 West 34th st, and others, the 3-sty high-stoop brownstone dwelling 143 East 55th st, 16.8x100.5. 55TH ST.-

55TH ST.—Ames & Co. and Arthur S. Cox sold for Henry Klein 540 West 55th st, a 5-sty double tenement, 25x100.5. M. Hogan is the new owner. No 59 East 106th st, a 5-sty double flat with store, 25x100.11, is given in exchange.

Fifth Avenue Plot Bought for Investment.

Fifth Avenue Plot Bought for Investment. 5TH AV.—Theodore Marceau purchased from Felix Isman, a cor-poration of Philadelphia, Pa., 538 and 540 5th av, 5-sty building, 50.5x100, located 50 feet south of 45th st. The reported price is \$800,000. Felix Isman bought the property on April 2, 1907, and gave a purchase money mortgage of \$500,000 to the Title Guarantee and Trust Co., due date and interest rate appearing only in the bond. On the same day Mrs. Elizabeth M. Anderson made a loan to Mr. Isman of \$250,000 at 6%, due March 31, 1908. Mr. Isman trans-ferred the property to the corporation bearing his name on June 29, 1908. Mr. Marceau said that he purchased the property as an investment and had no intention of improving it for occupancy as a studio at the present time. "New York," continued Mr. Marceau, "is the greatest city in the United States and the United States is the greatest country in the world. Fifth av has no equal as a high-class retail thoroughfare between 25th and 59th sts, therefore I know that I have found an investment in the greatest shopping centre in all the world, and there is no better investment than that." The Hotel Lorraine is on the northeast cor of 45th st, and Delmonico's on the northeast cor of 44th st. **Another Large Avenue Deal.**

Another Large Avenue Deal.

Another Large Avenue Deal. 5TH AV.—Tucker, Speyers & Co. sold for Isabelia Marks, 550 5th av, a 4-sty brown stone building, 25x100, built to a depth of 60 ft. and located 50.5 ft. north of 45th st, on the west side of the av. The new owner is Max Kaskell of Kaskell & Kaskell, who will erect a modern mercantile structure on the site. The contract reads that title is to be taken on or before 60 days, and is sold subject to a mortgage of \$230,000 at 4½%. Mr. Speyers, of Tucker, Speyers & Co., said that the "actual purchase price was \$350,000. In 1848 this lot sold for \$700, and in 1860 Henry Marks bought it for \$6,500." Across the av is the Church of the Heavenly Rest, while on the northwest cor of 45th st is the Silo Building, which has a frontage of 155 feet on that street and abuts on the premises just disposed of. Frederick Klingsman owns 548 and Mrs. Annie Browning owns 552 on the north. north.

NORTH OF 59TH STREET.

80TH ST.—Hiram C. Bloomingdale, of Bloomingdale Brothers, bought from Michael Hyman, through Frederick T. Barry, 11 East 80th st, a 4-sty dwelling, 20x102.2, between 5th and Madison avs. Mr. Bloomingdale, who now lives at 21 East 63d st, will build on the 80th st property a 6-sty American basement dwelling for his own occupancy.

ments, five 6-sty buildings. The late Charles T. Barney formerly owned the property just sold, before the building was constructed. WADSWORTH AV.—Robert Wallace, Jr., sold the two 5-sty flats at the southwest cor of Wadsworth av and 183d st, 104.11x100, to Max Marx, who gives Mt. Vernon property in part payment. The build-ings are each 90 ft. deep. Public School 132 is opposite.

BRONX.

MANIDA ST.—The Geo. F. Johnson's Sons Co. sold 12 lots on the south side of Manida st, 113.10 ft. west of Lafayette av, to the Manida Co., which will erect twelve 2-family houses. Several Tenements Change Hands.

ST.—Lauter & Blackner sold to W. Lauter the 5-sty tene-East 146th st, 25x100. 146TH ST 449 ment

150TH ST.-Lauter & Blackner sold for Louis Schmitt the 5-sty double flat 529 East 150th st.

152D ST.-Lauter & Blackner sold for Benjamin Benenson, the builder, the 5-sty apartment house recently completed, located at 408 and 410 East 152d st, 50x114.

158TH ST.—Richard Dickson sold for Gustave Gross the 4-sty triple flat 463 East 158th st, 25x100, 32 ft. rear.

201ST ST.—Von der Linden & Co. sold for George Carter the dwelling, 312 East 201st st, 26.6x98, to a Mr. Ewald. 225TH ST.—William M. Fleming sold for G. Schumeppenhauser to a client, for improvement, 3 lots on 225th st, east of White Plains

Road

BRIGGS AV.—Elm Real Estate Co. sold for the Briggs Ave Realty Co. to John Bell the 2-family house 2590 Briggs av.

BRIGGS AV.—The Elm Real Estate Co. sold to the Elm Impt. Co. 588 Briggs av, a 2-family dwelling. 2588

BROOK AV.—Anna H. Brewer sold to Christian H. Werner the buildings on plot 41.7x90 on the west side of Brook av, 138 ft. south of Anna pl. In part payment Mrs. Brewer takes the plot 250x95 on the east side of Bronx Boulevard, 100 ft. south of 239th st.

BRYANT AV.-J. J. Haggerty sold the 2-family frame dwelling, 25x100, 1412 Bryant av, for G. Simek to A. M. App. BRONX BOULEVARD.-Kurz & Uren sold for Christian H. Werner 10 lots on the east side of Bronx Boulevard, 100 ft. south of 239th st, 250x05

250x95.

Buys on City Island.

CITY ISLAND.—W. A. Walters sold to Joseph Dixon 50x100 on he south side of Bay av, 322 ft. east of Eastchester Bay, City Island.

COLLEGE AV.-George R. Read & Co. sold for Osk & Edelstein)37 College av, a 3-family house, 25x92.8, to Mrs. Elizabeth 1037 Murphy.

HULL AV.-Riley & Loughney sold to Miss W. Rockfort the brk dwelling at the cor of Hull av and 207th st.

dwelling at the cor of Hull av and 207th st. INWOOD AV.—Louis Meckes sold a lot 25x112 on the east side of Inwood av, 429 ft. north of Clark pl, for immediate improvement. The new owner, George P. Morell, will build a 3-sty building with store, arranged for 2 families, from plans drawn by Lloyd Fife. LAMPORT AV., ETC.—F. M. Weiss & Co. sold lots 99 to 104 on the north side of Lamport av, lot 125 on the south side of Roosevelt av, and lot 5 on the south side of Burdett av, for Fannie D. Living-ston to a client ston to a client.

MACOMBS ROAD.—Louis Meckes sold for C. W. Frees a lot on the west side of Macombs road, 195 ft. south of 170th st, $25 \mathrm{x} 112$, to George P. Morell.

Parker Avenue Activity.

PARKER AV.-F. M. Wiess sold for the Chester Impt. Co. a 2-family brk dwelling on the west side of Parker av, 125 ft. north of Lyon av.

PARKER AV., ETC.—F. M. Weiss & Co. sold for the Chester Impt. Co. a 2-family dwelling on the west side of Parker av, 200 ft. north of Lyon av, in exchange for which the buyer gives 3 lots on the east side of Ellison av, 300 ft. north of Marrin st, and the southeast cor of Blondell av and Evanda st.

ROCHAMBEAU AV.-Von der Linden & Co. sold to M. Huber, 50x 103, on the east side of Rochambeau av, 50 feet south of 212th st.

Buys for Investment.

ST ANN'S AV.—Henry W. Fedden & Co. sold for a client to a Mr. Louis Hausler 734-736 St. Ann's av, two 4-sty and basement double flats, 50x90.

WALTON AV.-Von der Linden & Co. sold to Philip Adler the 3-amily house on the east side of Walton av, 100 feet south of family 181st st

WHITLOCK AV.-Geo. F. Johnson's Sons Co. sold 920 Whitlock v, a 2-family brk house, 25x128, to J. E. McCarthy. WOODLAWN ROAD.-Lauter & Blackner sold for John C. Giese 2.3x111 on the north side of Woodlawn road, Bedford Park, 52.3 ft. av

52.3x111 on the west of Hull av.

WOODLAWN ROAD.—S. L'Asperches sold the northwest cor of Woodlawn Road and Hoe av, 50x126, for the East Bronx Realty Co. to Riley & Loughny. The new owners will improve by building 4-sty flats with stores.

WOODLAWN ROAD.-S. L'Asperches sold for the East Bronx Realty Co., 50x100, on the north side of Woowlawn Road, 50 feet west of Hoe av, to Benjamin Nenenson. The plot will be improved with 4-sty flats with stores.

WHITLOCK AV.—The. Geo. F. Johnson's Sons Co. sold to P. E. Lane 8 lots on the west side of Whitlock av, 100 ft. north of Tiffany st, for improvement with eight 3-family houses.

ZEREGA AV.—F. M. Weiss & Co. sold for C. Fuldner 103×103 at ne northeast cor of Zerega and Maclay avs. the

ZULETTE AV.-F. M. Weiss & Co. sold for the Collins & Taylor Realty Co. to H. I. Stellman 2 lots on the south side of Zulette av, 213 ft. east of Old Pelham road.

LEASES.

Evelyn D. Rea leased to Isaac Wolper 32 East 14th st, for 8 years at \$10,000 a year. Henry M. Weil leased for Mrs. Martin to F. P. Glendenning, the stable 210 West 35th st. Dunworth & Co. leased the dwelling 362 West 55th st for James H. McLees to George A. Churchill. The American Bohemian Realty Co. leased through Emil F. Prant-ner 453 East 78th st and 1477 Avenue A to Kimmel Bros. for a term of years

H. M. The of years.

Marston leased for a term of years for the Farme rust Co., as trustee, the buildings 77 and 79 Bowery Mooyer & Marston Loan and Trust Co. Farmers'

Loan and Trust Co., as trustee, the buildings 77 and 79 Bowery to the Anger Baking Co. G. L. Lawrence leased for a term of years to the Apthorp Garage Co. the new 6-sty garage at 214 and 216 West 80th st, adjoining the southeast cor of Broadway, at an aggregate net rental of \$125,000. The estate of James W. Renwick leased the 4-sty factory building at 223 West 46th st for ten years at an aggregate rental of \$70,000. The lessee is an automobile concern which will use the building as a garage garage.

at 223 West 46th st for ten years at an aggregate rential of \$70,000. The lessee is an automobile concern which will use the building as a garage. Duross Company leased the 3-sty brick dwelling 113 Bedford st, for Leon Wilner to William John Dennis, for a term of years; also for Joseph L. Buttenwieser, the premises 149 7th av, 22x100 feet, to R. Bloomfield Box Manufacturers, for a term of years. It not only covers the unexpired term of 5 years under the existing lease held by Thomas B. Hidden, but also a long renewal. Plans were filed for the alteration of the present structure. 31ST ST.-The Northern Central Realty Co., of which Joseph Fleischman is president, leased the 12-sty apartment hotel known as Le Marquis, at 12 to 16 East 31st st, to Edmund H. Chatillon, for a term of 21 years, was negotiated by Albert B. Ashforth. Ruland & Whiting Co. leased for a long term of years the entire attern of 21 years, was negotiated by Albert B. Ashforth. Sulding 19-21 Beekman st, 44x102, now in course of construction and to be ready for occupancy November 1; the 5 lots have been taken by Edgar J. Williams, proprietor of Boyd's City Despatch, and addition to their already spacious quarters in the Vanderbilt Bldg. Noved 320 West 71st st, for 0 tto Gerdau; to Mrs. Stairs, 23 West 11th st, for E. M. Ricketts, for a long term of years; the garage, 117 West 52d st, to Col. I. E. Emerson, of Baltimore, for B. M. Baruch; in conjunction with Douglas Robinson, Charles S. Brown & Co., 41 East 41st st, for a term of years to Dr. Pinkham, and also 12 East 54th st, for Dr. Austin F. Riggs to L. D. Stoddard. Meanuel; in conjunction with Douglas Robinson, Charles S. Brown & Co., 41 East 40th st; for Charles H. Strong, 60 East 77th st; for Miss Adele Kneeland, 48 West 46th st; for Mrs. Ella C. Pray, 306 West End av; for Dr. T. T. Satterwaite, 15 West 74th st; for Mrs. K. P. Walker, 44 East 31st st; for William R. Stewart, 120 Riverside Drive; for David Probst, 58 West 51st st; for Sarah Al-ford, 264 West 89th st; for Thomas C. Hoge, 324

STATEN ISLAND

STAPLETON, S. I.-Harold E. Wittenman sold for Stanley Murphy a dwelling on Beach st, Stapleton, S. I.

CLOVENA PARK, S. I.—Harold E. Wittenman sold for the New York & Eastern Realty Co. a plot of 5 lots at the cor of Seneca av and Schoharle st, Clovena Park, S. I.; also for Stanley Murphy, a dwelling on Beach st, Stapleton.

PORT RICHMOND, S. I.-Wm. J. Burlee, a shipbuilder of Port Richmond, bought through Cornelius G. Kolff, the water front and upland owned by the Slaight-Simonson estate on the Kill von Kull, at the foot of John st, Port Richmond, S. I. The property adjoins the American Linseed Oil Works, and has a frontage of approxi-mately 312 ft. on the Kill von Kull. The sale also includes a tri-angular piece with a frontage of 260 ft. on John st and 240 ft. on Richmond Terrace.

TODT HILL, S. I.—Cornelius G. Kolff sold for the estate of the well known artist, Mr. Flinker Augustine, deceased, his bungalow and 8 acres of land adjoining the Richmond County Country Club on Todt Hill, S. I., to Mr. Frederick Croker. The place is one of the most picturesque on the Island, being surrounded by thick woods and commanding from an elevation of 260 feet a grand view of the ocean, and was especially selected by the late Mr. Augustine owing to its picturesque character its picturesque character.

SUBURBAN.

WESTCHESTER, N. Y.-S. L. Aspercher sold for Riley and Lough-ney to Miss W. Rockfort, a brick dwelling on Hull av. WESTCHESTER, N. Y.-S. L. Aspercher sold for the North Wood Heights Realty and Construction Co. seven 2-family houses on Herschel av, Westchester, N. Y., to C. F. Fordes, who gives 97 lots at Orndell, N. J., in part payment.

MAMARONECK, N. Y.—Andrew J. Connick bought through the Fox Realty Co. for his own occupancy, the country estate known as the Sire property, at Orienta Point, Mamaroneck, comprising the Sire mansion, with stable and other outbuildings and about ten acres of land fronting on Orienta av.

UNCLASSIFIED SALES

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The total number of sales reported is 66, of which 16 were below 59th st, 19 above, and 31 in the Bronx. The sales reported for the corresponding week last year were 57, of which 18 were below 59th st, 13 above, and 26 in the Bronx. The total number of mortgages recorded for Manhattan this

week was 176, as against 132 last week, and in the Bronx 156, as against 101 last week. The total amount involved is \$5,682,647, as against \$3,440,180 last week.

The amount involved in the auction sales this week was \$220,496, and since January 1, \$47,329,529. Last year the total for the week was \$851,092, and from January 1, \$34,622,931.

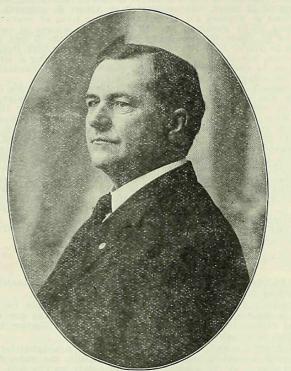
PLATT ST.—The Chas. F. Noyes Co. sold for Archibald Rogers the southwest cor of Platt and Gold sts, consisting of 3 connected store and loft buildings, known as 15 Gold st and 22-24-26-28 Platt st, covering a plot of about 5,000 sq. ft. The property has a frontage of 26.7 ft. on Gold st and 106.2 on Platt st. The entire buildings are leased to 2 tenants. The property is located in the William st block adjoining the Mallinckrodt building, at 90 William st and 32 Platt st. The sale is one of the most important transactions recently re-ported in the insurance district.

174TH ST.-Geo. A. Twine sold for the Cogswell-Taylor Impt. Co. 2-family house on lot 25×100 on the west side of 174th st, north of Gleason av

GREATLY ENHANCES VALUE OF PROPERTY, AS TENANTS ARE EASILY PROCURABLE.

By EDWARD D. SIDMAN, M. E.*

Regarding the subject of ventilation, we should bear in mind the fact that heat, humidity and ventilation are so interwoven that it is impossible to separate them. In olden times our buildings were built in such shape that there was no question about getting all the air we needed, and the old fireplace made the best of foul air vent flues. The more congested our towns and cities become, the higher we build our skyscrapers, the better we build our flats, apartments and houses, the more necessary becomes artificial ventilation, because men can live several days without food or water, but deprive them of air for a very few minutes and you will see their finish. Therefore any building properly equipped in ventilation can be rented to any



EDWARD D. SIDMAN, M. E.

sensible thinking tenant at a better figure than it could without. In fact, there are thousands of offices where the tenant himself goes to the expense of personally installing ventilators.

To-day very few people comparatively have any other home than such as can be found in a flat or apartment, and as he who is happy is contented, a happy and contented tenant is a boon and benefit to the landlord or manager. Why should these people, even though they have to be packed like sardines in a box in some modern flats where it is necessary to take the wall paper off in the hall in order to move the piano, be deprived of all the benefits, not to say luxury, of pure air? It is not a theory, but a fact, that the better ventilated, better heated, the more sanitary your offices, flats, apartments, or any description of property are, the more rent you can get for it, and also a better class of tenants, therefore it's up to building managers to put property into such shape that instead of looking for tenants, tenants will do the seeking, and will have the cash to pay the rent, and will do so cheerfully on the dot when due. THREE DIFFERENT SYSTEMS.

While there are many different variations in ventilating sys-tems, there are only really three systems of ventilation, mechanical or fan system, semi-mechanical and natural. A complete mechanical or fan system consists of both removing the foul air and introducing the fresh air by fans, while the natural system depends upon the laws of nature aided by heat to positively withdraw the foul air, while the fresh ozone comes in naturally through proper equipped devices spread around the room to fill the places of the foul air so withdrawn. In very few, in fact if in any office building, has there been or can there be a complete plenum or mechanical system installed, from the very construction of our office buildings, the building of conduits and of the vent flues, are impracticable above the banking floors, and in fact very few of our office buildings in this country have made any effort towards ventilation outside of the basement or banking floors, managers' leaving it to the tenants to either suffocate or furnish their own ventilation in their offices. While we do not deprecate, and are as willing to engineer and lay out a plenum system of ventilation as we are the natural system, still when our advice is asked and taken, we recommend the natural system of ventilation for the following reasons, which seem good to us.

The theory of the mechanical system is that forcing air into the rooms by mechanical means we create an air pressure in

*Excerpts from an address given before the First Annual Convention of Building Managers in America, held at Chicago, Ill.

the rooms of from three to four ounces, thereby sealing the windows against the inrush of air, and furnish pure air to While this theory is very pretty, the occupants. looks good and sounds good, we have never found it, although it may have been found by others, to work out satisfactorily in practice. We have taken numbers of carbacidometer tests, and while we have always found pure air in contact with the air coming in from the fan, we have invariably found that outside of this direct line, foul air; this, of course, is tests made in schools and offices, where all the occupants were more numerous than the cubic content called, or was designed for. On the other hand, every building of any description fitted with natural ventilation so that there is a positive withdrawal of foul air at all times, there must be and will be inrush of fresh air to take The old idea, and still I won't say old, its place. as there is yet in the minds of many people the idea that ventilation consists of a blast of fresh air blown in on one side of a room and out through the other side or through the doors or transoms, or that to rid the room of foul air all you had to do was to lower a window or punch a hole in the ceiling, this idea has proven to be one of the greatest fallacies or fables that we have.

IDEAL VENTILATION.

Ventilation should be as Nature intended it, a gradual change of the air in every nook and corner of the room without perceptible draft, but often enough to furnish each and every occupant of the room with pure air, at all times, and our contention is that such ventilation cannot be accomplished as well, as economically, or as satisfactory in any manner as can be done by a natural system of ventilation.

The question of humidity is a question that cannot be dodged. Humidity in our rooms is what makes the heat feel good. Every one has at some time or another sat around a stove, register or radiator with his coat on, and complained because the house was cold when the thermometer showed 70 or above. At the same time any one will go out doors in the spring or summer time with his coat and hat both off and enjoy life when the thermometer only registers 62 to 63 degrees. Why? Because the outdoor air contains from 65 to 75 degrees of humidity which is needed for comfort, while indoor air probably by hygrodeik test would only show from 25 to 40. This is the reason that the furniture goes to pieces, that everything one sits on squeaks in the winter time, that the piano gets out of tune. It is, however, one of the simplest mechanical propositions to furnish a building, no matter by what system heated, with the proper degree of humidity.

Every manager of any class of building should have in his possession at all times an anemometer carbacidometer and a hygrodeik, and be thoroughly equipped to demonstrate to tenants that they were getting the air they should have. And an apartment or flat manager should equip his property with a heating system that nullifies or eclipses the janitor, and where his entire duties should consist in putting in the coal and taking out the ashes, and that each apartment should be equipped with a thermostat, so that the tenants have just exactly the heat at all times that they want, and are neither frozen or roasted, as is now the case in 90 per cent. of our flats.

REAL ESTATE NOTES

The Harlem Property Owners' Association met last Friday in the Twelfth Ward Bank Building, 147 East 125th st.

Edward Agramonte, for many years connected with Renwick C. Hurry & Co., is now connected with Ames & Co.

Nina J. Warburg transferred to Robert Hager, Jr., the property No. 3 East 82d st, 25×102.2 , for a consideration stated to be \$130,000.

The real estate firm of Lauter & Blackner have removed their offices to 837 Washington av, near 159th st, where they will conduct a general real estate and insurance business.

Pease & Elliman secured a judgment for \$12,625 against Herts Brothers. This was the result of a suit growing out of a lease on the basement store which formerly stood at 507 5th av.

Mr. Chas. R. Schliess, of 103 East 125th st, begs to inform the real estate operators and brokers that he has opened an office in the Temple Court Building, 119 and 121 Nassau st.

Matt. J. Ward Co. sold the furniture, lease and business of the Hotel Lincoln, Pittsburgh, Pa., to Mr. H. B. Ferry, an Eastern hotel man. He is now in possession. The consideration was \$100,000.

The Washington Heights Taxpayers' Association held their October business meeting on October 23 at Corrigan Hall, Broadway and 157th st. The reports of several committees were read relating to work that the organization has on hand.

Frederick A. Potts and others conveyed the property, 25x98.9, in the north side of 40th st, 80 ft. west of Park av, to the Lawyers' Realty Co. for a stated consideration of \$125,000. The latter conveyed it to James O'Connor for a nominal consideration.

Partition proceedings have been begun covering the property 2730 Broadway and the lot, 25.6x100.5, on the south side of



BARTON CHAPIN, 150 Broadway, N. Y. phia, Pittsburg and Chicago. 70th st, 125 feet east of Madison av. The parties to the suit James A.

are George W. Kemp and others, trustees, and William C. B. Kemp. The Albany Savings Bank, which has been a large loaner of money on Manhattan realty during the past twelve months, loaned \$200,000 for three years at 5 per cent. to the Tyee Realty

Co. on the property at the northeast corner of Broadway and 54th st.

Another business alteration projected for the Murray Hill restricted zone was divulged in the plans filed Thursday. It calls for the making over of the old-fashioned 5-sty high-stoop residence at 125 East 34th st for business occupancy, the improvement to be made for Caroline A. Brundage.

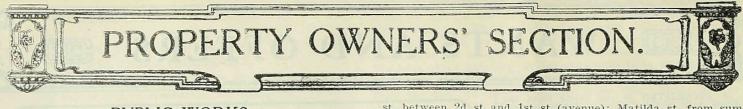
Farquhar Curtis secured a loan of \$160,000 from the Title Guarantee & Trust Co. on the northwest corner of Park av and 82d st, a 5-sty brick apartment house, for 3 years at 4 per cent. This loan will be assigned to the Bowery Savings Bank. This Title Company also made a loan of \$125,000 to Edmund Coffin on the property 49 and 51 West 24th st.

The Lawyers Title Insurance and Trust Co. closed this week another large 3-year loan at $4\frac{1}{2}$ per cent. The property involved is on West 125th st, 112 feet west of 7th av, and runs through to West 124th st, with frontages of about 65 feet on each st. The amount of the loan was \$200,000. There are 3-sty buildings on the plot, which are occupied by the department store of J. R. Senior. James A. Bailey, Jr., was appointed receiver of rents of the property on the south side of 161st st, 250 feet west of Forrest av, 50x95.2, by Judge Gerard of the Supreme Court. This is the result of an action brought by the Sandrock Realty Co. against the Avitable Realty and Construction Co. and others, to foreclose a third mortgage of \$9,500 made May 14, 1907. There are prior liens on the property aggregating \$55,000.

In Brooklyn recently a realty appraiser affirmed that the best illustration of how an accurate appraisal is reached would be to compare this work with the diagnosis of a physician. "The physician uses his experience and his judgment," he said. "No two cases are exactly alike, and so it is with property to be appraised; no two parcels can be considered from exactly the same view point, and the appraiser must use his experience and his judgment in reaching a satisfactory solution of the problem confronting him."

That much interest is centered in matters pertaining to the City Budget is evidenced by the attitude of the United Real Estate Owners' Association, which, at a recent meeting of delegates, selected a committee consisting of Adolph Bloch, Ira J. Ettinger and Chas. H. Schnelle, to appear before the Board of Estimate to state the position of their association in this respect. It is the sense of the Owners' Association that there be no increase in the budget for the Tenement House Department; that there is at present a sufficient appropriation for the work of inspection if done in the proper manner.

RECORD AND GUIDE



PUBLIC WORKS.

HARRISON AV.—Regulating, etc., from Burnside av to the drainage street (unnamed), between Tremont av and Burnside av. Proceedings initiated.

ST. GEORGE'S CRESCENT.-Acquiring title necessary from East 206th st to Van Cortlandt av. Proceedings initiated.

MACOMBS DAM ROAD.—Constructing sewer between Jerome av and West 170th st. Proceedings initiated.

183D ST.—Repairs to sidewalk on south side of 183d st, about 10 ft. west of Morris av. Resolved by Local Board of Van Cortlandt that the expense of said work be charged against the property deemed to be benefited.

MOSHOLU PARK SOUTH.—Paving with asphalt blocks from Webster to Briggs av. Proceedings initiated. RECEIVING BASINS.—Constructing receiving basins, north-

RECEIVING BASINS.—Constructing receiving basins, northwest and southwest corners of East 203d st and Valentine av. Proceedings initiated.

VALENTINE AV.—Constructing sewer between East 198th st and East 197th st. Proceedings initiated.

TELLER AV.—Regulating, etc., where necessary, from East 170th st to Morris av. Proceedings initiated.

175TH ST.—Regulating, etc., from Grand Boulevard and Concourse to Anthony av. Proceedings initiated.

231ST ST.—Regulating, etc., from Bailey av west to Riverdale av. Proceedings initiated.

SHERIDAN AV.—Regulating, etc., between East 165th st and East 169th st. Proceedings initiated.

147TH ST.—Constructing sewer between Robbins av and St. Mary's Park. Proceedings initiated.

IRVINE ST.-Regulating, etc., from Garrison av to Seneca av. Proceedings initiated.

ALLERTON ST.—Acquiring title from Bronx Park to Hutchinson av. Proceedings initiated.

COMMONWEALTH AV.—Regulating, etc., from West Farms road to Westchester av. Proceedings initiated.

WESTCHESTER AV.—Regulating, etc., from Main st to Eastern Boulevard, at Pelham Bay Park, except at Westchester Creek; the portion between Blondell av and Pelham road to be regulated and graded only to a width of 60 ft. in centre without bluestone. Proceedings initiated.

GARRISON AV.—Regulating, etc., from Whittier st to a point 50 ft. east from easterly line of Edgewater road. Proceedings initiated.

CONDEMNATION PROCEEDINGS.

140TH ST.—Acquiring title from Park av to Morris av. Commissioners Maurice S. Cohen, Martin C. Dyer and Geo. A. Devine give notice that they have completed their estimtae of damage in this proceeding. Area of assessment as follows: Bounded on the northeast by a line midway between the northeasterly side of East 140th st and the southwesterly side of Lowell st, or East 141st st, as laid down on the final maps of the Borough of the Bronx, and the prolongation thereof; on the southeast by a line 100 ft. southeast of of the southeasterly side of Morris av and parallel therewith; on the southwest by a line midway between the southwesterly side of East 140th st and the northeasterly side of East 138th st, between the tracks of the New York & Harlem Railroad and Rider av, and by a line midway between the southwesterly side of East 140th st and the northeasterly side of East 139th st, between Rider av and Morris av, and the prolongation thereof; and on the northwest by the tracks of the New York and Harlem Railroad.

20TH AND 22D STS.—Dock proceeding. Commissioners Wilbur Larremore, Michael B. Stanton and Nathan Fernbacher will present a supplemental bill of costs, charges and expenses in this proceeding to Supreme Court on Nov. 5.

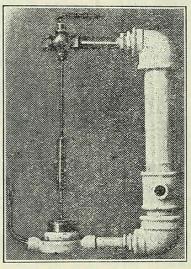
ASSESSMENTS.

BRONX TERRACE.—Constructing temporary sewers between 5th and 14th sts; 1st st (avenue), between 14th st and Becker av, Marion st, between 20th and Demilt av; Catherine st, between the summit north of Kossuth av and Demilt av; Fulton st, between the summit north of Westchester av and Demilt av; Pell pl, between Demilt av and Huguenot st; Huguenot st, between White Plains road and Robertson pl; Robertson pl, between Demilt av and Huguenot st; Delmit av, between White Plains road and Marion st; Becker av, between White Plains road and 1st st (avenue); Westchester av, between Fulton st and 1st st (avenue); Kossuth av, between Catherine st and 1st st (avenue); Elizabeth st, between Catherine st and Marion st; 20th st, between Catherine st and 1st st (avenue); 19th

st, between 2d st and 1st st (avenue); Matilda st, from summit north of Kossuth av to Demilt av. Proposed assessment completed. Objections may be presented in writing to Secretary' Board of Assessors on or before Nov. 24.

INSTANTANEOUS WATER HEATING.

The adaptation of electrical energy to the modern conveniences in the household is becoming more and more general. First came electric bells and burglar alarms, then electric gas lighting, and in quick succession followed incandescent illumi-



nation telephones and electric cooking. The success attending the introduction of these improvements is manifesting itself largely by added revenues from rentals, which in turn influences the value of the property affected. While heretofore it may be said that a greater variety of electrical improvements were usually to be found in the more expensive buildings, there has been a tendency on the part of property owners to more fully extend this service in less pretentious structures. One of the recent addi-

One of the recent additions to an up-to-date electrical equipment is an electric water heater. An apparatus is now made of ordinary pipe and fittings in

ELECTRIC HEATER.

which are two electrodes. The cold water enters the heater at the bottom, is heated by the electrodes in flowing through, and comes out of the faucet connected with the top of the heater, at any temperature desired, the degree of heat being regulated by the flow of water.

The accompanying illustration shows the heater with switch attachment that turns on both the electric current and the flow of water at the same time.

The advantages claimed for this system of electrical water heating are that it makes a one-pipe system practical since hot and cold water can be drawn from the faucet at will. It furnishes hot water quickly without the inconvenience of a range, furnace or stove. Tests show that one kilowatt of current will raise 10 gallons of water 46 degrees Farenheit, at a cost of 10 cents per kilowatt; in plainer language, it costs 1 cent per gallon to raise the temperature to the number of degrees mentioned.

In size the heater is small and compact. It can be connected to bathtub, lavatory, or kitchen sink and emits no odor whatever. The cost of installing the apparatus varies in proportion to the amount of labor necessary in extending existing service wires.

MACADAM ROADS AND OIL.

No subject is more interesting or important to real estate owners and others than the preservation of roadway surfaces and the prevention of dust on all forms of macadamized highways, but the condition so universally desired in this respect is more difficult to obtain just now than during any period previous to the advent of the pneumatic tired vehicle. The fact cannot be denied that since the rapid multiplication of motor cars in and around New York City all traversed highways of broken stone have suffered considerable damage through the forced separation of the small particles which serve as binders in this type of road.

This form of disintegration is frequently styled "ravelling," and eventually results in a quick destruction of the roadbed. The director of the U.S. Office of Public Roads in his last annual report in directing attention to the problem, affirms that it is assuming a most serious aspect, and points out that the existence of macadam roads depends upon the retention of the road-dust formed by the wearing of the surface.

While every encouragement should be lent the authorities in the way of remedying the dust nuisance, the promiscuous sprink!ing of macadam highways with oil should be discouraged by everyone, since most oil mixtures have proven to be irritating and injurious to the throat and eyes. Besides, oil' so used has a habit of getting on everything. It sticks to vehicles, shrubbery, clothes and buildings alike, even finding its way eventually into interiors.

798

PIPING FOR STEAM HEAT.

HOW FOAMING AND POUNDING CAN BE AVOIDED.

A prominent steam heating engineer recently argued that, contrary to a prevailing idea, property owners, as a rule, do not devote as much attention to the installation of heating plants as they should. "In many instances," he said, "I have noted that the workmanship on a steam job was so poorly executed and the sizes of main pipes and risers so ill-suited for their purpose that little or no steam found its way to the radiators."

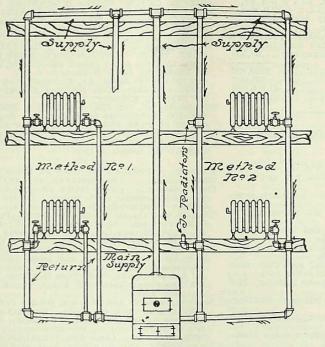
No person of experience in such matters is likely to deny the correctness of this statement. If he does, it is only necessary for him to go on a tour of inspection to be convinced that there is indeed much room for improvement in this regard. The fault, as a rule, is generally in the manner in which steam pipes are brought to the radiators.

There are good and bad systems of piping, but the overhead method for steam is particularly adaptable to a flat or apartment building where the division of the space on each floor is similar.

The argument is logical, for since steam is lighter than air it naturally rises, displacing by pressure the air in a system, forcing it downward to the bottom of the system or into the atmosphere through air vents of the radiators. When fed from overhead the radiators are less apt to get air bound.

In explaining the installation of the overhead system, A. G. King, in Building Management, says in part:

A main pipe of ample size to supply the radiation on the job is run from the boiler to the upper story or attic of the building is as direct a manner as possible. There it branches in as many directions as necessary to supply the drop risers which feed steam to the various lines of radiators in the building. The top of this riser is the high point of the system and all sub-mains and branches pitch downward from it to the top of



OVERHEAD PIPING SYSTEM.

the various risers supplied. Where a line of radiators is placed directly over another line of radiators it is best to use the single pipe method of connecting. Where it is necessary to project from the riser quite a distance in order to supply a radiator in an isolated position, it is frequently desirable to use the two-pipe method of connecting.

The accompanying cut will show two methods of connecting up. The one shown on the left illustrates the two-pipe system and the one on the right the single pipe method. All main pipes on work of this character should be hung or supported on expansion hangers. This is quite necessary where long runs of piping are required. The importance of allowing for expansion will better be appreciated when it is understood that a main 100 feet in length, when installed in cold weather, will expand about 1½ inches when filled with steam at a pressure of 1 pound. In this connection the following table will be of assistance in running long lines of pipe:

Tempera-				
ture of	Length			
the air	of pipe			
when pipe	when	-Length of pipe when heated to-		
is fitted.	fitted.	215 deg.	265 deg.	297 deg.
		ft. in.	ft. in.	ft. in.
Zero	100 ft.	$100\ 1.72$	$100\ 2.12$	$100\ 2.31$
32 degrees	100 ft.	$100\ 1.47$		$100\ 2.12$
64 degrees		$100\ 1.21$		
The number of degrees above corresponding to steam pressure as				
follows:				
215				
265 degrees				
297 degrees			50 pounds	pressure
One of the annoyances in fitting for steam heat is the lowering				
of the water in the boiler. This is invariably due to water				
being forced up into the piping as well as the radiators, where				

it will remain so long as the pressure is maintained. This difficulty usually results from faulty piping at the boiler. To obviate this annoyance see that the steam fitter makes the riser from the boiler the full size of the opening, and under no circumstances allow him to reduce the size of the opening by inserting a bushing. A reducing elbow in starting the main at the top should be used instead.

To illustrate this, let it be assumed that a 2-inch or $2\frac{1}{2}$ -inch main is to be piped and the opening at the top of the boiler is 4 inches. Instead of reducing the size of the aperture by inserting a bushing connect up a 4-inch riser and use a 4x2-inch or $4x2\frac{1}{2}$ reducing elbow at the main. A little study of the philosophy of the subject will make it apparent that by following the rule mentioned, the initial velocity of the steam in the riser out of the boiler will be less than the velocity in the main, resulting in an even water line in the boiler which will be readily noticeable in the gauge.

It is considered good practice, at least in a one-pipe system, to make the riser not less than twice the size of the main, or connect several risers out of the boiler into a medium size header, and to this receptacle connect the main service pipe.

Pounding or hammering in radiators is caused by depressions or traps in the branch pipes leading from the main to the radiators. This can be avoided by grading branches, so that water from condensation cannot finding a lodging place.

If the suggestions made herein are followed out some of the objections to steam heat in apartments and dwellings will have been overcome.

QUEENSBORO' BRIDGE.

A number of property owners in the vicinity of the new bridge called at the office of I. T. Flatto, of No. 261 Broadway, New York City, general counsel to the Blackwell's Island Protective Association, relative to the proposed action to be taken by the city authorities relative to the acquisition of the block bounded by the north side of 59th st and the south side of 60th st, between 2 and 3d avs, in the Borough of Manhattan, as an approach to the Queensboro' Bridge.

They denoted that it would be an outrage to have the present conditions continue; that the bridge should be completed without a proper outlet for the pedestrians, wagons and carriages which will use the same, the condition of the bridge at the present time being almost complete and the name having been recently changed by the Board of Aldermen to the Queensboro Bridge.

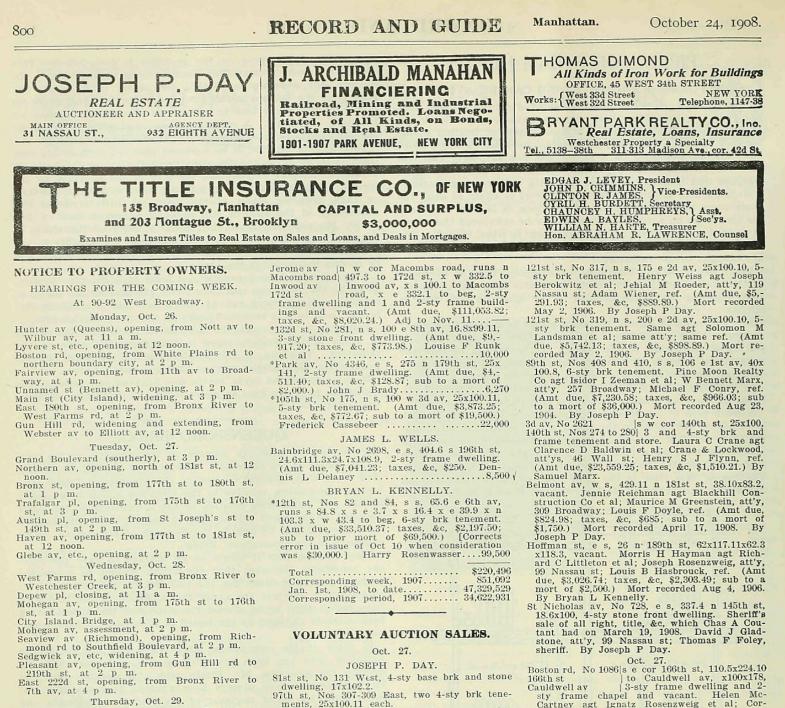
In reply to the committee, after citing the history of the agitation that has been presented in the past few years, to. acquire the property, Mr. Flatto said: "It appears that the city authorities have always been anxious to make this improvement; the chief engineer of the Board of Estimate and Apportionment, together with the chief engineers of the Department of Bridges, the President of the Borough of Manhattan and the Board of Rapid Transit Railroad Commissioners have written favorable reports in regard to the matter, and the city officials seem to appreciate the absolute necessity of the situation, but the main object that confronted the Board of Estimate at the time the matter was brought up, was the financial conditions of the city, and Comptroller Metz, in order to properly subserve the interests of all property owners, was vehement against the spending of any city money unless he knew the financial condition of the city, in order that money should be spent first in the needed necessities of our citizens. In this we must all heartily agree with him, but I feel that all of us can be assured that now on the revival of prosperity we will have no more ardent supporter than the Comptroller, who has always the best interests of our city at heart.

"Gentlemen, you need not be afraid that your property will depreciate in value caused by the present half-way position of the city in the taking of your property; the proposition is feasible and must come. It is the only solution to the situation; if the city officials await until the opening of the bridge it will prove disastrous for all citizens who will use the same. It will be the repetition of the conditions which we have seen in Delancey st on the opening of the Williamsburgh Bridge, when the same was impossible of access until a number of months after the bridge was publicly opened."

PROPERTY OWNERS DISSATISFIED.

Property owners in Fulton st, from Broadway to the East River, have been endeavoring for some time past to discover a way to remove the disused tracks along that street. It is not unlikely that before long the attention of the Public Service Commission will be brought to the state of affairs, by means of a petition.

Some of the steamship companies around Fulton and South sts have been making strenuous efforts to have the line put in operation again, but without success. The merchants and tradesmen along the line, however, are against this plan, as the cars delayed legitimate traffic. The railroad company is strongly opposed to the proposed removal of the tracks, as such a proceeding does away with their franchise. Property owners along Vesey st and several other streets have, however, been successful in their efforts for track removals.



Eden av, at 4 p m. Thursday, Oct. 29. Eden av, opening, from 172d st to 174th st, at 1 p m. Riverside Drive, widening, from 139th st to 142d st, at 2 p m.

Friday, Oct. 30. Sewerage District, No 43, at 2 p m.

At 258 Broadway.

At 258 Broadway. Monday, Oct. 26. Fort George, rapid transit, at 10 a m. Clinton st, police station, at 10 a m. Pier 53, at 10.30 a. m. Hamilton pl, school site, at 1 p m. Bridge 3, Section 3, at 2 p m. Centre, White & Canal sts, rapid transit, at 4 p m.

Tuesday, Oct. 27. Brooklyn Bridge, at 10.30 a m. Westchester av, rapid transit, at 11 a m. Centre & Walker sts, rapid transit, at 2 p m. Wednesday, Oct. 28. Pier 36. at 10.20 a m.

Pier 36, at 10.30 a m. Centre, Canal & Howard sts, rapid transit, at 3 p m. Loop No. 2, at 4 p m. Thursday, Oct. 29.

Fort George, rapid transit, at 10 a m. 15th and 18th sts, dock, at 10.30 a m. Bowery & Delancey st, rapid transit, at 11 a m. Brooklyn Bridge, at 2 p m. Friday, Oct. 30. Westchester av, rapid transit, at 11 a m. 15th and 18th sts, dock, at 2.30 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the prop-erty sold, withdrawn or adjourned during week ending Oct. 23, 1908, at the New York Real Es-tate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales to I Sale *I

Oct. 27. JOSEPH P. DAY. S1st st, No 131 West, 4-sty base brk and stone dwelling, 17x102.2. 97th st, Nos 307-309 East, two 4-sty brk tene-ments, 25x100.11 each. 99th st, No 136 West, 5-sty brk tenement, 25x 88.8. 125th st, No 549 West, 5-sty and base brk ten-ement with stores, 25x99.11. 36th st, No 205 West, 4-sty brk front and rear tenement and store, 20x98.9. Ogden av, Nos 1243, 1245, 1247 and 1249, four 2-family frame dwellings, 18.8x100 each. South st, No 156, 5-sty business building, 24.9 x81.3x25.10x80.10. Front st, No 216, 3½-sty business building,

x81.3x25.10x80.10. Front st, No 216, 3½-sty business building, 2140 25.1x72.6x25x72.11. 22d st, No 37 East, 4-sty brown stone building, 23x98.9. 25th st, No 248 West, 4-sty brown stone dwell-ing, 15x98.9. 30th st, No 221 East, 4-sty brick dwelling, 16x 98.9. 30th st, No 326 East, 3-sty brick dwelling, 21.1x 98.9. Av B No 262 5 sty flat with store 27.6-58

30th st, No 326 East, 3-sty brick dwelling, 21.1x 98.9.
Av B, No 263, 5-sty flat with store, 27.6x88.
Av B, No 265, 5-sty flat with store, 15x88.
36th st, No 205 West, 4-sty flat with store, 20x 98.9.
S1st st, No 131 West, 4-sty and basement brown stone dwelling, 17x102.2.
122d st, Nos 269, 271 and 273 West, three 5-sty flats, 20x100.11 each.
3d av, No 2136, 4-sty flat with store, 25.3x100.
97th st, Nos 307 and 309 East, two 4-sty tenements, 25x100.11 each.
90th st, No 136 West, 5-sty flat, 25x87.7.
109th st, No 309 East, 4-sty and basement tenement with 2 stores, 28.6x100.11.
125th st, Nos 240-242, s s, about 240 w Morris av, 50x100, 5-sty stone tenement.
Boston rd, No 1086, s e cor 166th st, -x-, 2 and 3-sty frame dwelling and vacant.
Ogden av, Nos 1243 to 1249, w s, about 85 n 168th st, -x-, four 2-sty frame dwellings.

Oct. 28

SAMUEL MARX.

120th st, No 362 West, 3-sty and base stone front dwelling, 17x100.

ADVERTISED LEGAL SALES.

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

Oct. 24.

Oct. 26. Oct. 26. 47th st, No 150, on map Nos 148 to 154, s s, 216.8 e 7th av, 70.10x100.5, 13-sty brk and stone hotel. Title Guarantee & Trust Co trus-tee agt Realty Investment Corporation of N Y City et al; Bowers & Sands, att'ys, 31 Nassau st; Myron Sulzberger, ref. (Amt due, \$287,-942.97; taxes, &c, \$7,384.29; sub to a mort of \$315,000.) Mort recorded May 21, 1903. By Joseph P Day.

stone, att y, 99 Nassau st; Thomas F Foley, ott. 27. Boston rd, No 1086[s e cor 166th st, 110.5x224.10 166th st | to Cauldwell av, x100x178, Cauldwell av | 3-sty frame dwelling and 2-sty frame chapel and vacant. Helen Mc-Cartney agt Ignatz Rosenzweig et al; Cor-bin & O'Ryan, att'ys, 220 Broadway; Francis S McAvoy, ref. (Amt due, \$27,207.27; taxes, &c, \$3,\$82.24; sub to a mort of \$14,000.) Mort recorded March 27, 1904. By Joseph P Day. Broome st, No 231, s s, 37.6 w Essex st, 24.6x 64.3, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Martin En-gel had on Aug 13, 1908; Thos D Adams, att'y, 165 Broadway; Thomas F Foley, sheriff. By Joseph P Day. 148th st, Nos 240 and 242, s s, 405.5 e Park av, 50x100, 5-sty brk tenement. Emma Levison agt Joseph Winter et al; Sternberg; Jacob-son & Pollock, att'ys, 309 Broadway; Joseph Wilkenfeld, ref. (Amt due, \$11,811.26; taxes, &c, \$769.76; sub to a first mort of \$29,000.) Mort recorded June 30, 1905. By Joseph P Day. Av A, No 1014 | n e cor 55th st, 25.5x79.8, 5-sty

- &c. \$769.76; sub to a first mort of \$25,0007 Mort recorded June 30, 1905. By Joseph P Day.
 Av A, No 1014 |n e cor 55th st, 25.5x79.8, 5-sty 55th st, No 501 | brk tenement and store. Leon S Altmayer et al agt Harry Lessem et al; Albert Erdman, att'y, 35 Nassau st; Andrew Gilhooly, ref. (Amt due, \$5,762.88; taxes, &c. \$423; sub to a mort of \$15,000.) Mort recorded Aug 11, 1905. By Bryan L Kennelly.
 109th st, No 309, on map No 307, n s, 128.6 e 2d av, 28.6x100.10, 6-sty brk tenement and store. Abraham Levenstein et al agt Samuel B Cooper et al; Jacob Gordon, att'y, 346 Broadway; William Klein, ref. (Amt due, \$8,488.56; taxes, &c. \$146.96; sub to two morts aggregating \$26,250.) Mort recorded July 24, 1906. By Joseph P Day.
 South st, No 156, n s, 96.7 w Dover st, 24.9x 80.10x25.10x81.3, 5-sty brk loft and store building.
 30th st, No 221, n s, 365.9 w 2d av, 15.9x98.9, 4-sty brk tenement.
 Front st, No 216, n s, 51.10 e Beekman st, 25.1 x72.6x25x72.11, 3-sty brk loft and store building.
 22d st, No 37, n s, 200 w 4th av, 23x98.9, 4-sty

x72.6x25x72.11, 3-sty brk for and care ing. 22d st, No 37, n s, 200 w 4th av, 23x98.9, 4-sty stone front dwelling. Anne B Innes-Ker agt James L Breese et al; Smith & Simpson, att'ys, 135 Broadway; John H Judge, ref. (Partition.) By Joseph P Day. Oct. 28. Wooster st, Nos 134 and 136| runs s 75 x e 100.2 x n 98.10 x e 3.1 x n 27 to Spring st, x w 49.1 (Continued on page 802.)

DIVIDEND NOTICE

BOND AND MORTGAGE GUARANTEE CO.

175 Remsen St., Brooklyn, Oct. 19, 1908. A QUARTERLY DIVIDEND of three per cent. has this day been declared by the Executive Com-mittee payable on November 14, 1908, to the stock-holders of record at the close of business on Nov. 7, 1908. CLINTON D. BURDICK, Treasurer,





PUBLIC NOTICES.

NOTICE TO CONTRACTORS.

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JOHN H. PETERS, Clerk of the Board. Dated at Schenectady, N. Y., Oct. 6th, 1908.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, im-proved 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 THE BRONX.

persons interested, VIZ.: . BOROUGH OF THE BRONX. List 9514, No. 1. Constructing temporary sew-ers in Bronx terrace, between Fifth and Four-teenth streets; First street (avenue), between Fourteenth street and Becker avenue; Marion street, between Twentieth street and Demilt avenue; Catherine street, between the summit north of Kossuth avenue and Demilt avenue; Fulton street, between the summit north of Westchester avenue and Demilt avenue; Pell place, between Demilt avenue and Huguenot street; Huguenot street, Between White Plains road and Robertson place; Robertson place, be-tween Demilt avenue and Huguenot street; De-milt avenue, between White Plains road and Marion street; Becker avenue, between White Plains road and First street (avenue); West-chester avenue, between Fulton street and First street (avenue); Kossuth avenue, between Cathe-erine street and First street (avenue); Elizabeth street, between Catherine street and Marion street; Twentieth street, toreween Catherine street and First street (avenue); Nineteenth street, between Second street and First street (avenue); Matilda street, from summit north of Kossuth avenue to Demilt avenue. BOROUGH OF QUEENS. List 9949, No. 2. Regulating, grading, curb-ing and flageing Academy street, form Grand

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ing and paving with asphalt on concrete foun-basic River, First Ward. List 65, No. 14. Flagging both sides of Brad-ford avenue, from Jaggar avenue to Lawrence treet, at Flushing, Third Ward. List 81, No. 15. Constructing a sewer in fight avenue, from Flushing avenue to Van-derventer avenue, First Ward. List 82, No. 16. Constructing a temporary sewer in Fifteenth street, from Seventh avenue, third Ward. List 84, No. 17. Constructing a sewer in fourteenth avenue, from Broadway to Newtown rad, First Ward. List 88, No. 18. Constructing a sewer in fourteenth avenue, from Street), from Jamalca avenue to a point about 280 feet north of Broad-vay. First Ward. List 147, No. 19. Constructing a sewer in food avenue, from East avenue to Dutch Borden avenue, from East avenue to Dutch borden avenue, for East avenue to Dutch borden avenue, from East avenue borde

Secretary, No. 320 Broadway. City of New York, Borough of Manhattan, October 22, 1908.

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

 BOROUGH OF BROOKLYN.

 List 9774, No. 1. Regulating, grading, curbing, recurbing and laying cement sidewalks on Dean street, between Troy and Schenectady avenues.

Dean street, between 110, and strength avenues. List 9783, No. 2. Regulating, grading, curb-ing, recurbing and laying cement sidewalks on Warehouse avenue, between Surf and Neptune

Warehouse avenue, because avenues. List 9815, No. 3. Regulating ,grading, curb-ing and laying cement sidewalks on Fourth street, between Eighth avenue and Prospect Park West. List 9825, No. 4. Regulating, grading, curb-ues and laying cement sidewalks on Sixty-first

Street, between Fort Hamilton avenues and Frospect Park West. List 9825, No. 4. Regulating, grading, curb-ing and laying cement sidewalks on Sixty-first street, between Third and Fourth avenues. List 9746, No. 5. Regulating, grading, curb-ing, paving with asphalt and laying cement sidewalks on Silliman place, between Second and Third avenues. List 2, No. 6. Regulating, grading, curbing and laying cement sidewalks on Fifty-third street, between Fort Hamilton and Eleventh avenues. List 5, No. 7. Regulating, grading, curbing and laying cement sidewalks on Hawthorne street, between Nostrand avenues and New York avenue.

street, avenue.

List 8, No. 8. Regulating, grading, curbing and laying cement sidewalks on Seventy-sixth street, between Third and Fourth avenues. List 9, No. 9. Regulating, grading, curbing Williams avenue, between New Lots road and Louisiana avenue. List 17, No. 10. Sewer in Clinton place, from Crescent street to a point about 275 feet west-erly therefrom List 139, No. 11. Paving with asphalt Haw-thorne street, between Nostrand and New York avenues.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are re-quested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before Novem-ber 17, 1908, at 11 A. M., at which time and place the said objections will be heard and tes-timony received in reference thereto. For full particulars see City Record. ANTONIO ZUCCA, PAUL WEIMANN, JAMES H. KENNEDY, Board of Assessors. WILLIAM H. JASPER,

WILLIAM H. JASPER, Secretary, No. 320 Broadway. City of New York, Borough of Manhattan, October 16, 1908. (6676)

October 16, 1908. (6676) ATTENTION IS CALLED TO THE ADVER-TISEMENT IN THE CITY RECORD of October 23 to November 7, 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: IST WARD. 7TH AVENUE (BLACKWELL STREET)—REGULATING, GRADING, CURB-ING, FLAGGING, AND LAYING CROSS-WALKS, from Grand to Woolsey Avenues. 13TH AVENUE—REGULATING, GRADING, CURBING, RECURBING AND FLAGGING, from Grand to Flushing Avenues. 16TH AVE-NUE—PAVING, from Broadway to Graham Ave-nue.

HERMAN A. METZ, Comptroller. City of New York, October 22, 1908.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE. At the request of the President of the Borough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund of the City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of build-ings, etc., consisting of all of the old portion of the building known as Public School No. 5 standing within and without the lines of prop-erty owned by the City of New York, acquired by it for street opening purposes in the BOROUGH OF BROOKLYN. Being all of the buildings, parts of buildings, etc., consisting of all of the old portion of the building known as Public School No. 5, stand-ing within and without the lines of the new street to be opened as an approach to the Man-hattan Bridge, extending from Nassau Street to the intersection of Flatbush Avenue and Fulton Street in the Fourth, Fifth and Eleventh Wards of the Borough of Brooklyn, City of New York, october 14, 1904, and being on file in the office of the collector of City Revenue, Department of Fi-nance, Room 141, No. 280 Broadway, Borough of Manhattan. Thrsuant to a resolution of the Commission-ers of the Sinking Fund adopted at a meeting held February 20, 1907, the sale of the above duel february 20, 1907, the sale of the above will be held, under the direction of the Comp-torler, on FRIDAY, NOVEMBER 6TH, 1908, at 11 A. M., on the premises.

will be held, under the difference troller, on FRIDAY, NOVEMBER 6TH, 1908, at 11 A. M., on the premises. (For particulars see City Record.) HERMAN A. METZ, Comptroller. Comptroller's Office, October 19th, 1908. (6693

(6693)

(6693) CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE. At the request of the President of the Bor-ough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund of the City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc., standing within the lines of property owned by the City of New York ac-quired by it for street opening purposes in the BOROUGH OF BROOKLYN. Being all those buildings, parts of buildings, etc., standing within the lines of Montrose Ave-nue from Union Avenue to Broadway in the 16th Ward of the Borough of Brooklyn, and which are more particularly described on a map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan. Pursuant to a resolution adopted by the Com-missioners of the Sinking Fund at a meeting held on October 21, 1908, the sale of the above described buildings and appurtenances thereto will be held, by direction of the Comptroller, on MONDAY, NOVEMBER 9TH, 1908, at 11 A. M. on the premises. H. A. METZ, Comptroller. Department of Finance, City of New York, Comptroller's Office, October 21st, 1908.

Department of Finance, City of New York, Comptroller's Office, October 21st, 1908.

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Conveyances.

ATTENTION IS CALLED TO THE ADVER-TISEMENT IN THE CITY RECORD of October 16 to 30, 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 assessment for LOCAL IM-PROVEMENTS in the BOROUGH OF MANHAT-TAN: 6TH WARD, SECTION 1. THE NEW STREET -PAVING, on the west side of the Hall of Records, extending from Reade to Chambers Streets.

Streets

treets. HERMAN A. METZ, Comptroller. City of New York, October 15, 1908. (6686)

ADVERTISED LEGAL SALES

(Continued from page 800.)

- (Continued from page 800.) x s 51 x w 54.2 to beg, 7-sty brk loft and store building. Germania Life Ins Co agt Pauline Gomprecht et al; Dulon & Roe, att'ys, 41 Park Row; Geo W Clune, ref. (Amt due, \$248,-228,68; taxes, &c., \$3,690.93.) Mort recorded Oct 8, 1895. By Joseph P Day. v B, No 295, e s, 36 n 17th st, 37.4x100, 6-sty brk tenement and store. Isabel A Lee agt Bretstum Realty Co et al; Action No 1; Alex-ander & Green, att'ys, 120 Broadway; Henry J Goldsmith, ref. (Amt due, \$31,328,77; taxes, &c., \$934.89.) More recorded Nov 28, 1906. By Joseph P Day. Av B, No 297, e s, 73.4 n 17th st, 37.4x100, 6-sty brk tenement and store. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$31,328,77; taxes, &c., \$934.89.) Mort recorded Nov 28, 1906. By Joseph P Day. Av B, No 299, e s, 36's 18th st, 37.4x100, 6-sty brk tenement and store. Same agt same; Action No 3; same att'ys; Edw C Crowley, ref. (Amt due, \$31,421.24; taxes, &c., \$934.89.)

Mort recorded Nov 28, 1906. By Samuel Marx. 22d st, No 261, n s, 262.6 e 8th av, 18.9x98.9, two 1-sty brk and frame buildings. John D Van Buren exr, &c, agt Geo P Macready et al; Harold Swain, att'y, 176 Broadway; Syl-vester L H Ward, ref. (Amt due, \$11,-059.69; taxes, &c, \$164.12.) Mort recorded Nov 3, 1906. By D Phoenix Ingraham. Oct 29

Oct. 29.

- oct. 29.
 Oct. 29.
 Crotona av, n w s, 66 n e 181st st, 44x150, vacant. Annie Macdonald agt Geo M Price et al; Geo A Euring, att'y, 280 Broadway; Louis F Doyle, ref. (Amt due, \$3,842.43; taxes, &c, \$985.59.) Mort recorded Feb 14, 1905. By Joseph P Day.
 Southern Boulevard, w s, 193.4 s 182d st, 140.11 x135.10x132.2x90.3, vacant. Carrie M McAdam agt Samuel Hoffman et al; Thomas F Keogh, att'y, 90 West Broadway; Theron R Strong, ref. (Amt due, \$15,100.18; taxes, &c, \$1,-404.42.) Mort recorded March 15, 1905. By Joseph P Day.
 Park av n e cor 187th st, 102.6 x 100, vacant, 187th st Henry Humphreys agt Robert E Humphreys; Walter H Dodd, att'y, 20 Broad st; Francis W Pollock, ref. (Amt due, \$1,-551.10; taxes, &c, \$2,2420.88.) Mort recorded April 15, 1905.) By Joseph P Day.
 Dawson st, No 866 (old Nos 1226 and 1228), e s, 537.4 n Longwood av, 40.7x100, 5-sty brk tenement.
- ment Da
- ment. awson st, No 874 (old Nos 1234 and 1236), e s, 618.6 n Longwood av, 40.7x100, 5-sty brk ten-
- 615.6 n Longwood av, 40.7x100, 5-sty brk ten-ement. Dawson st, Nos S78 and S82 (old Nos 1242 to 1248), e s, 659.2 n Longwood av, 81.3x100, two 5-sty brk tenements. Lambert Suydam Jr agt Twelve Forty-two Dawson Street Co et al; Quackenbush & Adams, att'ys, 25 Broad st; Harvey T An-drews, ref. (Amt due, \$17.840.05; taxes, &c, \$11,000.) Mort recorded May 18, 1907. By Joseph P Day.

- Woodycrest,av,es|299.3 n 164th st, 53x200 to Anderson av, ws | Anderson av, vacant. James T Sullivan agt Therese Krupholder et al; Bloomberg & Bloomberg, att'ys, 5 Beekman st; Francis W Pollock, ref. (Amt due, \$7,-357.26; taxes, &c, \$2,245.11.) By Joseph P Day.
- bay.
 107th st, Nos 205 and 207, n s, 125 e 3d av, 50x100.11, two 4-sty brk tenements and stores.
 Sadie Fagenson agt Abraham E Levy et al; Arnstein & Levy, att'ys; Edwin A Watson, ref. (Partition; By Joseph P Day. Oct. 30 and 31.

Manhattan.

- ref. (Partition; By Joseph P Day. Oct. 30 and 31.
 No Legal Sales advertised for these days. Nov. 2.
 Fox st, No 764, e s, 180 n 156th st, 40x100, 5-sty brk tenement. Anna M Miller agt Bronx Borough Realty & Construction Co et al; Action No 1; John H Rogan, att'y, 145 Nassau st; Eugene L Parodi, ref. (Amt due, \$28, 454; taxes, &c, \$476.15.) Mort recorded June 28, 1905. By William Kennelly, Jr.
 Fox st, No 766, e s, 220 n 156th st, 40x100, 5-sty brk tenement. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$28,459; taxes, &c, \$476.15.) Mort recorded June 28, 1905. By William Kennelly, Jr.
 Ferris av, w s, adj lands of St Joseph's Insti-tute for Deaf Mutes, runs s 303.5 x w 1104.5 x n 234.1 x n e 627.10 x s e 147.6 x e 138.5 x n e 271.11 to beg, Unionport. Albert L Lo-wenstein agt Minford Realty Co et al; Edw V Thornall, att'y, 50 Church st; Louis B Has-brouck, ref. (Amt due, \$23,469.31; taxes, &c, \$1,633.14.) Mort recorded April 8, 1908. By Bryan L Kennelly.
 Ilsth st, No 217, n s, 212.6 e 3d av, 18.9x100.5, 4-sty stone front tenement. Society for the Re-lief of Poor Widows with Small Children agt John H Bodine et al; Miller, King, Lane & Trafford, att'ys; Richard B Tillinghast, ref. (Amt due, \$11,026.97; taxes, &c, \$415.01.) Mort recorded June 28, 1906. By Herbert A Sher-man.

255 REAL ESTATE RECORDS

(No. 17)

100

nom brk

nom

40.4x71.10x

CONVEYANCES

October 16, 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

llen st, No 54, e s, 180 s Grand st, 20x87.6, 6-sty brk loft and stable building. Joseph Wolfson to Eva Wolfson. ¹/₂ part. Mort \$21,000. Oct 16. Oct 20, 1908. 1:308-6. A \$15,000-n00

stable building. Joseph Wolfson to Eva Wolfson. $\frac{1}{2}$ part. Mort \$21,000. Oct 16. Oct 20, 1908. 1:308-6. A \$15,000-nom Bleecker st, No 203, n s, 150 w Macdougal st, 25x96, 5-sty brk tenement and store. Catarina Monteverde to Carolina Perazzo. $\frac{1}{2}$ part. Mort \$32,000. Oct 14. Oct 16, 1908. 2:542-61. A \$16,500-\$29,000. Oct 14. Oct 16, 1908. 2:542-61. A \$16,500-\$29,000. Oct 8. Oct 19, 1908. 2:332-70. A \$17,500-mom canal store. Annie Berger to Lizzie Salit. $\frac{1}{2}$ part. All title. Mort \$28,000. Oct 8. Oct 19, 1908. 2:332-70. A \$17,500-\$29,000. Norm Canal st, No 515, n s, abt 105 w Renwick st, runs n e 56.1 x n 14.6 x s e 1.9 x s w 28.6 x s w 41.11 to st x - 18 to beginning, 3-sty brk tenement and store. John H Judge EXR, &c. Cora B Tyson to Edw D Depew. Oct 15. Oct 20, 1908. 2:594-13. A \$7,500-\$8,500. Sci57.15 Same property. Same as EXR, &c. Chas H Tyson to same. Oct 15. Oct 20, 1908. 2:594. Sci62. Sci57.15 Same property. Same as EXR, &c. Chas H Tyson to same. Oct 15. Oct 20, 1908. 2:594. Sci62. Nather the state of the sty brk tenement and store. Max Gottesman to Leenora Mor-reau. Mort \$55,000 and all liens. Oct 22, 1908. 2:334-61. A \$24,500-\$55,000. Sci57.15 sty brk tenement. Cherry st, No 227, s s, 180.9 e Pike slip, 24.5x99.6x23.11x99.6, 5-sty brk tenement. Cherry st, No 227 is s, 180.9 e Pike slip, 24.5x99.6x23.11x99.6, 5-sty brk tenement. Cherry st, No 229 is s, 205.2 e Pike Water st, Nos 486 and 488, on map No 490] slip, runs e 13.6 x s 50 x e 0.6 x s 70.4 to n s Water st, x w 37.11 x n 20.10 x e 23.11 x n 99.6 to beginning, 5-sty brk tenement and 7-sty brk toft building in Water st. Meyer Grotsky to Rachel Goldman, Tillie Maas, Minnie Zviebel and Fannie Benowitz. Mort \$58,475 and all liens. Oct 19. Oct 22, 1908. 1:248-85 and 86. A \$27,000-\$55,000. Other consid and 100 Christopher st, No 117, n s, 194 e Hudson st, 25.591.4.25x91.2, 5-sty brk tenement and store. John McSweeny to Giovannie Lordi. Mort \$25,500. Oct 10. Oct 16, 1908. 2:619-41. A \$14,500-\$25,000. Christopher st, No 117, n s, 194 e

Christopher st, No 117, n s, 194 e Hudson st, 25x90.6, 6-sty brk tenement and store. Moses Shapiro and ano to John A Weekes and Bernard Golden. Morts \$31,000. Sept 15. Oct 16, 1908. 2:619-44. A \$14,000-\$33,000. other consid and 10 Same property. Samuel Kutler et al to same. Morts \$31,000. Sept 30. Oct 16, 1908. 2:619. no Clinton st, Nos 240 and 242, e s, 100.10 n Cherry st, 40.4x71.10x 39.11x72, 6-sty brk tenement and store. Jacob Fruhling to Jen-nie Ginsburg. Morts \$51,000 and all liens. Sept 15. Oct 21, 1908. 1:258-37. A \$28,000-\$50,000. no Columbia st, No 115, w s, 175 n Stanton st, 25x100, 5-sty brk tenement and store. Della Hearn to Louis Lass. Mort \$31.-000. Oct 17. Oct 21, 1908. 2:335-26. A \$18,000-\$28,000.

Columbia st, No 115, w s, 175 n Stanton st, 25x100, 5-sty brk tenement and store. Adolph Grossman to Celia Siegel. Morts \$31,000 and all liens. Apr 15, 1908. Oct 16, 1908. 2:335-26. A \$18,000-\$28,000. other consid and 100 Columbia st, No 115, w s, 175 n Stanton st, 25x100, 5-sty brk tenement and store. Celia Siegel to Della Hearn. Morts \$31,000 and all liens. Oct 14. Oct 16, 1908. 2:335-26. A \$18,000-\$28,000. other consid and 100

Elwood st, w s, 350 n Nagle av, runs n 136.11 x w 32.2 x s w 213.3 x e 195.8 to beginning, all right, title and interest which party of 1st part had on Jan 9, 1905, and now has to the st lying in front of above, vacant. John H Koelsch to John V Schaefer, Jr. Q C. Sept 13. Oct 20, 1908. 8:2172-41. A \$\$,-000-\$\$, \$\$000

- Schaefer. Jr. Q C. Sept 13. Oct 20, 1908. 8:2172-41. A \$8,-000-\$8,000. Essex st, No 149, w s, 100 s Stanton st, 25x89.4, 3-sty brk ten-ement and store. Sam Solomon to Drosin Bros, a corpn. All liens. Oct 8. Oct 19, 1908. 2:411-59. A \$21,500-\$25,000. other consid and 100 Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tene-ment and store and 4-sty brk tenement in rear. Louis Levy to Kalman Ulkish. All liens. Oct 14. Oct 22, 1908. 2:321-4. A \$14,000-\$26,000. Greenwich st, No 481, e s, 21 n Canal st, runs n 22 x e 70 x s 13 x s w 21.9 x w 55 to beginning, 3-sty brk tenement and store. Geo N and Frederick Bohlken EXRS, &c, John Bohlken to Edwd D Dewey. Sept 30. Oct 20, 1908. 2:594-16. A \$6,500-\$7,500. I4,000 Geo N and Frederick Bohlken EXRS, &c. John Bohlken to Edwd D Dewy. Sept 30. Oct 20, 1908. 2:594-16. A \$6,500-\$7,500. II. Oct 20, 1908. 2:594-16. A \$6,500-\$7,500. II. Oct 20, 1908. 2:594-16. A \$6,500-1908. 2:594. nom Greenwich st, No 479 |n e cor Canal st, runs n 21 x e 50 x Canal st, Nos 519 and 521 more easterly 21 x n 15 x e 20 x s 22 x w 30 x s w 40 to Canal st x n w 40 to beginning, vacant. Canal st, old No 254, on map No 517, n s, runs n e 56.3 and 5.10 x n w 15.9 x s w 51.10 to st x s e 17.6 to beginning, vacant. Also all lands conveyed by Roemer to Cruikshank and recorded June 11, 1908. James H Cruikshank to Edward D Depew. Oct 9. Oct 20, 1908. 2:594-14 and 15. A \$23,000-\$23,000. other consid and 100 Greenwich st, No 491, e s, 130.6 n Canal st, 22x90. 3-sty brk tene-ment and store. Susan R Williams EXTRX and TRUSTEE Wm H Williams to James H Cruikshank. ½ part. Oct 20, 1908. 2:594-21. A \$8,000-\$2000. 6.620 Same property. Susan R Williams widow et al to same. Q C. Oct 20, 1908. 2:594. other consid and 100 Greenwich st, No 493, e s, abt 152.6 n Canal st, 22x90, 3-sty frame brk front tenement. Kate Silo et al HEIRS, &c. Patrick F Lyons to James H Cruikshank. Oct 20, 1908. 2:594-22. A \$8,000-\$9,000. stpretikened, 0:20, 1908. 2:594-22. A \$8,000-\$9,000. stpretikened, 0:20, 1908. 2:594-21. A \$8,000-\$9,000. stpretikened, 0:20, 1908. 2:594-22. A \$8,000-\$9,000. stpretikened, 0:20, 1908. 2:594-21. A \$8,000-\$9,000. stpretikened, 0:21, 1908. 1:131-13. A \$15,000-\$215,000. stpretikened N J, to James S Coward, of Bayonne, N J, Mort \$21,000. July 19, 1907. Oct 19, 1908. 1:131-13. A \$15,000-\$215,000. stpretikened N adison st, No 579 and 83] n e cor 140th st, 108.6x132.7x99.11 143d st, No 501 1 x 109, two 6-sty brk tenements. Susan R Deerling to J K

- tenement and store. Morris Nuterinan to Natha Devy. Mort \$48,000. Oct 19, 1908. 2:329-45. A \$30,000-\$70,000. Other consid and 100
 Madison st, No 229, n s, 23.10 e Jefferson st, 23.10x80, 6-sty brk tenement and store. Bernard Ratkowsky et al to David and Morris Albert. Correction deed. All liens. Oct 19. Oct 20, 1908. 1:270-33. A \$16,000-\$33,000. 100
 Madison st, No 198, s s, 75 w Rutgers st, 25x100, 5-sty brk tenement and store. Isaac P Starr to Philip Starr. Q C. Oct 12. Oct 17, 1908. 1:272-26. A \$19,000-\$29,000. nom
 Mangin st. Nos 3 to 11, w s, 85 n Grand st, 126.3x100x125.10 to n s of 10 ft alley, x100, vacant. Julius Miller et al to Teddy Connolly. Morts \$83,500. Oct 15. Oct 20, 1908. 2:321-15. A \$65,000-\$65,000. nom
 Mercer st, No S9, w s, abt 125 s Spring st, 25x100, 5-sty brk loft and store building. Saul Deiches et al to Mary F Stanley. Mort \$28,000. Oct 14. Oct 16, 1908. 2:485-24. A \$29,000-\$37, 500. other consid and 100

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802

Mort \$2 \$28,000.

October 24, 1908.

tenants.

- Montgomery st, No 67, e s, 47.6 n Cherry st, 21.10x58.7x20.5x57.5, 6-sty brk loft and stable building. Ike Schwartz et al to Jacob Prinsky. Morts \$16,700 and all liens. Sept 20. Oct 16, 1908. 1:259-57. A \$9,000-\$18,500. nom Mott st, Nos 124 and 126, e s, 125 n Hester st, 50x94, 6-sty brk tenement and store. Catherine wife of and Philip Florie to Rose Gordon. Mort \$84,000 and all liens. Oct 14. Oct 17, 1908. 1:238-4. A \$35,000-\$82,000. other consid and 100 New Bowery, No 9 [s e s, at s w s New Chambers st, runs s e New Chambers st, No 54] 36.4 x s 18 x w 22.5 x n 30.10 x w 17.6 x n e 20.2 to beginning, 5-sty brk tenement and store. John A Weekes et al to Moses Shapiro, Jos Liebman, Saml Butler and Sam Kotler. Mort \$20,000. Sept 21. Oct 16, 1908. 1:115-part of lot 26. other consid and 100 Orchard st, No 58, e s, abt 125 s Grand st, 25x87.6, 6-sty brk tenement and store. Herman B Grossman to Sadie Cohen. Morts \$31,000. Oct 17. Oct 19, 1908. 1:309-8. A \$19,000-\$28,000. other consid and 100 Pine st, No S1, s s, 67.4 w Water st, runs s 40 x w 30.9 x n 40 x e 30.6, 7-sty brk loft and store building. Water st, No 128, n w s, 40.7 s w Pine st, runs n w 69.8 x s w 23 x s e 68.9 x n 23.2 to beginning, 7-sty brk loft and store building. Release dower. Jessie R Knieriem to Edward or Edward J

- nom
- 23 x š e 68.9 x n 23.2 to beginning, 1 stylend building. Release dower. Jessie R Knieriem to Edward or Edward J Knieriem her husband, of Bayville, N Y. May 13, 1906. Oct 16, 1908. 1:39-37. A \$35,200-\$80,000. Same property. Edward Knieriem to Eugene R Shotwell. Mort \$75,000. Oct 15. Oct 16, 1908. 1:39. Pine st, No 7, s s, 125.6 e Broadway, 21.1x73.9x21x74.5, 10-sty brk and stone office and store building. Empire Trust Co to Jeremiah Donovan. B & S. May 4, 1907. Mort \$145,000. Oct 20, 1908. 1:46-5. A \$192,400-\$245,000. Other consid and 10 nom

- Cet 20, 1908. 1:46-5. A \$192,400-\$245,000.other consid and 100 Rivington st, Nos 69 to 73, on map Nos 71 and 73| s e cor Allen Allen st, Nos 138 to 146 | st, 58x77. three 6-sty brk tenements and stores. Ethel wife of Max Dick to Max Dick. Q C. Mar 12. Oct 21, 1908. 2:415-57. A \$50,000-\$100,000. other consid and 2,000 Stanton st, No 62, n s, 25.4 e Eldridge st, 25.4x75, 5-sty brk tenement and store. Israel Schneittacher to Babetta Levor. All title. Mort \$26,000. Sept 23. Oct 22, 1908. 2:417-34. A 0 ther consid and 100 Stanton st, No 318, n s, 25 w Goerck st, 24.5x75, 5-sty brk ten-ement and store. Morris Samowitz et al to Fani Schiffman. All liens. Oct 22, 1908. 2:330-71. A \$17,000-\$25,000. Thompson st. Nos 90 and 99 are 100 other consid and 100
- All liens. Oct 22, 1908. 2:330-71. A \$17,000-\$25,000. other consid and 100 Thompson st, Nos 90'and 92| e s, 100 n Spring st, runs e 163.5 West Broadway, No 414 | to w s West Broadway, x n 25 x w 60.4 x n 25 x w 94.6 to Thompson st, x s 50 to beginning, one 3 and one 4-sty brk tenements and stores, 3-sty brk loft building and 3-sty brk and frame stable. Chas P Ketterer and ano EXRS, &c, Philip Ketterer to Amelia K Smith, N Y, and Emma L King, of Bayside, L I. Oct 21. Oct 22, 1908. 2:502-2-3 and 36. A \$45,000-\$47,000. Same property. Chas P Ketterer to same. Q C. Oct 21. Oct 22, 1908. 2:502. Waker st, No 24, n s, 75.1 w Church st, 25x100, 5-sty brk loft and store building. Mary F Stanley to Sophie Martinson. Mort \$31,000. Oct 15. Oct 16, 1908. 1:192-4. A \$24,000-\$33,000. Washington termson No. 11 and \$20.00.000 and \$20.000 and \$20.0

- Washington terrace, No 11, e s, 88.9 s 186th st, 17.9x62.6, 3-sty brk dwelling. Thos J Meehan to James B Duffy. Mort \$5,000. Oct 19. Oct 22, 1908. 8:2156-45¼. A \$1,000-\$6,000. other consid and 10 Water st, No 535 | s w cor Jefferson st, 23x76.4, 4-Jefferson st, Nos 82 and 84 sty brk tenement and store. Jo-

- Washington terrace, No 11, e.s., 88.9 s 180th st., 17.3802.0, 5-80, oct 19. Oct 22, 1908. 8:2156-45¼. A \$1,000-\$6,000. other consid and 100 Water st. No 535 is we correctly a strong the strong terrare terare terrare terrare terrare terrare terrare terrare terra
- 30,000 15th st W, Nos 30½ and 32, on map Nos 30 and 32, s s, 425 w 5th av. 50x110.10x51.4x99.2, 12-sty brk and stone loft, office and store building. Wm Jay as TRUSTEE Florence M Bag-nell to Realty Holding Co, a corpn. Confirmation deed. Oct 19. Oct 21, 1908. 3:816-59. A \$106,000-P\$200,009. nom 15th st E, Nos 332 and 324, s s, 259 w 1st av, 42x103.3, 6-sty brk tenement. Gerson Krimsky to Rosie Krimsky. Mort \$56,500. Oct 21, 1908. 3:921-46. A \$30,000-\$71,000. 100 17th st E, No 626, s s, 388 e Av B, 25x92, 5-sty brk tenement and store. Philip Boyer to Philip Boyer and Eva his wife as joint

Apr 30, 1903. Oct 19, 1908. 3:984-42. A \$7,500-\$14,500. nom

- 18th st E, No 345, n s, abt 138 w 1st av, -x-, 5-sty brk tene-ment and store. Assign legacy under will Jos Whitfield. Edith W Hochter et al to Lizzie Whitfield. Dec 5, 1900. Oct 16, 1908. 3:924-27. A \$9,500-\$13,500. nom 22d st E, No 114, s s, 215 w Lexington av, 20x98.9, 3-sty brk dwelling. Louisa J Alley to Harold Binney. Mort \$13,000. Oct 16, 1908. 3:877-82. A \$20,000-\$24,500. other consid and 100 23d st W, No 23, n s, 239.8 w 5th av, 24.6x98.9x24.9x98.9, 4-sty stone front office and store building. J Midaugh Main to Leon-ard Leaman. July 2. Oct 16, 1908. 3:825-29. A \$121,000-\$135,000. other consid and 1,000 27th st W, No 38, s s, 223 e 6th av, 23x98.9, 4-sty stone front dwelling. Valentine H Everson to Alex P W Kinnan. All title. B & S. Oct 15. Oct 16, 1908. 3:828-69. A \$49,000-\$56,500.1,560
- 28th st E, No 118, s s, 180 w Lexington av, 20x98.9, 3-sty bid welling. Brunswick Realty Co to Albert Cavanagh. Mori \$24,000. Sept 29. Oct 20, 1908. 3:883-81. A \$17,000-\$20, 000. brk nom

- $\begin{array}{c} \text{from} \\ 000. \\ \text{from} \\ 31\text{st st W, No 108, s s, 120.10 w 6th av, 20.10x94.8x21.8x90.6, \\ 4-\text{sty stone front tenement. CONTRACT. Annie Hertzberg with \\ Wilber C Goodale. Morts $36,000 and all liens. Oct 15. Oct \\ 16, 1908. 3:806-48. A $43,000-$46,000. equity, 5,000 \\ 31\text{st st E, No 213, n s, 418.9 w 2d av, 18.9x98.9, 3-sty brk dwell- \\ \text{ing. Cath C McCaffery to Thos F Cusack in trust for the$ $"Church of St Stephen." April 10. Oct 20, 1908. 3:912-9. \\ A $8,000-$11,500. \\ 132d st E, Nos 329 and 331, n s, 250 w 1st av, 50x98.9, two 4-sty \\ brk tenements, store in No 329. Merida Realty Co and ano to \\ Tolchester Company, a corpn. B & S and C a G. Mort $17,500. \\ Oct 22, 1908. 3:938-17 and 18. A $20,000-$24,000. \\ \\ 0\text{ther consid and 100} \\ \end{array}$
- Oct 22, 1908. 3:938-17 and 18. A \$20,000-\$24,000. other consid and 100 32d st E, Nos 335 and 337, n s, 200 w 1st av, 50x98.9, two 4-sty brk tenements and stores and 2-sty brk building in rear. Me-rida Realty Co and ano to Tolchester Company, a corpn. B & S and C a G. Mort \$18,000. Oct 22, 1908. 3:938-19 and 20. A \$20,500-\$25,000. 39th st W, No 248, s s, 305 e 8th av, 20.6x98.9, 4-sty brk dwell-ing. Pierre Aguado to Leocadie V Caulkins of Montclair, N J. Mort \$14,000. Oct 20. Oct 21, 1908. 3:788-73. A \$18,000-\$19,500. Nort
- nom
- Mort \$14,000. Oct 20. Oct 21, 1908. 5.166-16. A \$10,000 \$19,500. nor bth st E, No 105, n s, 113.4 e Park av, 16.8x98.9, 5-sty brk and stone dwelling. William Laimbeer to John H McCullough in trust to secure indebtedness. All title. B & S. Morts \$29,-000. May 12. Oct 21, 1908. 3:S95-S. A \$31,000-\$52,000. nor 39th st E, and stone

- 000. May 12. Oct 21, 1908. 3:895-8. A \$31,000-\$02,000. nom 39th st W, No 441, n s, 250 e 10th av, 25x98.9, 5-sty brk tene-ment and store. Rebecca Hast to Samuel Harris and Seamon Sylvester. Mort \$14,000. Oct 16. Oct 17, 1908. 3:737-12. A \$10,000-\$16,000. other consid and 100 40th st W, No 524, s s, 350 w 10th av, 25x98.9, 2-sty brk build-ing and store. Kath J and Mary A White to the Thomas F White Co, a corpn. Oct 17. Oct 22, 1908. 3:711-47. A \$9,- c00-\$11,000. nom 40th st W, No 522, s s, 325 w 10th av, 25x98.9, 4-sty brk ten-ement and 2-sty frame tenement in rear. Kath J and Mary A White to The Thomas F White Co, a corpn. Oct 17. Oct 22, 1908. 3:711-46. A \$9,000-\$14,000. nom 46th st W, Nos 629 to 633, n s, 375 w 11th av, 75x124x-x144.2, two 1-sty frame buildings, 4-sty brk tenement in rear and part 3-sty brk stable. Virginia L Humphrey to Samuel C Baum. Mort \$31,500. Oct 19, 1908. 4:1094-16, 17, and part 100 47th st W. No 547, n s, 175 e 11th av, 25x100.4, 5-sty brk tene-
- Baum. Mort 551,000. Oct 10, 1000. 1000. 100 lot 14. 47th st W, No 547, n s, 175 e 11th av, 25x100.4, 5-sty brk tene-ment. Doris Dassler to Gustave B Schorn of Weehawken, N J. Morts \$16,000. Oct 20, 1908. 4:1076-8. A \$9,000-\$17,000. no nom
- 48th st E, No 211, n s, 162.1 e 3d av, 16.7x100.5, 4-sty stone front dwelling. Nathalie Schreiner to Harriet Jones. Morts \$7,500. Oct 15. Oct 17, 1908. 5:1322-7½. A \$6,500-\$9,000.
- other consid and 100 Henrietta L Lux to
- 51st st W, No 341. Power of attorney. Henrietta L L Cornelia E Scott. Oct 3. Oct 16, 1908.
 54th st W, No 12, s s, 340 w 5th av, 25x100.5, 4 and 5-sty front dwelling. Flora Guggenheim to Fredk W White. O 1908. 5:1269-51. A \$\$5,000-\$145,000. Oct 20.

- 54th st W. No 12, s.s. 340 w 5th av. 25x100.5, 4 and 5-sty stone front dwelling. Flora Guggenheim to Fredk W White. Oct 20, 1908. 5:1269-51. A \$\$5,000. %145,000. %100.5, 5-sty stone front dwelling. Henry D Morrison to Martin W Littleton. Morts \$50,000. Oct 15. Oct 16, 1908. 5:1312-5. A \$35,000-\$55,000. %100.5, 5-sty stone front dwelling. Henry D Morrison to Martin W Littleton. Morts \$50,000. Oct 15. Oct 16, 1908. 5:1312-5. A \$35,000-\$55,000. %100.5, 5-sty stone Central Park S front dwelling. Albert I Sire to Wm A Cameron. Morts \$45,000 and all liens. Oct 19. Oct 21, 1908. 5:1274-56. A \$\$2,000-\$110,000. %100. %100, 000. %100, 59th st W, No 541, n.s. 275 e West End av, 25x100, 4-sty brk tenement and store. Frederick Stichweh to Harry Siegel and Moses Feltenstein. Mort \$13,750. Oct 19. Oct 21, 1908. 4:1151-12. A \$7,000-\$12,000. %100,55.5-sty brk tenement. Mabel Orem to Louis Mandel. Mort \$25,500. Oct 13. Oct 22, 1908. 5:1436-20. A \$8,000-\$20,000. nom
 62d st E, No 237, n.s. 235.6 e 3d av, 17.10x62.10, 4-sty brk tenement. Mabel Orem to Louis Mandel. Mort \$25,500. oct 13. Oct 20, 1908. 5:1417-12. A \$7,000-\$2,000. nom
 63th st E, No 242, n.s. 255 w 2d av, 17.10x62.10, 4-sty brk tenement. Release dower. Catherine T Duffy widow to James P Duffy. Sept 26. Oct 19, 1908. 5:1419-35. A \$11,000-\$22,000. nom
 63th st E, No 342, s.s. 198 w 1st av, 27x100.5, 5-sty brk tenement. Release dower. Catherine T Duffy Widow to James P Duffy. Sept 26. Oct 19, 1908. 5:1419-35. A \$10,000-\$22,000. nom
 63th st E, No 342, s.s. 198 w 1st av, 27x100.5, 5-sty brk tenement. Henry Naschitz to Frederick Herrmann. Mort \$20,000. July 23, 1907. Oct 22, 1908. 5:1439-35. A \$10,000-\$23,000. nom
 63th st E, No 342, s.s. 198 w 1st av, 27x100.5, 5-sty brk tenement. Henry Naschitz to Frederick Herrmann. Mort \$20,000. July 23, 1907. Oct 22, 1908. 5:1439-35. A \$10,000-\$23,000. nom
 63th st E, No 342, s.s. 198 w 1st av, 27x100.5, 5-sty brk tenement. Henry Naschitz to Frederick Herrmann. Mort \$20,000. Ju

- 72d st E, Nos 434 and 436, s s, 100 w Av A, 50x102.2, 6-sty brk tenement and store. Joseph Golding to Joseph S Marcus. Mts

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October 24, 1908.

\$55,000. Oct 16. Oct 17, 1908. 5:1466-29. A \$19,000-\$61,-other consid and 100 72d st W, No 43, n s, 150 e Columbus av, 25x102.2, 5-sty stone front dwelling. Estelle L Hamlen to Geo J Smith. Mort \$65,-000. Oct 16, 1908. 4:1125-7. A \$45,000-\$90,000-\$90,000-\$00,0

Conveyances.

2

front dwelling. Estelle L Hamlen to Geo J Smith. Mort \$65, 000. Oct 16, 1908. 4:1125-7. A \$45,000-\$90,000. other consid and 100 74th st E, No 412, s s, 238 e 1st av, 25x102.2, 7-sty brk tene-ment and store. City National Kealty Co to Hyman L Kuhl and Isaac Manasse. Mort \$28,500. Oct 6. Oct 16, 1908. 5:1468-39. A \$8,000-\$32,000. other consid and 100 75th st E, No 240, s s, 125 w 2d av, 25x102.2, 4-sty brk tene-ment and store. Salvatore Cannariato and Rosina his wife to Marietta Cannariato. All liens. Oct 16, 1908. 5:1429-30. A \$11,000-\$20,000. other consid and 100 77th st E, No 403, n s, 94 e 1st av, 25x102.2, 5-sty brk tenement. Harry Thron to Jenny wife Harry Thron. All title. Morts \$29,-500. Oct 17. Oct 19, 1908. 5:1472-5. A \$5,000-\$22,000. Stat E, No 3, n s, 160 e 5th av, 25x102.2, 5-sty brk and stone dwelling. Nina J Warburg to Robert Hager Jr. Oct 13. Oct 16, 1908. 5:1494-7. A \$55,000-\$130,000. 130,000 85th st E, No 342, s s, 200 w 1st av, 25x102.2, 6-sty brk tene-ment and store. Isaac Lintz to Harry Jacobs. $\frac{1}{2}$ part. B & 8 and C a G. Mort \$32,500. Oct 9. Oct 22, 1908. 5:1547-35. A \$9,000-\$33,000. other consid and 100 85th st E, No 15, n s, abt 85 e Park av, -x, -3. sty brk dwell-ing. Wm 0 Hickok 4th to Susan McV Hemenway. June 25. Oct 17, 1908. 5:1514-5. A \$16,000-\$17,000. 60ther consid and 100 86th st W, No 11, n s, 175 w Central Park West, 25x100.8, 4-sty and basement stone front dwelling. Ella J and Alice 0 Brien by Edward Burke GUARDIAN to Israel Unterberg. Oct 20. Oct 21, 1908. 4:1200-25. A \$27,000. \$30,000. 63,000. 86th st W, No 11, n s, 175 w Central Park West, 25x100.8, 4-sty and basement stone front dwelling. Israel Unterberg to Bella wife of Israel Unterberg. All Hens. Oct 20. Oct 21, 1908. 4:1240-25. A \$27,000-\$33,000. 6:10 by Edward Burke GUARDIAN to Israel Unterberg to Bella wife of Israel Unterberg. All Hens. Oct 20. Oct 21, 1908. 8:1584 + 1. A \$8,000-\$21,000. 9:20 st W, n s, 100 w Broadway, 12.6x100.8, 5-sty brk tene-ment. Franz Voellmeke to Helena Genne. Mort \$19,500. Oct 2

nom 92d st W, n s, 200 e West End av, 25x100.8, vacant. Wm E D Stokes to Martin P Lodge. Oct 1. Oct 20, 1908. 4:1240-9. A \$13,000-\$13,000. other consid and 100 95th st E, No 164, s s, 151.3 e Lexington av, 18.9x100.8, 3-sty stone front dwelling. Dora Levy to Louise Grahmann. Mort \$8,500. Oct 19. Oct 20, 1908. 5:1523-47. A \$8,500-\$11,-12,200. 00. 005 00 14. 00 8. 5 the bet to complete the store of the sto

500. 514, st E, No 337, n s, 80 w 1st av, 30x100.8, 5-sty brk tend ment. Isaac Aaronson to Fredk E Platt. Mort \$29,500. 06 8. Oct 22, 1908. 5:1558-22. A \$9,500-\$27,000. sther considered 95th Oct

ment. Isaac Aaronson to Fredk E Platt. Mort \$29,500. Oct
8. Oct 22, 1908. 5:1558-22. A \$9,500-\$27,000. other consid and 100
95th st W, No 70, s s, 80 e Columbus av, 20x100.8, 5-sty stone front tenement. Emma M Furney to Paul Worms. Mort \$17,-500. Oct 20. Oct 21, 1908. 4:1208-61½. A \$11,000-\$21,-000.
Same property. Paul Worms to Siegfried Blumenkrohn. Mort \$17,500. Oct 20. Oct 21, 1908. 4:1208. other consid and 100
96th st W, Nos 35 to 39, n s, 307 e Columbus av, runs n 101.10 x e 13 x s 0.11 x e 20 x n 0.11 x e 31 x s 101.10 to st x w 64 to be-ginning. 8-sty brk and stone tenement. Woytisek Construction Co to Emanuel Van Raalte. Morts \$135,000. Aug 5. Oct 17, 1908. 7:1832-13. A \$37,000-P \$100,000.
98th st E, No 216, s s, 260 e 3d av, 25x100.9, 5-sty brk tene-ment and store. Kesil Leibowitz to Risse Glaubman of Brook-lyn. ½ part. Sub to ½ of all liens. Mar 30, 1908. Re-re-corded from April 13, 1908. Oct 21, 1908. 6:1647-38. A \$9,000-\$20,000.
Same property, all of. Risse Glaubman and Harry Moldawsky to Annie Fishman. All liens. Sept 2. Oct 21, 1908. 6:1647. other consid and 100
100th st E, Nos 203 to 209, n s, 100 e 3d av, 100x100.8, four 5-sty brk tenements, store in No 203. Moses Kinzler et al to Thos F Kane. Mort \$67,500. Oct 20. Oct 22, 1908. 6:1650-5 to 8. A \$36,000-\$78,500.
Oth st E, Nos 203 and 205, n s, 100 e 3d av, 50x100.8, four 5-sty brk tenements, store in No 203. Those F Kane to Moses Kinzler. Morts \$33,500. Oct 21. Oct 22, 1908. 6:1650-5 and 6. A \$18,000-\$39,000.
100th st E, Nos 203 and 205, n s, 100 e 3d av, 50x100.8, two 5-sty brk tenements, store in No 203. Those F Kane to Moses Kinzler. Morts \$33,500. Oct 21. Oct 22, 1908. 6:1650-5 and 6. A \$18,000-\$39,000.
100th st E, No 207, n s, 150 e 3d av, 55x100.8, 5-sty brk tene-ment. Thomas F Kane to Adolf Mandel. Mort \$16,750. Oct 21. Oct 22, 1908. 6:1650-7. A \$9,000-\$19,500.
100th st E, No 209, n s, 175 e 3d av, 25x100.8, 5-sty brk tene-

100th st E, No 209, n s, 175 e 3d av, 25x100.8, 5-sty brk tene-ment. Thos F Kane to Samuel Grossman. Morts \$17,250. Oct 21. Oct 22, 1908. 6:1650-8. A \$9,000-\$20,000.

ment. Thos F Kane to Samuel Grossman. Morts \$17,250. Oct 21. Oct 22, 1908. 6:1650-8. A \$9,000-\$20,000. other consid and 100 100th st E, No 193, n s, 270 e Lexington av, 25x100.11, 5-sty brk tenement. Abraham Amster to Herman Hanau. Mort \$23,250. Oct 15. Oct 16, 1908. 6:1628-31. A \$8000-\$23,000. nom 101st st E, n s, 80 e Lexington av, 240x100.11, vacant. FORE-CLOS, Oct 19, 1908. Isham Henderson ref to Milton Stern. Oct 19. Oct 20, 1908. 6:1629-23½ to 32. A \$77,000-\$77,000. \$50,000 over and above mort for 100,000 101st st E, n s, 80 e Lexington av, 240x100.11, vacant. Milton Stern to Benson Realty Co of N Y, a corpn. Mort \$100,000 0ct 19. Oct 20, 1908. 6:1629-23½ to 32. A \$77,000-\$77, 000. other consid and 100 101st st E, No 235, n s, 100 w 2d av, 25x100.11, 4-sty brk tene-ment. Harris Kaplan et al to Pietro Ramagnano. Oct 15. Oct 19. 1908. 6:1651-20. A \$9,000-\$15,000. other consid and 100 103d st E, Nos 312 and 314, s s, 212.6 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Benj Temis to Annie Miller. Mort \$47,000. Oct 16. Oct 19. 1908. 6:1674-43. A \$11,500-\$43, 000. other consid and 100 103d st E, Nos 312 and 314, s s, 212.6 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Morris H Schlesinger to Dora Salzman. ½ part. Morts \$47,000. Oct 16, 1908. 6:1674-43. A \$11,500-\$43, 000. other consid and 100 104th st E, No 164, s s, 300 w 3d av, 25x100.11, 4-sty stone front tenement. John A Walker to Geo W Thurston. Q C. Feb 24. Oct 21, 1908. 6:1631-49. A \$10,000-\$15,000. non 104th st E, No 164, s s, 300 w 3d av, 25x100.11, 4-sty stone front tenement. John A Walker to Geo W Thurston. Q C. Feb 24. Oct 21, 1908. 6:1631-49. A \$10,000-\$15,000. non 106th st E, No 22, ss, 120 w Madison av, 25x100.11, 5-sty brk tenement. FORECLOS, Sept 22, 1908. Benjamin Jackson ref-eret ow William Greenbaum. Mort \$20,000 and all liens. Oct 16. Oct 17, 1908. 6:1611-61. A \$15,000-\$28,500. 25,600

Manhattan.

IND GOIDE Constant October 24, 1966. 108th st W, Nos 103 to 107, n s, 100 w Columbus av, 75x100.11, 1 and 2-sty brk building. Godspeed Realty Impt Co to Abraham P Krakaur. Morts \$35,000 and all liens. Oct 14. Oct 19, 1908. 7:1863-26. A \$30,000-\$32,000. 109th st E, Nos 177 and 179, n s, 95 w 3d av, 75x100.11, two 6-sty brk tenements. Herman Levy et al to Lizzie Levy, of Brooklyn. Morts \$84,000. Oct 15. Oct 16, 1908. 6:1637-31 and 32. A \$30,000-\$90,000. 110th st E, Nos 132 and 134, s s, 323.9 e Park av, 37.6x100.11, 6-sty brk tenement and store. Max Waslikovsky et al to An-nie Yanowsky and Dora Ginsberg. Mort \$57,000. Oct 20, 1908. 6:1637-58. A \$16,500-\$48,000. other consid and 100 110th st E, Nos 132 and 134, s s, 323.9 e Park av, 37.6x100.11, 6-sty brk tenement and store. Annie Yanowsky and ano to Max Waslikowsky and Julius Schulman. All liens. Oct 20. Oct 21, 1908. 6:1637-58. A \$16,500-\$48,000. other consid and 100 110th st E, Nos 132 and 134, s s, 323.9 e Park av, 37.6x100.11, 6-sty brk tenement and store. Max Waslikowsky et al to Lina Sollow. Mort \$57,000. Oct 20. Oct 21, 1908. 6:1637-58. A \$16,500-\$48,000. other consid and 100 111th st W, Nos 507 to 511, on map Nos 507 and 509, n s, 150 w Amsterdam av, 62.6x100.11, 6-sty brk tenement. Max Ru-bel to Siegfried Blumenkrohn. B & S and C a G. Morts \$85,-000. Sept 19. Oct 21, 1908. 7:1883-25. A \$32,500-\$100,-000. other consid and 100 111th st W, Nos 507 to 511, on map Nos 507 and 509, n s, 150 w Amsterdam av, 62.6x100.11, 6-sty brk tenement. Siegfried Blumenkrohn to Paul Worms. Mort \$\$5,000. Oct 20. Oct 21, 1908. 7:1883-25. A \$32,500-\$100,00. other consid and 100 112th st W, No 257, n s, 193.9 e Sth av, 31.3x100.11, 5-sty brk tenement. Abraham Alexander to Isidore H Alexander. Morts \$33,500. Oct 15. Oct 20, 1908. 7:1828-9. A \$15,000-\$36,-000. 000 112th st E, Nos 328 to 332, s, 325 e 2d av, 75x100.10, two 4-sty brk tenements and one 3-sty brk building and store. Angelo

 40.0
 40.0
 112th st E, Nos 328 to 332. s s, 325 e 2d av, 75x100.10, two 4-sty brk tenements and one 3-sty brk building and store. Angelo Di Benedetto to Di Benedetto Realty Co. All liens. Oct 14 Oct 16, 1908. 6:1683-37 to 39. A \$21,000-\$\$36,500. Angelo oct 14.

100

nom

 Oct 16, 1908.
 6:1683-37 to 39.
 A \$21,000-\$36,500.

 other consid and 10

 113th st E, No 67, n s, 254.4 w Park av, 25.8x100.11, 5-sty brk

 tenement.
 Gilbert F Coshland to Arthur M Bier. $\frac{1}{2}$ part. Morts

 \$18,250.
 Oct 16.
 Oct 19, 1908.
 6:1619-25.
 A \$11,000-\$21,000.

 \$21,000.
 other consid and 10

 114th st W, No 308, s s, 173 w 8th av, 26x100.11, 5-sty brk

 tenement. E Spencer Peets to Florence Rittwagen.
 Mort \$18, 000.

 000.
 Oct 20, 1908.
 7:1847-64.
 A \$12,400-\$23,000.
 no

 114th st W, s s, 150 w Amsterdam av, 50x100.11, vacant.
 Assign contract recorded Mar 8, 1907, also given to ratify and confirm deed by Morris Wolf to said Paterno Bros.
 Fred W

 Valder and Harry B Davis to Paterno Bros, a corpn.
 All title.
 Oct 14.
 Oct 21, 1908.
 7:1885-39 and 40.
 A \$28,000-\$28,000.

 114th st W. No 55
 7:1885-39 and 40.
 A \$28,000-\$28,000.
 No

114th st W, No 55, n s, 150 e Lenox av, 25x100.11, 5-sty brk tenement. Paul Worms to Siegfried Blumenkrohn. Mort \$18,-000. Oct 20. Oct 21, 1908. 6:1598-8. A \$13,000-\$25,000. other consid and 100 Same property. Siegfried Blumenkrohn to Paul Koning. Mort \$18,000. Oct 20. Oct 21, 1908. 6:1598. other consid and 100 114th st W, No 57, n s, 125 e Lenox av, 25x100.11, 5-sty brk ten-ement. Paul Worms to Siegfried Blumenkrohn. Mort \$21,000. Oct 20. Oct 21, 1908. 6:1598-7. A \$13,000-\$25,000. other consid and 100 Same property. Siegfried Blumenkrohn. Mort \$21,000. Oct 20. Oct 21, 1908. 6:1598-7. A \$13,000-\$25,000. other consid and 100

Same property. Siegfried Blumenkrohn to Florence I Rosen. Mt \$21,000. Oct 20. Oct 21, 1908. 6:1598. other consid and 10 Same property. Florence I Rosen to Harry L Rosen. Morts \$24,000. Oct 20. Oct 21, 1908. 6:1598. 100

\$24,000. Oct 20. Oct 21, 1908. 6:1598. other consid and 100 114th st W, No 59, n s, 100 e Lenox av. 25×100.11 . 5-sty brk tenement. Paul Worms to Siegfried Blumenkrohn. Mort \$22.-000. Oct 20. Oct 21, 1908. 6:1598.–6. A \$13,000-\$25,000. other consid and 100 Same property. Siegfried Blumenkrohn to Samuel Blaustein. Mt \$22,000. Oct 20. Oct 21, 1908. 6:1598. other consid and 100 I14th st E, No 351, n s, 100 w 1st av, 25×100.10 , 6-sty brk tene-ment and store. Angelo Di Benedetto to Di Benedetto Realty Co. All liens. Oct 14. Oct 16, 1908. 6:1686-22. A \$7,000-\$28,-000. 000. other consid and 100 I17th st E, No 211. n s, 150 e 3d av, 25×100.10 , 3-sty brk dwell-ing. John H Frank to Ernest C Frank. All title. All liens. Oct 16. Oct 19, 1908. 6:1667-7. A \$9,000-\$11,500. nom 117th st E, No 52, s s, 91 e Madison av, 19\times100.11, 5-sty brk tenement. Joseph Shapiro to Joseph Eisenberg. Morts \$15,100 and all liens. Oct 6. Oct 20, 1908. 6:1622-49. A \$8,500-\$16,000. other consid and 100 118th st E, Nos 149 and 151, n s, 335 w 3d av, 46x100.10, 6-sty brk tenement and store. Franie Schlessinger to Bessie Schindel. Mort \$53,500. Mar 19. Oct 21, 1908. 6:1767-22. A \$19,-000-\$56,000. nom 118th st E, Nos 537 and 539, on map No 537, n s, 457.1 e Pleasant av, 40.10x100.11. 5-sty brk tenement.

 $\begin{array}{c} 000-\$56,000. & nom\\ 118th st E, Nos 537 and 539, on map No 537, n s, 457.1 e Pleasant\\ av, 40.10x100.11, 5-sty brk tenement. Annie Perylman to Mike$ Wilkins. Q C. Apr 18. Rerecorded from Apr 20, 1908. Oct $20, 1908. 6:1815-19. A <math display="inline">\$10,000-\$31,000. nom\\ Same property. Mike Wilkins to Fredk Stickweh. Mort <math display="inline">\$32,000.$ Oct S. Oct 20, 1908. 6:1815. other consid and 100 119th st W, No 32, s s, 550 e Lenox av, 17.6x100.11, 3-sty and basement brk dwelling. Pauline Freiberger to Fannie Frei-berger. Q C. Oct 22, 1908. 6:1717-50. A \$8,000-\$13,500. nom

berger. Q C. Oct 22, 1908. 6:1717-50. A \$8,000-\$13,500. 120th st E, No 340, s s, 190 w 1st av, 20x100.11, 3-sty stone front tenement. Samuel Goldberg to Abraham H Backer. Mts \$10,500. Oct 12. Oct 22, 1908. $6:1796-364_{2}$. A \$5,500- (121st st W, Nos 503 and 505, on map Nos 503 to 507, n s, 100w Amsterdam av, 75x95.11, 6-sty brk tenement. Hector ARobichon to Norman Realty Co. Morts \$140,000. Oct 2. Oct22, 1908. <math>7:1976-26. A \$37,500-\$120,000. nom 121st st E, No 106, s s, 90 e Park av, 25x100.10, 6-sty brk ten-ement and store. Hyman Seplowitz to Samuel Goldberg. Mts \$32,700. Oct 19. Oct 22, 1908. 6:1769-68. A \$9,000-\$32,-000. other consid and 100 121st st E, Nos 358 and 360, s s, 83.3 w 1st av, runs s 100.11 x w 16.7 x n 0.11 x w 0.2 x s 0.10 x w 20 x n 100.10 to st x e 36.9 to beginning, 6-sty brk tenement and store. Isaac Baer to Solo-mon Baer. Morts \$35,500. Oct 14. Oct 17, 1908. 6:1797-32. A \$10,500-\$43,000. ott 20, 1908. 6:1799-17 and 18. A \$14,000-\$44,-000. 1021 st st E, No 331 and 333, n s, 225 w 1st av, 50x100.11, two 5-sty brk tenements. Rosalie H Lowinson to Chas Lewin. Mt \$45,000. Oct 20, 1908. 6:1799-17 and 18. A \$14,000-\$44,-000. 100

1. -\$44,-100

100 124th st W, No 541, n s, 175 e Broadway, 108x100.11, 6-sty brk tenement. Solomon Oppenheimer to Eliza Guggenheimer. Mort \$120,000. May 14. Oct 16, 1908. 7:1979-9. A \$47,500-\$165,-000. 100 127th st W, No 56, s s, 285 e Lenox av, 25x99.11, 3-sty stone front dwelling. FORECLOS, Sept 29, 1908. Francis W Pol-

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804

lock ref to August Ruff and Albert Hochster. Sept 29. Oct 20, 1908. 6:1724-60. A \$12,000-\$17,000. 12,836 128th st E, No 124, s s, 308.9 e Park av, 18.9x100, 3-sty stone front dwelling. Mary A Curtis and Jere C Lyons EXRS Mary Curtis to Mary J Fitz-Gibbon. Oct 1. Oct 19, 1908. 6:1776-59. A \$6,000-\$11,500. 18,000 128th st E, No 124, s s, 308.9 e Park av, 18.9x100, 3-sty stone front dwelling. Susan T wife Jeremiah C Lyons et al HEIRS, &c, Mary Curtis to Mary J Fitz-Gibbon. Oct 1. Oct 19, 1908. 6:1776-59. A \$6,000-\$11,500. other consid and 100 130th st W, No 37, n s, 435 e Lenox av, 20x99.11, 4-sty stone front dwelling. Teresa A Lucey to James F Lucey. Mort \$12,-000. Oct 21. Oct 22, 1908. 6:1728-19. A \$9,500-\$15,000.000. Oct 21. Oct 22, 1908. 6:1728-19. A \$9,500-\$15,000.132d st W, No 228, s s, 257.4 w 7th av, 17.6x99.11, 3-sty brk dwelling. John J Curry to Mary G Carey. Oct 10. Oct 20, 1908. 7:1937-44. A \$7,000-\$12,000. other consid and 100 133d st W, Nos 233 and 235, n s, 375.6 e 8th av, 39x99.11, two 4-sty brk tenements. Fani Schiffman to Margaret Graham. Mort \$28,750. Oct 16, 1908. 7:1939-16 and 17. A \$16,000-\$28,000. nom

134th st W, No 5, on map No 13, n s, 110 w 5th av, 25x99.11, 5-sty brk tenement and store. Israel Schneittacher to Bab-etta Levor. Mort \$18,000. Sept 23. Oct 22, 1908. 6:1732-32. A \$10,000-\$25,000. other consid and 100 137th st W, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk ten-ement. Robert W Hemens to Solomon K Ford. Mort \$21,500 and all liens. Aug 21. Oct 21, 1908. 7:2023-12. A \$6,200-\$16,000. 30.000

\$16,000. 30,000 138th st W, No 320, s s, 84 e Edgecombe av, 16x92, 4-sty brk dwelling. Emma S Hoffman to Betty Spiegelberg. Oct 15. Oct 16, 1908. 7:2041-28. A \$4,200-\$10,000. other consid and 100 140th st W, No 437, n s, 112 e Amsterdam av, 18x99.11, 3-sty stone front dwelling. Margaretta F Johnson et al to Kalils Realty Co. All title. Q C. Oct 1. Oct 16, 1908. 7:2057-33½. A \$4,300-\$12,000. nom 141st st W, No 519, n s, 430 e Broadway, 16x99.11, 4-sty brk dwelling. Theophilus Van Kannel to Wm J Peterson. B & S. All liens. Apr 21. Oct 17, 1908. 7:2073-19. A \$5,000-\$11,-500. nom 16x99.11, 4-sty brk

141st

All hens. Apr 21. Oct 17, 1908. 7:2013-19. A \$,000-\$11,-500. nom 41st st W, No 519, n s, 430 e Broadway, 16x99.11, 4-sty brk dwelling. Wm J Peterson to Van Kannel Realty Co, a corpn of N J. B & S. All liens. Sept 28. Oct 17, 1908. 7:2073-19. A \$5,000-\$11,500. nom 42d st W, No 141, n s, 323 e 7th av, 27x99.11, 5-sty brk ten-ement. Louis Milhauser to Bertha and Josephine C Kloker. Morts \$25,000. Oct 15. Oct 22, 1908. 7:2011-15. A \$9,700 -\$25,000. other consid and 100 44th st W, No 415, n s, 195 e Convent av, 19x99.11, 4-sty brk tenement. The Germania Life Ins Co to Hugh J O'Donnell. Mort \$20,000. Oct 15. Oct 21, 1908. 7:2050-52½. A \$4,-300-\$15,000. other consid and 100 61st st W, No 570, s s, 188.6 e Broadway, 16x99.11, 3-sty stone front dwelling. Henry Siebert, Jr, to Mary Van Norden. Mt \$7,500. Oct 15. Oct 20, 1908. \$2119-15½. A \$5,200-\$10,-nom 77th st W |n s, 170 w Wadsworth av, runs n 89.10 x w 115.9 to

144th

161st st

000. Av A, Nos 1741 and 1743, w s, 25.10 s 91st st, 50x94, two 5-sty brk tenements and stores. Isaac Baer to William Augenblick. Morts \$34,300. Oct 14. Oct 17, 1908. 5:1570-26 and 27. A \$18,000-\$36,500. Av A, Nos 259 to 265 | n w cor 16th st, 92x94, two 6-sty brk 16th st, Nos 439 to 443 tenements, stores on corner. Samuel. Greenstein to Sarah Rodt. All liens. Oct 20. Oct 22, 1908. 3:948-25 and 27. A \$55,500-P \$105,000. Av B, No 279, e s, 42 n 16th st, 20x02 5 Store and 2-sty brk

löth st. Nos 439 to 443 te nements, stores on corner. Samuel. Greenstein to Sarah Rodt. All liens. Oct 20. Oct 22, 1908. 3:948-25 and 27. A \$55,500-P \$105,000. Av B. No 279, e s, 42 n 16th st. 20x93, 5-sty brk tenement and store and 2-sty brk building in rear. Max E Block to Charles Paley. All title. Mort \$13,000. Oct 17. Oct 19, 1908. 3:984 -3. A \$85,500-\$12,000. nom Av C. No 156, e s, 23.4 $\frac{1}{2}$ s 10th st, runs s 20.10 $\frac{1}{2}$ x e S3 x n 20.6 x w 23 x n 0.4 $\frac{1}{2}$ x w 60 to beginning, 5-sty brk tenement and store. Edward Martinson and Johanna his wife to Sophie Mar-tinson. Given to correct deed recorded July 27, 1908. Mort \$20,500. Oct 15, 1900(3), or 1908. Oct 16, 1908. 2:379-7. A \$13,000-\$19,000. other consid and 100 Same property. Sophie Martinson to Mary F Stanley. Morts \$20,-500. Oct 15, 1908. Oct 16, 1908. 2:379-7. A \$13,000-\$19,000. The start start

 172d st, e s, 381.7 s Gleason av, 208.4x irreg x290.6x100.

 172d st, w s, 331.7 s Gleason av, 216.8x irreg x301x100.

 171st st, s e cor Gleason av, runs e 75 x s 106.7 x e 25 x s 525

 x s w 90.6 x w — to 171st st x n 703.10 to beginning.

 171st st, s w cor Gleason av, runs w 86 x s w 388.5 x s e 368.2 to

 171st st x667.10 to beginning.

 177th st

 Larkin av

 Boulevard

 Boulevard

 732.2x116.4x746.11x210.7.

e s, blk front, bet Larkin av and Eastern Boulevard, 732.2x116.4x746.11x210.7.

Eastern Boulevard Eastern Boulevard n 176th st 177th st s, blk front, bet 176th and 177th sts, 200x 123.7x210.6x189.9.

Eastern Boulevard n s, blk front, bet 175th and 176th sts, 200x 175th st

Eastern Boulevard
175th stn s, blk front, bet 175th and 176th sts, 200x
103.7x210.7x37.6.176th st103.7x210.7x37.6.176th st103.7x210.7x37.6.Larkin av
174th stirreg to 175th st x167.1.175th stirreg to 175th st x167.1.174th st, s w cor Larkin av, 381.7x—x irreg x100.177th ste s, blk front, bet Eastern Boulevard
Pugsley av176th st, e s1176th st, e s1176th st, w s1176th st, e s1177th sts the blk 700x200

Eastern Boulevard, s s Pugsley av, n s 175th st, e s 176th st w s

176th st w s | Eastern Boulevard, s s | the blk, 700x200. Pugsley av, n s | Pugsley av, s s|blk front, bet 175th and 176th sts, 200x249.3x 175th st, e s | irreg x140.5. 176th st, w s | 177th st, s e cor Pugsley av, 196.8x508.7x—x547.8. 175th st, w s | blk front, bet Eastern Boulevard and Pugs-Eastern Boulevard, s s| ley av, 700x100. Pugsley av, n s |00 m | 175th st 100, 100

Pugsley av, n s | Pugsley av, n s, 100 w 175th st, 100x100. Pugsley av, n s, 100 w 175th st, 200x211.7x irreg x38.8. *Lincoln st, w s, 375 n road from West Farms to Westchester -x101.9x15.6x100. Lincoln st, e s, 187.6 n road from West Farms to Westchester, 37.6x100.

Forest st, s w cor N Y, N H & H R R, 30x101.8x11.7x100. Poplar st, n s, 226.10 e Forest st, 25.2x105.2x25.5x102.6. Lincoln st, e s, 175 n road from West Farms to Westchester, 12.6 x100.

Lincoln st, e s, 175 n road from West Farms to Westchester, 12.6 x100. Lincoln st, w s, 291.8 n road from West Farms to Westchester, 33.4x100. Pugsley av, n w cor 174th st, 265.3x35.4x irreg x112.3. Eastern Boulevard, n w cor 175th st, 45x110x-x-. Pugsley av, s s, — w 174th st, and being lot 1241 map Gleason property. Pugsley av, s s blk front, bet 176th st and 177th sts, 200x62x 176th st, e s 177th st, w s Also lots 891 to 914, 933 and 934, 946 to 949, 1123 to 1125, 1135 to 1139, 1181 to 1184, and 1239, and plots A, B, C and D map Gleason property at Westchester, filed in Westchester Co in vol 10 of filed maps, page 57. Also property at Saratoga Springs, N Y, Also bonds, mortgages, &c. Also all right, title and interest in certain chattels, property of Bronx Stone & Lumber Co located near the Creek and 177th st, with buildings, machinery, &c. Deed of trust given to secure life annuity, &c. Sub to all liens, &c.

nom

Deed of trust given to secure life annuity, &c. Sub to all hens, &c. Joseph J Gleason to The Peoples Trust Co, a corpn. Oct 9. Oct 19, 1908. 2:425 and A T. Bradhurst av | n e cor 151st st, 165.7x124.6, vacant. Samuel 151st st | Strasbourger to Rachel Dresner. All liens. Oct 21, 1908. 7:2046-24 to 27, 40 and 42 to 44. A \$35,300. Broadway | s e s, 125 s w Hawthorne st, runs s e 147.11 x n e Vermilyea av | 25 x s e 150 to n w s Vermilyea av x s w 75 x n w 298.6 to Broadway x n e 50 to beginning, vacant. Richard R Maslen to George Nash. Morts \$15,000. Oct 10. Oct 16, 1908. 8:2234-14, 15, 29 to 31. A \$23,000-\$23,000. other consid and 10

100

8:2234-14, 15, 29 to 31. A \$13,000, Oct 10. Oct 16, 1908. other consid and 100 Broadway's w cor 180th st, 111.4x100x100x149.1, vacant. Fort 180th st | Washington Snydicate to Robert Ferguson. B & S. Oct 1. Oct 19, 1908. 8:2176-part lots 50 and 52. other consid and 100 Broadway's w cor 180th st, 111.4x205x100x254.1, vacant. Release 180th st | mort. Robt R Perkins et al to Sarah V Baker and Fort Washington Syndicate. Oct 1. Oct 19, 1908. 8:2176-part lots 50 and 52. nom Claremont av, No 47, w s, 62.6 s 119th st, 62.6x100, 6-sty brk tenement. Fort Washington Syndicate to Frank A Jaeger. B & S. Mort \$95,000. Oct 19. Oct 20, 1908. 7:1990-33. A \$30,000-\$100,000. Claremont av, No 47, w s, 62.6 s 119th st, 62.6x100, 6-sty brk tenement. Robert Ferguson to Fort Washington Syndicate. Mort \$95,000. Oct 6. Oct 20, 1908. 7:1990-33. A \$30,000 -\$100,000. Same property. Ratification of above deed by the stockholders of Robert Ferguson & Sons, a corpn. Oct 7. Oct 20, 1908. 7:-1990. Lexington av Nos 694 and 696 w s 255 s 57th st 40×90. 4 stre

of Ro 1990.

of Robert Ferguson & Sons, a corpt. Oct 7. Oct 20, 1908. 7:-1990. Lexington av, Nos 694 and 696, w s, 25.5 s 57th st, 40x90, 4-sty brk stable. Chas P Ketterer to Amelia K Smith, N Y, and Em-ma L King, of Bayside, L I. Q C. Oct 21. Oct 22, 1908. 5:-1311-58. A \$30,000-\$40,000. Same property. Chas P Ketterer and ano EXRS, &c, Philip Ket-terer to same. Oct 21. Oct 22, 1908. 5:1311. nom Madison av, No 1563. e s, 75.11 s 106th st, 25.6x70, 5-sty brk tenement and store. John H Bredehoft to Herman H Schroe-der. Mort \$12,000. Oct 22, 1908. 6:1611-55. A \$13,500-\$21,500. Madison av, No 2137 |n e cor 134th st, 99.11x35, 6-sty brk on map Nos 2141 to 2147 | tenement and store. Louis Lese to 134th st, No 43 | Etta Crakow. ½ part. All title. All liens. Oct 17. Oct 19, 1908. 6:1759-21. A \$19,000-\$50,000. other consid and 100 Madison av, No 1935, e s, 44 n 124th st, 22x85, 3-sty stone front tenement and store. Richard Vallender to Lulu Quigg. All liens. Oct 13. Oct 19, 1908. 6:1749-22. A \$16,000-\$24,000. nom Park av, No 1982, w s, 24.10 n 133d st, 25.5x86, 5-sty brk ten-ement and store. Joseph Eisenberg to Joseph Shapiro. Morts \$17,400. Oct 10. Oct 21, 1908. 6:1758-34. A \$7,000-\$18.-000. Riverside Drive, or | w s, at s line land conveyed by Filint to Boulevard Lafayette| Gordon, recorded Oct 22, 1891, runs n along drive — to w s of a new st, thence n e on curve along

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Conveyances.

w s of a new st, a total distance on both streets of 1,147.8 to point 208.6 s Dyckman st, x w — to Hudson River, x s on curves — x e — to beginning, except parts taken by Hudson R R R Co and also conveying all rights to land under water, &c. The premises conveyed contains 64,650 sq ft or 25 057-100 city lots, vacant. Henry Sheafer, of Pottsville, Pa, to J Romaine Brown and Alex P W Kinnan as EXRS Loyal L Smith. C a G. All liens. Dec 18, 1907. Oct 20, 1908. 8:2178—375, 420 and 421. A \$12,240—\$12,240. t Nicholas av, e s, 154.11 s from c l of 148th st, 25x100, vacant. Anna L Armstrong to Hyman and Henry Sonn. Mort \$8,000. Oct 15. Oct 16, 1908. 7:2053—52. A \$9,500—\$9,500. other consid and 104 25,860

:St

and 100

 Oct 15.
 Oct 16, 1908.
 7:2053-52.
 A \$9,500-\$9,500. other consid and 100

 St Nicholas av, Nos 382 and 384, e s, 18.11 n 129th st, 36x125, two 3-sty and basement stone front dwellings.
 Equitable Life Assur Soc of the U S to Mary A Magee.
 C a G. Oct 19, 1908.
 7:1955

 -27 and 28.
 A \$17,000-\$26,000.
 non n w cor 158th st, runs w 78.5 x n 199.10 to s s 159th st, x e 41.1 to av, x s 203.3, vacant.
 nor Robert Altman to Broad Construction Co. Mort \$105,000.
 Nort

 \$100-\$75,000.
 Oct 21.
 Oct 22, 1908.
 8:2108-83 and 87.
 A \$75,-0ther consid and 100
 nom

 155th st
 s i s 155th st, $x \in 1.1$ of 1.1 of 1.5 of other consid and 100

181st st
181st st, s w cor Wadsworth av, 25x100.
181st st, n e cor Wadsworth av, 25x100,
vacant.
Edward Rafter to Wadsworth Building Co, a corpn. Morts \$36, 000, 0et 20. 0ct 21, 1908. 8:2162-55. A \$17,000-\$17,000; 2163-56. A \$17,000-\$17,000; 2165-1. A \$17,000-\$17,000; 2165-1.

2163-56. A \$17,000-\$17,000; 2165-1. A \$17,000-\$17,000. Mest End av, No 303, w s, 23 n 74th st, 19.2x100, 3-sty and basement brk dwelling. Lillian E La Vake to Anna W Gavegan. Q C. Correction and confirmation deed. Oct 12. Oct 20, 1908. 4:1184-77. A \$16,000-\$26,000. nom Same property. Edson D Fuller to same. Q C. Oct 9. Oct 20, 1908. 4:1184. nom 2d av, Nos 193 and 195 | n w cor 12th st, 61.3x90, 6-sty brk 12th st, Nos 239 and 241 | tenement and store. George Ricard to The State Bank. Mort \$100,000. Oct 21. Oct 22, 1908. 2:468-42. A \$60,000-\$125,000. other consid and 100 2d av, Nos 193 and 195 | n w cor 12th st, 61.3x90, 6-sty brk 12th st, Nos 239 and 241 | tenement and store. The State Bank to George Ricard. Oct 21. Oct 22, 1908. 2:468-42. A \$60,000-\$125,000. other consid and 100 2d av, Nos 193 and 241 | tenement and store. The State Bank to George Ricard. Oct 21. Oct 22, 1908. 2:468-42. A \$60,-000-\$125,000. other consid and 100 2d av, No 54| n e cor 3d st, 24x60, 3 and 4-sty brk tenement 3d st, No 43| and store. Release judgment. Joseph A Solo-mon to Luis Turtel. July 28. Oct 22, 1908. 2:445-1. A \$22,000-\$30,000. nom Same property. Release judgment. Paul Friedman to same.

\$22,000—\$30,000. ame property. Release judgment. Paul Friedman to same. Oct 1. Oct 22, 1908. 2:445. ame property. Release judgment. Seward Prosser and Shep-pard Homans, Jr, to same. Aug 21. Oct 22, 1908. 2:445 Same nom

nom

2d av, No 54| n e cor 3d st, 24x60, 3 and 4-sty brk tenement 3d st, No 43| and store. Louis Stackell to Luis Turtel. Q C. July 22. Oct 22, 1908. 2:445-1. A \$22,000-\$30,000. nom Same property. Anthony Karatsonyi to same. Q C. July 21. Oct 22, 1908. 2:445. nom Same property. Wm H Davidow to same. Q C. All title. Sept 10. Oct 22, 1908. 2:445. order of court Same property. Lindsay Russell TRUSTEE in bankruptcy of firm Karatsonyi & Kmetz to same. Q C. Sept 24. Oct 22, 1908. 2:445. 43,800 2d av, No 2204, e s, 40.11 n 113th st, 20x80, 4-sty stone front tenement and store. Fannie wife of Barnet Seanovitz to Barnet Benjamin. Q C. Oct 20. Oct 21, 1908. 6:1685-2. A \$7,500 -\$13,000. nom

 Smith to Patrick Farrell. Mort \$35,884. Oct 13. Oct 19, 1908.

 3:753-1. A \$14,000-\$21,000.
 other consid and 10

 10th av, No 293, w s, 24.8 s 27th st, 24.8x100, 5-sty brk tenement and store. Mary A Hoyt to Geo W Thurston. Feb 13. Oct 22, 1908. 3:698-39. A \$12,000-\$17,000.
 no:

 100 nom

Bronx.

MISCELLANEOUS.

Power of attorney. Julia G Fraudsen to Harry C Fraudsen her husband. Sept 23. Oct 22, 1908. Power of attorney. Katherine H Ryle to Sydney M Gould. Oct 27, 1907. Oct 16, 1908. Power of attorney. Tommaso Giovine to Chas E Marre. Oct 6. Oct 16, 1908. Power of attorney. Lidwina Ilg to Michael Ilg. Oct 13. Oct 20, 1908.

BOROUGH OF THE BRONX.

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

- new Annexed District (Act of 1895).
 Barry st, late Leggett av n e cor Longwood av, late 145th st, Longwood av 100x50, except part for sts or avs, two 2-sty frame dwellings and stores. Philip Barbey to Auguste Barbey. Oct 24, 1906. Oct 21, 1908. 10:2737. nom
 *Dean pl, s e cor Pierce av, 25x100, Westchester. Michele Agresta to Raffaele wife Michele Agresta. Oct 19, 1908. 100
 Faile st, No 1011, w s, 100 n Aldus st, 20.6x100, 3-sty brk dwelling. American Real Estate Co to Rose A Falardeau. Oct 21. Oct 22, 1908. 10:2749. Other consid and 100
 Fairmount pl, No 718, old No 982, s s, 224 e Grove st, now Crotona av, 26.2x96.9x26.8x95.8, 4-sty brk tenement. Helen Raphael to Ralph L Raphael of Brooklyn. Oct 20. Oct 21, 1908. 11:2950. nom
 Grote st (Kingsbridge road), n e s, 108.2 e Prospect av 31 1x119.7

phael to Ralph L Raphael of Brocklyn. Oct 20. Oct 21, 1908. 11:2950. nom Grote st (Kingsbridge road), n e s, 108.2 e Prospect av, 31.1x119.7 x22.9x116.3, 2-sty frame dwelling. Angelo Di Benedetto to Di Benedetto Realty Co. All liens. Oct 14. Oct 16, 1908. 11:3113. other consid and 100 *Garfield st, w s, 225 s Morris Park av, 75x100. Basilius Busch to Bernard P Malone. Mort \$3,000. Oct 17. Oct 19, 1908. other consid and 100 Kelly st, w s, 186 n Longwood av, 80x100, vacant. Emanuel Stern to Kellwood Realty Co. Mort on this and other property \$165,-000 and all liens. Sept 22. Oct 16, 1908. 10:2702. other consid and 100 Kelly st, w s, 186 n Longwood av, -x100. Party wall agreement. Kellwood Realty Co with Emanuel Stern (Geo F Johnson mort-gagee consents). Oct 15. Oct 16, 1908. 10:2702. nom Kelly st, w s, 186 n Longwood av, 80x100, vacant. Release mort. Geo F Johnson to Emanuel Stern. Sept 22. Oct 16, 1908. 10:2710. Loring pl, e s, 495.6 s Fordham road, 75x82.4 and 18.4x68.9x103.9, vacant. Adah M McDermott INDIVID and EXTRX Michael J McDermott to Katherine C Kasser. Oct 15. Oct 20, 1908. 11:3225. L1:3225. L2:000 Lyman pl, No 1372, e s, 125 s Freeman st, 20x100, 2-sty frame

McDermott to Ratherine to Rassi. Oct 10, 12,00 11:3225. 12,00 Lyman pl, No 1372, e s, 125 s Freeman st, 20x100, 2-sty frame dwelling. Eliz M Garner to Eliz Sheldon. Mort \$4,000. Oct *Marian st, s e s, 150 n 240th st, 50x100, Washingtonville. David Freiberger to Aron Weinberger. ½ part. All liens. Oct 16, no

*Marian st, s e s, 150 n 240th st, 50x100, Washingtonville, David Freiberger to Aron Weinberger. ½ part. All liens. Oct 16, 1908. nom
Oak Terrace, n s, 125 w Beekman av, 25x100, vacant. Wm J Peterson to Van Kannel Realty Co, a corpn, of State N J. B & S. All liens. Sept 28, 1908. Oct 17, 1908. 10:2555. nom
Same property. Theophilus Van Kannel to Wm J Peterson. B & S. All liens. Apr 21, 1908. Oct 17, 1908. 10:2555. nom
Park View pl, s e s, 235 s 190th st, 34.1x92.2x69.9x85, vacant. The Beinoff Realty Corpn to Wm T Mansfield, of Brooklyn. Oct 17, 10908. 11:3219. 100
Park View pl, s e s, 235 s 190th st, 34.1x92.2x69.9x85, vacant. Wm T Mansfield to the Bernioff Realty Co. Mort \$7,000. Oct 21. Oct 22, 1908. 11:3219. nom
Seabury pl, e s, 125 s 1724 st, 75x100, vacant. Certificate of sale. Nicholas J Hayes (sherif) to Geo Schleicher. All title. Jan 24, 1907. Oct 19, 1908. 11:2966 and 2977. 240
Same property. Assign all title to above certificate. George Schleicher to Josephine Hochbaum. Jan 24, 1907. Oct 19, 1908. 11:2966 and 2977. nom
*Sheil st, or 214th st, s s, 225 e Tilden av, 25x100, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to Rudolph Zinner, Mort \$225 and all liens. Oct 3. Oct 19, 1908. 11:2958. other consid and 100
*Sth st, s s, 230 e Av E, 75x108, Unionport. Kath J White De-VISEE Thos F White to Mary A White. ½ part. B & S and C a G. Oct 17. Oct 22, 1908. 10:2958. other consid and 100
*Sth st, s s, 200 w Av E, 100x104x100x103, Unionport. Nonpareli Realty Co to Jacob Hirsch. Mort \$1,100. Oct 10, 1908. 10:2958. nom
*Some property. Mary A White to same. ½ part. B & S and C a G. Oct 17. Oct 22, 1908. 10:2958. nom
*Stame property. Mary A White to same. ½ part. B & S and C a G. Oct 17. Oct 22, 1908. 10:2958. nom
*Stame property. Mary A White to same. ½ part. B & S and C a G. Oct 17. Oct 22, 1908. 10:2549. nom
*Same property. Mary A White to same. ½ part. B & S and C a G. Oct 17

brk tenement and store. Lucette D Sprenger to Frank C Welles. Mort \$42,000. June 27. Oct 19, 1908. 10:2552. other consid and 100
138th st, Nos 615 and 617, n s, 462.6 e St Anns av, 37.6x100, 6-sty brk tenement and store. Frank C Welles to Stephen H Jackson. Morts \$50,000 and all liens. Oct 19, 1908. 10:2552. other consid and 100
140th st, Nos 582 to 590, s s, 202.9 e St Anns av, 114x100, three 5-sty brk tenements. Prescott Realty Co to Earl G Pier. Mort \$90,000. Oct 15. Oct 17, 1908. 10:2552. other consid and 100
147th st, No 513, n s, 100 e Brook av, 25x100, 4-sty brk tenement. Anna Mohr to Freda, Pauline and Edwin W Kappus. Mort \$10,-000. Oct 17, 1908. 9:2274. nom
147th st, No 513, n s, 210 e Brook av, 25x100, 4-sty brk tenement. Freda and Pauline Kappus to Anna Mohr. Mort \$10,000. Oct 17, 1908. 9:2274. nom
152d st, No 743, n s, 210 e Robbins av, 25x157.9x27.11x145.5, 4-sty brk tenement and store. David Faith to Israel Wiesenthal. Mort \$16,000. Oct 15. Oct 16, 1908. 10:2644. other consid and 100
154th st, Nos 412 to 416, s s, 245 w Elton av, 50x100, 1-sty frame dwelling and vacant. Louis Lese to Benjamin Benenson. Morts \$11,000. Oct 15. Oct 20, 1908. 9:2375. other consid and 100

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- 156th st, No 939 (1107), n s, 75 e Dawson st, 25x100, 2-sty brk dwelling. Ray Goldschmidt to Estelle Florsheim. Mort \$9,000. Oct 12. Oct 17, 1908. 10:2701. other consid and 100 161st st, Nos 767 and 769, old No 947, late Cliff st, n s, 155.8 e Forest av, late Concord av, 28.6x47.6, two 2-sty frame dwell-ings and stores. FORECLOS, Oct 9, 1908. Jacob H Shaffer ref to Peter, August and Herman Both. Mort \$3,500. Oct 20, 1908. 10:2658. 4.950

- to Peter, August and Herman Both. Mort \$3,500. Oct 20, 1908. 10:2658. 4,950 161st st, No 768, on map No 766, s s, 75.2 w Tinton av, 22x76.2, 2-sty frame dwelling. Sarah Meltzer to Harry Meltzer. All liens. Oct 2. Oct 20, 1908. 10:2657. other consid and 100 163d st | s e cor Kelly st, runs e 100 x s 100 x w 4.8 x s 176.5 Kelly st | and 184.1 x w 105.11 to e s Kelly st, x n on curve 387.6 to beginning, vacant. Release mort. Lawyers Title Ins and Trust Co to Elmore Realty Co. Oct 16. Oct 17, 1908. 10:-2711. 25,000 163d st, No 729, n s, 81 w Forest av, runs n 68.4 x w 6.6 x n 18 x w 18.6 x s 86.4 to st, x e 25 to beginning. Mary E Ferris wife Robt C Ferris to Chas H Harry. All liens. Oct 20. Oct 22, 1908. 10:2649. nom Same property. Chas H Harry to Robt C Ferris. All liens. Oct
- 22, 1908. 10:2649. Same property. Chas H Harry to Robt C Ferris. All liens. Oct 21. Oct 22, 1908. 10:2649. 165th st, No 836 (1012), s s, 91.5 w Prospect av, 20x94.11, 2-sty frame dwelling. Clara wife Mark Blumenthal et al to Frederick Lese. Mort \$4,500. Oct 9. Oct 16, 1908. 10:2678. other consid and 10 nom

- Lese. Mort \$4,500. Oct 9. Oct 16, 1908. 10:2678. other consid and 100 169th st, No 806, s s, 62.10 e Union av, 18.7x67.11x18.4x73.11, 2-sty frame dwelling. Wm J F Sullivan to Charlotte Wolff. Oct 21. Oct 22, 1908. 10:2682. other consid and 100 184th st, No 20, s s, 18 e Davidson av, 18x91.7x18.7x96.4, 3-sty brk dwelling. Fannie F Down to Mary I Rogers. Mort \$4,000. Oct 15. Oct 16, 1908. 11:3198. S6th st, No 464, s s, 240 e Park av, 20x100, 4-sty brk tenement. Carrie Green to Philip Cohen. Morts \$11,200. May 19. Oct 17, 1908. 11:3039. Other consid and 100 186th st, No 464, s s, 240 e Park av East, 20x100, 4-sty brk tenement. Philip Cohen to Louis Goldstein. Mort \$11,200. Oct 17. Oct 21, 1908. 11:3039. Other consid and 100 187th st, No 764, s s, 26 e Prospect av, 34.2x70, 4-sty brk tene-ment. Henry M Powell to Wm L McDonald. Mort \$14,000. Oct 20. Oct 21, 1908. 11:3114. Bradley L Eaton to Thos C Lisk to Rosalla D Diehl. Mort \$6,000. Oct 15. Oct 19, 1908. 11:3023. Other consid and 100 189th st is no 266 elim pl, 20.7x91.9x26.1x91, 2-sty frame Elm pl, No 2460 dwelling. Thos C Lisk to Rosalla D Diehl. Mort \$6,000. Oct 15. Oct 19, 1908. 11:3023. Other consid and 100 207th st, s s, 101.3 e Perry av, 25.4x98.7x25x94.7. 2-sty frame

- Elm pl, No 2460] dwelling. Thos C Lisk to Rosalla D Diehl. Mort \$6,000. Oct 15. Oct 19, 1908. 11:3023. other consid and 100 207th st, s s, 101.3 e Perry av, 25.4x98.7x25x94.7, 2-sty frame dwelling. Magdalena Holin to Barbara Ehrhart. Mort \$5,000. Oct 15. Oct 17, 1908. 12:3346. 100 *222d st (8th av), n s, 505 e 4th av, 71.6x—x100x114 w s, ex-cept part for st. Wakefield. Maria R Friedhoff to Moses Salm. All liens. Oct 19. Oct 21, 1908. nom *224th st, late 10th st, s s, 40 w 5th av, 32.6x114, Wakefield. Mi-chael Rauch to Cath L Walters. Oct 19. Oct 20, 1908. 0 ther consid and 100 236th st, n s, 225 e Oneida av, 50x100, vacant. Ernst Keller to Chas H Zumbuehl. Mort \$9,000. Oct 15. Oct 16, 1908. 12:3371. 0 ther consid and 100 *239th st, late Kossuth av, n e cor Matilda st, 50x100, South Washingtonville. Thos F Hickey to Daniel C Moynihan. Sept 24. Oct 21, 1908. 0ther consid and 100 260th st, n s, 59.2 e Spencer av, runs along st, 348.1 forming w s of Old Albany Post road, x s w 79.8 to s s 260th st, x w x n w 94.7 to beginning, with right, title and interest to that space of Old Post road, lying within 260th st, vacant. Chas J Schmitt to The City of New York. Sept 29. Oct 21, 1908. 13:-3423. nom Schm 3423. nom
- av, w s, 237.8 s Hampden or 183d st, 50x100, vacant. Kelly to Chas E Dowdall. All liens. Oct 21, 1908. Aqueduct av, Peter J K 11:3217.
- Aqueduct av East, No 2346, e s, 117.6 s 184th st, 16.2x76.6x16x 73.11, 3-sty brk dwelling. Aqueduct av East, No 2344, e s, 133.9 s 184th st, 16.2x79.1x 16x76.6, 3-sty brk dwelling. Francis J N Connor to Thomas Carroll. All liens. Oct 21, 1908. 11:3209. Anderson av s e s 727.6 n e Jereme av 50.450.0 50.0 400.0

- 16x76.6, 3-sty brk dwelling.
 1

 Francis J N Connor to Thomas Carroll. All liens. Oct 21, 1908. 11:3209.
 nom

 Anderson av, s e s, 727.6 n e Jerome av, 50x170.6x50.2x166.2, vacant. Alfred C Gants to Thomas H Reynolds. Oct 19. Oct 21, 1908. 9:2504.
 other consid and 100

 Arthur av, Nos 2361 and 2363, w s, 250 s 187th st, 50x124, except part for av, 5-sty brk tenement and store. Arthur Avenue Realty and Construction Co to Joseph Tesoro. Mort \$30,000. Oct 15. Oct 16, 1908. 11:3065.
 other consid and 100

 Aqueduct av, No 2348, e s, 101.3 s 184th st, 16.2x73.11x16x71.4, 3-sty brk dwelling. Francis J N Connor to Wm H Bursmith. Oct 19, 1908. 11:3209.
 7,500

 Bryant av, No 1440, e s, abt 125 s Jennings st, -x-, 2-sty frame dwelling. Chas P Schneider to George Costigan. Oct 14. Oct 16, 1908. 11:2999.
 other consid and 100

 *Bogart av, n e cor Neil av, 165.8x100x103x118, Morris Park. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Oct 15. Oct 16, 1908.
 nom

 *Same property. Fidelity Development Co to Marjory M Butler. Oct 2. Oct 16, 1908.
 other consid and 100

 *Baychester av, w s, abt 363.4 s Kingsbridge road, 50x99.1x-x100. FORECLOS, Sept 22, 1908. Francis S McAvoy referee to Hudson P Rose. Oct 16. Oct 17, 1908.
 500

 *Barnes av, e s, 49 n 22Sth st, 25x100, Wakefield. Catherine Parker to Anthony Reichert. Oct 19. Oct 20, 1908.
 other consid and 100

 *Barnes av, e s, 248.4 w North st, 50x100, City Island. James Reynolds to Joseph C Dixon. Oct 9. Oct 20, 1908.
 other consid and 100

- nolds to Joseph C Dixon. Oct 9. Oct 20, 1908. other consid and 100 Briggs av, No 2666, e s, 238.2 n 194th st, 22.8x75.10x25.7x74.11, 2-sty frame dwelling. Wm H Wright to Regina Katz. Mort \$4,-000. Oct 12, 1908. 12:3294. other consid and 100 Bryant av, e s, 275 s 172d st, 125x100, vacant. Lewis V La Velle to Elviel Realty Co. Oct 21. Oct 22, 1908. 11:3000.

- Bainbridge av, No 2781, w s, 470.7 n 196th st, 25x100, 2-sty frame dwelling. Charles Kroetz to Gustav J Fox. Morts \$7,500. Oct 15. Oct 21, 1908. 12:3295. other consid and 100 Briggs av, No 2588 |e s, 375.1 s 194th st, 19.7x97.4 to c 1 Poe pl No pl x19.3x95.10, 2-sty brk dwelling. Briggs Ave Realty Co to Elm Impt Co. All liens. Oct 20. Oct 21, 1908. 12:-3293.
- Broadway 260th st Old Albany Post road | n w cor 260th st, runs s along Broadway 60 to s s 260th st, x w 246.2 to e s Old Albany Post road x n 98.1 to n s 260th

st, x e 175.6 to beginning, with all title to said road lying in bed of West 260th st, vacant. 260th st, n s, 150.2 w Huxley av, runs w 526 x s e 64 to s s 260th st, x e 576.2 x n 94.7 to beginning, vacant. Fredk P Forster et al to the City of New York. B & S. June -, 1908. Oct 21, 1908. 13:3423. Determine the state of the City of New York. B & S. June -, 1908. Oct 21, 1908. 13:3423. The state of the stat

Bronx.

- nom
- nom
- exch
- frame nom
- Bathgate av, No 1866, e s, 26 n 176th st, 23x70.7, 2-sty frame dwelling. Mary C Jameson to Solomon H Wartell. Mort \$4,-000. Oct 21, 1908. 11:2924. no Belmont av, No 2415, on map No 2465, w s, 133.4 n 188th st, 16.8 x87.6x16.8x87.6, 2-sty frame dwelling. Dominic A Trotta to Er-nest Damiane. All liens. Apr 4, 1907. Oct 19, 1908. 11:3076.
- Clay av n e cor 168th st, 276x80, vacant. Albert J Schwarzler to 168th st A J Schwarzler Co. Mort \$19,000. Oct 15. Oct 16, 1908. 9:2427. other consid and 100 *Cornell av, s s, 275 w Mapes av, 25x100, Westchester. Christian Swenson to Charles Sogaard and Martha his wife tenants by en-tirety. Mort \$3,500. Oct 17. Oct 19, 1908. other consid and 100 Cambreling av, e s, 199.6 s Crescent av, 50x100, vacant. Bernard Gans to Joseph S Emerman. Mort \$4,000. Oct 15. Oct 20, 1908. 11:3089. nort

- 11:3089. Cambreleng av, e s, 199.6 s Crescent av, 50x100, vacant. Joseph S Emerman to Mabel B Kirby. Mort \$4,000. Oct 15. Oct 20, 1908. 11:3089. Creston av, e s, 282.11 n 196th st, 75x91.10x75.3x98.7, vacant. Geo E Buckbee to William Guggolz. B & S and confirmation deed. Oct 15. Oct 19, 1908. 12:3315. other consid and 100 Cauldwell av | s e cor 161st st, 100x28, 4-sty brk tenement 161st st, No 650| and store. Gustav J Fox to Charles Kroetz. Morts \$31,500. Oct 15. Oct 21, 1908. 10:2630. omitted Cauldwell av, No 918, e s, 116.8 s 163d st, 16.8x100, 2-sty frame dwelling. Clinton S Harris to John Weichsel. Oct 17. Oct 21, 1908. 10:2631. Cauldwell av, No 889, w s, 145 n 161st st, 18x100, 3-sty brk

- 21, 1908. 10:2631. 100 Cauldwell av, No 889, w s, 145 n 161st st, 18x100, 3-sty brk dwelling. Rosabella S Quinn to Vincent E Quin. All title. Q C. Oct 20. Oct 21, 1908. 10:2627. nom College av, Nos 477 to 481 n w cor 146th st, 110x37.6. 146th st, No 317 1 146th st, Nos 313 and 315, n s, 37.6 w College av, 37.6x110, two 6-sty brk tenements and stores. Joseph P Hayes to Harris Weinstein. All liens. Oct 22, 1908. 9:2329. 0ther consid and 100
- Soseph F Hayes to Harris Weinstein. All hens. Oct 22, 1908. 9:2329. other consid and 100 Country Club av, w s, s Middletown road, and being Lots 22 and 23 map No 1061 of No 1 in partition Conrad Buhre estate at Westchester. Release mort. Josephine F Burke to Nettie J Jones. Oct 3. Oct 22, 1908. 230 *Lots

- Oct 22, 1908. 230 *Same property. Nettie J Jones to Henry Knutson of Brooklyn. Oct 20. Oct 22, 1908. 100 *Ellsworth av, w s, 100 n Fairmount av, 50x100. Lobbauer Park Impt Co to Mary Kane. Oct 9. Oct 17, 1908. other consid and 100 Eastburn av, Nos 1756 and 1758, e s, 188.3 n 174th st, 50x95, two 3-sty frame tenements. Belmont Bond and Mortgage Co to Solomon Navid. Morts \$9,000. Oct 2. Oct 21, 1908. 11:2796.

- Eastburn av, Nos 1756 and 1758, e.s. 1883 n 174th st, 50x95, two 3-sty frame tenements. Belmont Bond and Mortgage Co to Solomon Navid. Morts \$9,000. Oct 2. Oct 21, 1908. 11:2796, nom
 Fulton av, w. s. 50 s 172d st, 25x100, vacant. Delia Guinee to said Delia Guinee and Mary Guinee as joint tenants. Oct 20. Oct 21, 1908. 11:2929. other consid and 100
 Foirmont av, s. s. 50 w Clarence av, 50x100. Lobbauer Park Impt Co to Christian Kuenneth. June 18, 1908. Re-recorded from June 21, 1908. Oct 22, 1908. other consid and 100
 Forest av, No S72 [n e cor 161st st, 21x98.6, one 3-161st st, Nos 753 and 755] sty brk and one 3-sty frame tenements and stores. Isaac Lintz to Harry Jacobs. ¼ part. B & S and C a G. Mort \$13,000. Oct 9. Oct 22, 1908. 10:2658. Oct 11. Conta Construction Co. All title. Mort \$15,000. Oct 1. Oct 16, 1908. 11:2930. nom
 Frankin av, No 1240, s e s, 100.11 n 168th st, 42.6x185.5, 2-sty frame dwelling. Patrick K Donohue and Mary W his wife to M W Donohue Construction Co, a corpn. All liens. Oct 2. Oct 16, 1908. 10:2615. other consid and 100
 Grant av, No 961, ws, 235.6 n 163d st, 20x95, 3-sty brk dwelling. Wm E Diller to Minnie Moore. Mort \$5,000. Oct 15. Oct 16, 1908. 9:2446. nom
 Hoe av, e s, 200 n Jennings st, 25x100, vacant. Bertha J Steinmetz. Henry G Steinmetz. Mort \$5,000. Oct 12. Oct 20, 1908. 11:2988. Other consid and 100
 Same property. Joseph A Jaeger to Charles Cohen. Morts \$66,500. Oct 21. Out 20, 1908. 10:2745. other consid and 100
 Sume property. Joseph A Jaeger to Charles Cohen. Morts \$4,000. Oct 6. Oct 21, 1908. 12:2335. other consid and 100
 Hul av, no 3270, e s, 275 s 209th st, 18.9x100, 3-sty brk dwelling. Wm R Moore to Carl Diehl. Mort \$5,000. Oct 21. Oct 22, 1908. 12:3345. other consid and 100
 Hul av, n s, 151.5 n e Woodlawn road, 25x100, 2-sty frame dwelling. Wm R Moore to Carl Diehl. Mort \$5,000. Oct 21. Oct 22, 1908. 12:3345. other consid and 100
 Hue av, n s, 151.5 n e Woodlawn ro

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nom

Leases.

*Jones av, e s, 125 s Jefferson av, 25x100. Land Co A of Edenwald to Philip Price. Sept 25. Oct 17, 1908. nor Lind av, w s, 274.3 n 168th st, 50x139.9x51x129.4, vacant. Joseph Bierhoff to Patrick Mescall. Mort \$1,190. Oct 17. Oct 19, 1908. 9:2530. other consid and 10 Morris av, e s, 94 n Burnside av, runs e 20.1 x s 0.2 x e 79.11 x n 20 x w 100 to av, x s 19.9 to beginning, 2-sty brk dwelling. Louis Meckes to Chancy W Frees. Mort \$8,000. Oct 20, 1908. 11:3169. 10 nd 100 79.11

100

- Louis Meckes to Chancy W Frees. Mort \$8,000. Oct 20, 1908. 11:3169. 100 Mapes (Johnson) av, n w s, 205.5 s 182d st, 66x150, except part for av, vacant. Celeste B Levy to Chas H Baechler. Mort \$3,750. Oct 22, 1908. 11:3110. nom McLean av, n s, abt 450 e Martha av, 134.7x154.7x75.10, gore, va-cant. James T Doyle to Mary A McCormick. All liens. Oct 15. Oct 16, 1908. 12:3394. 100 Martha av n e cor 240th st, runs n 200 to s s 241st st x e 100 x s 240th st | to c 1 old creek x s w to n s 240th st x w -241st st | to beginning, vacant. Chas H Zumbuehl to Ernst Keller. Mort \$4,500. Oct 15. Oct 16, 1908. 12:3394. nom *Old Boston road, w s, 225.5 s Elizabeth st, -x97.8x75x103.3, Olinville. George Elliott et al to Elizabeth Heilman. Mar 11, 1889, oct 21, 1908. Recorded in Westchester Co., April 18, 1889, and on Aug 4, 1908. 1908. 1900 Prospect av, No 575 w s, 225 n 149th st, old line runs n 25 to 150th st | s s Fox st, now 150th st, x w 100 x s 25 x e 100 to beginning, 3-sty frame tenement. Mount Morris Real Estate Association to Ana Landes. B & S and correction deed. Oct 9. Oct 20, 1908. 10:2674. nom Prospect av, s e cor 175th st, 95.10x20, 2-sty frame dwelling. Release mort. Greenwich Mortgage Co to the Begrisch-Schorn Realty & Construction Co. Oct 20. Oct 22, 1908. 11:2952. 16,000 Park av No 4133 (Myrtle av) w s 181 n 175th st, late Fitch st.

- 16,000

- Release mort. Greenwich Mortgage Co to the Begrisch-Schorn Realty & Construction Co. Oct 20. Oct 22, 1908. 11:2952. 16,000 Park av, No 4133 (Myrtle av), w s, 181 n 175th st, late Fitch st, 59,8x150, except part for av, 2-sty frame dwelling. Abraham H Backer to Hyman Seplowitz. Morts \$8,380.37. Oct 19. Oct 22, 1908. 11:2900. Other consid and 100 Perry av, No 3192, s s, 95.5 e 205th st, 25x100, 2-sty frame dwell-ing. Henry P Downes and Emily M his wife to Bridget Downes. Mort \$5,500. Aug 26. Oct 20, 1908. 12:3346. mom Park av, No 4648, e s, 50 n 186th st, 16.8x100, 2-sty frame dwell-ing. Emery F Neale to Wm E Robinson party 1st part, retains life interest to ½ part. Mort \$2,600. Oct 15. Oct 20, 1908. 11:3040. Prospect av, No 583, w s, 75 n 150th st, 20x100, 4-sty brk tene-ment. The Gaines-Roberts Co to Jerome Bieth. Mort \$30,000. Oct 15. Oct 16, 1908. 10:2678. Other consid and 100 Prospect av, No 955, w s, 71.4 n 163d st, 40.2x195, 5-sty brk tene-ment. Joseph S Emerman to Bertha Gans. Mort \$8,500. Oct 15. Oct 20, 1908. 10:2674. Ryer av, No 2042, e s, 232.1 n Burnside av, 25x98.1x25x97.11, 2-sty frame dwelling. Tommaso Giordano to Mary A Nolan. Q C. Oct 12. Oct 17, 1908. 11:3144. mom Same property. Mary A Nolan to Delia Chapman. Mort \$4,500. Oct 16. Oct 17, 1908. 11:3144. same property. Mary A Nolan to Delia Chapman. Mort \$4,500. Ott 16. Oct 17, 1908. 11:3144. mom Same property. Mary A Nolan to Delia Chapman. Mort \$4,500. Ott 16. Oct 16, 1908. 17:3144. Set a chains and 94 links to a ditch x again s e x w to road x n to beginning. Anna F Taber to Joseph F Dillon. Sept 10. Oct 16, 1908. Not 1908. Not 1908. Not 12. Oct 15. Oct 22, 1908. Not 7.750 *Rhinelander av, n s, 241.7 e Eastchester road, 25x254x38.4x256.3. Hudson P Rose Co to Maggie Readding. Oct 15. Oct 22, 1908. Nom
- 100

Rochambeau av, e s, 25-s 208th st, 50x100, vacant. Winifred I wife of John L Turner to John L Turner. All liens. Oct 13. Oct 21, 1908. 12:3336. *Rosedale av, e s, 125 s Mansion st, 25x100. Harry F Funk to Katie Levy. Mort \$2,500. Oct 17. Oct 20, 1908. other consid and 10

Rosedale av, e s, 125 s Mansion st, 25x100. Harry F Funk to Katie Levy. Mort \$2,500. Oct 17. Oct 20, 1908. other consid and 100
Stebbins av, No 948, e s, 278.9 n Westchester av, 25x80, 3-sty frame tenement. Mary E wife of Francis Trainor to Edward A Bell. Oct 20. Oct 21, 1908. 10:2698. other consid and 100
Southern Boulevard, No 1312, e s, 115.5 n Freeman st, 17.9x 101.5x13.11x102.7, 2-sty frame dwelling. Ole H Olsen to Catherine Boyle. Mort \$3,000. Oct 9. Oct 22, 1908. 11:2980. other consid and 100
Steuben av, c 1, 130 n c 1 of 210th st, runs w 130 x n 25 x e 130 x s 25 to beginning, except part for av, vacant. Wm J Baker to James B Powers. Mort \$666.25. Oct 9. Oct 17, 1908. 12:3327. other consid and 100
Steuben av, c 1, 155 n c 1 of 210th st, runs w 130 x n 25 x e 130 x s 25 to beginning, except part for av, vacant. Aaron W Godfrey to James B Powers. Mort \$663.75. Oct 8. Oct 17, 1908. 12:3327. other consid and 100
St Anns av, Nos 734 and 736, e s, 50 s 156th st, 50x90, two 4-sty brk tenements. Ernst F Kaase to Louis Hausler. Morts \$25, -000. Oct 15. Oct 16, 1908. 10:2617. other consid and 100
Trinity av, No 704, e s, 325 s 156th st, 18.9x80.11x18.9x81.9, 2-sty frame dwelling. Hugo Kunz to Louis Fisher. B & S and correction deed. Oct 7. Oct 16, 1908. 10:2635. nom
Tinton av, w s, 100 n 150th st, 75x95.2x75x94.11, vacant. John De Rosa et al to The St Peters Corporation Construction Co, a corpn. Morts \$55,000. Oct 15. Oct 17, 1908. 10:2653. other consid and 100
*Tilden av, e s, 50 n Sheil st or 214th st, 25x100, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to Henry Feldstein. Mort \$225 and all liens. Oct 3. Oct 19, 1908. 245
Union av, No 771, w s, 133.4 n 156th st, 16.8x54.4x17.10x65.2, 2-sty frame dwelling. Clara Minami to Anna Wienecke. Mort \$3,800 and all liens. Oct 21. Oct 22, 1908. 10:2676. other consid and 100
*Wilder av, e s, 500 s Jefferson av, 75x100, Edenwald. Harriet Wolver.

\$5,800 and all liens. Oct 21. Oct 22, 1908. 10:2676. other consid and 100
*Wilder av, e s, 500 s Jefferson av, 75x100, Edenwald. Harriet L Chidsey to Duncan A Chisholm. Oct 16. Oct 20, 1908. nom
Webster av, w s, 163 n 180th st, 66x100, vacant. Release mort.
Maria L Beebe to Charles Bjorkegren. Q C. Oct 8. Oct 20, 1908. 11:3143.
Webster av, w s, 163 n 180th st, 66x100, vacant. Charles Bjorke-gren to Chas Bjorkegren, Inc. Mort \$11,700 on this and other property. Oct 16. Oct 19, 1908. 11:3143. other consid and 100
Webster av, No 1476 |s e cor 171st st, 25x93.8 to w s Mill Brook 171st st, No 406 | x31x92.4, 5-sty brk tenement and store.
Also all title to 171st st, s, at w s Mill Brook, runs s 31 x e 6 to c 1 Mill Brook x n 31.5 to st x w 6 to beginning. Ellen Cowman to Joseph Bierhoff. Morts \$37,750 and me-chanics lien for \$582.20. Oct 19, 1908. 11:22896.
West Farms road, s e s, 64 w Boone av 97.0:0005 more and 100

West Farms road, s e s, 64 w Boone av, 27.6x2996. vacant. FORECLOS, Sept 11, 1908. Warren Leslie referee to James F Cavagnaro. Oct 16. Oct 17, 1908. 11:3006. 1,500 *Wilder av, w s, 200 n Jefferson av, 25x100. Land Co A of Eden-wald to Henry A and Meyer Wolfson. Sept 5. Oct 17, 1908. nom Webster av s w cor Ford st, 115.5x100.1x111.5x100, vacant. Ford st David Robinson to Max Arndtstein. Morts \$12,000 and all liens. Oct 20. Oct 21, 1908. 11:3143. other consid and 100

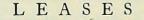
100

nom 100

100

Same property. Max Arndtstein to Moser Arndtstein. All liens. Oct 20. Oct 21, 1908. 11:3143. other consid and 100 *1st av, e s, 551 s 224th st and being lots 1275 to 1278 map Wake-field, 330x127x-x142. John H Ward to Patrick Ward. ½ part. Mar 6. Oct 22, 1908. non 3d av, e s, 175 s 171st st, 50x100, vacant. Keats Company, a corpn, to Walter C Korn. B & S. All liens. Oct 13. Oct 22, 1908. 11:2927. other consid and 100 3d av, e s, 139.10 n 174th st, 150x100, vacant. Wm Rosenzweig Realty Operating Co to Arthur D Wolf. B & S. Mort \$26,000. Oct 22, 1908. 11:2930. other consid and 100 3d av, Nos 3386 to 3394 e s, 150 s 166th st, 112.6x70.7 to Frank-Franklin av, No 1093 | lin av, x123.8x121.11, 3-sty brk tene-ment and store and three 2-sty frame buildings and stores. Wm Rosenzweig Realty Operating Co to Arthur D Wolf. B & S. Mort \$30,000. Oct 22, 1908. 10:2608. Other consid and 100

Win Rosenzweig Rearty Operating Col O Arteni D wont. B & S. Mort \$30,000. Oct 22, 1908. 10:2608. other consid and 100 lot begins at intersection of a small ditch separating on s w s land herein conveyed from land Paul Spofford and a branch of a creek separating on the north said land herein conveyed from said Spoffords land, being the extreme n w cor land herein con-veyed, runs s e 1 chain and 34 links to an old creek x s w 70 links x s e 1 chain and 34 links to an old creek x s w 70 links x s e 1 chain and 7 links x s e 1 chain x n e 2 chains x n e 1 chain 42 links x n e 3 chains 66 links x n e 1 chain x s e 1 chain 27 links x s e 1 chain x s e 1 chain 63 links x s w 1 chain 78 links to a small creek x n w 2 chains x s w 2 chains 68 links x s w 94 links x s w 3 chains x s w 1 chain 44 links x n w 6 chains 65 links to beginning, contains 3 90-100 acres, being salt meadow land, except part Randall av, Whittier st and Hunts Point road. William Rosenzweig Realty Operating Co to Arthur D Wolf. B & S. 44 part. Oct 22, 1908. 10:2766-2767 and other consid and 100



Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

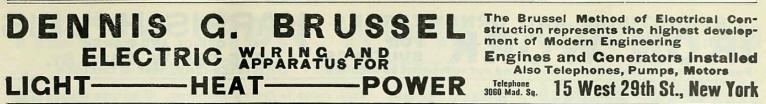
October 16, 17, 19, 20, 21 and 22. BOROUGH OF MANHATTAN.

1,020 >

Oct 16, 1908, 2:571.
Oct 16, 1908, 3:871.
2 11-12 years, from Nov 1, 1908. Oct 16, 1908. 3:871.
2 200
18th st, No 108 West, store Jacob H Semel to James Hannon; 3 years, 3½ months, from Oct 15, 1908. Oct 20, 1908. 3:793.
2 34 st, Nos 404 and 406 East, ground floor. Louis Shulsky to Adolph Weiss; 3½ years, from Nov 1, 1908. Oct 21, 1908. 2:-356.
36 st, No 135 West, all. Charlotte Y Ackerman to Henry Bott-jer; 3 2-12 years, from Mar 1, 1908. Oct 19, 1908. 3:809..2000.
Same property. Assign lease. Henry Bottier to Henry Kruse. Sept 30. Oct 19, 1908. 3:809.
Moth st, No 422 West, store, &c. Edward Brucks to Gottlieb Brug-ger; 3 years, from Oct 1, 1908. Oct 21, 1908. 5:1265.
of Columbia College of N Y to Frances E Woodbury; 21 yrs, from Nov 1, 1908 (with renewal). Oct 21, 1908. 5:1265.
50th st, No 43, s. 601 w 5th av, 25x100.5. Assign lease. Robt H Wylie and ano EXRS Eugene Palmer to Delos Palmer. ½ part. All title. July 1. Oct 17, 1908. Oct 16, 1908. 5:1467.
72d st, No 415 East, west store. Herman Drucker to David Ham-burger; 5 years, from Oct 1, 1908. Oct 16, 1908. 5:1467.
72d st, No 412 East, store. Jacob Larschan to Joseph Kondelka; 5 5-12 years, from Oct 1, 1908. Oct 16, 1908. 5:1467.
72d st, No 415 East, west store. Herman Drucker to David Ham-burger; 5 years, from Oct 1, 1908. Oct 16, 1908. 5:1467.
72d st, No 415 East, west store. Jacob Larschan to Joseph Kondelka; 5 5-12 years, from Oct 1, 1908. Oct 22, 1908. 5:1447.
72d st, No 334 East, store. Jacob Larschan to Joseph Kondelka; 5 5-12 years, from Mov 1, 1908. Oct 22, 1908. 5:1447.
73d st, No 301 East, two stores. David Hamburger to The Ebling Brewing Co. Oct 15. Oct 16, 1908. 5:1467.
74 st, No 301 East, two stores. David and Ida Solomon to Salvatore Tripodo; 5 yrs, from Oct 15, 1908. Oct 22, 1908. 6: 1679.
74 st, No 301 East, two stores. David and Ida Solomon to Salvatore Tripodo; 5 yr

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808



CLECK UP OF APPARATUS FOR

BOROUGH OF THE BRONX.

MORTGAGES

October 16. 17, 19, 20, 21 and 22.

BOROUGH OF MANHATTAN.

- Asen, Aron to Gershon Gershonowitz. Broome st, No 121, s s, 25 e Pitt st, 25x80. Prior mort \$----. Oct 20, 1908, installs, 6%. 2:336.

- Asen, Aron to Gershon Gershonowitz. Broome st, No 121, s s, 25 e Pitt st, 25x80. Prior mort \$----. Oct 20, 1908, installs, 6%. 2:336. 5,000 Abrams, Harry to Louis Manheim. Oliver st, Nos 31 and 33, n w cor Madison st, Nos 51 to 57, runs n 45.4 x w 77 x s 9.2 x e 1.3 x s 29.10 to Madison st, x e 76.1 to beginning. Prior mort \$---. Oct 19, installs, 6%. Oct 20, 1908. 1:279. 1,500 Albert, David and Morris to Joseph Albert. Madison st, No 229, n s, 23.10 e Jefferson st, 23.10x80. Prior mort \$31,000. Oct 19, due Nov 1, 1910, 6%. Oct 20, 1908. 1:270. 2,000 Altmayer, Aaron R and Isidore Solomon to Mayer L Halff. Post av, s w cor Hawthorne st, runs s 200 x w 100 x n 50 x w 150 x n 150 to av x e 250 to beginning. Oct 14, 3 years, 5%. Oct 16, 1908. 8:2218. 21,000 Altmayer, Aaron R and Isidore Solomon to Mayer L Halff. Sher-man av, n e cor Academy st, 100x100. Oct 14, due Oct 1, 1911, 5%. Oct 16, 1908. 8:2225. 14,000 Arnold, Letitia K to FARMERS LOAN & TRUST CO. 3d av, No 1557, e s, 75.8 n 87th st, 25x90. Oct 19, 1908, 5 years, interest as per bond. 5:1533. 15,000 Apostleship of Prayer to EMIGRANT INDUSTRIAL SAVINGS BANK. Fort Washington av, w s, 45.3 s c 1 182d st, 253.6 to n s 181st st, x105x269.2x105. Oct 19, 1908, 3 years, 5%. 8:2179. 37,500 Averill, Cornelia K to Herbert L Bridgman and ano. Carmine st Nos 7 and 9 Assign rents to extent of \$341.66 Oct 19

- Averill, Cornelia K to Herbert L Bridgman and ano. Carmine st, Nos 7 and 9. Assign rents to extent of \$341.66. Oct 19, 1908. 2:589. 325 Abrams, Harry to Leon Tuchmann. Perry st, Nos 53 and 55, n w cor West 4th st, Nos 264 to 272, 35x105.6. Prior morts \$52,500. Oct 19, 1908, 3 years, 6%. 2:622. 10,000 Ackerman, Robert, of Spring Valley, N Y, to Annie A' Slinn et al. 18th st, No 217, n s, 225 w 7th av, 25x92. P M. 0 t 7, 3 years, 4%. Oct 22 1908. 3:768. 7,000 Adriance, Harris E with SEAMEN'S BANK FOR SAVINGS in City N Y. 36th st, No 122 East. Extension mortgage at increased interest from 4 to $4\frac{1}{2}$ %. Oct 20. Oct 22, 1908. 3:891. nom Boyer, Philip to Frank Boyer. 17th st, No 620, s s, 313 e Av B, 25x92. Oct 15, due, &c, as per bond. Oct 22, 1908. 3:984. 10,000

- 25x92. Oct 15, due, &c, as per bond. Oct 22, 1908. 3:984. 10,000 Breiting, Herman to Edw McK Whiting guardian John S Wilson. 122d st, No 100 East. Extension mortgage. Oct 21. Oct 22, 1908. 6:1770. nom Baum, William to TITLE GUARANTEE & TRUST CO. 17th st, No 320, s s, 223 w 8th av, 27x121x27.1x118.3. Oct 21, due, &c. as per bond. Oct 22, 1908. 3:740. 30,000Buckley, Mary E to Thomas Alexander. Pike slip, No 85, e s, 80 n South st, 20x52.11. Prior mort \$3,000. Given as collateral for mort of \$3,000 on No 425 Convent av. Oct 16, due, &c., as per bond. Oct 17, 1908. 1:248. 30,000Blumenthal, Lent to Percy G Honeyman. 113th st, No 60, s s, 45 e Madison av, 25x100.10. Prior mort \$17,500. Oct 15, 2 years, 6%. Oct 17, 1908. 6:1618. 2500Barney Estate Co with TITLE INS CO of N Y. Columbus av, Nos 141 to 147, n e cor 66th st, No 71, 100.5x100. Subordination agreement. Oct 17. Oct 19, 1908. nom Brugger, Gottlieb to V Loewers Gambrinus Brewery Co. 39th st, No 422 West. Saloon lease. Oct 15, demand, 6%. Oct 16, 1908. 3:736. I.820 Bechstein, Mary E widow, Chas A and Fredk D Bechstein with Augustus C Bechstein. Franklin st, Nos 161 and 163, s e cor Hudson st, Nos 96 to 100, runs e 89.6 x s 44.5 x e 20.7 x s 50.11 to Leonard st, Nos 1 to 5, x w 89.7 to Hudson st, x n 57.8 to beginning. Extension of mort for \$25,000 at interest increased from 5% to 6%. May 27. Oct 19, 1908. 1:179. nom Byron Alger Laundry Co to Baron W Gage. Certificate as to chattel mort for \$3,000 dated Oct 19, 1908. Oct 19. Oct 21, 1908. Genl Morts. Burke, Patrick to Trustees of the estate and property of the Diocesan Convention of N Y, a corpn. 7th av, No 848, w s, 100.5 s 55th st, 25x100. Oct 21, 1908, due, &c, as per bond. 4:1026. 7,000 Blaustein, Samuel to Siegfried Blumenkrohn. 114th st, No 59, n s, 100 e Lenox av, 25x100.11. P M. Prior mort \$22,000. Oct

- 100.5 s 55th st, 25x100. Oct 21, 1908, due, &c, as per bond.4:1026.7,000Blaustein, Samuel to Siegfried Blumenkrohn. 114th st, No 59,n s, 100 e Lenox av, 25x100.11. P M. Prior mort \$22,000. Oct20, due, &c, as per bond. Oct 21, 1908. 6:1598.3,000Brokaw, Isaac V to whom it may concern.97th st, Nos 305 and307 West. Certificate as to reduction of mort. Oct 21, 1908,7:1887.Baily, Leon E to Eliz H Stanton and ano exrs, &c, Geo H Belcher.71st st, No 128, s s, 275 w Columbus av, 18.9x100.5. Oct 20, 3years, 5%. Oct 21, 1908. 4:1142.

Notice is hereby given that infringement will lead to prosecution.

809

K

October 24, 1908.



Mortgages.

- Beams in all sizes always on hand and cut to lengths as Beer, Jacob M to LAWYERS TITLE INS & TRUST CO. Mitchell pl, No 14, n s, 234 e 1st av, 18x80.10. Oct 20, 5 years, 5%. Oct 21, 1908. 5:1361. 5000 Consoli, Maria to Adolph Bloch and ano. 106th st, No 233, n s, 175 w 2d av, 25x100.11. Prior mort \$11,000. Oct 21, 1908, 1 year, 6%. 6:1656. 1,000 Cameron, Wm A to ALBANY SAVINGS BANK. 59th st, No 22, or central Park South, s s, 445 e 6th av, 25x100.5. Oct 20, 5 years, 5%. Oct 21, 1908. 5:1274. gold, 90,000 City Real Estate Co with ALBANY SAVINGS BANK. 15th st, Nos 30 and 32, s s, 425 w 5th av, 50x110.10x51.4x99.2. Subordina-tion agreement. Aug 31. Oct 21, 1908. 3:816. nom Cohen, Hannah to Jacob R Schiff. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 to st x n 40 to beginning. Prior mort \$35,000. July 30, due May 30, 1911. 6%. Oct 21, 1908. 1:268. 12,000 Chanler, Robt W, of Red Hook, N Y, to TITLE GUARANTEE & TRUST CO. 9th av, Nos 830 to 840, s e cor 55th st, Nos 360 to 374, runs e 175 x s 100.5 x w 75 x s 34.10 x n w 100.9 to av.x n 100.5 x e 25 x n 31.3 x s e 75.7 x s 122.2 to beginning; 10th av, Nos 831 to 839, n w cor 55th st, Nos 501 to 511, runs w 200 x n 100.5 x e 200 to av x s 100.5 to beginning. Prior mort \$75,-000. Oct 16, due, &c, as per bond. Oct 17, 1908. 4:1084-1065-1045. 25,000 Coppner, Wm J to Georgette D Fahnestock guardian Marion H Perry and ano 78th st No 255 n s 1202 or b 20

- Estoppel certificate. Oct 16. Oct 19, 1908. 3:761.
 Cohen, Barned to Jacob Wielar. Stanton st. No 304, n e cortlewis st, No 100, 25x75. Oct 15, due Apr 15, 1911, 6%. Oct 19, 1908. 2:330.
 Century Holding Co to Mary J Kingsland. 137th st, s. 125 w Broadway, -x-. Consent to 2 morts aggregating \$155,000. Oct 16, 1908. 7:2002.
 Same to same. Same property. Certificate as to 2 morts aggregating \$155,000. Oct 16, 1908. 7:2002.
 Same to same. Same property. Resolution as to 2 morts aggregating \$155,000. Oct 16, 1908. 7:2002.
 Same to same. Same property. Resolution as to 2 morts aggregating \$155,000. Oct 16, 1908. 7:2002.
 Century Holding Co to Mary J Kingsland. 137th st, s. s. 125 w Broadway, 2 lots, each 65x99.11. 2 morts, each \$77,500. Oct 16, 1908. 5, ears, 5%. 7:2002.
 Charter Construction Co to ALBANY SAVINGS BANK. Broadway, Nos 3181 to 3185, n w cor 127th st, No 601, 80×100. Oct 10, 3 years, 5%. Oct 20, 1908. 7:1995.
 Same and Irving Blumenthal with same. Same property. Subordination agreement. Oct 19. Oct 20, 1908. 7:1995.
 Same and Irving Blumenthal with same. Same property. Subordination agreement. Oct 19. Oct 20, 1908. 7:1995.
 Same to same. Same property. Certificate as to above mort. Oct 20, 1908. 17:185.
 Same to same. Same property. Certificate as to above mort. Oct 20, 1908. 1943. e s. 130.6 n Canal st. 44x90. P M. Oct 20, 1908. 1 year, 5½%. 2:594.
 Out 20, 1908. 4:1837. e s. 130.6 n Canal st. 44x90. P M. Oct 20, 1908. 6:1603.
 Same and STATE BANK with same. Same property. Subordination agreement. Oct 20, 1908. 1:473.002. May 4, 1907, 5 years, 4%. Oct 20, 1908. 6:1603.
 Same and STATE BANK with same. Same property. Subordination agreement. Oct 20, 1908. 6:1603.
 Same and STATE BANK with same. Same property. Subordination agreement. Oct 20, 1908. 6:1603.
 Same and STATE BANK with same. Same property. Subordination agreement. Oct 20, 1908. 6:1603.
 Same and STAT
- 1908. 4:1021. Danciger, Blanche A to David Kidansky and ano. 97th st. n s, 74 w Park av, 26x100.11. Oct 20, 1 year, 6%. Oct 22, 1908. 6:-8,000
- Danciger, Blanche A to David Kidansky and ano. 97th st, n s, 37 w Park av, 37x100.11. Oct 20, 1 year, 6%. Oct 22, 1908. 6:-1603. 16,000
- Danciger, Blanche A to David Kidansky and ano. Park av, No

 1260, n w cor 97th st, 100x37.11. Prior mort \$47,000. Oct 20,

 1 year, 6%. Oct 22, 1908. 6:1603.
- Degenhardt, Martha to Joseph A Duross. 12th st, No 223, n e s, 218.9 n w 7th av, 18.9x103.3. Leasehold. Sept 1, due Mar 1, 1909, -%. Oct 21, 1908. 2:617. 2,000

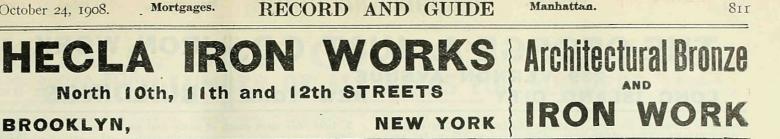
Manhattan.

- Egan, Joseph to Fredk C Kronmeyer. 68th st, No 308, s s, 175 w West End av, 25x100.5. Prior mort \$9,000. Oct 16, due, &c, as per bond. Oct 17, 1908. 4:1179. 1,100 Epstein-Cohen Co to Pincus Lowenfeld and ano. Park av, Nos 1560 to 1568, n w cor 112th st, Nos 71 to 77, 100.11x70.10. Prior mort \$50,000. Oct 21, demand, 6%. Oct 22, 1908. 6:-1618. 18,232.06 8. 6:-18,232.06 1618.
- Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1908. 6:1618. Eckhardt, Louisa to American Mortgage Co. St Nicholas av, s e cor 184th st, 49.11x100. Oct 14, 5 years, 5%. Oct 19, 1908. 8:2154. 20,000
- EQUITABLE LIFE ASSUR SOC of the U S with Jessie F Mahon. 138th st, No 229 West. Extension mort. June 1. Oct 19, 1908. 7:2024. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Horatio N Flana-gan. 134th st, No 191 West. Extension of \$12,500 mort at in-creased interest from 4½% to 5%. June 25. Oct 19, 1908. 7.1019 1919 nom
- EQUITABLE LIFE ASSUR SOC of the U S with Leopold Jonas. 119th st, No 118 West. Extension mort. June 1. Oct 19, 1908. 7:1903. nom
- 1:1903. EQUITABLE LIFE ASSUR SOC of the U S with Emma Isaac, Rachel Kahn and Florence L Foise. S3d st, Nos 317 and 321 West. Extension mort. June 9. Oct 19, 1908. 4:1245. non EQUITABLE LIFE ASSUR SOC of the U S with Chas H Guye. 69th st, No 44 West. Extension mort. June 1. Oct 19, 1908. 4:1121. non nom
- 4:1121. EQUITABLE LIFE ASSUR SOC of the U S with Josephine A Esler and Julius T Staples. 34th st, No 502 West. Extension of mort for \$13,000 at 4½%. June 26. Oct 19, 1908. 3:705. nom EQUITABLE LIFE ASSUR SOC of the U S with Philipine Randel. Grand st, No 361. Extension mort. June 1. Oct 19, 1908. 1:311. nom

- 10.000
- 158. 10,000 Frisch, Ray, of Brooklyn, N Y, to Moses Weinstock. 84th st. No 212, s s, 222 w Amsterdam av, 26x102.2. Prior mort \$25,000. Oct 19, 2 years, 6%. Oct 20, 1908. 4:1231. 4,000 Friedman, Isidore, of Allegheny, Pa, to Isidore C Herman. Attorney st, No 172, e s, 68 s Houston st, 23.11x50. Prior mort \$14,000. Oct 12, 3 years, 6%. Oct 16, 1908. 2:345. 5,000 Field, Mary E to American Mortgage Co. 84th st, No 157, n s, 125 e Amsterdam av, 25x102.2. Oct 16, 1908, 5 years, 5%. 4:1215. 22.000

- 125 e Amsterdam av, 25×102.2 . Oct 16, 1908, 5 years, 5%. 4:125. 22,000 Ferguson, Robert to Fort Washington Syndicate. Broadway, s w cor 180th st, 111.4x100x100x149.1. P M. Oct 1, 3 years, 5%. Oct 19, 1908. S:2176. Fielschmann Realty & Construction Co to Belle G Bernheimer et al exrs, &c, of Jacob S Bernheimer. 7th av, Nos 2525 and. 2527, e s, 40 n 146th st, 40x100. Oct 20, 3 years, 5%. Oct 22, 1908. 7:2015. Fluri Construction Co to Samuel Weil. Fort Washington av, n e cor 180th st, runs e 144.5 x n 100 x w 50 x s 10 x w 100 to av x s 100.1 to beginning. Prior mort \$40,400. Oct 16, due, &c. as per bond. Oct 17, 1908. S:2176. Fulton, Lizzie B to Hyman Sonn and ano. St Nicholas av, e s, 154.11 s from c 1 148th st, 25x100. Extension mort. Oct 15. Oct 16, 1908. 7:2053. Gossett, Morris E to Julia Mayer. 56th st, No 412, s s, 200 w 9th av, runs w 25 x s 88 x s e 25.2 x n 91.2 to beginning. Prior mort \$15,000. Oct 17, 1908, 3 years, 6%. 4:1065. 3,000 Galvin, Florence to Isidor Seaburn and ano. Greenwich st, No 679, n e cor Christopher st, No 139, runs n 35 x e 67 x s 6.9 to st x w 74.9 to beginning. 4 part. Prior mort \$=. Oct 16, 1 year, 6%. Oct 17, 1908. 2:630. Greenstein, Samuel with Max Lipman and Max Gold. 132d st, Nos 52 and 54 East; also Brown pl, n w cor 136th st, 150x95. Agree-ment to payment out of rents as additional security for interest on morts, taxes, &c. Oct 21. Oct 22, 1908. 6:1756 and 9:2281. nom
- Greenstein, Saml with Max Lipman and ano. 132d st, Nos 52 and 54 East. Extension mortgage. Oct 21. Oct 22, 1908. 6:1756.
- nom s, 100
- Grasenauer, John to William Stoffregn. Av A', No 1644, e s, 100 n 86th st, 18.9x100. Prior mort \$3,000. Oct 22, 1908, due Apr 22, 1911, 6%. 5:1583. 2,000 Geary, Sherman J to James A Lynch and ano. 21st st, No 343 West. 4 part. All title. Oct 20, due, &c, as per bond. Oct 22, 1908. 3:745. 500 Goduti, Guiseppe to Nellie C Van Reypen. 115th st, No 339, n s, 125 w 1st av, 25x100.11. Leasehold. Oct 22, 1908, installs, 6%. 6:1687. 2,500 Golde & Cohen, a corpn. to N Y TRUST CO. 116th st, No 56, s s.
- 6%. 6:1687. Golde & Cohen, a corpn. to N Y TRUST CO. 116th st, No 56, s s 110 e Madison av, 20x100.11. Oct 16, 1908, 3 years, 5%. 6:1621 18,5
- 8,500 Oct
- Same to same. Same property. Certificate as to above mort. Oct 16, 1908. 6:1621. Glennon, Edw G to Albert Hull. Amsterdam av, Nos 691 and 693, s e cor 94th st, No 180, 88 to c 1 Old Apthorps lane x30x89x 30. Prior mort \$_____. Oct 14, 1 year, 6%. Oct 16, 1908. 4:1224. Creachull Bealty Co to Bealty Montgage Co. St. Nicheles av. oc
- Gracehull Realty Co to Realty Mortgage Co. St Nicholas av, e s. 508.9 s 145th st, 50x100. Oct 15, 1 year, 6%. Oct 16, 1908. 7:2001. 35.0 35,000
- Gracehull Realty Co to Realty Mortgage Co. St Nicholas av, e s, 508.9 s 145th st, 50x100. Certificate as to above mort. Oct 14. Oct 16, 1908. 7:2051.

Manhattan.



BROOKLYN.

- Gahren, Charles to Mary W Lillie. 94th st, No 150, s s, 475 w Columbus av, 18x100.4 to c 1 Apthorps lane x18.2x101.2. P M. Prior mort \$14,000. Oct 15, due Apr 15, 1909, 5½%. Oct 16, 1908. 4:1224. 5,00 Genne, Helena to Franz Voellmeke. 88th st, No 518, s s, 275 e Av A, 25x100.8. P M. Oct 20, 1908, due Jan 1, 1913, 6%. 5:-1584. 7,50 Oct 16, 5,000
- 275 e 5. 5:-7,500
- Av A, 25x100.8. P M. Oct 20, 1908, due Jan 1, 1913, 6%. 5:-1584. 7,500 Gherardesca (Countess Della), Josephine Elizabeth wife of and Alberto, Count Della Gherardesca, and Ugolino, Giuseppe Della Gherardesca, all of Bolgheri, Italy, Mary A, Countess d'Aramon wife of and Jacques, Count d'Aramon, and Bertrand and Paul d'Aramon, all of Paris, France, to U S TRUST CO of N Y. Broadway, Nos 1384 to 1390, s e cor 38th st, 78x95.8x74.1x120.2, Hotel Normandie; Grand st, No 83, s s, 128 e Wooster st, 22x 96; Grand st, Nos 85 and 87, s w cor Greene st, Nos 33 and 35, 50x96. Aug 26, installs, 5%. Oct 21, 1908. 3:813-1:229. 50,000 Golding, Joseph, and Frank Hillman in bond only, to Jacob Klin-genstein. 72d st, Nos 430 and 432, s s, 150 w Av A, 50x102.2. Oct 7, demand, -%. Oct 17, 1908. 5:1466. 4,000 Hoyt, Mary A and Mary E to Christian G Moritz. 104th st, No 164, s s, 300 w 3d av, 25x100.11. Feb 13, 3 years, 6%. Oct 21, 1908. 6:1631. 3,000 Hannon, James to DeWitt C Flanagan and ano. 18th st, No 108 West. Saloon lease. Oct 16, demand, 6%. Oct 20, 1908. 3:793. 5,700

- No 10. 1908. 5,700 West. 3:793.

- Hannon, James to DeWitt C Franagan and and rot. Four set, Act 20, 1908. West. Saloon lease. Oct 16, demand, 6%. Oct 20, 1908. 5,700 Hemenway, Susan McVickar to Allan Marquand and ano exrs Hen-ry G Marquand. 85th st. No 105 East. Oct 19, due Nov 1, 1911, 442%. Oct 20, 1908. 5:1514. I 6,000 Howard, John B, of West Orange, N J, to BOWERY SAVINGS BANK. Cclumbus av, No 846, w s, 75.11 n 101st st, 25x75. Oct 20, 1908, 5 years, 442%. 7:1856. 4,000 Healy, Thomas to TITLE INS CO of N Y. Columbus av, Nos 141 to 147, n e cor 66th st, No 71, 100.5x100. Oct 17, 5 years, 5%. Oct 19, 1908. 4:1119. 200,000 Heymann, Eva with Charles Heymann. Jansen av, s w cor Terrace View av, 85.5x50x96.5x51.3. Extension of mort for \$2,000 at 6%. Oct 21, 1908. 13:3402. nom Hastings, Mary E, of Rhinebeck, N Y, with Charles Heymann. Jansen av, s w cor 228th st, 85.5x50x96.5x51.3. Extension of mortgage for \$5,000 at interest increased from 5% to 5½%. May 8. Oct 21, 1908. 7:1932. nom Horn, Chas F W to TITLE GUARANTEE & TRUST CO. 127th st, No 220, s s, 172 w 7th av, 18x99.11. Oct 21, due, &c, as per bond. Oct 22, 1908. 7:1932. 10,000 Hirsch, Isaac and Michael with Abraham Goldsmith and ano exrs Samuel Scholle. 105th st, Nos 235 and 237 East. Extension mort. Oct 16. Oct 17, 1908. 6:1655. nom Hager, Robert, Jr, to Nina J Warburg. 82d st, No 3, n s, 160 e 5th av, 25x102.2. P M. Oct 15, 3 years, 5%. Oct 16, 1908. 5:1494. 75,000

- hager, Holery 0.2. P. M. Oct 15, 3 years, 5%. Oct 10, 100. 5:1494. 75,000 Same to same. Same property. P. M. Oct 15, 1 year, 5%. Oct 16, 1908. 5:1494. 25,000 Hildebrand, Henry J with Rodney T Martinsen as attorney and D Gesina Hildebrand et al. Assignment of all right, title and interest in all legacies and devisees out of estate of John H G Hildebrand, dec'd, in trust for benefit of creditors. July 17. Oct 16, 1908. Miscl and 4:1078. nom Jacobowitz, Lena wife Morris to Otto Frank. 10th st, Nos 435 and 437, n s, 64.4 e Dry Dock st, 41.8x75. Prior mort \$25,000. Oct 21, 1908, due Sept 11, 1911, 6%. 2:380. 3,000 Jumel Realty and Construction Co to the City Mortgage Co. 119th st, s s, 50 e Amsterdam av, runs s 126.11 x e 50 x n 26 x e 50 x n 100.11 to st, x w 100 to beginning. Secures ad-vances. June 24, demand, 6%. Oct 20, 1908. 7:1962. 120,030 Same to same. Same property. Certificate as to above mort. June 24. Oct 20, 1908. 7:1962. 0 notes, 1,880.86 Jaeger, Frank A to Fort Washington Syndicate. Claremont av, No 47, w s, 62.6 s 119th st, 62.6x100. P M. Prior mort \$95,-000. Oct 19, 3 years, 5½%. Oct 20, 1908. 7:1909. 20,000 King, Emma L and Amelia K Smith to TITLE GUARANTEE & TRUST CO. Lexington av, Nos 694 and 696, w s, 25.5 s 57th st, 40x90; Thompson st, Nos 90 and 92, e s, 100 n Spring st, runs e 163.5 to w S West Broadway, No 414, x n 25 x w 69.4 x n 25 x w 94.6 to Thompson st, x s 50 to beginning. P.M. Oct 21, due, &c, as per bond. Oct 22, 1908. 2:502, 5:1311. 20,000 Kraus, Sigmund with Wm Beck. Av C, Nos 36 and 38, n e cor 3d st, Nos 273 to 277, 48x44. Extension mortgage. Oct 12. Oct 22, 1908. 7:2057. 12,000 Same to same. Same property. Certificate as to above mortgage. Oct 21, due, &c, as per bond. Oct 22, 1908. 2:502, 5:1311. 20,000 Kraus, Sigmund with Wm Beck. Av C, Nos 36 and 38, n e cor 3d st, Nos 273 to 277, 48x44. Extension mortgage. Oct 12. Oct 22, 1908. 7:2057. 12,000 Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1908. 7:2057. 12
- Oct 21. Oct 22, 1908. 7:2057.

 Kruse, Henry to De Witt C Flanagan and ano trustees. 33d st.

 No 135 West. Saloon lease. Aug 25, demand, 6%. Oct 19, 1908. 3:809.

 Kline, Geo C to John Maly. 122d st, Nos 327 and 3274/2, n s, 296 w

 1st av, 37x100.11. Oct 16, 1908, 2 years, 6%. 6:1799. 2,000

 Krulewitch, Emanuel M to State Realty & Mortgage Co. 177th

 st, n s, 170 w Wadsworth av, 100.2x91.2x115.9x89.10. Oct 16, 1908, 1 year, 6%. 8:2145. 92,500

 Same to same. Same property. P M. Prior mort \$92,500. Oct 16, 1908, 1 year, 6%. 8:2145. 55,000

 Kearns, Bernard T to Moneure Burke et al exrs, &c. Walter G Berg. Worth st, No 33, n e cor West Broadway, Nos 171 and 173, 26.2x50.2x26.9x50.2. Oct 20, 1908, 5 years, 5%. 1:176. 30,000
- Kirshenbaum, Saml to Saml Rosenberg. 2d av, No 55, n w s, abt 25 n 3d st, 24x100. Prior mort \$—. Oct 17, due April 17, 1910, 6%. Oct 20, 1908. 2:459.
 Knoche, Godfrey and Henry Weiler to Henry Weiler. 72d st, Nos 520 and 522, s s, 323 e Av A, 50x204.4 to s s 73d st. Mar 16, 1907, 1 year, 6%. Oct 20, 1908. 5:1484.
 Kempner, Elias with David Davidovitz. Bank st, Nos 73 and 75. Extension two morts. Oct 20, 1908. 2:624. nom
 Kohring, Wm F to MUTUAL LIFE INS CO of N Y. 126th st, No 556, s s, 125 e Broadway, 25x99.11. Oct 21, 1908, due, &c, as per bond. 7:1980.

Koning, Paul to Siegfried Blumenkrohn. 114th st, No 55, n s, 150 e Lenox av, 25x100.11. P M. Prior mort \$18,000. Oct 20, due, &c, as per bond. Oct 21, 1908. 6:1598. 5,50
Lipman, Max and Max Gold with Samuel Greenstein. Av A, n w cor 16th st, -x-. Cancellation of agreement as to securing building 40an, &c, recorded Sept 28, 1907. Oct 21. Oct 22, 1908. 3:948. nor 20, 5,500

- ing 10 3:948.
- nom Lapsley, Cora R to BOWERY SAVINGS BANK. 49th st, No 161, n s. 83.4 e 7th av, 20.10x100.4. Oct 22, 1908, 5 years, 4½%. 4:1002.
- 4:1002. 10, 1006, 5 years, 4½%. 10,000 Lawyers Mortgage Co with Blanche and Wm H Page. 74th st, No 47, n s, 220 e Columbus av, 20x102.2. Extension mortgage for \$32,000 at interest increased from 4½% to 5%. Oct 17. Oct 21, 1908. 4:1127. nom Lowenfeld, Pincus and Wm Prager with ALBANY SAVINGS BANK. 112th st, Nos 75-77, n w cor Park av, Nos 1560 to 1568, 34.10x 100.11. Two subordination agreements. Oct 21. Oct 22, 1908. 6:1618. nom

- 100.11. Two subordination agreements. Oct 21. Oct 22, 1908. 6:1618. nom LAWYERS TITLE INS & TRUST CO with Albert H Mathews. 45th st, No 217, n s, 176.8 e 3d av, 16.8x100.5. Extension of mort-gage for \$5,000 at 4½%. Oct 14. Oct 22, 1908. 5:1319. nom Leaman, Leonard to J Midaugh Main. 23d st, No 23, n s, 239.8 w 5th av, 24.6x98.9x24.9x98.9. P M. July 2, 3 years, 4%. Oct 16, 1908. 3:825. 120,000 Littleton, Martin W to Henry D Morrison. 57th st, No 113, n s, 110 e Park av, 20x100.5. P M. Prior mort \$50,000. Oct 15, due, &c, as per bond. Oct 16, 1908. 5:1312. 14,000 Lestrade, Mary S to TITLE GUARANTEE & TRUST CO. 75th st, No 338, ss, 365 w West End av, 18x100.5. Oct 16, 1908, due, &c, as per bond. 4:1182. 144,000 Levy, Abraham and Annie R to Henry Ollésheimer as trustee Im-porters & Traders National Bank of N Y et al. 79th st, No 104, ss, 40 e Park av, 20x84. Aug 29, due Aug 1, 1911, 5%. Oct 16, 1908. 5:1413. 35,008.52 Levy, Nathan to Joseph Berger. Lewis st, Nos 88 and 90, e s, 100 s Stanton st, 45x100. Prior mort \$.... Oct 19, 1 year, 6%. Oct 20, 1908. 2:329. 4000 Lodge, Martin P to Wm E D Stokes. 92d st, n s, 200, e West End av, 25x100.8. P M. Oct 19, due, &c, as per bond. Oct 20, 1908. 4:1240. 5:000 McCormack, John to LAWYERS TITLE INS & TRUST CO. Broad-way, No 2776, e s, 73.4 n 104th st, 31x118x30x110. Oct 21, 1908, 5 years, 5%. 7:1876. 35,000 Marie, Leon to Hopeton D Atterbury. 86th st, No 152, s s, 247 e Amsterdam av, 23x106.10. Oct 20, 2 years, 6%. Oct 21, 1908. 4:1216. 35,000

- e Ansterdam av, 23x106.10. Oct 20, 2 years, 6%. Oct 21, 1908. 4:1216. 3,500 Marks, Nathan to EQUITABLE LIFE ASSUR SOC of the U S. Central Park West, w s, 75.8 s 101st st, 25.3x100. Oct 17, due Oct 1, 1913, 5½%. Oct 21, 1908. 7:1836. 17,500 Miller, Saml and Louis Lock, of Philadelphia, Pa, to Nevelson-Goldberg Realty Co. 76th st, Nos 519 and 521, n s, 298 e Av A. 50x102.2. Prior mort \$51,900. Oct 16, installs, 6%. Oct 20, 1908. 5:1488. 2,100 McAdam, George W, of Tarrytown, N Y, to TITLE GUARANTEE & TRUST CO. 36th st, Nos 267 to 271, n s, 100 e 8th av, runs e 50.11 x n 98.9 x w 1 x n 98.9 to s s 37th st, Nos 260 to 264, x w 49.9 x s 197.6 to beginning. Oct 19, due, &c, as per bond. Oct 20, 1908. 3:786. 70,000 Maier, Michael with Rachel Edelmuth. 69th st, No 213 East. Extension of mort for \$17,500 at 5%. Oct 15. Oct 20, 1908. 5:1424. nom
- nom 75.1
- 5:1424. nom Martinson, Sophie to Mary F Stanley. Walker st, No 24, n s, 75.1 w Church st. 25x100. P M. Prior mort \$31,000. Oct 15, 3 years, 6%. Oct 16, 1908. 1:192. 6,000 Mahony, Daniel F to Annie S Arnold, of Islip, L I. Pearl st, No 442, e s. 243.10 s Park row, 25x109.7x25x106.3. Oct 16, 1908, due Oct 1, 1913, 5%. 1:118. 30,000 McLain, John H to Bruno Benziger. Av C, No 158, s e cor 10th st, No 400, runs s 23.4½ x e 60 x s 0.4½ x e 23 x n 23.9 to st x w 83 to beginning. Oct 15, 3 years, 5%. Oct 16, 1908. 2:379. 20,000 x w c 2:379. 20.000
- McLaughlin (T J) Sons to SEAMENS BANK FOR SAVINGS in City N Y. Broadway, No 3501, n w cor 143d st, No 601, 99.11 x125. Oct 19, 1908, 5 years, 5%. 7:2090. 200.00 Same to same. Same property. Consent to above mort. Oct 19, 000
- to same. 5 8. 7:2090. to same. 1908.
- Same to same. Same property. Consent to above mort. Oct 19, 1908. 7:2090.
 Same to same. Same property. Certificate as to above mort. Oct 19, 1908. 7:2090.
 Magee, Mary A to EQUITABLE LIFE ASSUR SOC of the U S. St Nicholas av, Nos 382 and 384, e s, 18.11 n 129th st, 2 lots, each 18x125. 2 P M morts, each \$14,000. Oct 19, 1908, due Dec 1, 1911, 5%. 7:1955. 28,000
 Morris, Margaret E to TITLE GUARANTEE & TRUST CO. Broadway, No 2787, w s, 100 s 108th st, 25x100. Oct 17, due, &c, as per bond. Oct 19, 1908. 7:1892. 10,000
 Marks, Fredk W and Asher Holzman with Belle G Bernheimer et al exrs, &c, Jacob S Bernheimer. 7th av, Nos 2525 and 2527, e s, 40 n 146th st. 40x100. Subordination agreement. Oct 20. Oct 22, 1908. 7:2015. nom
 McGovern, Anna to Eliz Ossman. 5th av, No 2082, w s, 39.11 n 128th st, 20x75. Oct 22, 1908, due July 11, 1910, 6%. 6:1726. 3,000
 Montefiore Hebrew Free School, a corpn, to Solomon Sachs. Gou-

812



- New York Breweries Co, Lim, to THE TRUSTEES, EXECUTORS & SECURITIES INS CORPN, Lim. 47th st, s s. 225 w 1st av, runs w 100 x s 130.5 x e 75 x n 30 x e 25 x n 100.5 to beginning; 47th st, n s. 350 e 2d av, runs w 350 to n e cor 2d av and 47th st x n 100.5 x e 100 x n 100.5 to s s 48th st x e 125 x s 100.5 x e 125 x s 100.5 to beginning; 47th st s s, 125 e 2d av, 75x100.8. Supplemental trust deed or mortgage with liberty to sell the estate of H Clausen & Son Brewing Co or to mortgage same for £40,000 at 6%; also to improve brewery purchased from James Flanagan, redeem debenture stock and acquire other real estate, &c. Prior morts \$1,650,000. Sept 9, 1908. Oct 16, 1908. 5:1339 and 1340.
 Neamann, Robt H to Bessie K Fieger. Bradhurst av, No 28, being plot begins 78.11 n 143d st, and 200 w 8th av, runs n 21 x w 75.5 to e s Bradhurst av, x s 21.1 x e 77.6 to beginning. Oct 19, due, &c, as per bond. Oct 20, 1908. 7:2044. 5,000
 Nieman, James P, of Lynnbrok, L I, and Marguerite J De Veau, of Westfield, N J, to TITLE INS CO of N Y. 107th st, No 63, n s, 100.11 w Park av, 17x100.11. Oct 21, 1908, 3 years, 5%. 6:1613. 5,000
- 5 000
- n s, 10 6:1613.
- n s, 100.11 w Park av, 11410011, 50000, 5,000 6:1613. 5,000 Nadler, Wolf to CITIZENS SAVINGS BANK. Bowery, No 137, e s, abt 100 n Grand st, 25x100. Oct 21, 1908, due Nov 15, 1913, 5%. 2:423. 30,000 125th Street Realty Co to LAWYERS TITLE INS & TRUST CO. 125th st, Nos 214 to 220, s s, 112.6 w 7th av, runs w 62.6 x s 201.10 to 124th st, Nos 209 to 217, x e 69 x n 90 x w 6.6 x n 111.10 to beginning. Oct 22, 1908, 3 years, 4½%. 7:1930. 200,000

- 111.10 to beginning. Oct 22, 1905, 5 years, 17270. 11200. 200,000
 Same to same. Same property. Certificate as to above mortgage. Oct 22, 1908. 7:1930.
 O'Donnell, Hugh to GERMANIA LIFE INS CO. 144th st, No 415, n s, 195 e Convent av, 19x99.11. P M. Oct 15, due, &c, as per bond. Oct 21, 1908. 7:2050. 20,000
 O'Neil, Sarah, of South Orange, N J, to TITLE GUARANTEE & TRUST CO. Irving pl, No 67, w s, 23 n 18th st, 23x85.6. Oct 20, 1908, due, &c, as per bond. 3:874. 20,000
 Omphalius, Samuel to TITLE GUARANTEE & TRUST CO. 168th st No 511, n s, 145 e Audubon av, 25x95. Oct 14, 5 years, 5%. Oct 16, 1908. 8:2125. 12,000
 Oussani, Joseph to Chairville E Benedict guardian James A Benedict and ano. Lexington av, No 140, n w cor 29th st, Nos 123 to 127, 24.8x100. Oct 15, 5 years, 5%. Oct 16, 1908. 3:885. 43,000
 Orboch May to MUTUAL LIFE INS CO of N Y. Av A, No 1631,
- to 127, 24.8x100. Oct 15, 5 years, 5%. Oct 16, 1908. 3:885. 43,000 Orbach, Max to MUTUAL LIFE INS CO of N Y. Av A, No 1631, s w cor 86th st, No 446, 26.8x75. Prior mort \$----. Oct 19, 1908, due, &c, as per bond. 5:1565. 5,000 Piza, Anita to LAWYERS TITLE INS & TRUST CO. West End av, No 738, s e cor 96th st, No 272, runs s 26.4 x e 57.5 x s 0.6 x e 37.7 x n 0.6 x e 1.9 x n 26.4 to s s 96th st, x w 96.9 to beginning. Oct 9, 5 years, 5%. Oct 20, 1908. 4:1243. 42,000 Same and Solomon S Carvalho with same. Same property. Sub-ordination agreement. Oct 13. Oct 20, 1908. 4:1243. nom Powers, Edward M to Louis Kaemmerer. 112th st, No 325, n s, 86.8 e Manhattan av, 16.8x100.11. Prior mort \$9,000. Oct 15, 2 years, 6%. Oct 16, 1908. 7:1847. 1,000 Pandolfino, Peter to Leopold Lang. 107th st, No 339, n s, 71.10 w 1st av, 28.2x75.6. Prior mort \$---. Oct 17, 2 years, 6%. Oct 19, 1908. 6:1679. 2,000 Powell, Eliz S to J Kennedy Tod and ano. 15th st, No 322, s s, 256.5 e 2d av, 14.11x103.3. Oct 22, 1908, 3 years, 4½%. 3:921. 5,000

- · Rosen, Re
- 6:1598. Realty Holding Co to ALBANY SAVINGS BANK. 15th st, Nos 30½ and 32, on map Nos 30 and 32, s s, 425 w 5th av, 50x110.10 x51.4x99.2. Oct 20, 5 years, 5%. Oct 21, 1908. 3:816. gold, 201,000

- x51.4x99.2. Oct 20, 5 years, 5%. Oct 21, 1908. 3:816. gold, 201,000 Same to same. Same property. Certificateas to above mort. Oct 20. Oct 21, 1908. 3:816. Ridabock, Francis A to Henry G Ridabock et al. 29th st, No 42, s s, 165 e 6th av, 20x98.9. All title. Oct 6, 5 years, 5%. Oct 21, 1908. 3:830. Roggen, Nathan to Abraham Stern. Market st, No 37, n w cor Madison st, Nos 113 to 117, 25x88. Oct 20, 1908, 5 years, 5%. 1:277. Realty Transfer Co to ALBANY SAVINGS BANK. 124th st, Nos 341 and 343, n s, 175 w 1st av, 50x100.11, except plots begin at c 1 blk bet 124th st and 125th st, distant 204.10 w 1st av, runs w 9.8 x s 5.8 x e 7.4 to beginning. Oct 15, 5 years, 5%. Oct 16, 1908. 6:1801. Same to same. Same property. Certificate as to above mort. Oct 15. Oct 16, 1908. 6:1801. Rosenzweig, Eva to TITLE GUARANTEE & TRUST CO. 5th av, No 1451, e s, 50.11 s 118th st, 25x85. Oct 22, 1908, due, &c, as per bond. 6:1623. Roach, Stephen G with Ray Frisch. 84th st, No 212, s s, 222 w Amsterdam av, 26x102.2. Extension mortgage. April 10. Oct 21, 1908. 4:1231. Ricard, Geo to Trustees of Columbia College in City N Y. 2d av, Nos 193 and 195, n w cor 12th st, Nos 239 and 241, 61.3x90. P M. Oct 21, 5 years, 5%. Oct 22, 1908. 2:468. 100,000 Stewart, John A et al trustees of LIVERPOOL & LONDON & GLOBE INS CO in N Y with Seaman Realty Holding Co. 15th st, No 28, s s, 25x90.2x25.8x93.4 e s. Extension mort at in-creased interest from 4½% to 5%. June 23. Oct 22, 1908. 3:816. Nom

- st, No 28, s s, 20x39.2x20.0x9517 e 6, 20x1212 Oct 22, 1908. creased interest from 4½% to 5%. June 23. Oct 22, 1908. 3:816. nom Stichweh, Fredk to Moses Feltenstein: 118th st, Nos 537 and 539, on map No 537, n s, 457.1 e Pleasant av, 40.10x100.11. Prior mort \$20,000. Oct 19, 1 year, 6%. Oct 20, 1908. 6:1815. 1,000 Same and Emil Zacke with same. Same property. Subordination agreement. Oct 19. Oct 20, 1908. 6:1815. nom Sakser, Frank to TITLE GUARANTEE & TRUST CO. Cortlandt st, No 82, n s, about 50 w Washington st, 24x54.6x24x54.4, e s. Prior mort \$26,000. Oct 22, 1908, due, &c, as per bond. 1:59. 4,000

- Schroeder, Herman H to John H Bredehoft. Madison av, No 1563, e s, 75.11 se 106th st, 25.6x70. P M. Oct 22, 1908, installs, 6%. 6:1611. 8,500 Schneider, Josephine F widow to Joseph Hesdorfer ever France
- 6%. 6:1611. Schneider, Josephine F widow to Joseph Hesdorfer exr Franz Schneider. 71st st, No 120, s s, 200 e Park av, 16.8x100.5. Nov

- 3, 1894, due upon death of party first part. Oct 22, 1908. 1405.
- D:-15,500

- 3, 1894, due upon death of party first part. Oct 22, 1908. 5:-1405. 15,500 St Christopher Home with Mary O'Neill. Madison st, No 256, s s, 26.6 w Clinton st, 26x80. Extension mortgage. July 17. Oct 21, 1908. 1:270. nom Seplowitz, Hyman and Saml Goldberg with Saml Williams and Samuel Grodginsky. 121st st, No 106 East. Extension mort-gage. Sept 15. Oct 22, 1908. 6:1769. nom Sulzer, Cath O to Chas O Maas. 127th st, s s, 450 e 2d av, runs s 199.10 to 126th st x e 25 x n 99.11 x e 25 x n 99.11 to s s 127th st x w 50 to beginning. Prior mort \$8,000. Sept 29, 3 years, 6%. Oct 19, 1908. 6:1803. 8,000 Seanovitz, Fanny wife Barnet, of Town of Rochester, Ulster Co N Y, to Barnet Benjamin. 2d av, No 2204, e s, 40.11 n 113th st, 20x80. P M. Oct 13, 5 years, 6%. Oct 19, 1908. 6:1685. 1,200 Stanley, Mary F to LAWYERS TITLE INS & TRUST CO. Mercer st, No 89, w s, abt 125 s Spring st, 25x100. Oct 15, 5 years, 5%. Oct 16, 1908. 2:485. 30,000 Steiner, Simon and Adolph Schwartz to Teddy Connolly. Av D, No 2, n e cor Houston st, Nos 426 and 428, 70x44.9. Prior mort \$—... Oct 15, due June 15, 1911, 6%, given as collateral security for 32 notes. Oct 20, 1908. 2:357. 3,250 Stokes, Geo W and Alice T Stokes to Charles Remsen. Manhattan av, No 131, w s(84.2 n 105th st, 16.8x75. Oct 20, 1908, 2 years, 6%. 7:1841. 1,000 Still, Harold M, of Philadelphia, Pa, with Louisa Schulz, of Brook-lyn. 80th st, No 213, n s, 200 w Amsterdam av, 25x102.2. Ex-tension of mort for \$25,000 with interest increased from 4½% to 5%. Oct 2. Oct 20, 1908. 4:1228. nom STATE BANK with ALBANY SAVINGS BANK. 97th st, No 67 East, Subordination agreement. Oct 19. Oct 20, 1908. 6:1603. nom Sumflower Realty & Security Corpn to LAWYERS TITLE INS & TRUST C0. 119th st, No 326, s s, 337.6 w 1st av, 18.8x100.10.

- East. Subordination agreement. Oct 19. Oct 20, 1908. 6:1603. nom Sunflower Realty & Security Corpn to LAWYERS TITLE INS & TRUST CO. 119th st, No 326, s s, 337.6 w 1st av, 18.8x100.10. Oct 16, 5 years, 5½%. Oct 20, 1908. 6:1795. 6,500 Same to Jennie Sapiro. Same property. Prior mort \$6,500. Oct 16, 2 years, 6%. Oct 20, 1908. 6:1795. 1,500 Sunflower Realty & Security Corpn to LAWYERS TITLE INS & TRUST CO. 119th st, No 330, s s, 300 w 1st av, 18.9x100.10. Oct 16, 5 years, 5½%. Oct 20, 1908. 6:1795. 5,500 Same to John R Jones, of Brooklyn. Same property. Prior mort \$6,500. Oct 16, 1 year, 6%. Oct 20, 1908. 6:1795. 1,500 Same to same. Same property. Certificate as to above mort for \$1,500. Oct 16, 1 year, 6%. Oct 20, 1908. 6:1795. 5,500 Same to same. Same property. Certificate as to above mort for \$1,500. Oct 16. Oct 20, 1908. 6:1795. 5,500 Sunflower Realty & Security Corpn to LAWYERS TITLE INS & TRUST CO. 119th st, No 324, s s, 356.3 w 1st av, runs s 100.10 x w 18.8 x n x e 0.34 x n to st x e 18.7 to begin-ning. Oct 16. 5 years, 51/2%. Oct 20, 1908. 6:1795. 5,500 Same to Jennie Sapiro. Same property. Prior mort \$6,500. Oct 16, 2 years, 6%. Oct 20, 1908. 6:1795. 1,500 Same to Jennie Sapiro. Same property. Prior mort \$6,500. Oct 16, 2 years, 6%. Oct 20, 1908. 6:1795. 1,500 Sunflower Realty & Security Corpn to LAWYERS TITLE INS & TRUST CO. 119th st, Nos 324, 326 and 330 East. Certificate as to 3 morts for \$6,500 each. Oct 16. Oct 20, 1908. 6:1795. Sunflower Realty & Security Corpn to Jennie Sapiro. 119th st.
- Sunflower Realty & Security Corpn to Jennie Sapiro. 119th st, Nos 324 and 326 East. Certificate as to 2 morts for \$1,500 each. Oct 16. Oct 20, 1908. 6:1795. nom Schlessinger, Hyman and Joseph to Jacob Schindel. Madison st, Nos 306 and 308, s s, 164.3 w Gouverneur st, 39x109.5x39x106. Prior mort \$---. Oct 15, due July 15, 1909, 6%. Oct 21, 1908. 1:268. 3,000
- ewart, John A et al trustees of LIVERPOOL & LONDON & GLOGE INS CO in New York. 87th st, No 334, s s, 400 w West End av, 20x100.8. Extension mort. Oct 13. Oct 20, 1908. 4:1248.

- Wadsworth Building Co to Empire Mortgage Co. Wadsworth av, n e cor 181st st, 100x25; Wadsworth av, s e cor 181st st, 100x 25; Wadsworth av, s w cor 181st st, 100x25. Certificate as to

AND HOUSE TRIM LUMIDER UT ALL
3 morts for \$5,000 each. Oct 20. Oct 21, 1908. 8:2162-2163-2165.
Wadsworth Building Co to Empire Mortgage Co. Wadsworth av, s w cor 181st st, 100x25. P M. Prior mort \$12,000. Oct 20, due Jan 1, 1910, 6%. Oct 21, 1908. 8:2163. 5,000
Wadsworth Building Co to Empire Mortgage Co. Wadsworth av, n e cor 181st st, 100x25. P M. Prior mort \$12,000. Oct 20, due Jan 1, 1910, 6%. Oct 21, 1908. 8:2165. 5,000
Wadsworth Building Co to Empire Mortgage Co. Wadsworth av, s e cor 181st st, 100x25. P M. Prior mort \$12,000. Oct 20, due Jan 1, 1910, 6%. Oct 21, 1908. 8:2162. 5,000
Wadsworth Building Co to Etapire Mortgage Co. Wadsworth av, s e cor 181st st, 100x25. P M. Prior mort \$12,000. Oct 20, due Jan 1, 1910, 6%. Oct 21, 1908. 8:2162. 5,000
Worms, Paul with Augusta Scheig. 114th st, No 59 West. Extension mort. Apr 12. Oct 21, 1908. 6:1598. nom
Wheelock, Annie E wife Geo A to Charlotte L Wilkins. 33d st, No 38, s s 183:10 e Madison av, 16:1398.9. Equal lien with mort for \$5,000. Oct 21, 1908, 3 years, 5%. 3:862. 5,000
Same to Eliz M Marshall. Same property. Equal lien with mort for \$5,000. Oct 21, 1908, 3 years, 5%. 3:862. 5,000
Same to Eliz M Marshall. Same property. Sub-ordination agreement. Oct 20. Oct 21, 1908. 2:469. nom
Walter, Herman and David, Harry and George Lippmann with same. Same property. Subordination agreement. Oct 20. Oct 21, 1908. 2:469. nom
Wood, John W with the Trustees of the Fund for Aged & Infirm Clergymen of the P E Church in the Diocese of N Y. Madison av, No 2020, n w cor 128th st, 19.11x70. Extension of mort for \$14,000 at 5%. Jan 10. Oct 22, 1908. 6:1753. nom
Washington Heights Development & Construction Co to Realty Mortgage Co. Audubon av, w wcor 177th st, 99.11x100. Building Ioan. Oct 16, 1 year, 6%. Oct 17, 1908. 8:2133. 100,000
Washington Heights Development & Construction Co to Realty Mortgage Co. Audubon av, w sevent 177th st, 99.10x100. Cer

Wilter, deo 5 in the control of the mand, 6%. Oct 19, 1908. 1:221. 3,000
Walfish, Israel to Isaack Selig. Essex st, No 167, w s, 225 s Houston st, 25x87.6. Prior mort \$25,000. Given as security for payment of mort of \$3,000 covering 179 Ludlow st. Oct 15, due Dec 15, 1908, 6%. Oct 16, 1908. 2:412. 3,000
Wray, Eliza T, of Highland Mills, N Y, to TITLE GUARANTEE & TRUST CO. 127th st, Nos 258 and 260, s s, 283.4 e Sth av, 2 lots, each 16.8x99.11. 2 morts, each \$8,000. Oct 16, 1908, due, &c, as per bond. 7:1932. 16,000
Wray, Eliza T wife John H, of Highland Mills, N Y, to Rebecca Jentes. 127th st, Nos 258 and 260, s s, 283.4 e Sth av, 2 lots, each \$16.8x99.11. 2 morts, each \$2,000. 2 prior morts \$8,000 each. Oct 16, 1908, due, &c, as per bond. 7:1932. 4,000
Wray, Eriza S, 340 w 5th av, 25x100.5. P M. Oct 20, 1908, 5 years, 4½%. 5:1269. 100,000
Same to Flora Guggenheim. Same property. Prior mort \$100, -000. Oct 20, 1908, 2 years, 5%. 5:1269. 15,000
Zeitlen, Philip to Kate A wife of J Milton Mabbott. Grand st, No 231, s w s, abt 98 e Elizabeth st, 23.6x56.6x23.7x56.6. Prior mort \$17,500. Oct 15, 1 year, 6%. Oct 20, 1908. 1230.

BOROUGH OF THE BRONX.

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

- new Annexed District (Act of 1895). Atkinson, Edwin C guardian Edwin S Atkinson with Jerome F and Margt Healy. Bathgate av (Madison av), No 1835, w s, 189 s 176th st, 27x120, except part for av. Extension mort. June 29. Oct 21, 1908. 11:2917. nom Appel, Justina B and Louis D to Stephen Wray. Washington av, w s, S1 n 178th st, runs w 88 x n 27 x w 50 x n 4 x e 138 to av x s 31 to beginning. Prior mort \$---. Oct 15, 3 years, 5½%. Oct 16, 1908. 11:3035. 1000 Ahrens, Henry C to LAWYERS TITLE INS & TRUST CO. Boston road, No 1444, s s, 119.5 e Prospect av, 25x90. Oct 19, 1908, 5 years, 5½%. 11:2963. 14,000 Ahrens, Henry C to Chas W Miles. Boston road, No 1444, s s, 119.6 e Prospect av, 25x90. Prior mort \$14,000. Oct 16, due, &c, as per bond. Oct 19, 1908. 11:2963. 3,500 Andres, John to Pierre W Wildey and ano. Rogers pl, w s, 475.6 n Westchester av, 16.3x71.10. Oct 15, due Jan 1, 1911, 6%. Oct 19, 1908. 10:2698. 500 Arndtstein, Max to David Robinson. Webster av, s w cor Ford

- 19, 1908.
 10:2698.
 500

 Arndtstein, Max to David Robinson.
 Webster av, s w cor Ford
 500

 st, 115.5x100.1x111.5x100.
 Prior mort \$----.
 Oct 20, due Apr

 20, 1909, 6%.
 Oct 21, 1908.
 11:3143.
 4,000

 Bell, Edw A to Francis Trainor.
 Stebbins av, No 948, e s, 278.9
 n Westchester av, 25x80.
 P M.
 Oct 20, 3 years, 5%.
 Oct 21, 1908.

 1908.
 10:2698.
 1,450
 1,450
- 1908. 10:2698. *Brupbacher, Gottfried to Mary H Whitney and ano as exrs Jas F Whitney. Lyon av, n s, 25 e Doris av, 3 lots, each 25x100. 3 morts, each \$3,500. Oct 21, due Nov 1, 1911, 5½%. Oct 21, 1908

- 1908. 10,500 Buckbee, Geo E with Patk T Brown. Creston av, e s, 232.11 n 196th st, 25x100.10x25.1x103.1. Subordination agreement. Oct 20. Oct 21, 1908. 12:3375. nom Benenson, Benj to Fredk Lese. 154th st, Nos 412 to 416, s s, 245 w Elton av, 50x100. P M. Prior mort \$8,000. Oct 5, due Nov 1, 1909, 6. Oct 20, 1908. 9:2375. 3,000 Buckbee, Geo E with Harriet H F Coykendall and ano trustees for Mary J Brown. Creston av, e s, 259.11 n 196th st, 25x98.7 x25.1x100.10. Subordination agreement. Oct 20, 1908. 2:-3315. nom 3315.
- bilo.
 Burger, John to Elizabeth Malone and ano trustees for Minnie M Frees et al. 153d st, No 310, s s, abt 450 w Courtlandt av, mort reads 450 w lot 432, 25x100, being e ½ of lot 431 map Melrose South. Oct 12, due, &c, as per bond. Oct 19, 1908. 9:2412. 250
 Berger, Lizzie wife Harris to Theodore Fowler, of Banksville, Westchester Co, N Y. Vineyard pl, e s, 50 s 176th st, late

Woodruff av, 50x70. P M. Oct 3, 5 years, 5½% and 6%. recorded from Oct 8, 1908. Oct 17, 1908. 11:2958. rown, Mary L to Margaret L Zborowski. Grand av, w s, 1 192d st, 50x106. Oct 16, 3 years, 5%. Oct 17, 1908. 11: Re-2.800 Br 11:3214. 7,500

Bronx.

- 192d st, 50x106. Oct 16, 3 years, 5%. Oct 17, 1908. 11:3214. 7,500
 Berkowitz, Harry, of Brooklyn, N Y, to Albert Seligman and ano. 146th st, No 471, n s, 70 w Brook av, late Clifton av, 20x50. Oct 17, due, &c, as per bond. Oct 19, 1908. 9:2291. 2,000
 *Boyle, Frank to Julia C S Grant. Barnes av, No 3911, w s, 92 s 223d st, 22x105. Oct 19, 1908, 3 years, 5½%. 3,500
 Buckbee, Geo E with Jane M Henry extrx John A Henry. Creston av, e s, 307.11 n 196th st, 25x94x25.1x96.4. Subordinationagreement. Oct 17. Oct 19, 1908. 12:3315. nom
 Buckbee, Geo E with Alice P Leaman. Creston av, e s, 282.11 n 196th st, 25x96.4x25.1x98.7. Subordination agreement. Oct 17. Oct 19, 1908. 12:3315. nom
 Buckbee, Geo E with Caroline Roll. Creston av, e s, 332.11 n 196th st, 25x91.10x25.1x94. Subordination agreement. Oct 17. Oct 19, 1908. 12:3315. nom
 Buckbee, Geo E with Caroline Roll. Creston av, e s, 332.11 n 196th st, 25x91.10x25.1x94. Subordination agreement. Oct 17. Oct 19, 1908. 11:3143. nom
 Bjorkegren (Charles) Inc, to North American Mortgage Co. Webster av, w s, 163 n 180th st, 66x100. Oct 16, 1 year, 6%. Oct 16. 19, 1908. 11:3143.
 Bjorkegren, Charles, Inc, and Joseph E Butterworth with North American Mortgage Co. Webster av, w s, 163 n 180th st, 66x100. Subordination agreement. Oct 13. Oct 19, 1908. 11:3143.
 Bjorkegren, Charles, Inc, and Joseph E Butterworth with North American Mortgage Co. Webster av, w s, 163 n 180th st, 66x100. Subordination agreement. Oct 13. Oct 19, 1908. 11:3143.
 Bjorkegren, Charles, Inc, and Joseph E Butterworth with North American Mortgage Co. Webster av, w s, 163 n 180th st, 66x100. Subordination agreement. Oct 13. Oct 19, 1908. 11:3143.
 Bjorkegren, Charles, Inc, and Joseph E Butterworth with North American Mortgage Co. Webster av, w s, 163 n 180th st, 66x100. Subordination agreement. Oct 13. Oct 19, 1908. 11:3143.
 Bjorkegren, Charles, Inc, and Joseph E Butterworth with North American Mortgage
- Bogart av, 118x103x100x165.8. P M. Oct 2, 3 years, -%. Oct 16, 1908. 6,000 Braun, Fredk to LAWYERS TITLE INS & TRUST CO. Bathgate av, No 1998, e s, 100 s 179th st, 16.8x85.8x16.8x85.4. Oct 15, 5 years, 5½%. Oct 16, 1908. 11:3044. 5,000 Bieth, Jerome to The Gaines-Roberts Co. Prospect av, No 955, w s, 71.4 n 163d st, 40.2x195. P M. Prior mort \$30,000. Oct 15, due, &c, as per bond. Oct 16, 1908. 10:2678. 10,000 Blynn (1) & Sons to LAWYERS TITLE INS & TRUST CO. 3d av, w s, 133.7 n 150th st, runs w 72.7 x s 4.7 x w 27.5 x s 20.5 x e 89.6 to av x n 27.2 to beginning. Oct 16, 1908, 3 years, $5\frac{1}{2}\%$. 9:2374. 28,000 Same to same. Same property. Certificate as to above mort. Oct 16, 1908. 9:2374. Boyle, Catherine to Ole H Olsen. Southern Boulevard, e s, 115.5 n Freeman st, 17.9x101.5x13.11x102.7. P M. Prior mort \$4,800. oct 22, 1908, 1 year, 6%. 11:2980. 1,800 Bates & Oesting Co to GERMAN SAVINGS BANK. Bristow st, w s, 95 s Jennings st, 70x100. Oct 22, 1908, 3 years, 5%. 11:2972. 35,000

- 35,000
- Same to same. Same property. Certificate as to above mortgage. Oct 20. Oct 22, 1908. 11:2972. Begrisch-Schorn Realty & Construction Co to Kate P McKenna. Prospect av, s e cor 175th st, 95.10x20. Oct 21, 3 yrs, 5½%. Oct 22, 1908. 11:2952. Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1008. 11:2959
- 22, 1908. 11:2952. 17,00 Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1908. 11:2952. Cox, Cath with David Robinson. Webster av, s w cor Ford st, 115.5x100.1x111.5x100. Consent to modification of agreement dated Mar 31, 1908. Oct 17. Oct 21, 1908. 11:3145. non Cudlipp, Mary A with Geo B Seyfarth. Perry av, No 3347. Ex-tension of mort for \$5,000 at 5%. Oct 15. Oct 16, 1908. 12:3343. non Costigan George to Ches P Schneider Breat av No 1440. or nom nom

- 12:3343. Costigan, George to Chas P Schneider. Bryant av, No 1440, e s, 125 s Jennings st, -x-. P M. Oct 14, due, &c, as per bond. Oct 16, 1908. 11:2999. Casey, Helen F to Jacob Fritz. Creston av, No 2271, w s, 63 s 183d st, 30x95. Prior mort \$4,500.. Oct 17, due, &c, as per bond. Oct 19, 1908. 11:3171. Tinton av, No 1053, w s, 371 n 165th st, 24x135. Oct 14, 3 yrs, 5½%. Oct 19, 1908. 10:2660. Cipriani, Orlando to Edw Kent and Wm R Willcox as trustees Mary J Havemeyer. Hughes av, w s, 153 s Pelham av, late Union av, as on map property S Cambreling et al, 2 lots, each 25x87.6. 2 morts, each \$7,000. Oct 16, 3 years, 5½%. Oct 17, 1908. 11:3078. Chapman, Delia to Mary A Nolan. Ryer av, No 2042, e s, 232.1 n
- 14,000 Chapman, Delia to Mary A Nolan. Ryer av, No 2042, e s, 232.1 n Burnside av, 25x98.1x25x97.10. P M. Prior mort \$4,500. Oct 16, due, &c, as per bond. Oct 17, 1908. 11:3144. 950 *Chisholm, Duncan A to Harriet L Chidsey. Wilder av, e s, 500 s Jefferson av, 75x100, Edenwald. P M. Oct 16, installs, 5%. Oct 20, 1908. 750

- * Jefferson av, 75x100, Edenwald. P M. Oct 16, installs, 5%. Oct 20, 1908. 750
 Crotona Construction Co to City Mortgage Co. Fulton av, n w cor 174th st, 96.11x93.8x—x90.1. Building Ioan. Oct 15, demand, 6%. Oct 16, 1908. 11:2930. 45,000
 Same to same. Same property. Certificate as to above mort. Oct 15. Oct 16, 1908. 11:2930. 45,000
 Crowell, Emma M to John H Judge as trustee Charles H and Cora B Tyson. Washington av, w s, 286 s 178th st, 30x111, except part for av. Oct 21, 1908, 3 years, 5%. 11:3034. 10,000
 Curry, Ellen to Margt F Hooker. Stebbins av, No 1070, e s, s 167th st, and being lot 25 blk 507 map No 919 of subdivision of property Lyman Tiffany 23d Ward, runs s e 182.4 x n e 26.8 x n w 189.9 x s w 25 to beginning. Oct 20, 1908, 3 years, 5%. 11:3217. 4,000
 Dowdall, Chas E to Peter J Kelly. Aqueduct av, w s, 237.8 s 183d st, 50x100. P M. Oct 21, 1908, 3 years, 5%. 11:3217. 4,000
 Duminuco, Giuseppina T wife of and Calogero to Eliz Racer. 134th st, No 716, s s, 496.2 e Cypress av, 17.3x103.6. Oct 16, 3 years, 5%. Oct 17, 1908. 10:2562. 2,500
 *Dillon (Daniel J) Co to Hudson P Rose Co. Beech st, e s, and being lots 98 and 99 map 170 lots Siems estate, 45.6x164x109.6 x113.4. P M. May 29, 5 years, 5%. Oct 16, 1908. 600
 *Denver Realty Co, a corpn of N Y, to James McCurrach. 221st st, n s, 205 w 4th av, 100x114. Wakefield. Nov 14, 1907, due 2,557.54
 *De Rose, Henriette to John De Rose. Grant av, s s, 275 e Garfield st, 25x100. Oct 9, due Apr 9, 1909, 6%. Oct 16, 1908. 10:00
 Dawson Realty Co to UNION SQUARE SAVINGS BANK. 155th st, s s, 116.5 e Wales av, runs s 61.3 x s e 53.7 x n e 15 x e 2 x n 100 to st x w 42 to beginning. Oct 1, 5 years, 5%. Oct 19, 1908. 10:2654. 30,500

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MAPLEDORAM & CO. **REAL ESTATE BROKERS**

Same to same. Same property. Certificate as to above mort. Oct 19, 1908. 10:2654.

Mortgages.

- Same to same. Same property. Certificate as to above more. Oct-19, 1908. 10:2654. Douglass, Kate to Alice S Baldwin. Washington av, w s, 150 n 181st st; 25x145. Oct 19, 1908, 2 years, -%. 11:3037. 1,000 *Dougherty, Cath F to Ellen Barrett. 216th st, late 2d st, s s, 352 w 4th av, 45x110, Williamsbridge, except strip 3 ft wide on w s, Oct 7, due Jan 1, 1913, 5½%. Oct 19, 1908. 1,300 Dunkel, Kath M wife Conrad to KNICKERBOCKER TRUST CO. 168th st, n s, 120 e Union av, 20x126.5. Oct 12, due Oct 1, 1911, 5%. Oct 16, 1908. 10:2682. 1,500 Donohue (M W) Construction Co to TITLE GUARANTEE & TRUST CO. Franklin av, No 1240, s e s, 100 n e 168th st, 42.6x 185.5. Certificate as to mort for \$25,000. Oct 13. Oct 16, 1908. 10:2615. Donohue (M W) Construction Co to TITLE GUARANTEE & TRUST C O. Franklin av, No 1240, s e s, 100 n e 168th st, 42.6x 185.5. Building Ioan. Oct 15, demand, 6%. Oct 16, 1908. 10:2615. 25,000 *Dillon, Joseph F to Anna F Taber. Road leading from Westches-
- 10:2615. 25,000 *Dillon, Joseph F to Anna F Taber. Road leading from Westches-ter to Zeregas Point, being lot 19 map property estate Elijah Ferris, &c, runs s e x s e x w to Zeregas Point x n to beginning, Throggs Neck. P M. Oct 16, 1908, 3 years, 5%. 5,000 Domitz, Leopoldina to Saara Krisch. Jackson av, No 1005, w s, 94.2 s 165th st, runs s 16.8 x w 75 x n 16.6 x e 17.2 x n 0.2 x e 57.10 to beginning. Oct 15, due May 15, 1910, 5%. Oct 16, 1908. 10:2639. 1,300 Dammayer, Carl to Wm R Moore. Hull av, n s, 151.5 n e Wood-lawn road, 25x100. P M. Oct 21, 2 years, 6%. Oct 22, 1908. 12:3345. 1,100

- 12:5545. Diehl, Carl to Wm R Moore. Hull av, n s, 176.5 n e Woodlawn road, 25x100. P M. Oct 21, 2 years, 6%. Oct 22, 1908. 12:-3345. 160
- 3345.
 1,600
 Ehrhart, Barbara to Magdalena Holm. 207th st, s s, 101.3 e
 Perry av, 25.4x98.7x25x94.7. Prior mort \$5,000. Oct 15, 2
 years, 6%. Oct 17, 1908. 12:3346.
 *Eller, Geo W to Lida M Reynolds. Pratt av, e s, 615.3 s Kingsbridge road, 50x100. Oct 21, 1908, 3 years, 5%.
 *Edmondson, Florence F to Fidelity Development Co. Bogart av, w s, 150 n Brady av, 25x100. P M. Aug 24, 1 year, -%. Oct 20, 1908.
 Elwiel Bealty Co to City Montener Co. Bogart av, 350
- Elviel Realty Co to City Mortgage Co. Bryant av, e s, 275 s 172d st, 125x100. Building Ioan. Oct 21, demand, 6%. Oct 22, 1908. 11:3000.
 Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1908. 11:3000.
 Same to Lewis V La Velle. Same property. P M. Prior mort \$36000 Oct 21 de Serte A state Serte A
- ame to Lewis V La Velle. Same property. P M. Prior mort \$36,000. Oct 21, due Sept 4, 1909, 6%. Oct 22, 1908. 11:3000.
- 18,000 man with Max Lipman and ano. 136th st, n 95x150. Subordination agreement. Oct 20. Fichter, Herman Oct 22,
- Brown pl, 95X150. Subordination agreement. Oct 20. Oct 22, 1908. 9:2281. ox, Fredk P to Emma H Warren. Jerome av, s e cor 199th st, 42.4x123.4x51.3x142.2. Oct 22, 1908, 5 years, 6%. 12:3319. 6,00 nom st. For
- 6,000
- Fisher, Louis to Manhattan Mortgage Co. Trinity av, No 704, es, $325 ext{ s } 156$ th st, $18.9 \times 80.11 \times 18.9 \times 81.9$. Oct 16, 1908, 5 years, 542%. 10:2635. 4,00 years, 4,000
- 372%. 10:2053.
 Fleischmann Realty & Construction Co to Anne E Levey et al exrs Isaac L Levy or Levey. Jerome av, w s, 100 n 184th st, 100x 100. Oct 13, due Apr 7, 1910, 6%. Oct 19, 1908. 11:3199. 100x500

- 100.
 Oct 15, due Apr 7, 1910, 6%.
 Oct 19, 1908.
 11:3199.

 17,500

 Same to same.
 Jerome av, w s, 300 n 184th st, 126.8x—x127x100.

 Oct 13, due Apr 7, 1910, 6%.
 Oct 19, 1908.
 11:3199.
 21,000

 Same to same.
 Jerome av, w s, 200 n 184th st 100x100.
 Oct 13,

 due Apr 7, 1910, 6%.
 Oct 19, 1908.
 11:3199.
 17,500

 Same to same.
 Jerome av, n w cor 184th st, 100x100.
 Oct 13,

 due Apr 7, 1910, 6%.
 Oct 19, 1908.
 11:3199.
 17,500

 Same to same.
 Jerome av, n w cor 184th st, 100x100.
 Oct 13,

 due Apr 7, 1910, 6%.
 Oct 19, 1908.
 11:3199.
 19,000

 Same to same.
 Jerome av, n w cor 184th st, 426.8x—x427x100.
 Certificate as to 4 morts.
 Sept 16.
 Oct 19, 1908.
 11:3199.

 *Feldstein, Henry to Arthur J Mace and ano exrs Malinda G Mace.
 Tilden av, e s, 50 n Sheil st, or 214th st, 25x100, Laconia Park.
 P M.
 Oct 3, years, 6%.
 Oct 19, 1908.
 225

 *Foss, Katie, of Westchester, N Y, to Margaret and James Elgar et al exrs James W Elgar.
 Ferris pl, e s, 125 s Westchester av, and being lot 44 map Cornell Ferris at Westchester, 25x163.2x 25.9x157.2.
 Oct 16, 3 years, 5½%.
 Oct 19, 1908.
- 20, 1908. 12:3311. Same to same. Same property. Certificate as to above mortgage. Oct 15. Oct 20, 1908. 12:3311. Same to David Stevenson Brewing Co. Same property. Prior mort \$15,000. Oct 15, demand, 6%. Oct 20, 1908. 12:3311. 2,000

- 2,000 Same to same. Same property. Certificate as to above mortgage. Oct 15. Oct 20, 1908. 12:3311. Same to Kingston Securities Co. Same property. Prior mort \$11,-000. Oct 15, 2 years, 6%. Oct 20, 1908. 12:3311. 4,000 Same to same. Same property. Certificate as to above mortgage. Oct 15. Oct 20, 1908. 12:3311. Same to Tomasso Borgia. Same property. Prior mort \$17,000. Oct 15, 16 months, 6%. Oct 20, 1908. 12:3311. notes, 1,595 Same to same. Same property. Certificate as to above mort. Oct 15. Oct 20, 1908. 12:3311.
- Same to 10masso Borgia. Same property, 13111 motes, 1,5 Oct 15, 16 months, 6%. Oct 20, 1908. 12:3311. notes, 1,5 Same to same. Same property. Certificate as to above mort. Oct 15. Oct 20, 1908. 12:3311. Fox, Gustav J to Charles Kroetz. Bainbridge av, No 2781, w s 4700.7 n 196th st, 25x100. P M. Oct 15, 1 year, 6%. Oct 21 1908. 12:3295. 5 Diddich Cortector to Nary Holwig. 146th st. s. 125 a Legrent
- 1908. 12:3295. riedrich, Constantin to Mary Helwig. 146th st, s s, 125 e Leggett av, 25x100. Mar 28, due, &c, as per bond. Oct 21, 1908. 10:2737. Friedrich
- 1,700 67.6 w D Anna to Louis Hinrichs. 161st st, No 828, s s, 67.6 w well av, 18.9x72.6. Oct 20, 3 years, 6%. Oct 21, 1908 Farrer, D Cauldwe 10:2626 3.250
- 1.500
- 10:2626. 3,2; Guggolz, William to Bradley L Eaton and ano. Creston av, e s, 282.11 n 196th st, 75x92x75x98.7. Prior mort \$20,500. Oct 21, 1908, due Apr 21, 1909, 6%. 12:3315. 4,56 Guggolz, William to Caroline Roll. Creston av, e s, 332.11 n 196th st, 25x91.10x25.1x94. Oct 17, due Jan 1, 1912, 5½%. Oct 19, 1908. 12:3315. 5,00 Carnet to Jane N Henry extry John A Henry Creston av e s 307.11
- st, 20091.10x25.1x94. Oct 17, due Jan 1, 1912, 542%. Oct 19, 1908. 12:3315. 5,000 Same to Jane N Henry extrx John A Henry. Creston av, e s, 307.11 n 196th st, 25x94x25.1x96.4. Oct 17, due Jan 1, 1912, 542%. Oct 19, 1908. 12:3315. 5,500 Same to Alice P Leaman. Creston av, e s, 282.11 n 196th st, 25x96.4x25.1x98.7. Oct 17, due Jan 1, 1912, 542%. Oct 19, 1908. 12:3315. 5,500

Ginsburger, Emil to Isidore Londner. 183d st, n s, 71 e Beaumont av, 29x75. Prior mort \$7,000. Oct 20, 1908, 3 years, 6%. 11:-

FIFTH AVE. AND 79th ST.

BROOKLYN, N. Y.

TELEPHONE, 724 BAY RIDGE

Bronx.

- av, 29x75. Prior mort \$7,000. Oct 20, 1000, 0 for 1, 1, 1, 500 3103. 1, 500 Same to Lilly B Lilienthal. Same property. Oct 20, 1908, 3 years, 5½%. 11:3103. 7,000 Gans, Bertha to Joseph S Emerman. Prospect av, No 583, w s, 75 n 150th st, 20x100. P M. Prior mort \$8,500. Oct 15, 3 years, 6%. Oct 20, 1908. 10:2674. 2,000 Gifford, Geo F by Ernest Hall atty with Peter and Sebastiana Milci. Forest av, No 1006. Extension mort. Oct 19, 1908. 10:2659. nom

- Millel, Forest av, No 1006. Extension mort. Oct 19, 1908. 10:2659. nom
 Greenstein, Saml to Max Lippman and ano. 136th st, n w cor Brown pl, 47x100. Prior mort \$39,000. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$53,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 1,833.33
 Same to same. I36th st, n s, 47 w Brown pl, 48x100. Prior mort \$28,000. Oct 12, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$42,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Brown pl, ws, 100 n 136th st, 50x95. Prior mort \$31,000. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Brown pl, ws, 100 n 136th st, 50x95. Prior mort \$31,000. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3 years, 6%. Oct 22, 1908. 9:2281. 14,172
 Same to same. Same property. Prior mort \$45,172. Oct 20, 3
 Hoffstadt, Augusta, John J, Frank C, Hermann E and Hugo H to Louise N Bristow. 203d st, late Rockfield st, n s, 500 e Marion av, 37.8x100. Oct 17, 3 yrs, 6%. Oct 21, 1908. 12:3309.
 Hinchy, Patk J with John E O'Brien. Hughes av m s 200. 2,500

- 2,500 Hinchy, Patk J with John E O'Brien. Hughes av, w s, 382.8 s 180th st, 25,1x100. Subordination agreement. June 10. Oct 19, 1908. 11:3069. nom *Hublitz, George to North New York Co-operative Bldg & Loan Assoc. Edison av, w s, 175 s Mildred pl, 25x100, Westchester. Oct 12, installs, 6%. Oct 16, 1908. 1,500 Hayes, Jos P to Geo Jacob. 146th st, n s, 37.6 w College av, 37.6 x110. Prior mort \$26,000. Oct 22, 1908, 3 years, 6%. 9:2329. 10,000
- 10.000
- 10,00

 Same to Carl Jacobs. College av, n w cor 146th st, 110x37.6. Prior

 mort \$38,000. Oct 22, 1908, 3 years, 6%.
 9:2329.

 IRVING STAVINGS INSTN with Benj Polak.
 173d st, No 773, n s,

 87.6 e Bathgate av, 28x75.
 Extension mort. Oct 19. Oct 22,

 1908.
 11:2921.

 12,000

- Kramer, Fannie wife of and Louis to Chas Woebking. Belmont av s w cor 183d st, 16.8x75. Sept 9, 1 year, 6%. Oct 22, 1908 600

- Jerome av, 27x142.1x27.1x139.10. Oct 15, 3 years, $5\frac{1}{2}\%$. Oct 16, 1908. '9:2504. 16,000 Keller, Ernst to Chas H Zumbuehl. Martha av, n e cor 240th st, runs n 200 to 241st st x e 100 x s x s w to 240th st x w to beginning. Prior mort \$80,000 on this and other prop-erty. Oct 15, due, &c, as per bond. Oct 16, 1908. 12:3394. 1,200 Kemp-Jones Realty Co to Mary Miller. Anderson av, e s, 419 n Jerome av, 27x142.1x27.1x139.10. Certificate as to mort for \$16,500. Oct 15. Oct 19, 1908. 9:2504. nom Kelly, Michl J with John E O'Brien. Hughes av, w s, 382.8 s 180th st, 25.1x100. Subordination of judgment for \$476.35 to mort for \$7,500. Oct 16. Oct 19, 1908. 11:3069. nom *Kallac, Mary to August Prucha. Taylor st, w s, 100 n Columbus av, 30x100. Sept 11, 1 year, 6%. Oct 19, 1908. 1,200 Kleiman, Moritz to Eliz A Finn. Clay av, No 1297, w s, 50.1 n 189th st, 24.9x88.5x24.9x88.10. Oct 19, 5 years, 6%. Oct 21, 1908. 11:2782. 5,000
- Rieman, mortz to 1212 reference of the formation of the

- Morris, Simon and Max Sussman to Lena Grodginsky. 143d st. s s, 100 e College av, 50x100x50x—. Prior mort \$---. Oct 19, 3 years, 6%. Oct 20, 1908. 9:2323.
 9,000

 Same to Joseph H Schwartz. 143d st, s s, 150 e College av, 50x 100. Prior mort \$---. Oct 19, 3 years, 6%. Oct 20, 1908. 9:-2323.
 9,000
- *May, Abbie L to Anthony and Capniello Tafuri. Unionport road, e s, 572 w White Plains road at point along same, 145 n Morris Park av, 28.10x71.5x25x57, and plot begins 440 w White Plains road at point 145 n along same from Morris Park av, runs w 75

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814

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x n 25 x e 75 x s 25 to beginning, with right of way over strip to Morris Park av. Certificate as to reduction of mortgage. Oct 16. Oct 19, 1908. Meehan Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 50 s 163d st, 337.6x105.11x400.8x103.8 n s. Cer-tificate as to mort for \$180,000. Oct 14. Oct 17, 1908. 10:2711.

- *Maurer, Ludwig, of Guilford, Conn, to Kate Oberscheimer. White Plains av or road, w s, 100 s w Morris Park av, 25x45. Oct 15, 3 years, 6%. Oct 17, 1908. 1,000
 Meehan Construction Co to LAWYERS TITLE INS & TRUST CO. Kelly st, e s, 50 s 163d st, runs e 103.8 x s 40.1 x w 4.8 x s 176.5 x s 184.1 x w 105.11 to st x n 337.6 to beginning. Oct 16, 1 year, 6%. Oct 17, 1908. 10:2711. 180,000
 Mansfield, Wm T to John Aspinwall and ano trustees John L Aspinwall for Helen A Redfield. Park View pl, s e s, 235 s 190th st, 34.1x92.2x69.9x85. P M. Oct 17, 3 years, 5½%. Oct 19, 1908. 11:3219. 7,000
 Marx, Magdalina or Magdalena and Joseph Rosenzweig with John E O'Brien. Hughes av, w s, 382.8 s 180th st, 25.1x100. Sub-ordination agreement. Oct 17. Oct 19, 1908. 11:3069. nom
 Marx, Magdalena to John E O'Brien. Hughes &v, w s, 382.8 s 180th st, 25.1x100. Oct 17, due, &c, as per bond. Oct 19, 1908. 11:3069. 7,500
- st, 11:3069. M

- Marx, Magdalena to John E O'Brien. Hughes dv, w s, 382.8 s 180th st, 25.1x100. Oct 17, due, &c, as per bond. Oct 19, 1908. 11:3069. 7,500 Moore, Minnie to Wm E Diller. Grant av, No 961, w s, 235.6 n 163d st, 20x95. P M. Oct 15, due May 1, 1909, 5½%. Oct 16, 1908. 9:2446. 1,500 Mutual Construction Co to TITLE INSURANCE CO of N Y. 137th st, s s, 250 e St Anns av, also 900 w Home av, 50x100. Oct 16, 1908, 1 year, 6%. 10:2549. 30,000 Same to same. Same property. Certificate as to above mortgage. Sept 30. Oct 16, 1908. 10:2549. 2000 McAdam, Ronald to Robt W Todd. Creston av, w s, 100 n 198th st, runs w 125 x n 33.9 x e 125 to av, x s 33.4 to beginning. Oct 21, 3 years, 5½%. Oct 22, 1908. 12:3319. 6,000 Noble and Gauss Construction Co to TITLE GUARANTEE & GUARANTEE & TRUST Co. 179th st, s s, 50 e Park av, 33x85. Oct 20, 1908, due, &c, as per bond. 11:3035. 12,000 Same to same. Same property. Certificate as to above mortgage. Oct 20, 1908. 11:3035. 12,000 Same to same. Same property. Certificate as to above mortgage. Oct 20, 1908, 11:3035. 12,000 Same to same. Same property. Certificate as to above mortgage. Oct 20, 1908. 11:3035. 12,000 Same to same. Same property. Certificate as to above mortgage. Oct 20, 1908, 11:3035. 12,000Same to same. Same property. Certificate as to above mortgage. Oct 20, 1908. 11:3144. 4,500 Nolan, Mary A to James J Nolan. Ryer av, No 2042, e s, 232.1 n Burnside av, 25x98.1x25x97.10. Oct 16, due, &c, as per bond. Oct 17, 1908. 11:3144. 4,500 Nelson, August to Parick T Brown. Creston av, e s, 223.1 n Burnside av, 25x98.1x25x97.10. Oct 16, due, &c, as per bond. Oct 17, 1908. 11:3144. 4,500 *Norwood Heights Realty & Construction Co to Joseph Stolz. Herschel st, No 105, s w s, 253.1 s e Halsey pl, 25.4x97.10x25x 10.19. Certificate as to mort for \$3,500 dated June 1, 1908. *Norwood Heights Realty & Construction Co with Joseph Stolz and Bridget MeBride. Herschel st, No 105 and Herschel st, Nos 104 and 106. Agreement modifying 3 morts. Oct 15. Oct 21, 1908. Oct 21, 1908.
- 1908. O'Connor, John P with John E O'Brien. Hughes av, w s. 382.8 s 180th st, 25.1x100. Subordination agreement. June 10. Oct 19, 1908. 11:3069. "Oakes, Marcella M to Ida B McTurck. White Plains road, w s, abt 200 s 213th st and being n $\frac{1}{2}$ lot 133 on map No 1 of Olin-ville, runs n x w x s x e to beginning. Oct 16, 2 years, 6%. Oct 17, 1908. Pateracki, Josephine to Mary S Stone. Jackson av, e s, 122 s 165th st, 22.9x84.1. Oct 21, 1908, due Dec 1, 1910, 6%. 10:2649. 1,500
- 1,50 Powers, James B to Oscar R Meyer. Steuben av ,c l, 130 n c l 210th st, runs w 130 x n 25 x e 130 x s 25 to beginning; Steuben av, c l, 155 n c l 210th st, runs w 130 x n 25 x e 130 x s 25 to beginning. P M. Oct 16, 1 year, 6%. Oct 17, 1908. 12:3327.
- beginning. P. M. Oct 16, 1 year, 6%. Oct 17, 1908. 12:3327. Robertson, Nettie with John E O'Brien. Hughes av, w s, 382.8 s 180th st, 25.1x100. Subordination agreement. June 10. Oct 19, 1908. 11:3069. Rutz, Jacob to Diedrich von Hein. Washington av, e s, 50.7 n 173d st, 50.2x100.2. Oct 15, 2 years, 5%. Oct 16, 1908. 11:2915. 1500

- Rogers, Mary I to Fannie F Down. 184th st, No 20, s s, 1500 Davidson av, 18x91.7x18.7x96.4. P M. Prior mort \$----. Oct 15, 3 years, 6%. Oct 16, 1908. 11:3198. 1,500 Rankin, William with Prescott Realty Co et al. 140th st, s s, 202.9 e St Anns av, 38x100; 140th st, s s, 278.9 e St Anns av, 38 x100; 140th st, s s, 249.9 e St Anns ave, 38x100. Extension of three mortgages for \$5,000 each at 6%. Oct 16. Oct 19, 1908. 10:2552. nom
- 3,000225.6

- Freeman st, 20x100. Oct 5, due, &c, as per bond. Oct 20, 1908, 3,000
 Smith, Annie to HARLEM SAVINGS BANK. 163d st, s s, 225.6
 e Melrose av, 50x100. Prior mort \$2,300. Oct 16, 1908, due as per bond, 5½%. 9:2384. 700.
 Sigler, Arthur H to Henry de Forest Baldwin as trustee Ann L Brown. 178th st, s s, 120.5 e Grand Boulevard and Concourse, 25x100. Oct 20, 1908, 3 years, 5½%. 11:2810. 5,800
 *Schneider, Louisa to Henry Rohlfs. City Island av, e s, about 45 from fence on s s land Mary A Williams, runs e 75 x n and s —x s about 43, x w 75 x n 75 to beginning; plot begins at its n w cor and adjoins land Charles H Walther and land above described, runs e 25 x s 45 x w 25 x n 45 to beginning, City Island. Oct 19, 2 years, 6%. Oct 20, 1908. 500
 Signore, Vittore to Wm G Wood and ano exrs Margt Wood. Villa av, No 21, w s, 334.11 n Southern Boulevard, 25x100. Oct 20, 5 years, 5½%. Oct 21, 1908. 12:3321. 4,000
 Snow, Wm H to Wm H and Lizzie Gay joint tenants. 238th st (2d av), s s, 200 e Oneida av, 25x100. Oct 15, due Jan 1, 1912, 6%. Oct 21, 1908. 12:3372. 4,500

- Snow, Wm H to Naomi S Phelps. 238th st, s s, 200 e Oneida av, 25x100. Prior mort \$4,500. Oct 15, 1 year, 6%. Oct 21, 1908. 12:3272. 750
 *Salm, Moses to Charlotte A O'Shea. 222d st, n s, 489.8 e Barnes av, 85.6x-x98x88. Oct 20, 3 years, 6%. Oct 21, 1908. 2,000
 *Sogaard, Charles to Christian Swenson. Cornell av, s s. 275 w Mapes av, 25x100. P M. Prior mort \$3,500. Oct 17, 3 years, 5%. Oct 19, 1908.
 Stern, Emanuel with City Mortgage Co. Kelly st, w s, 186 n Longwood av, 80x100. Subordination agreement. Oct 15. Oct 16, 1908. 10:2702. nom
 Schwarzler (A J) Co to City Mortgage Co. Clay av, n e cor 168th st, 155.3x80. Building loan. Oct 15, demand, 6%. Oct 16, 1908. 9:2427. 68,000
 Same to same. Same property. Certificate as to above mort. Oct 15. Oct 16, 1908. 9:2427. Schaefer, Henry to Charlotte A Williams. Sherman av, w s, 207.6 n 165d st, 90x100. Oct 15, due Jan 1, 1912, 5½%. Oct 16, 1908. 9:2455.
 See, Chas W to Mary Matthews. Hoe av, No 1281, w s, abt 133.6

- n 163d st, 90x100. Oct 15, due Jan 1, 1912, 5½%. Oct 16, 1908. 9:2455. 5,000 See, Chas W to Mary Matthews. Hoe av, No 1281, w s, abt 133.6 n Freeman st, -x-. P M. Prior mort \$6,250. Oct 15, 3 years, 6%. Oct 16, 1908. 11:2980. 1,100 Sprague, Matilda M with Moritz Kleinmann. Walton av, e s, 50 s 181st st, 25x100. Extension mort. Oct 8. Oct 21, 1908. 11:-3178, 3179, 3180 and 3185. nom Strauss, Henry G to German Construction Co. Waterloo pl, w s, 126.11 n 175 th st, 25x70. P M. Oct 21, due Apr 1, 1909, 6%. Oct 22, 1908. 11:2958. 500 Schwartz, Morris to Jos E Fuld. 183d st, s s, 165.4 w Southern Boulevard, 16.8x125. Oct 1, 5 years, 6%. Oct 22, 1908. 11:-313. TITLE GUARANTEE & TRUST CO with Bertha Kramer. Southern
- Boulevard, 16.8x125. Oct 1, 5 years, 6%. Oct 22, 1908. 11:-3113.
 4,000
 TITLE GUARANTEE & TRUST CO with Bertha Kramer. Southern Boulevard, No 2232, e s, 275 n 167th st, 37.6x100. Extension of mort for \$8,000 at interest increased from 5% to 5½%. Nov 18, 1907. Oct 22, 1908. 10:2745.
 *Tafuri, Gamillo and Anthony and Irene to Pietro Tafuri. Unionport road, e s, 572 w White Plains road, at point along same 145 n Morris Park av, runs e 57 x n 25 x w 71.5 to Unionport x e 28.10 to beginning; plot begins 440 w White Plains road at point 145 n along same from Morris Park av, runs w 75 x n 25 x e 75 x s 25 to beginning, with right of way over strip to Morris Park av. Oct 16, 1 year, 6%. Oct 19, 1908.
 Tarbox Chas W to TITLE GUARANTEE & TRUST CO. Park av, Nos 4180 and 4182, e s, 108 n 176th st, 40x100. Oct 16, 1908, due, &c, as per bond. 11:2909.
 Thornton Brothers Co to Cora E Booth. Findlay av, No 1304, e s, 131.5 n 169th st, 24.2x100. Oct 21, 3 years, 5%. Oct 22, 1908.
 Same to same. Same property. Certificate as to above mortage.
- 5.000
- 11:2783. Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1908. 11:2783. Same to Lizzie Van Riper. Findlay av, No 1314, e s, 235.7 n ·169th st, 25x100. Oct 21, 3 years, 5%. Oct 22, 1908. 11:2783.
- 5,000

- Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1908. 11:2783.
 Same to John Theall. Findlay av, No 1306, e s, 155.7 n 169th st, 20x100. Oct 21, 3 years, 5%. Oct 22, 1908. 11:2783. 4,500
 Same to same. Same property. Certificate as to above mortgage. Oct 21. Oct 22, 1908. 11:2783.
 Wenigmann, Ernest to Jane M Dollinger. Grand Boulevard and Concourse, n w cor 179th st, runs w 29.8 x n 100 x e 60.2 to Grand Boulevard and Concourse x s 104.3 to beginning. Oct 20, 2 years, 5½%. Oct 21, 1908. 11:2808.
 Weichsel, John to Henrietta Bush. Cauldwell av, No 918, e s, 116.8 s 163d st, 16.8x100. P M. Oct 17, 5 years, 5%. Oct 21, 1908. 10:2631.
 Woolf, James A with Frances L wife Marshall C L Bacon. Webster av, No 1654. Extension mort. Oct 16. Oct 21, 1908. 11:2897.

- ar, ito 1001. Extension more out 10, 1001. In the out 11, 1001.
- tate. Oct 20, due, &c, as per bond. Oct 22, 1908. 11:2976 and 2977.
 *Walters, Cath L to Michael Rauch. 224th st, late 10th st, s s, 40 w 5th av, 32.6x114, Wakefield. Oct 19, 3 years, 6%. Oct 20, 1908.

- Vahlig & Sonsin Co to Theo Wentz. Daly av, n w cor 178th st, 65x110. Certificate as to mort for \$39,000. Oct 16. Oct 19, 1908. 11:3122. Wahlig
- *Zinner, Rudolph to Arthur J Mace and ano exrs Malinda G Mace. Sheil st or 214th st, s s, 225 e Tilden av, 25x100, Laconia Park, P M. Oct 3, 3 years, 6%. Oct 19, 1908. 225 Zincke, Caroline to THE GERMAN SAVINGS BANK, N Y. Forest av, No 873, n w cor 161st st, 28x91. Oct 22, 1908, 1 year, 5%. 10:2648. 5,000

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October 24, 1908.



JUDGMENTS IN FORECLOSURE SUITS.

816

Oct. 15

- 119th st, Nos 240 to 244 East. Steph Sturges agt Rafal Kurzok; Stephen P Str att'y; Harvey Watterson, ref. (Amt \$13,287.20.) Stephen P P Sturges, (Amt due,
- sturges agt Ratal Kur2rok; Stephen P Surges, att'y; Harvey Watterson, ref. (Amt due, \$13,287.20.)
 136th st, n s, 101.11 w Cypress av, 37.6x100. Caroline M Butterfield agt Joseph A Solomon et al; Herbert C Lakin, att'y; Samuel Hoffman, ref. (Amt due, \$26,978.25.)
 Cannon st, No 92. Nathan Kirsh agt Lena Sollow et al; Kantrowitz & Esberg, att'ys; William Klein, ref. (Amt due, \$10,508.20.)
 141st st, Nos 271 and 273 West. Lena Tuchman agt Samuel Mandel et al; Manheim & Manheim, att'y; T Louis A Britt, ref. (Amt due, \$13,290.42.)
 Topping av, e s, 275 s 175th st, 20x95. Atlas Mortgage Co agt Rasha Arnold; Harry Wandmacher, att'y; Arthur M Levy, ref. (Amt due, \$2,206.13.)
 Topping av, e s, 255 s 175th st, 20x95. Same agt same; same att'y; same ref. (Amt due, \$2,206.13.)
 183d st, n s, 235 w Grand av, -x79.1x14.7x78. Regina Hafferberg agt Robert J McCarthy et al; Harold Swain, att'y; Wm B F Rogers, ref. (Amt due, \$5,333.33.)
 3d av, Nos 4058 and 4060. Louis Kramer agt Simon Weiss et al; Harold Swain, att'y; Wm B F Rogers, ref. (Amt due, \$5,333.33.)
 3d av, No 4062. Joseph E Goldberg agt Simon —; Harold Swain, att'y; Samuel G Adams, ref. (Amt due, \$7,117.74.) Oct. 16.
 Forest av s e cor 168th st runs e 31.10 x s

- ref. (Amt due, \$7,117.74.) Oct. 16. Forest av, s e cor 168th st, runs e 31.10 x s 97.6 x e 30 x s 27.6 x w 57.1 x n 123.6 to beg. Richard Coffy agt Ida Taylor; Gerlich & Schwegler, att'ys; Albert P Massey, ref. (Amt due, \$10,468.45.) Jackson av, w s, 253.3 n 165th st, 19.7x85. Jacob Marx agt Elizabeth Fritzel; Lewis R Harris, att'y; Wm H Wood, ref. (Amt due, \$353.60.) 101st st, s s, 100 e 1st av, 100x100.11. Aetna Mort Co agt Anna Cirrito; Levy & Rosenthal, att'y; Thos W Churchill, ref. (Amt due, \$30,296.25.) \$30,296.25.)

Oct. 17. 98th st, n s, 210 e 3d av, 25x100.11. Bridget Kane agt Yetta Krauer et al; Thomas W Butts, att'y; Edw L Parris, ref. (Amt due, \$17,641.91.)

Oct. 19.

- h st, No 345 East. Guiseppe Miceli agt ietro Genchi et al; Frederick C Hunt, att'y; Ienry J Goldsmith, ref. (Amt due, \$2,-74th Pietre Henry 221.50.)
- Henry J Goldsmith, Fer. (Amt due, \$2,-S21.50.)
 Washington Square South, No 63. Isabel T Nelson agt John B Ireland et al; Joseph H Mahon, att'y; Peter Zucker, ref. (Amt due, \$15,215.27.)
 15th av, n s, lot 588, map of Village of Wake-field, Bronx, 100x114. New York & Suburban Co-operative Building & Loan Assn agt Annie Kritzer et al; Robert H Bergman, att'y; Jo-seph P Morrissey, ref. (Amt due, \$4,789.75.)
 Madison av, s w cor 89th st, 25.8x75. Edw V Loew agt Franklin J Wood et al; John V Irwin, att'y; Robert J Hare Powel, ref. (Amt due, \$58,375.25.)
 Oct. 20

Oct. 20

- Oct. 20 Riverview Terrace, w s, 198 s Powell pl, 25x 113.6. Northern Bank of N Y agt Frances Meiner et al; Gifford, Hobbs & Beard, att'ys; Henry J Goldsmith, ref. (Amt due, \$668.40.) 97th st, n s, 175 e Park av, 25x100.11. Edward Boylston agt Portman Realty Co; R & E J O'Gorman, att'ys; Hal Bell, ref. (Amt due, \$10,017.22.) Sullivan st, No 142. Mary L Fraser agt Max Bache; Frayer, Stotsbury & Gregg, att'ys; Roger A Pryor, ref. (Amt due, \$42,184.02.) 124th st, No 409 East. Agnes F Ulrey agt Harry Abrams et al; Ferdinand E M Bullowa, att'y; Louis F Doyle, ref. (Amt due, \$13,-678.02.)

- att'y; 678.02.)

- atty: Louis F Doyle, ref. (Amt due, \$13,-678.02.) Oct. 21. Cauldwell av, w s, 100.5 n 165th st, runs n 163.11 to Boston rd, x n e \$2.11 x e 119.5 x s 70 to beg. Samuel Green agt Joseph A Rich-ter et al; Edgar Whitlock, att'y; Adam Wie-ner, ref. (Amt due, \$3,710.40.) Katonah av, s w cor 238th st, 100x85. Central Mortgage Co agt Hibbert C Simmonds; Otis & Otis, att'ys; Augustine R McMahon, ref. (Amt due, \$3,890.29.) 119th st, Nos 524 and 526 East. Louis E Levy agt Jacob Bloch et al; Wm V Goldberg, att'y; William Klein, ref. (Amt due, \$13,576.63.) 146th st, Nos 793 and 795 East. William Gratz agt Edward Greenberg, et al; Stroock & Stroock, att'ys; Morris Cukor, ref. (Amt due, \$11,297.) 129th st, s s, 190 w Park av, 50x99.11. Henry Menken agt Carrie J Weil; Chas H Stoddard, att'y; Adam Wiener, ref. (Amt due, \$5,247.50.)

LIS PENDENS.

- Oct. 17. 136th st, Nos 504 to 510 West. Bessie C Clark agt Morris Levy; action to set aside sale, &c; att'ys, Harris & Fischer. 1st av, e s, 47.4 n 10th st, 23.8x94. 185th st, n s, w ½ lot 59, map of heirs of Bass-ford Estate, 25x100. Olga M Herrmann agt Magdalena Herrmann et al; admeasurement of dower; att'y, B L Brandner.

Oct. 19.

oe av, e s, 125 Reichman agt Mi 125 s 173d st, 75x100. Jennie Minnie Grossman et al; specific att'y, M J Siegel. Hoe att'y, M J Oct. 20. performance;

- Wolker Refractories Co agt Simon Uhlfelder et al; action to foreclose mechanics lien; att'y, S S Myers. Anthony av, e s, 125 s Prospect pl, 75x92.4x75.1 x97.7. Francis P Pace et al agt Guy W Culgin et al; action to declare deed void, &c; att'y, E B Goodman.

Oct. 21.

- Oct. 21. Carmine st, n e cor Bedford st, 25x75. East Broadway, No 183. 14th st, s s, 125 w 6th av, 25x100. Camilla Clark agt Camilla M Peters et al; partition; att'y, R S Ransom. 5th av, No 553. Benjamin W Levitan agt Wm W Owens et al; action to foreclose mechanics' lien; att'ys, Levy & Rosenthal. 134th st, No 238 West. Caroline Wall agt Theresa Does et al; specific performance; att'ys, Gross & Sneudaira. Oct. 22
 - Oct. 22.

- Theresa Does et al.; specific performance; attys, Gross & Sneudaira.
 Oct. 22.
 70th st, s s, 125 e Madison av, 25.6x100.5.
 Broadway, No 2730.
 Geo W Kemp et al, trustees et al agt Wm C
 B Kemp et al; partition; atty, R F Clarke.
 Forest: av, s e cor 161st st, runs e 146.6 x si 101.2 x w 48.6 x n 50 x w 100 x n 51.2 to beg.
 Summit av, s w cor 165th st, 30x87.6.
 Emanuel Ettenheimer agt Mary Schafer et al; action to set aside two deeds, etc; atty, G Hamburger.
 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, 474, 475, 476, 477, 508, 509 510, 511, 512, 543, 545, 546, 583, 584, 664, w 50 ft lot 660, 697, 701, 705, n 25 ft of s 50 ft lot 728, 748, 764, 765, 768, 772, 773, s 50 ft lot 111 s 74 ft lot 1154, 1153, 1203, 227, 261, 298.
 G.19, G.21, G.22, G.28, G.17 and G.18, and e 50 ft lot 1050, map of Village of Wakefield, Bronx.
 Lots 110, 134 and 149, map No 1 of Olinville, Williamsbridge.
 Gunhill rd, s e cor White Plains rd, runs s e 371.4 x e 1429.5 x s w 323 x w 125 x s w 375 x n w 1493.7 x n e 675.11 to beg, containing 'about 25½ acres.
 And other property in Westchester County. Francis G Crawford agt James C Crawford et al; mended partition; att'y, J H Banton.
 Beecker.
 Canal st, Nos 125 to 131. Brooklyn Vault Light Co agt David Schaff et al; action to foreclose mechanics lien; att'y, J H Banton.
 Beecker st, No 300. Albert N Gatchell agt Delma Gatchell et al; partition; att'y, W I McCoy.
 Sd av, Nos 2692 to 2696. Bernhard Voss agt Adolph Becker; action to foreclose mechanics lien; att'ys, trives. Ahearn Construction Co agt Patrick Derry et al; action to foreclose mechanics lien; att'ys, Kerny et al: action to foreclose mechanics lien; att'ys, W I McCoy.
 Sd av, Nos 196 West. Arthur L Livermore, trustee, agt Eleazar

Oct. 23. 38th st, No 19 West. Arthur L Livermore, trustee, agt Eleazar Parmly; notice of at-tachment; att'y, M B Clarke. 11th av, s e cor 21st st, 93.8x33.9. Samuel Holober et al agt Thomas G Patterson et al; specific performance; att'ys, M B & D W Blumenthal.

FORECLOSURE SUITS.

Oct. 17. 9th st, Nos 441 to 447 East. Louis Jacobson et al agt Wilner Realty & Construction Co et al; att'y, M A Rabinovitch. Beaumont av, n w cor 183d st, 80x25. Rox-bury Realty Co agt Kate A Head et al; att'y, H Taylor. Madison av, Nos 1772 and 1774; two actions. Elias Lipson agt Julian Benedict et al; amended; att'y, I Cohn. Oct. 19. West End av, n e cor 85th st. 27.2x100. John

Oct. 19. West End av, n e cor 85th st, 27.2x100. John B Leech et al agt Mary W Somerville et al; att'ys, Breed, Abbott & Morgan. West Farms rd, s s, intersec St Peter's av, runs s e 373.4 x n e 336.10 x s e 25 x n e 50 x n w 106.6 to Overing av, x w 495.11 to beg. Wm H Hays et al agt Bronx Mortgage Co et al; att'y, A Gardner. Hughes av, e s, 96.6 s 188th st, 25x87.6. J J Karby O'Kennedy agt Narcisco C Donato; att'y, J J K O'Kennedy. 156th st, No 550 West. Nellie K Reed agt Wm H Bennett et al; att'y, W V Simpson. Oct. 20. Rodman pl, s w cor West Farms rd, 230x100x

Oct. 20. Rodman pl, s w cor West Farms rd, 230x109x irreg. Edw H Scofield et al agt Frederick Rieper et al; att'y, J R Halsey. Morton st, s s, 180 e Hudson st, 25x100. Irv-ing Savings Institution agt Mary J McNulty et al; att'ys, Deyo & Bauerdorf. Fox st, e s, 100 n 156th st, 80x100; two actions; Harlem Savings Bank agt Bronx Borough Realty & Construction Co et al; att'y, R Ma-pelsden.

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Madison av, No 1629. George Levy agt Isaac Cohen et al; att'y, C W Bennett. Lots 64 and 65, map of 93 lots situated in Vil-lage of South Mount Vernon, Bronx. Fran-cis B Chedsey et al agt Cathleen Turney et al; att'y, J J O'Brien. 61st st. ns. 175 e West End av, 25x100.5. Hen-rietta Farmer et al agt Millie L Pings; att'y, S L Fingerhut.

Oct. 21.

Oct. 21. Oct. 21. Clinton av, Nos 1350 and 1352; two actions. Jacob Jung, Jr, agt Adelbo Realty Co et al; amended; att'ys, A & H Bloch. 149th st, n s, 45.10 e Walton av, 35.4x92.1x irreg; two actions. Leonard H Best et al exrs agt Wm C Ormiston et al; att'ys, Arrow-smith & Dunn. 9th st, No 433 East. Edw J Jetter et al agt Charles Feller et al; att'y, A A Hovell. 119th st, No 162 East. Jacob Jung agt Reginald L Rieser et al; att'y, M Mandelbaum. White Plains road, s e cor 229th st, 114x27.6. Hudson River Blue Stone Co agt Teresina Dursie et al; att'ys, Reed & Pallister. 117th st, n s, 135 w 2d av, 50x100.11. Ray Samuels agt Mary E Kline; att'y, W J Lipp-mann. 186th st, n e s, lot 31, map of Bassford Estate, Bronx. Mary Dunne agt Julius Braun et al; att'ys, Moran & Healy. Webster av, s w cor 179th st, 100.7x102.7x irreg. Harris Roseff agt Roco Realty & Con-struction Co; att'ys, Krakower & Peters. Oct. 22. 9th st, No 733. Joseph Bulova agt Adeline Schwarze et al; att' y F E M Bulova

Struction Co; att ys, Krakower & Peters. Oct. 22.
Oct. 32.
Oct. 32.
Oct. 32.
Oct. 32.
Oth st, No 733. Joseph Bulova agt Adeline Schwarze et al; att'y, F E M Bullowa.
104th st, Nos 14 and 16 West. Teresa Rowan et al agt Julia S Manheimer; two actions; att'y, J Rowan.
158th st, Nos 537 and 539 West. Sophie Heins agt Mickael Wolf et al; att'ys, Forster, Ho-taling & Klenke.
Home st, s e cor Hoe av, 25x82x25x79.2. Ed-ward McCann agt Thomas J Mooney et al; att'ys, Joyce & Hoff.
3d st, Nos 20 and 22 West. Farmers Loan & Trust Co agt Wm C Hoagland et al; att'ys, Turner, Rolston & Horan.
Forest av, ws, 54.3 s l60th st, 63x87.6. Arthan Realty Co agt Beth Hamodrash Hagodol of the Bronx et al; att'y, P Goldfarb.
98th st, No 213 East. Moritz Weiss agt Lucy George et al; amended; att'ys, Strasbourger, Eschwege & Schallek.
Beekman av, e s, 474.9 n 141st st, 120x94.7x irreg; two actions. Wm R Beal agt Isaac Cohen et al; att'y, F B Chedsey.
Oct. 23.

- B Chedsey.

Oct. 23.

Boulevard, n e cor 85th st, runs n 201.4 to 89th st, x e 46 x s w — to 88th st, x w 7.2 89th st to beg.

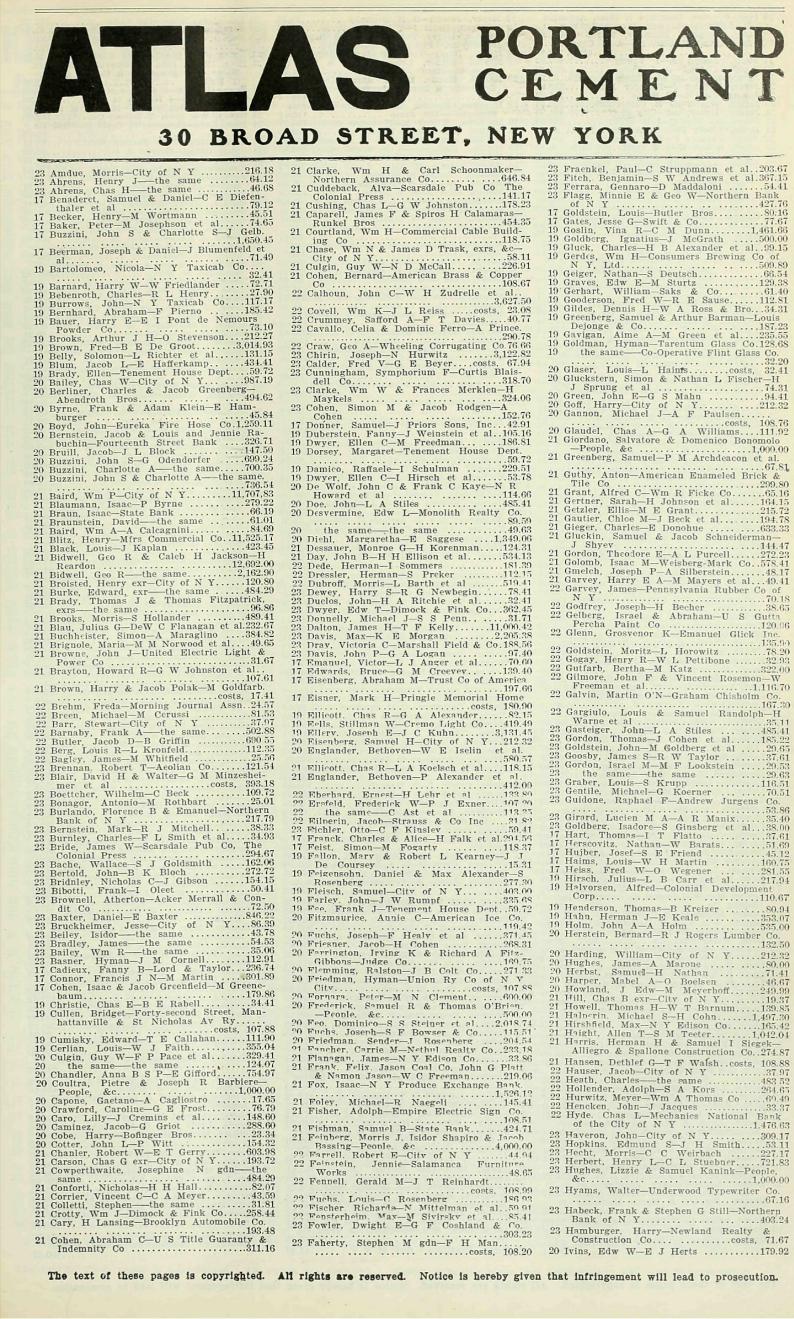
- 89th st, x e 46 x s w to 88th st, x w 7.2 to beg.
 88th st, n s, 225 w Amsterdam av, 21x-x3x 100.8.
 89th st, s s, 46 e Boulevard, runs s w to 88th st, x e 71.10 x n e 102.11 x w x n e x w 34.6 to beg.
 Mutual Life Ins Co agt Metropolitan Improvement Co et al; att'y, J McKeen.
 125th st, n s, 150 e Broadway, 25x99.11. John Palmer et al agt Matilda May et al; amended; att'y, S Bitterman.
 139th st, No 27 West. Gustav Kaliski et al agt Elias Sent et al; att'ys, Davis & Kaufmann.
 River av, n w cor 167th st, 80x24.9. Richard H Jaeger et al agt Benjamin Jaffe et al; att'y, O E Davis.
 Washington av, Nos 1647 and 1651. Century Holding Co agt Detick Lane et al; amended; att'ys, Lee & Fleischman.
 Rogers pl. w s, 33.10 n Westchester av, 100x 74.11x100x76. Zacharias S Openheimer agt Emanuel G Bach et al; att'y, A L M Bullowa.
 Pelham av, s s, 41.9 e Arthur av, 25.5x110.7x

25x102.
Pelham av, s s, 41.9 e Arthur av, 25.5x116.10x
Pelham av, s s, 41.9 e Arthur av, 25.5x111.7x
25x106.10; two actions.
Amalia Berrian agt Hannah Mahoney et al; att'y, W H Loughran.
84th st, n s, 200 e 2d av, 50x102.2. State Bank agt David Hauser et al; att'y, A W Glatzmayer.
47th st, s s, 120 w 1st av, 20x100.5. Gustav

47th st, s s, 120 w 1st av, 20x100.5. Gustav Hilborn agt Pasquale Pati et al; att'ys, Jonas, ,Lazansky & Neuburger.

JUDGMENTS.

-October 24, 1908.



al. 67.81

38.65 120.06

McCormack, Edw J, D Manjer, William F Dreyer & McCormack Real Estate Co-Mechanics Bank of Brooklyn 2,551.99
 Nelson, Chas J-F R G Ely et al....358.28
 Neuman, Katharine-Tenement House Dept. 50.79

October 24, 1908.

32.35

72.40

819 October 24, 1908. Elastic in its nature, can be applied with 25 per KING'S WINDSOR CEMEN cent. less labor and has 121/2 per cent. more cov= ering capacity than any other similar material. For PLASTERING WALLS AND CEILINGS J. B. KING & CO., No. 1 Broadway, New York

 23 Joseph Benedict & Co—the same68

 23 James Bromley Inc—the same43

 23 Havens Lumber Co—the same43

 23 Burns Foundry & Machine Co—the same43

 20 Tarnaker, Pinkus & Bernard Bressman State Bank 4 19 Cook Bank Note Engraving Co-the same $43.78 \\ 43.75$ 420.95 SATISFIED JUDGMENTS. 20 Baker Motor Vehicle Agency-City of N 212.32 20 Co-Operative Publishing & Mfg Co-E 20 General Building & Construction Co-the same..... Blau, Julius G-D C Franagan 6 232.67 Baron, Theodore S-Ulman Bros. 1906...364.44 Barbella, Carlo & Michele Campi-People, &c. 500.00 N Y 163.88 e.56.50 76.71

19 Wolf, Sam & Max Permansky-M Kadar

John W & William Blackblock 23 Williams, CORPORATIONS.

 United Concrete Machinery Co-N F Kerr. 196.27
 Arnold Realty Co-Smith Grey & Co. 197.73
 Amsterdam Holding Co-S E A Stern et al 1,320.48
 Bonwhite Ivoriod Co-City of N Y.....163.88
 Boston Mirror Co-O A Weinberg.....709.00
 Charlton Contract Co-E McDonough..60.65
 Curtica & Wilcon Machine Go. City of N Y.

20 Gulf Co-Operative Co-G Panepinto et

, Thomas R—National Shoe & Leather nk. 189720 nburger, Emma & Herrmann-G Colon Ho 1908 Heartt, John E-Lawyers Advertising Co. 1908



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¹Waterbury, Lawrence-G J Gould. 1908. ¹Warschawsky, George-S Stoller et al. 1908. ¹⁵ 22 ..15.22

CORPORATIONS.

¹Vacated by order of Court. ²Satisfied on ap-eal. ³Released. ⁴Reversed. ⁵Satisfied by exe-ution. ⁴Annulled and void. peal. cution.

MECHANICS' LIENS

Oct. 17.

Levy.....

Oct. 19.

Oct. 20.

148—Av A, No 1018. Dimock & Fink Co agt John Doe & Herman Thron 129.93
149—84th st, No 212 West. Henry Dank agt Ray Frisch and Frederick Frisch......213.50

Oct. 21.

Oct. 22.

Oct. 23.

- 190-Tracks, etc, on Fulton and Greenwich sts, Ninth avenue and Columbus av, Grand Boulevard, Amsterdam av and on Manhattan st and 53d st in Manhattan. Same agt Ninth Avenue R R Co and N Y City Ry Co. (re-newal) Man. agt Nin. y Co. (re-...930.67 sts,
- 191

BUILDING LOAN CONTRACTS.

- Cot. 17. Kelly st, e s, 50 s 163d st, runs e 103.7 x s 40.2 x w 4.7 x s 176.6 x s 184.1 x w 105.11 x n 337.6 to beg. Lawyers Title Ins & Trust Co loans Meehan Construction Co to erect nine 4-sty buildings; 9 payments\$180,000 Audubon av, n w cor 176th st, 99.11x100. Realty Mortgage Co loans Washington Heights Development & Construction Co to erect a sty building; payments....100,000 Audubon av, s w cor 177th st, 99.11x100. Same loans same to erect a sty building; payments100,000 Oct. 19.

- - Oct. 19.
- ranklin av, No 1240. Title Guarantee & Trust Co loans M W Donohue Construction Co to erect a 5-sty apartment; 6 payments. Franklin

Oct. 20.

- Cot. 23. Oct. 23. 32d st, n s, 200 w 1st av, 100x98.9. American Mortgage Co loans Tolchester Co to erect two 6-sty tenements; 8 payments.......37.500 Van Nest av, n s, 150 e Matthews av, 25x100. T Emory Clocke, att'y, loans Joseph C Luke to erect a 2-sty dwelling; payments.... Detect at 25x101
- 3,600 Wales av, s e s, 100 s w Beck st, 25x104. Francis J Cox Ioans Gioseppina Vairo to erect a 2-sty dwelling; 2 payments......3,000

For Satisfied Mechanics' Liens, see page 790.

ATTACHMENTS.

Oct. 19.

Stern, Ignatz & Louis; Dutchess Costume Co; \$226.50; N Waxman. Oct. 20.

Kentucky Refining Co; Buffalo Loan Trust & Safe Deposit Co; \$5,001.25; Rollins & Rollins.

CHATTEL MORTGAGES.

Oct. 16, 17, 19, 20, 21 and 22.

AFFECTING REAL ESTATE.

AFFECTING REAL ESTATE. Avella, A. West Hoboken, N J..New York G F Co. Gas Fixtures. \$59 Brawn, W. 200 E 98th. New York G F Co. Gas Fixtures. 175 Dawson R Co. 155th st bet Wales and Tinton avs., Union S Works. Ranges. 506 Graham, M. 235 W 133d. A Spiro. Chande-liers, &c. 250 Same. 233 W 133d...same. Same. 400 Katzman, J. 158th st and Amsterdam av... Abendroth Bros. Ranges. 1,764 Rolter & Linder. 370 E 163d. Eureka C Co. Chandeliers. 215 Tyler. R Co. 143-145 Wadsworth av and 611 W 180th st..United States G F Co. Gas Fixtures. 700

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