

# REAL ESTATE RECORD AND BUILDERS' GUIDE.

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

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THE year 1908 has not been a period in which business in many lines has showed an increase in gross over the year before, but something of that kind has occurred in respect to building operations in Manhattan. The plans filed for new Manhattan buildings during the first ten months of 1908 call for an expenditure of about \$72,000,000; while during 1907 the corresponding total was less than \$71,000,000. The increase is not large, but it is significant, because nothing of the sort is to be observed in the other boroughs. The Bronx has, indeed, held its own fairly well, the plans for the current year demanding an expenditure of \$14,000,000 against \$18,000,000 in the corresponding period of 1907, and this difference may be largely accounted for by the decreased cost of construction, which has amounted to fully 20 per cent. Brooklyn is the borough which has fared the worst, inasmuch as the activity of its building operations has diminished by one-half. In the case of Manhattan, the good showing is the result of the large number of very expensive improvements which have been projected. In the first ten months of 1908 the total of Manhattan buildings, for which plans were filed was only 529, which made the average cost of each projected building reach the enormous total of \$135,000. During the corresponding month of 1907 the total number of new buildings projected was 884, and the average cost about \$80,000. This comparison tells the story with startling distinctness. Plans were filed for two buildings whose aggregate cost was no less than \$18,000,000, just about one-fourth of the total estimates; and there were several more whose probable cost ran into the several millions. It should be added, of course, that there is no certainty as yet that the largest of these buildings, belonging to the Equitable Life Assurance Society, will ever be constructed. But even omitting the \$10,000,000 represented by the plans of this mammoth structure, there has really been a greater volume of construction in 1908 than in 1907, because the figures for 1908 are based upon a much lower cost of construction. During the earlier part of the year the erection of the most popular single type of building, viz., the tenement house, was practically dead, but there has of late been a substantial revival in this class of building. Even if during the coming year a diminution is to be anticipated in the amount of high-class construction, there will be a considerable augmentation in the building of tenements and of the cheaper grade of miscellaneous edifices.

THE filing of plans for a twelve-story loft building to be erected on the site of the Putnam House, at Twenty-sixth street and Fourth avenue, affords the first explicit indication of the future development of the part of Fourth avenue north of Twenty-third street. For years that section of the avenue has been practically undisturbed by building operations, and the only branch of business which particularly sought the neighborhood was the retail trade in old furniture. But although there have been no new buildings erected, real estate on the avenue from Twenty-third to Thirty-fourth street has shown a good deal of activity, and prices have been advancing. It has been recognized that these blocks were destined to be used for important business purposes; and the only question has been, what kind of business will occupy the avenue? In case a terminal for the New Haven Railroad had been built at Thirty-second street, it is probable that a strong motive would have existed for retailers

to occupy the best sites immediately to the south of Thirty-second street, but now that this plan, if it ever existed, has apparently been abandoned, there can be little doubt that during the next ten years Fourth avenue north of Twenty-third street will duplicate the history of Fifth avenue between Twenty-third and Fourteenth streets. We understand that other building projects similar to the one already announced are under consideration. The fact is that above Twenty-third street the wholesale trade must necessarily spread north in a somewhat different direction from the one it has taken south of Twenty-third street. The growth of Fifth avenue from Twenty-sixth street north as a retail thoroughfare, and the high level of real estate values resulting therefrom has driven a wedge into what would otherwise have been a continuation of the wholesale district. The wholesale trade will be divided by this wedge and will spread out over a larger area to the east and the west. There are already a great many new loft buildings under construction north of Twenty-third street, between Broadway and Seventh avenue, and now it looks as if a corresponding development would take place to the east of Fifth avenue, at least as far as Fourth avenue. Indeed, we believe that Fourth avenue will become the most important thoroughfare devoted exclusively or chiefly to the wholesale trade north of Twenty-third street. Its great width adapts it admirably to such a purpose. Twelve and fifteen-story buildings can be erected without interfering with each other's light; and there will be more than the usual amount of room for the free movement of trucks. It still remains an open question whether Madison avenue, between Twenty-sixth and Thirty-fourth streets will prove to be more profitable for retail or wholesale trade; but now that the erection of loft buildings on Fourth avenue has begun, it seems to the Record and Guide that Madison avenue is more likely to become a retail thoroughfare. The high prices prevailing on Fifth avenue and the huge demand still existing for additional store sites in that vicinity will probably lead during the next few years to the location of many important retail shops on Madison avenue.

THE RE-ELECTION of Governor Hughes has an important bearing on the most vital problem connected with the growth of New York City—the problem of rapid transit. It will be remembered that a bill designed to facilitate the investment of private capital in new subways was passed by the legislature at its last session only to be met with a veto at the hands of the Governor. In case Mr. Chanler had been elected, it might have been worth while to pass the Robinson bill once more in the hope that it would meet with a kindlier reception in the Executive Mansion, but the issue of the election has definitely closed this possible means of accelerating new rapid transit construction. The Governor is not a man to change his mind; and it will be a mere waste of time to send the Robinson bill to him again. His objections to that measure were not based upon its details. They were based upon the principle of seeking to tempt private capital into the work of subway construction by the offer of easier terms and longer franchises. Consequently, the only practicable course remaining open to the people interested in securing the early building of new subways is active work for the purpose of removing obstacles to municipal construction. The chief obstacle is, of course, the inability of the city to borrow more than ten per cent. of the assessed valuation of its real estate; and fortunately, that obstacle can be easily if not quickly removed. The legislature has already passed a bill submitting to popular vote a constitutional amendment enabling the city to borrow as much money as it really needs for subway construction. That bill has to be passed again at the coming legislative session; and then it can be voted upon just a year from now. This delay of a year is unfortunate, but it cannot be helped, and there will be compensation for the delay. The city will retain much completer control over its subway system than it would under any other conditions, and it will be in a far better position to benefit from the increased value of any new subway route which may be constructed. In the meantime certain necessary steps may be taken in anticipation of the day when the city will be free to go ahead. The Belmont tunnel can be purchased and arrangements can be made to give it a better terminal in Manhattan. Negotiations can be taken up with the New Haven Railroad in order to find out precisely what it is willing to do in order to obtain a satisfactory entrance into Manhattan. Finally, a general plan of subway development can be mapped out, so that any

subways constructed in the near future will have a proper place in some comprehensive scheme of underground construction. Now that the election is over, and the Public Service Commission is assured of two more years of life, it is very much to be hoped that this essential task will no longer be postponed or evaded.

**T**HE Budget for 1909 calls for the expenditure of \$13,000,000 over the Budget for the current year, and taxpayers may as well recognize at once that this increase means another increase of the tax rate. It would require an enlargement of something like \$700,000,000 in the assessed value of taxable property in order to raise \$13,000,000 with the existing tax rate, and the assessed valuation of real estate could not be raised \$700,000,000 without a general leveling up, such as that which took place some years ago. But in any event the effect of a general leveling-up on the one hand or a larger tax rate on the other, would be precisely the same—viz.: a general increase in the tax bills. Thus the expenses of the city are continuing to grow much faster than the increase in wealth and population, and the burdens of the taxpayers will become heavier and heavier. The property-owner is, as the Record and Guide has frequently pointed out, confronted by a very serious situation; and if this situation continues, he will find that whatever increase his property may undergo in value will be steadily appropriated by the city in the shape of increased taxes. Obviously, in case he wishes to protect his interests and keep the enlargement of the city's expenses down to the level of the enlargement in the city's taxable wealth, he will have to fight tooth and nail on his own behalf. With the help of the Taxpayers' Alliance and the Bureau of Municipal Research, this fight has already been begun. It has as yet not succeeded in checking the flood of increase in the city's expenses, but a fair beginning has been made in securing evidence as to the sources of extravagance. When the Budget comes to be made up a year from now, both the Board of Estimate and the intelligent public of the city will be in possession of facts which at present are practically inaccessible. As soon as the sources of existing extravagance can be traced it will be possible intelligently to place the screws on the heads of departments. The legislative investigation which will be undertaken between now and January into the municipal expenditures will also be of great assistance in fixing responsibility for the enormous expenditures of the city departments. It is to be hoped that as a result of this investigation the legislature will either pass a law, or will empower the Board of Estimate to enforce a series of regulations classifying the department clerks and equalizing salaries on an appropriate and economical basis; and it is also hoped that the coming revision of the charter will do something to diminish the temptation to more extravagant expenditure which exists in most of the departmental offices. The city will never obtain really economical service until the department heads have some reason to economize.

—You know there are great opportunities to-day in real estate and building for the investing public. If you know and the public does not know, knowledge is ineffective. Publicity of some sort is necessary. The big "Opportunity Number" of the Record and Guide will be issued December 19. Cannot you avail yourself of this opportunity and do something for yourself and the commodity you trade in?

### ASK BUDGET REFORM AND GET INCREASE.

To the Editor of the Record and Guide:

This is the result—notwithstanding the reasons. "Now, to Tax Ridden New Yorkers who pay the \$156,000,000 N. Y. City Budget," to quote the wording of an advertisement in a Sunday paper soliciting purchasers for suburban property: "Why not escape city taxes and live where you would ride in the same trains, to the same shops, to the same New York theatres, etc., with your neighbor who is shouldering this burden?"

This is manifestly only too true, and if the stand taken by the 59th Street Crosstown Line, in refusing to accept or to re-issue transfers, is maintained much longer, there will be a further emigration of Yorkville or lower Harlem "toilers" accustomed to this single carfare; and thus a further cost to the remaining taxpayers, who will be compelled to pay more, because of the decline of fee value, and, consequently, the assessed valuation in this particular belt.

Now, how much longer are the Public Service Commissioners, whose dictates so far have been disregarded, to tolerate this? Or does the city grant one of the most important of its franchises, and then "sub-ordinate" its land values and population's rights to the whim of those who operate the "grant?"

LEWIS PHILLIPS.

## THE ARCHITECT'S RIGHT TO FEES WHEN THE BUILDING IS DESTROYED.

By JOHN E. BRADY.

**O**RDINARILY, the fees of an architect are payable in accordance with the terms of his contract. It occasionally happens, possibly through an oversight on the part of the contracting parties, that the contract does not state the date of payment with sufficient exactness, or some contingency arises that was not provided for, and the question of fees then becomes one for a court of law to determine.

Such a case arises where the contract provides that the architect's fees for preparing plans, specifications and details, or the final installment thereof, shall be payable a certain number of days after the completion of the building, and the building burns down before completion, without fault on the part of either party. Is the architect in such event entitled to compensation? He has done all that the contract required of him, for we are supposing a case in which the architect does not agree to supervise the construction work, and he has at least a moral claim to his compensation or the portion of it still unpaid. He has had the labor and expense of preparing the plans and the owner has had the use of them until the destruction of the building.

The owner, on the other hand, may choose to stand upon the strict provision of the contract and claim that the architect is not entitled to compensation for the reason that the destruction of the building has made impossible the occurrence of the contingency upon which the fees are payable, namely, the completion of the work. But does it now lie within the power of the owner to say to the architect "Your compensation is, by the terms of our contract made payable upon the completion of the building. The building has been destroyed, through no fault of mine, making my operation a total loss and rendering it impossible to complete the work. Therefore, you have no right to compensation." For answer it is necessary to turn to the decisions for cases based on analogous facts.

The rule seems to be that the agreement will be construed so as to accord to the intentions of the parties. If, for instance, it could be said that the parties intended that, in event of the destruction of the building before completion, the architect should not be compensated for the skill and labor expended, then the court should rule accordingly. If, on the other hand, in stipulating that payment should be made a certain number of days after the work was finished, the parties were merely fixing a convenient time for payment, then the court will find that the possibility of the destruction of the building was something which the parties did not have in mind at the time of the making of the contract, and will hold that their implied intention was that payment should be made, in such event, within a reasonable time. As was said in the case of *DeWolf v. French*, 51 Maine 420, where the parties intend that the debt shall be absolute, "and fix upon the future event as a convenient time for payment merely, as where a drover purchases cattle, promising to pay for them on his return from market, overlooking the contingency that he may never return, then the debt will not be contingent; and if the future event does not happen as contemplated, the law will require payment to be made within a reasonable time. The parties having neglected to provide for such a contingency, the law in this, as in many other cases, supplied the omission by implying such a promise as is necessary to do justice between the parties—such as we may fairly assume would have been made in fact, if the contingency had been thought of. If, in fixing upon the happening of a future contingent even as the time when the money is to be paid, the parties intend to make the debt a contingent one, and the event never happens, the creditor's right to recover it will never accrue. But, if the debt is understood to be absolute, and the happening of the future time for payment merely, and, for some unforeseen, or unthought of cause, the event never happens, the creditor's right to recover will not be defeated—the law will require the payment to be made within a reasonable time after it is ascertained that the event will never happen. The debt will be contingent or otherwise, depending on the intention of the parties."

In the case referred to the plaintiff sued for services rendered in securing freight for a certain vessel. Under the agreement the services were to be paid for upon the return of the vessel with a cargo. In the action which was brought to recover compensation for the services the defense was interposed that the vessel had been lost at sea and it was claimed that as it was therefore impossible for it to return with a cargo no compensation was legally due. But it was held that the parties did not intend to make the claim a contingent one, which would not accrue in event of the loss of the ship, but that, in naming the time of the return as the time when payment should be made, the parties had entirely overlooked the possibility of the ship being lost and had made no provision for such a contingency. Under such circumstances, it was held that the law would imply a promise to pay within a reasonable time after it was ascertained that the vessel had been lost.

In another case (*Upson v. Holmes*, 51 Conn. 500) it appeared that the defendants had purchased from the plaintiffs all the wood standing on a certain lot, estimated at about 500 cords,

(Continued on page 875.)



# CONSTRUCTION



## THE IMPROVEMENT OF RIDGEWOOD, N. J.

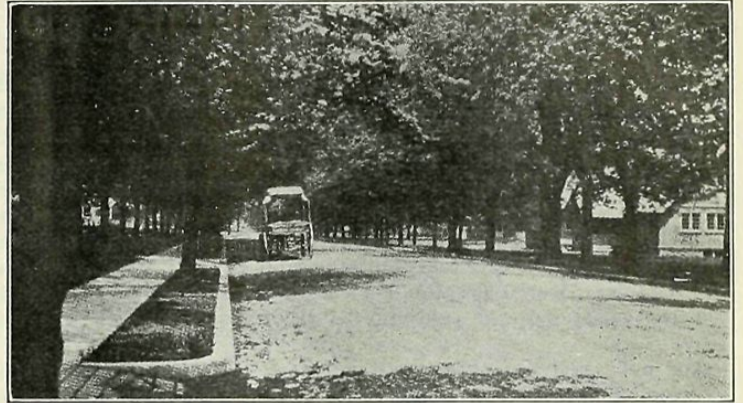
**I**N counseling for the enhancement of the beauty of Ridgewood, and for making a town already attractive a yet better place to live in, Charles Mulford Robinson, of Rochester, N. Y., has presented a report to the Board of Trade which contains numerous general principles that may also be applied to other places, though intended only for Ridgewood,—and is therefore a particularly timely production in an era when New Jersey, Long Island and all the country around New York are thinking of these things, and when development companies are laying out and building new towns. Ridgewood—it is well to state the case—is a residential suburb of New York, only twenty miles away. Its appeal must be high-class and restricted, and it must compete with a number of other suburban towns. Mr. Robinson divides his discussion into three sections: First, the street plan; second, street development; and third, parks, parkways and recreative facilities.

### THE IDEAL STREET PLAN.

In considering what a good street plan for a town like Ridgewood requires, Mr. Robinson says the paramount focus is the railroad station. The twice daily effort is to get to it and to get away from it in the shortest possible time. The natural tendency is for a town to grow around the station as a centre in concentric rings, and in the ideal suburban town-plan diagonal thoroughfares would radiate from the station like the spokes from the hub of a wheel. These would be not only the main arteries, but the long streets, and between them at brief intervals would be short and quiet ways. The secondary focus of the town should be furnished by the town hall and the post office.

In applying these principles to Ridgewood ideal connections for the Ridgewood street plan at once appear, and are de-

to put streets through their tracts wherever they chose, without regard to their connection with the existing street plan, is sufficiently obvious. It makes its own unanswerable plea for the exercise of greater care in accepting streets, the acceptance to be preceded henceforth by a more punctilious



A STREET JOG IN RIDGEWOOD.

“The corner of Dayton street and Maple avenue. Note, especially beyond the corner, the narrowness of the strip between walk and curb, the lack of a building line, and, in the distance, the angle where there should have been a curve.”

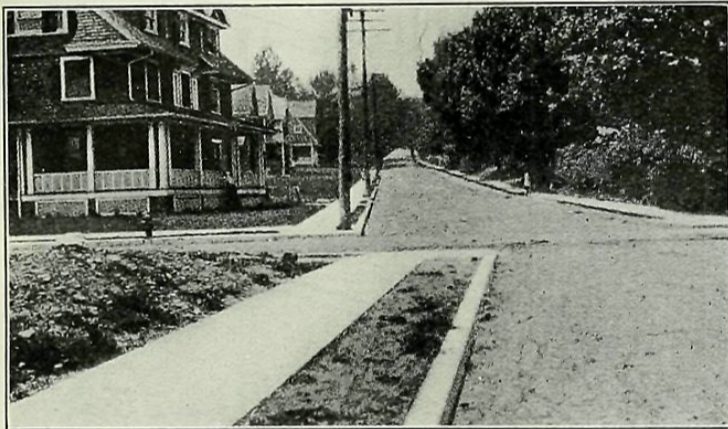
scrutiny of their civic consequence and harmony. The need of remedying the defect, if Ridgewood has before it the future that may be confidently expected, is very great. Usually correction would not be difficult, the buying of ever so little of a corner, the swinging of curbs and walks in a long curve to establish a visible connection of line, accomplishing the end at small cost in money.

### STREET TREES.

To attain the maximum of arboreal beauty on town or city streets, all the street trees should be considered the property of the community as a whole, and should be put in charge of its representative—a tree warden or commission—having expert knowledge, feeling civic responsibility for the welfare of the trees, and caring for them in a comprehensive way:

They should not be left to the caprice of individuals. The trees on any civic unit should be—ideally considered—uniform in variety, age and spacing. If placed alternately on opposite sides of the street, large growing trees, such as maples or elms, should be planted 40 ft. apart. Needless to say, this ideal is practicable now only for streets that have not yet been planted; but among the older trees of Ridgewood there is need of a good deal of pruning and trimming. As I lately had occasion to say to the citizens of another town, congestion of population among trees is as great a handicap to beauty of physical development as it is among people. Those who would make a town lovely with trees have need of much patience and faith, and a long look ahead. But when exercising these virtues, they have rich reward. As an example of the intelligent work of a commission, I refer you to the reports and other pamphlets of the Newark Shade Tree Commission.

Regarding the third section of study, parks and parkways,



COTTAGE PLACE IN RIDGEWOOD.

“A pleasant street that had been beautiful were the road narrower and the side-parking wider.”

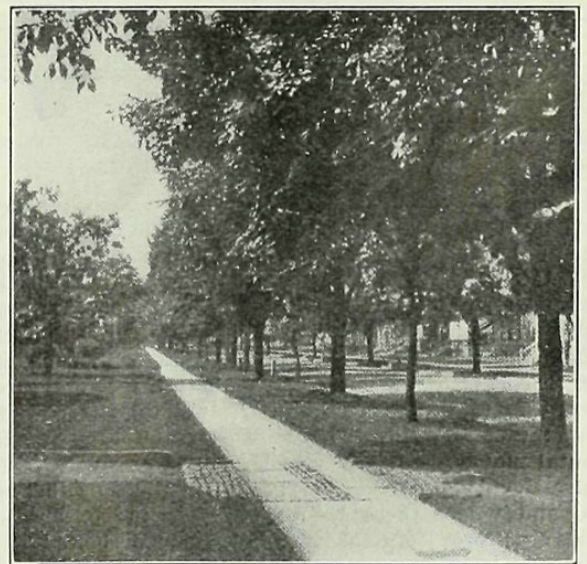
scribed in the report, some of them quite possible now, and others to be entered on the official map, that they may be put through when opportunity offers. The final result would be a tying together of various parts; its blind streets will lead to something; the long blocks will be broken up, and the distance between the station and outlying sections considerably shortened.

Mr. Robinson favors narrow roadways, but wide parking at the sides, for such towns as Ridgewood:

Taking the sanitary point of view, the wider the road the greater the volume of dust, and the closer the road comes to the curb the nearer the dust is to houses and to pedestrians. The more likely, too, are the latter to be spattered with mud if there be mud instead of dust. Finally, the enhancement of the street's beauty by a broad strip of turf between walk and curb lies not only in the substitution of grass for macadam—or whatever the pavement may be; but to a very important degree in the better chance for life and vigor that is thus given to the trees. When trees are planted in a strip only a few inches wide, as on most Ridgewood streets, one or two unfortunate things must happen. Either the trees will prove puny and sickly, and will ultimately die for lack of nourishment, or, if through the energy of those roots which get under adjoining gardens the tree grows large and flourishes, it forces up the walk and throws the curbing out of plumb. Again, as the wide parking is easier to take care of than the narrow, its aesthetic effectiveness, even without considering the trees, increases in greater proportion than its width. There is also a better symmetry to the street as a whole. A strip here that is only a few inches wide is too weak to play the part it should and irritates by its lack of balance.

### STREET CORNERS.

Both for the sake of utility and looks, modern town and city building requires, says Mr. Robinson, that street corners be rounded. Ridgewood has many street jogs. The crossing of Maple av by Dayton st is cited as one convenient example. The origin of such irregularities, in allowing property owners



AS A STREET OUGHT TO BE.

“Street-parking on an important through street in the closely built-up residential district of a city with 200,000 population. Note the width of the lawn between walk and curb, and the narrowness of the roadway. The traffic is many times that offered on the Ridgewood streets.”

Mr. Robinson makes many interesting suggestions, one of which concerns "The Ridge":

"I consider it," he says, "one of the very loveliest of prospects, and potentially as great an asset to Ridgewood as is the drive on Smiley Heights that has made Redlands, Cal., famous. Your view is not on so big a scale, but it is more intimately connected with the town, it offers a prettier picture of it, and in mere beauty it has nothing whatever to fear. Develop that drive as I shall indicate, and I believe the future of Ridgewood will be made."

"Coming from the station, it is only a few yards to the beginning of Corsa terrace. This climbs the hill at easy grade and begins the unfolding of the view. At Madison pl there

is a bad jog to Overlook av. The whole drive should be considered a parkway, and put in the hands of a park commission for development. It will not be necessary to do a great deal to it, for its attraction is its view; but at such points as the Madison pl jog, the commission could take out the bad double turn by graceful curves, or could develop a round point, and at small cost make it stately and beautiful. The drive will continue along Overlook av and Hillcrest av, the angles made curves, and the jog at Montevista pl connected as at Madison. But Hillcrest should not stop where it now does. It should continue north, extending the panorama as far as may be, and then turning west and doubling on itself, should wind by gentle grades down the slope to Cameron lane."

## A NEW REINFORCED BRICK CONSTRUCTION.

FOLLOWING the San Francisco conflagration, a considerable extension of the fire limits was made, and as a consequence a large area of more than a hundred blocks, where formerly wooden buildings stood, could no longer be rebuilt with other than fireproof structures. A new interest in brick and other fireproof buildings was awakened, but on account of many of the holdings in this district being narrow lots, the usual thickness of brick walls made such structures on these narrow lots impracticable. Moreover, some form of construction that would also be proof against earthquakes and severe strains was desired.

The necessities of the situation called forth a noteworthy invention in reinforced brick construction. It has the merits of being fireproof and earthquake-proof and at the same time permitting brick walls of sufficient strength to be thin enough to allow of their use on narrow lots. Mr. Joseph A. Hoffman, of Mill Valley, Cal., a former resident of the burned district in San Francisco, is the inventor of this innovation in brick construction.

Its chief features are these: The bricks are perforated, and an iron or steel rod runs vertically through every brick in the wall. These rods are firmly imbedded in the foundation and are in sections of a few feet in length, so that the bricklayer can pass the bricks down over the rods in laying the courses, which are laid up in the usual break-joint fashion, with a suitable filling of cement or cement mortar. When, in laying the courses, the end of a section is reached, another section is

necessitates their being laid in a proper manner. This same system can be used in the curtain and other walls of Class A steel frame buildings.

Brick construction, better than any other, stood the intense heat of the San Francisco fire, and a structure built as indicated, and laid in the best cement or cement mortar, has extreme rigidity and staunchness and should be capable of withstanding the severest shocks, twists, strains and vibrations in any earthquake or cyclone section, and would render the highest buildings proof against the force of the heaviest winds and storms.

This reinforced brick construction is suitable for all kinds of buildings from the largest Class A structure to the smallest dwelling-house or cottage, and for chimneys, retaining walls, piers and similar structures needing great strength. It may also be used with cement or concrete blocks, artificial stone,

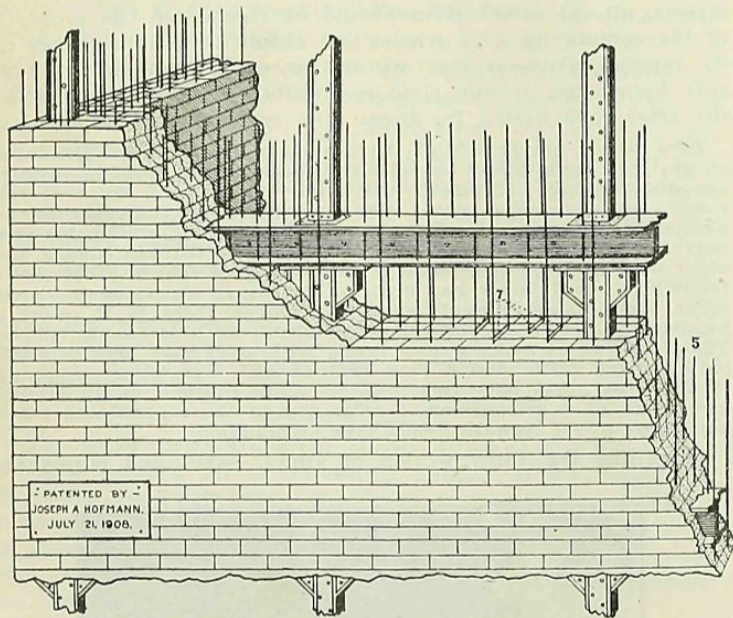
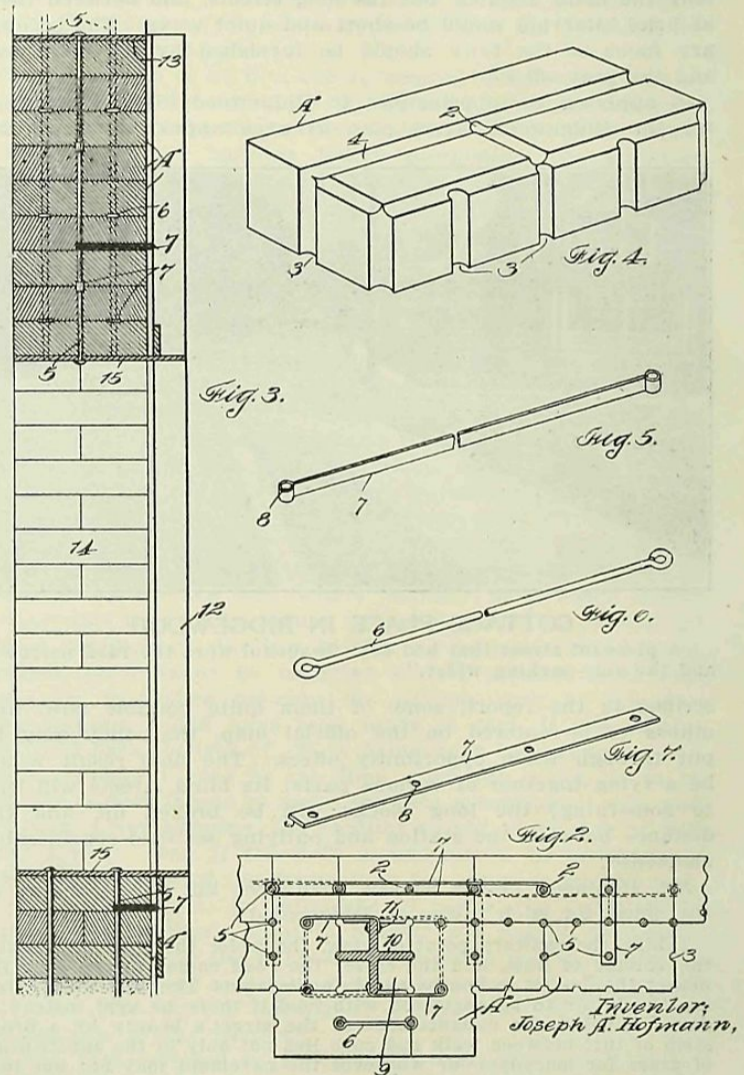


FIG. 1. WALL BUILT BETWEEN CROSSBEAMS OF A CLASS "A" STEEL FRAME BUILDING.

added to it by welding or by screwing into a socket connection like a gas pipe. When the top of the building is reached, the rods pass through a plate of steel or iron, and are then riveted or bolted to it. These steel or iron plates are also laid in a continuous strip in the wall at each story, or oftener, as the requisite strength (according to the character of the structure) may demand, the vertical rods passing through such plates.

At each corner of the wall, and every ten feet or nearer along it, according to the character of the building, is placed a vertical metal column, in cross section cruciform, to which the horizontal plates are firmly welded, bolted or riveted. The rods are also bonded together with thin bondirons between the bricks, and where these bondirons come in contact with the vertical cruciform columns they are welded, bolted or riveted thereto.

This construction permits of partition walls with a network of rods and bondirons being of only the width of one brick in thickness, and outside walls can be considerably thinner than ordinary brick construction permits and yet be much stronger; for in the San Francisco earthquake thick brick walls, if not properly bonded together, stood no better than thin ones, and the method of laying required by this invention



DETAILS OF CONSTRUCTION.

Fig. 2. Plan view fragment of a wall. Fig. 3. Vertical cross-section. Fig. 4. Perspective view of a brick block. Figs. 5, 6 and 7 show various types of bond irons.

terra cotta or tile material in building bungalows, cottages, garages, barns and stables, the blocks being made twice or three times the size of an ordinary brick. In the matter of cost as compared with reinforced concrete, this system of building does away with the labor and expense of the wooden forms. The invention is destined to receive careful study and widespread attention.

—As an experiment, pick out any piece of real estate in New York City to-day within your means and get a price on it. Ten years hence compare that price with the figures put upon it now. You would be able to measure then what you have lost by letting the present opportunities go by.

T
H
**THE ARCHITECT  
WHAT HE HAS DONE RECENTLY  
AND WHY HE DID IT.**

**THE BELNORD TO HAVE INTERESTING FEATURES.**

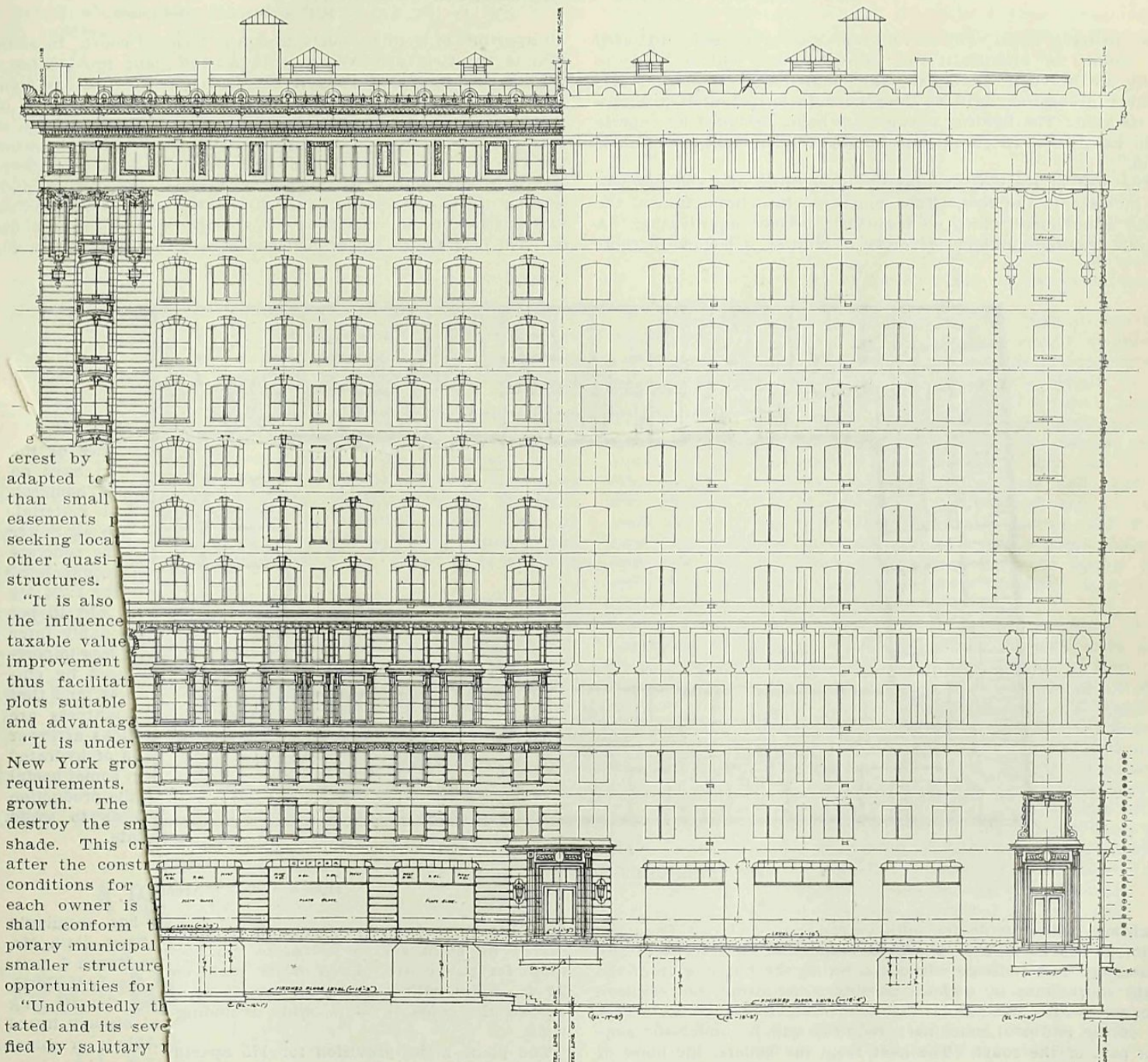
Conveniences for the Tenant in High-Class Housekeeping Apartments Are Multiplying in an Astonishing Degree.

**S**EVERELY tested as the fertility of man's brain and the ingenuity of his skill have been in the design and construction of buildings that are intended to eclipse all others of their kind, there appears to be an inexhaustible fund of ideas to make the latest architectural creation of beauty and utility decidedly better than its reigning predecessor. This is certainly true in respect to the providing of physical comfort and conveniences, the acme of which is the New Yorker's dream. The erection of the Belnord apartment house on the block bounded by Broadway, Amsterdam av, 86th st and 87th st, where thousands of tons of rock are being excavated, is an illustration in point. The complete divorce of carriage and service entrances, the inclosed court with a gem of artificial landscape in the centre, the interior decorations rivaling the elegance of the periods which they so successfully reproduce, the ransacking of Europe for both materials and suggestions, the announcement of a structure as being perfection itself—all of these features are more or less common, at least to the informed mind in Manhattan. And yet almost every season of the year has its surprises. The world's largest collection of superior apartments under one roof, a distinction to which the Belnord lays claim, will supply its quota.

imagination as well as to the love of ease in the home life of the Empire City. It is delightful to be able to step from the library in a smoking jacket and drop a letter into the chute running up through the semi-private vestibules of such an apartment house. It would be very much more delightful (the novelty of the former feature having worn out) to have the post-man deliver your mail as easily as he does it for those whose rooms are in close proximity to the letter boxes, or to have it delivered without the necessity of depending upon the elevator boy. In the Hotel Astor there has been installed a clever electrical contrivance whereby the guest is notified silently and instantly whenever anything has arrived for him at the office. The moment a letter is placed in the box bearing his number the word "Mail" appears in illuminated letters in the guest's room. The contrivance being devised for the Belnord will not only advise the occupant of any suite of the arrival of Uncle Sam's messenger, but will deliver in the same second whatever has been dropped in the banks of boxes at the main entrance. Communication with the carriers will be direct, insuring the speediest possible receipt of correspondence. This is surpassing accommodation.

The lessees are to be allowed the privilege of selecting their own wall paper, but they will not have to leave the building to

The contemplated method of mail delivery appeals to the



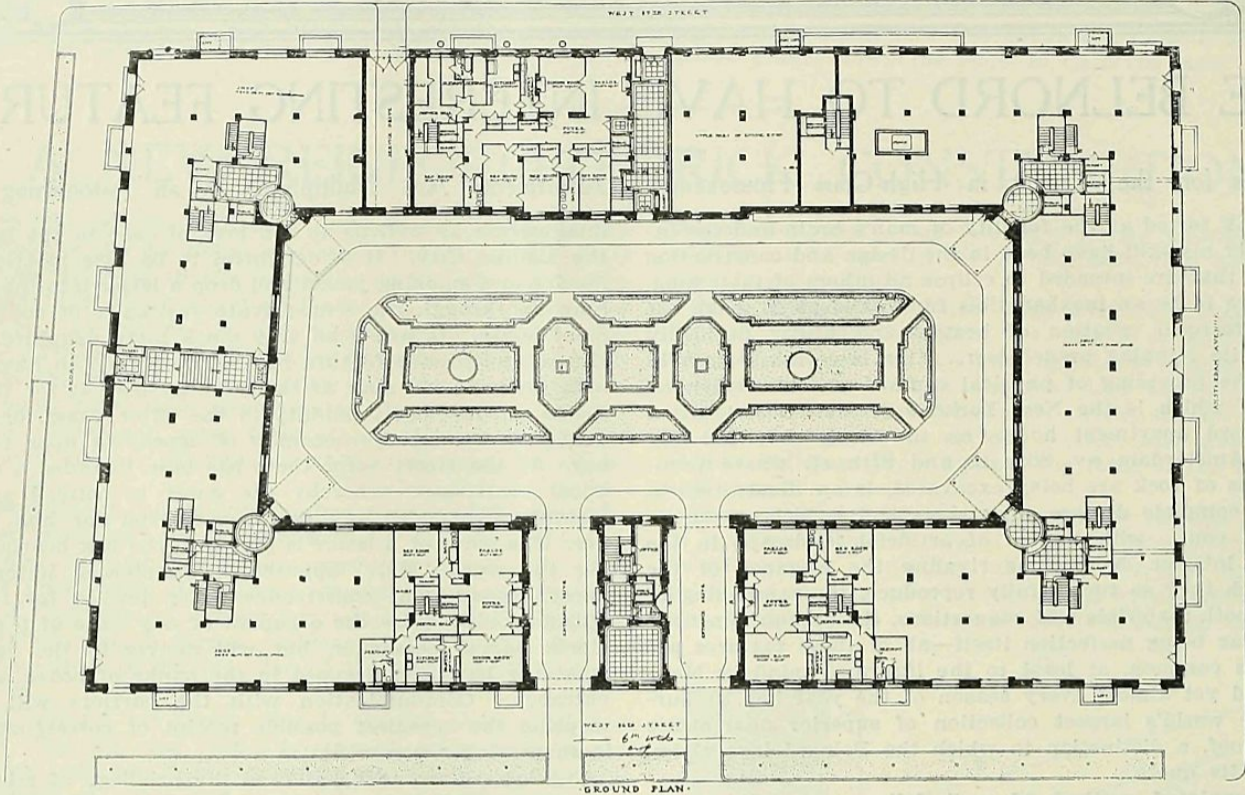
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THE "BELNORD" APARTMENT HOUSE—BROADWAY ELEVATION. Hiss & Weeks

choose from the best designs and the finest quality that the leading manufacturers in Europe can produce. The variety of exquisite silk and velvet hangings to be kept in stock will satisfy the most exacting. Many thousands of rolls will be available to meet the wishes of the discriminating and to inspire those not familiar with foreign masterpieces in interior finish. It has been officially stated that the purchase of this storehouse of treasure for the housewife of artistic tendencies will be made regardless of cost. Of course, it will not be compul-

the huge engines and the least suggestion of vibration will be so entirely removed that the mechanical department will be surrounded with an atmosphere of mysticism. To prepare the way for this part of the establishment the excavators are blasting in solid rock to a depth varying from 12 to 20 ft. The service driveway, 14 ft. wide, is on 87th st, and leads down a gentle incline into a subcourt in the basement. The tradesmen will be seen and heard only by the attendants and servants.

Reference has already been made to the fact that access to



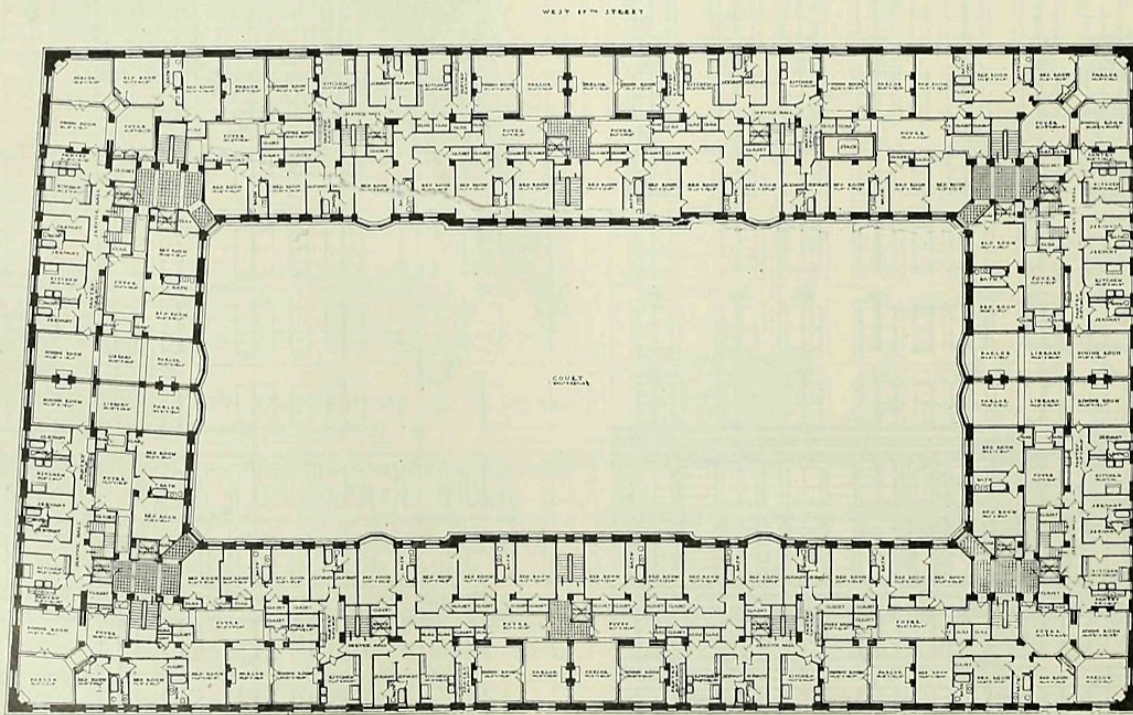
THE "BELNORD"—GROUND FLOOR, SHOWING THE COURT.

Hiss & Weekes, Architects.

sory to hang paper, but as this material is so generally used to render an apartment cosy special efforts will be made to outdo all previous attempts. The mantelpieces and other stationary decorations will be unexcelled in any similar structure of its kind. The lighting fixtures are being designed by experts who have been encouraged to supply peerless designs of their kind.

The cost of electricity supplied for lighting and cooking will be included in the rent. This will mean the elimination of the petty annoyances which so frequently become aggravating. A double, vaulted carriage driveway in 86th st, a boulevard thor-

all apartments is to be solely from the inclosed court. In addition to the twin Driveway in 86th st, the plans provide for a passageway from Broadway to the court and also for one from 87th st. Entrances to the building proper will be at each of the four corners of the court, at the center of the court side of the 87th st wing, and in a reception room and vestibule between the two driveways in 86th st. The location of the public elevators corresponds with the entrances, those in the corners each serving three apartments, and the central ones each serving two apartments on each floor. The plans show 16 apartments on each floor above the ground and mezzanine floors, the num-



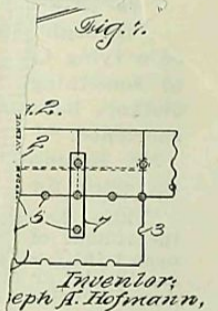
THE "BELNORD"—TYPICAL FLOOR PLAN.

Hiss & Weekes, Architects.

oughfare, will provide for both entrance to and exit from the spacious court. In fact, it will be impossible to proceed to any apartment from outside without entering the building from the main court; that is, without passing some authorized employe connected with the plant. Another interesting feature is that all of the powerful machinery required will be under the central part of the court. The heat from the boilers, the noise of

ber of rooms varying from eight to fourteen served by eight service elevators, this being those for public use. Each of the main entrances 24 ft. wide, with a footwalk on either side around the court is 23 ft. wide, including the walk.

The plans make provision for 175 apartm



Vertical cross-section. Figs. 5, 6 and

galows, cottages, made twice or In the matter of s system of build- the wooden forms. study and wide-

real estate in New get a price on it. he figures put upon what you have lost

will have 11 stories of apartment. The exterior lineal dimensions of the block are about 202 ft. on Broadway, 201 ft. on Amsterdam av, 343 ft. in 86th st, and 329 ft. in 87th st. The area of the site is 67,614 sq. ft., the area covered by the building 45,525 sq. ft., and the area of the court 22,093 sq. ft. The laundry and some of the storage rooms will be in a pent house on the roof. The majority of the storage rooms all fireproof, will be in the basement.

The facade is to have a granite base, limestone to the second floor, and the balance of terra cotta and ashlar. It was stated at the office of John P. Kane Co. that fully six million of common brick will be required for backing the exterior. The court, of Italian Renaissance design, will have facades of limestone and terra cotta. It is needless to note that the structure will be as proof against fire as modern construction methods can make it. The architects are Hiss & Weckes. The general contractor is the Geo. A. Fuller Co.

R. A. C.

## PUBLIC HEARING TO DISCUSS LIMITATION OF HEIGHT OF BUILDING.

A public hearing was held yesterday afternoon in the Aldermanic Chamber, City Hall, by the Building Committee of the Board of Aldermen to afford an opportunity for the discussion of the proposed limitation of the height of buildings in New York. That section of the Building Code dealing with the height of structures and recommended for revision by the Building Code Revision Committee was the subject.

Brief addresses were delivered by well-known contractors and engineers. The following statement was submitted by Calvin Tomkins:

"Lower Manhattan is the commercial centre of the Inter-State Port of New York. The East and Hudson Rivers restrict its lateral development and compel it to expand northerly and vertically. The public convenience of the port demands progressive concentration of wholesale business, amusement and hotel life at the Manhattan centre, and it is inevitable that a more intensive use of land for this purpose will be made here than in any other city. Only high buildings can properly meet such exceptional conditions, but the welfare of the community demands regulation which shall, as far as possible, provide for fire protection, aesthetics, light and air, and access to buildings and streets.

"If, as a consequence of the constitutional limitation prohibiting the compulsory acquisition of private property, except for public use, the city cannot now compel one private citizen to give up certain privileges to another private citizen, it can, we believe, insist that the public right to light and air in the streets shall be regulated in the interest of all, and our suggestion is that the city should at least provide for an angle of light and air in its streets greater than a right angle; that tall buildings as they rise be terraced back from the building line at specific angles, varying with the width of the streets, due regard being had to exceptional conditions at corners, and at locations opposite broad open spaces; that whatever additional regulation of the rights of private owners shall be attempted should be by separate ordinance and in such a manner that the courts may review it separately. In short, if the city cannot now compel regulation as between private owners, it should not prejudice what is possible of attainment by linking this with what may not be possible.

"We would direct attention to the fact that private owners are already protecting their own, and indirectly the public, interest by utilizing larger and larger plots which are better adapted to meet the requirements of tall building operations than small plots; by acquiring adjacent lots or the light easements pertaining to them, by selecting corner plots; by seeking location adjacent banks to savings banks, churches and other quasi-public institutions which can afford to occupy low structures.

"It is also to be noted that in any existing tall building zone the influence of the big buildings is such as to increase the taxable value of surrounding plots, as to force their fusion and improvement as a condition for proportional return therefrom, thus facilitating the incorporation of these plots into larger plots suitable for improvement, which will be both creditable and advantageous to the city.

"It is under such conditions that the centre of the Port of New York grows, and reorganizes and re-adapts itself to new requirements. The process may be likened to that of forest growth. The tall buildings, like the tall trees, overtop and destroy the small intermediate ones which are intolerant of shade. This crowding out of small buildings both before and after the construction of the tall ones provides the necessary conditions for continued development, and the protection of each owner is that his neighbor will lose, too, unless both shall conform their policy to the requirements of contemporary municipal conditions of growth. The elimination of the smaller structures and smaller plots provides the necessary opportunities for the tall buildings which shall supplant them.

"Undoubtedly this process of natural selection can be facilitated and its severity upon individual owners mercifully modified by salutary municipal regulation, as in Europe and else-

where, and while we favor all such regulation as is now practicable we believe the most important object to be sought at the present time is that the city shall safeguard the light and air in its streets in the manner above indicated."

## GALVANIZED STEEL GRILLAGE BEAMS.

The receivers of Milliken Brothers (Inc.), 11 Broadway, New York City, have lately made some extensive experiments in connection with the protection of steel grillage beams used in building construction from oxidation. More or less water is present in nearly every building where grillage beams are used. Therefore, unless the grillage beams are absolutely protected, oxidation will take place. As grillage beams are not usually exposed to view and cannot be examined, if oxidation takes place after the building is up and the oxidation becomes serious, the life of the entire building might easily be endangered, as the stability of the structure depends upon the condition and strength of the grillage material.

Coating the beams with paint, asphalt or tar has many disadvantages which are of such a nature that these protective coatings cannot be absolutely relied on, at least for any great length of time. Milliken Brothers have conducted experiments along the lines of galvanizing grillage beams by the hot process after all the shop work has been done on them. This experience proves that concrete will adhere to galvanized steel beams as firmly as to unpainted beams which are largely used for grillage work and much better than to painted beams. Nearly every architect and engineer has had occasion to examine galvanized ashlar anchors and galvanized pipes used in connection with concrete, and knows that concrete will attach itself as readily to galvanized material as ungalvanized material. The advantage of galvanizing is that it entirely coats or plates the steel beam with a zinc coating, which zinc coating will resist action of the water, and therefore protect the steel. The expense connected with the galvanizing is slight compared to the benefits from thoroughly protecting the material.

## THE ARCHITECT'S RIGHT TO FEES WHEN THE BUILDING IS DESTROYED.

(Continued from page 870.)

at a certain price per cord. It was agreed that payment should be made after the wood had been cut and measured. The plaintiff had declined to do the cutting and hauling, and a third person by the name of Carter was secured for that part of the work. After the wood had been cut and a part of it hauled the remainder was destroyed by fire, neither party to the contract being at fault. The defendants claimed that, inasmuch as payment was to be made after the wood had been measured, and as it had not been and, under the circumstances, could not be measured, they were not liable for damages. It was held, contrary to this contention, that the fact that the contingency upon which payment had been fixed could not occur would not deprive the plaintiff of his right to recover, and that the plaintiff was entitled to a verdict based on the estimated amount of wood involved in the sale.

There are many other similar decisions. Thus it was held, where a party had agreed to pay a sum of money as soon as a certain crop could be sold or as soon as the money could be raised from some other source, that he was bound to pay within a reasonable time. The case is that of *Nunez v. Dantel*, in which the Court said: "No time having been specified within which the crop should be sold or the money raised otherwise, the law annexed as an incident that one or the other should be done within reasonable time, and that the sum admitted to be due should be paid accordingly. . . . It could not have been the intention of the parties that if the crop were destroyed, or from any other cause could never be sold, and that defendant could not procure the money from any other source, the debt should never be paid. Such a result would be a mockery of justice."

And, where a note, which was given for the price of the rigging of a vessel provided for payment "ninety days after its first return trip," and the vessel was lost on its first voyage, the decision was that the note was payable ninety days after the time reasonably required for the trip. "It would be a mockery of justice," said the Court, "to hold that because the schooner was lost at sea, and, therefore, had not made her first return trip, the appellee lost his debt." (*Randall v. Johnson*, 59 Misc. N. Y. 317.) A parallel case is that of *Williston v. Perkins*, 51 Cal. 554, where it was held that the builder of a vessel, who had agreed to pay his laborers for their services at such time as the vessel should be sold, was entitled to a reasonable time to finish the vessel and make the sale and could not, after reasonable time, defend an action by the workmen on the ground that the vessel had not been sold.

So, while it would be well for an architect, who contracts to prepare plans and to wait for his fees until the completion of a building, to see to it that a clause is written into the contract protecting him in case the building is destroyed or is not finished for some other reason, the absence of such a provision does not affect his right to collect his fees where the unexpected happens and the building is not completed,

## THEATRE CONSTRUCTION IN NEW YORK.

ON a recent evening the new Deutsches Theatre, at Madison av and 59th st, was opened for its first performance, and to public view. It is a playhouse where the main consideration has avowedly been "comfort and convenience" for the public, and how important is this consideration a public long accustomed to being packed into narrow spaces fully understands. Architecturally, there is no facade for the theatre, the exterior being a block of business stores and offices, handsomely constructed in their way, but not a part of the playhouse.

Internally, this German theatre is considered an embodiment of the newest and most practical ideas, following the best American practice. Thus, in order that the seats may be wide and otherwise comfortable, some space has, as some owners might say, been "sacrificed." Ladies' parlors, smoking-room, real foyers and a buffet contribute their respective share to the general comfort, and, to name another principal feature, arched openings have been left at the sides of the balcony promenade to allow a vista of the whole auditorium, and of the masterpieces with which Alfons Mucha has adorned the proscenium walls.

As a building operation, the theatre, with the attachment of commercial spaces on the front, takes the front of the block on the Madison av side, with the main lobby midway; but there are exits on both of the side streets, and the stage entrance is through a court on 58th st. The building is surrounded by courts and streets, and on every side are fire staircases to liberty.

On the left of the lobby a staircase leads to the executive suite of offices for the management, and beyond through the portals of the auditorium, to a wide promenade one may go completely around to the stage, or lounge for awhile in parlor or smoking-room. There are no columns anywhere, of course, to obstruct the view, and there are no proscenium boxes; but on the wall surface flanking the proscenium arch are the Mucha decorations.

The range of boxes is similar to that in the Opera House in Paris, to Covent Garden and to the Metropolitan Opera House, except that Mr. Herts (the architectural and decorative supervisor) has placed them in his plan in a low circle instead of in the usual horseshoe shape. Each box is provided with an ante-room, and the box itself is open and spacious in dimensions. From the orchestra foyer to the right and left of the main entrance two wide staircases lead to the general promenade and the foyer on the first balcony floor. This foyer contains buffet accommodations with tables and chairs as it is customary in European theatres and here the audience will be served with refreshments. At the end of this foyer is another smoking-room and ladies' parlor.

Back of the curtain there is another story to tell. There are ten entrances to the stage, and room for three hundred persons to move about and work with ease; for as the policy of the management demands rapid repertoire work, one play must be rehearsed while another is being played, and there is an extra space for this. A modern stage has, besides mere dressing-rooms, a real green room, sewing-rooms, a costume department, a carpenter shop, a paint shop and other accessories—and the German theatre has them.

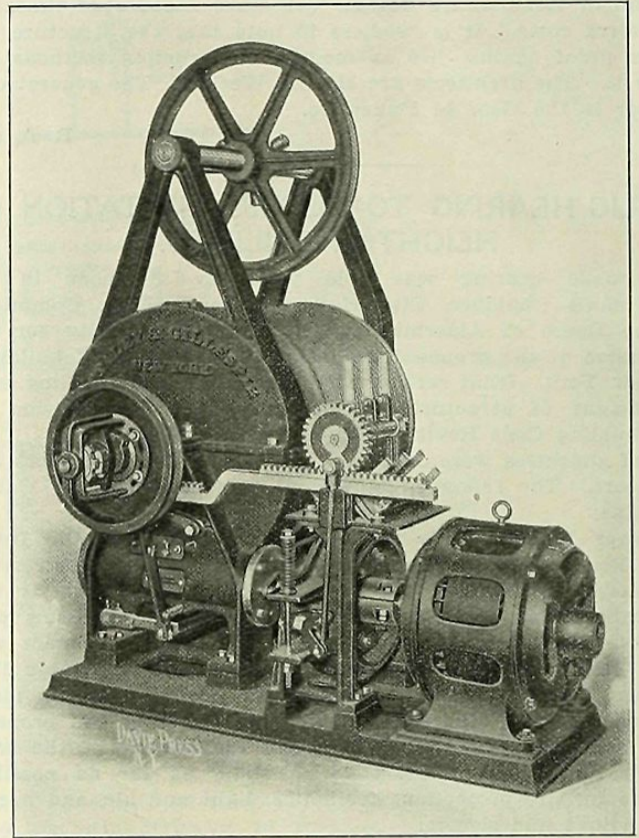
In the souvenir book from the first night the color scheme is thus spoken of: "The decoration of the building was executed by Prof. Alfons Mucha and under the direction of Mr. Henry B. Herts. One is loath to call the style and treatment 'Art Nouveau.' It would be better termed the individual taste of the artist and architect both striving for simplicity, self-restraint and a harmony of conception. The lines of the building are graceful and simple to the last degree. The entire color scheme is one of harmony and quality of tone. The predominating colors are neutral yellow and ecru with counter-tones of gray, green and vermillion, with here and there a suspicion of blue and gold, which serves as a foil to the general color schemes employed and echoes the predominating colors of the figure decorations. The decorative treatment of the lobby is in the same scheme as the rest of the building."

Among the structural novelties may be mentioned the Cuban wood (Majagua) in the smoking-room—a wood of neutral grayish green color. Splashes of color have been made by setting Grueby tiles into the wainscoting. Entirely different colors are applied in the ladies parlors in which the white woodwork, combined with material of soft purple color and walls in pale gray, offer a combination which is rather unusual in interior decoration. The stencilwork is executed in purple and silvery gray, the mantel and a few yellow spots in the embroidered curtains add soft contrasting colors to the general scheme. Be it known that the smoking-rooms and parlors are after designs by a woman—Ella Briggs. The architects were Hedman & Schoen and Henry B. Herts (of Herts & Tallant).

—Millions have been made in stocks in the past six months. There are millions to be made in New York real estate and building. The chance of a generation exists. Read what the bargain counter offers you. The "Opportunity Number" of the Record and Guide, the leading real estate and building paper, will be issued December 19. There is a legitimate fortune in it.

## ELECTRIC ELEVATOR MACHINE FOR APARTMENT HOUSES.

Messrs. Staley & Gillespie, of Nos. 445-447 West Broadway, are now building and putting on the market a line of alternating and direct-current, direct-connected electric elevators that from design and general construction are expected to prove well suited for apartment house and loft building service. The machines are a result of several years' experience the firm has had in all-around repair work in this line, and while they contain no experimental features, they are built to elimi-



nate troubles as much as possible where hard service is required and unskilled help employed. There is claimed to be a smaller number of parts to get out of order on these machines than on any other make designed for similar service.

The illustration shows an alternating current machine of the type installed in Harlem apartment houses, where, as we are informed, they have given exceptional satisfaction in points of economy and noiseless running.

## PERMEABILITY TESTS OF CONCRETE.

In a recent paper Mr. Sanford E. Thompson, M. Am. Soc. C. E., gives the results of tests made by the Boston Elevated Railway at their Cambridge laboratory for the purpose of determining the effect of adding various percentages of hydrated lime to concrete of different proportions. The influence of unstable lime compounds or so-called "free lime" in cement is always bad, because the process of hydration is accompanied by great expansion by which the crystallized particles of the cement are disintegrated. Perfectly slaked lime can have no action of the kind, and the tests described by Mr. Thompson show that by adding judicious percentages of that material, according to the proportions of the concrete and the character of the sand and aggregate, the water-tightness of the concrete can be considerably increased. The percentages recommended are as follows: For 1:2:4 concrete add 8 per cent.; for 1:2½:4½ concrete add 12 per cent., and for 1:3:5 concrete add 16 per cent. From the results of the tests we may reasonably infer that the cost of large structures, where strength is less important than impermeability, may sometimes be reduced by employing poorer concretes with hydrated lime mixtures, and that structures where maximum strength and water-tightness are required may be made to comply with both conditions at lower cost than would be obtainable without the addition of hydrated lime to the concrete. The paper concludes by some useful hints on the general principles to be followed for the production of water-tight concrete, and its application so as to avoid joints or places through which water may percolate.

## THE LION AND THE—ABBOT.

Each of our esteemed daily contemporaries has seemingly claimed an exclusive "beat" in the news that "just plain Mr. Roosevelt," as we assume he will be called after March 4 next, is, after an exciting series of "Half-hours with the Best Gorillas," to become Chief-Special, Signed-Article, Contributing Editor of "The Outlook." Seems to us we had already heard somewhere of the Lion lyin' down with the—Abbot; or something to that effect. Next!



# THE OPPORTUNITY NUMBER

OF

## THE RECORD AND GUIDE

Its reading pages will contain a large amount of carefully selected and valuable matter, illustrated and prepared with special reference to the **Opportunities** that exist today in New York Real Estate.

It will constitute the most comprehensive and convincing exposition yet given regarding these **Opportunities**.

Its advertising pages will contain the announcements of practically all the important Real Estate and Building firms in New York City.

The valuable reading matter in this **Opportunity Number**, together with its advertising announcements, will not only insure a wide and careful reading of the paper at the time of its publication, but will cause its preservation as a book of constant reference throughout the year by those Real Estate owners, agents, brokers, speculators, operators, architects, builders and contractors who will receive copies of this number.

will be published

**December 19, 1908**

It will be read and kept by a greater number of those interested in real estate and building than can be reached by any other publication

***Here is an advertising opportunity that you cannot afford to miss***

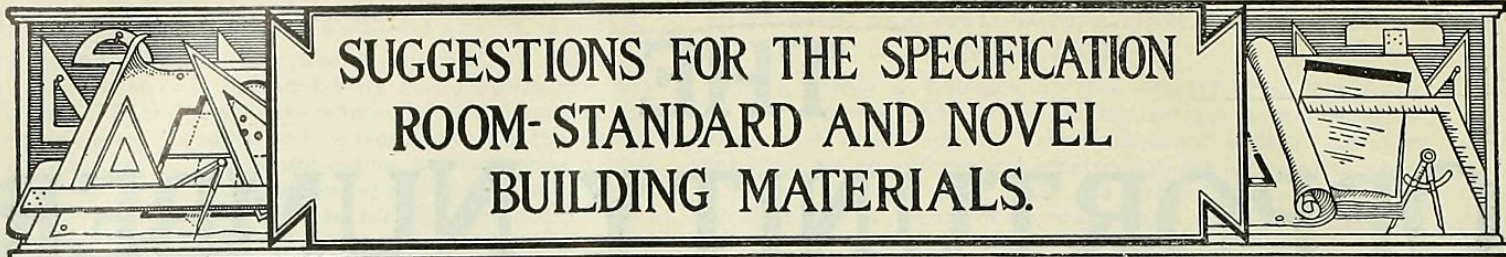
The importance and wide influence of THE RECORD AND GUIDE has become so thoroughly recognized that this particular issue is admittedly the strongest and most valuable advertising medium to be published in the interest of real estate and building.

This **Opportunity Number** will have the largest circulation ever accorded to any single issue of THE RECORD AND GUIDE. The extra circulation of this number will go to a carefully prepared list of real estate owners, investors, architects, builders and contractors, most of whom are possible customers of every advertiser in the paper.

**A special representative will be sent to see you if requested**

**THE RECORD AND GUIDE COMPANY**

11 to 15 East Twenty-fourth Street, New York



## SUGGESTIONS FOR THE SPECIFICATION ROOM-STANDARD AND NOVEL BUILDING MATERIALS.

### U-Bar Greenhouses.

General construction information pertaining to the U-bar greenhouses is to be found in the book issued by the Pierson U-Bar Company. Detailed specifications are submitted with estimates of cost of construction, but the instruction contained in this work will be found very complete by either owner or architect.

In the U-bar form of construction the wooden sash bar is encased with a galvanized steel U-shaped bar, the combined members being no larger than the smallest wooden sash bar used in other construction. The product is essentially a steel-framed greenhouse—instead of possibly a wood frame—which lets in the maximum of light, is exceedingly attractive and inexpensive to keep up.

Cast-iron sills are used to cap the foundation walls. They are bedded in cement and have flanges projecting over the edges of the walls, are sloped on the upper surfaces to shed water, are joined with iron splice plates, and used in lengths of 8 ft. 3 ins. on all regular work.

Cast-iron sills are used to cap the siding, panel and sash ventilators. They are flanged, joined with iron splice plates, and bolted to the U-bars.

Angle-iron purlins are used on the roofs where the slopes exceed 9 ft. between supports. They are bolted to the U-bars, joined with iron fittings, and act as gutters to receive the condensation from the roof bars.

Flat iron purlins are used on the sides of houses just below the curve. They are bolted to and act as spacers to tie the U-bars.

Angle iron purlins are placed under the bottom rail of the roof sash. They are bolted to the U-bars and act as gutters to catch the condensation which forms on the sash. Outlets are provided to carry the water from them discharging same on the upper side of the roof glass.

In dome houses angle iron plates are used to receive the main roof and dome bars, to which they are bolted.

In side wall constructions iron ground posts are used to support the base angle. They have top and foot pieces, are bedded in concrete piers, bolted to the base angle and spaced about 8 ft. 3 ins. apart in all regular work.

The roof columns are iron pipe placed under the roof purlins or ridges requiring support. They have cast-iron tops bolted to the purlins or ridge brackets and cast-iron bases which are set in concrete footings. They are spaced 8 ft. 3 ins. apart.

Iron tie rods are used where necessary. They are connected to the U-bars with iron fittings and are spaced 8 ft. 3 ins. apart. The tables and beds set on galvanized iron frames.

The aluminum finish of the interior and the curved eave line are specially good features of the type.

### Water Purification.

A filter manufactured by the Hygeia Filter Company, of Detroit, is designed especially for water works and industries; also hospitals, laundries, breweries and places where the requirements call for an exceptionally fine water free from all suspended matter. When desired, coagulation may be used as an extra precaution and an aid to the filtering operation. This is the process of filtration with coagulation. The raw water as

it enters the filter receives a minute quantity of sulphate of alumina solution as a coagulant, the quantity varying from one-half to three grains for each gallon of applied water, depending upon the turbidity. This solution is fed by means of a small dial clock which can be adjusted to pass any pre-determined quantity.

When the solution comes in contact with the carbonate of lime, which is present in all natural waters, it is decomposed and converted into a gelatinous, adhesive hydrate that envelops the suspended matter and causes it to stick to the quartz grains in its passage through the filter. Eventually the sand bed becomes permeated with these impurities and washing is then necessary. The course of the water during filtration is through valves into the top of the filter, then downward through the filter bed to the strainers and out. During the washing process the current is reversed, the water passing through a valve to the strainers and then upward through the filter bed and out the waste. The same process is accomplished with the Bowden filters, by the use of a different mechanical principle.

### Cutler Mail Chutes.

Cutler Mail Chutes stand for absolutely safe and certain transmission of all mail placed in them. In office buildings they are a necessity; in hotels they mean convenience to guests, who can write their letters in privacy and mail them without descending to the office or calling and tipping a bell boy; in apartments they save all trips to the letter box, sometimes late at night; and everywhere placing a letter in a Cutler Mail Chute means the same as putting it in the Post Office.

The Cutler Manufacturing Company has been in business a quarter of a century. Its two new models are perfect in efficiency and up to the minute in improvements. The oldest patent now in use by them is dated 1900, and they have taken out nine new ones during the present year alone.

Cutler mail chutes are in use in thousands of buildings in the United States, Canada, Hawaii, Mexico, Cuba and foreign countries, wherever letters are written—from the highest office buildings in the world, the Metropolitan and Singer Towers, to small college dormitories. All that long and extensive experience can teach about handling outgoing mail matter in buildings is embodied in the products of this company.

Their last construction, known as "Model F," is in design and construction not only the latest, but the best, and it is in use in thirty cities, is under contract in the new Metropolitan Tower, New York, in which sixty-one stories of Cutler Model F Mail Chutes will be used; and those interested, who have not already had full information covering these latest improvements, may address the Cutler Mfg. Co., Rochester, N. Y., which will send it by mail, or, if desired, will have a representative call.

—There is a "trade movement" which no wide-awake business man can afford not to participate in, namely, a general trade movement to promote activity. The "Opportunity Number" of the Record and Guide will be issued December 19.

### Novel Device in Elevator Cars.

The unforeseen happens in elevator service, as in everything else, and the West 26th Street Corporation, which is completing a 12-story structure at Nos. 37 to 43 West 26th st, had a novel device included in some of the elevator cars when they were being manufactured by the Otis Co. There are occasions when a car stops between floors, although they are rare. The plan hitherto adopted by the Otis Co. to provide an exit from the car if the regular one was cut off has been to place a trap door in the top, whenever this was requested. But the West 26th Street Corporation wanted something different and had swinging panels placed in the side. The object of this scheme is to enable passengers to step from the disabled car to another stopped on a level with it.

This idea would be impractical in the majority of elevator shafts, as the counterweights are frequently on the side and the distance between the cars is sufficient to make it too dangerous to step from one to the other. However, in the building in West 26th st the counterweights are in the rear of the cars and the space between them is considerably less than it usually is. The panels swing inwards and are easily manipulated by the operator. There are six Otis elevators in the structure, three passengers and three service. Two of each kind are geared traction machines and one of each a drum machine.

**WEIGHT COMPUTER FOR STRUCTURAL SHAPES.**—A small machine has been designed solely to compute the weights of all structural shapes of any length. It forms a labor saving appliance for structural engineers, combining usefulness and simplicity out of proportion to its small cost. It affects these calculations quickly and accurately without the use of tables, and with such simplicity that it is possible for one without experience to use it.

The machine consists of two discs, one rotating on the other, each disc being marked with logarithmic scales, representing the dimensions in feet and inches, and the weights in pounds. The operation of computing the weight of any plate consists in turning the upper disc until the thickness of the plate required corresponds with the required width on the lower disc. The weight of any length of plate is then seen on the lower disc opposite the length.

The weight of any angle of any length is found by rotating the upper disc until thickness of the angle (on scale marked "for angles only") corresponds with the number equal to the sum of the two sides of the angles. The weight of any length of that angle is seen opposite that length. Either of these operations entails only one movement of the disc.

The accuracy of the machine is claimed to be within one-third of one per cent. In drafting rooms these calculations have hitherto been a cause of much lost time and annoyance.

—How does the world at large gauge the condition of a trade? The first witness called to the stand is the Trade Paper. The Record and Guide is the trade paper of real estate and building. The big "Opportunity Number" is slated for December 19.

### Lackawanna Steel Sheet Piling.

The Lackawanna Steel Company has recently placed on the market a new form of steel sheet piling. Each pile is a single piece complete in itself as it comes from the rolls, and requires no fabrication. The piling is a special rolled one-section bar, consisting of a web portion with flanges of like form at each edge thereof, adapted to engage with similar flanges of an adjacent section. The piling will interlock with the one previously driven.



FIG 1

The illustration represents more clearly the form of the piling as rolled, and it will be noted that in this piling the flanges on the same side of the web are similar in design. The shorter flanges are hook-shaped and engage with the corresponding hooked flange of the adjacent section. The longer flanges are shaped as shown to form a guard around the hook of the adjacent section. When the piling is driven the hooked flanges prevent longitudinal displacement, while the guard flanges prevent lateral displacement and assist to prevent longitudinal displacement of the sections. The joint has three points of bearing which produce a positive and double interlock, firm and close, offering in a built up wall a rigid resistance to withstand the strain to which such a wall is subjected, particularly the longitudinal strain, and the side or buckling strains. At the same time this interlock, with a bearing on both sides of the web, is such as to hold the piling in line while being driven, and to form a straight wall.

In the development of this bar by the Lackawanna Steel Company special attention was given to the design of the flanges which form the interlock to secure for this joint the maximum strength against pulling apart while being driven, and at the same time to produce a form which should be simple, interlock perfect-

was perfect, and that the joints were practically watertight. A series of tests was also conducted to determine the strength of the interlock, and the average of these tests shows that with two 12 $\frac{3}{4}$ -in. sections interlocked the joint has in tension a value of 9,700 pounds per linear inch of bar. It is, therefore, a desirable pile for work in which high tension stresses exist.

A feature of this bar is the ability to turn various angles and still maintain a perfect interlock, the shape of the interlocking flanges and hooks permitting a change in a direction with a line of piling in case of the encountering of boulders, etc.

An ordinary pile-driver is used, the head of the piling being fitted with an iron cap having a wooden cushion interposed between the iron cap and the hammer of the pile driver. In driving, satisfactory results have been obtained in keeping the vertical alignment of the bar.

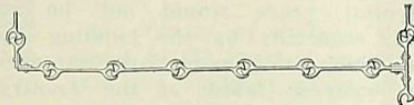


FIG. 2.

Fabricated corners are formed by fitting the edges of two half sections at the desired angle by means of structural steel angles. Junction members for cross walls are made up of a full section, a half section and two angles riveted together. Both styles of fabricated corners are shown.

The 12 $\frac{3}{4}$ -in. bar has been adopted for the construction of the cofferdam for the new Government ship lock in Black Rock Harbor, Niagara River, at Buffalo, N. Y. This lock when completed will be one of the largest ship canal locks in the world. Before selecting the piling to be used in this harbor improvement a series of tests was made, subject to United States Government inspection, in which several makes of piling were driven, and the results obtained from the Lackawanna bar were so satisfactory that the contractors adopted it for this extensive construction.

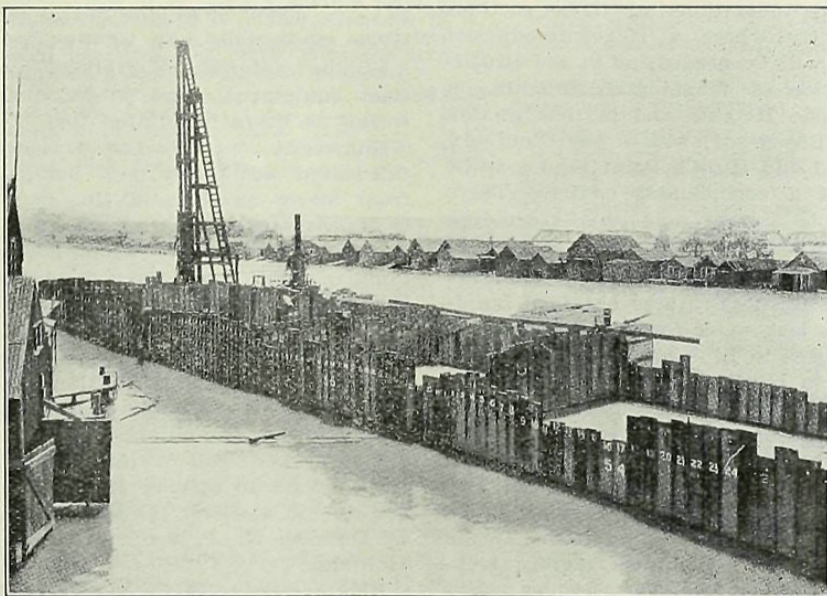


Fig. 3.—Steel Sheet Piling for the New Government Ship Lock in Black Rock Harbor, at Buffalo, N. Y.

ly, and have the material so distributed as to give the largest radius of gyration and correspondingly high strength.

The illustration shows the adopted sections, and before placing them on the market an experimental cofferdam was driven with 32-ft lengths of 12 $\frac{3}{4}$ -in. sheet piling. The material enclosed was subsequently excavated in order to ascertain the condition of the piling after driving, and to determine its efficiency as a protection against leakage. The result of this experiment proved that the interlock

This is the largest single order of steel sheet piling ever placed for Government work, requiring 7,000 tons for the complete cofferdam. This cofferdam is 947 ft. long, 245 ft. wide, outside dimensions at one end, and 260 ft. at the other end, and requires lengths of 44 ft. to 50 ft. of piling. The wall of the cofferdam is made of two lines of piling 30 ft. apart, with division walls at 30-ft. intervals, forming 30-ft. pockets. Later these pockets will be filled with clay to form the solid wall of the cofferdam.

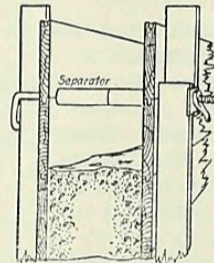
### Porcelain-Enamelled Iron Lavatories.

Lavatories on standards vs. brackets, or wall-hangers is the theme of a large catalogue from the J. L. Mott Iron Works, 110 Fifth av.. All lavatories except very small ones, it is said, should be supported on a standard, pedestal or legs, in preference to brackets, because it is found that in the case of lavatories on brackets, or on concealed hangers, there is a gradual drawing away from the wainscoting, particularly if the wainscoting happens to be light.

Many handsome designs are pictured in this catalogue. Pleasing features are the full round corners, the large roll-rim, and the recess-apron, which give the Mott lavatories the appearance of solid porcelain. In the modern office building the lavatory must form part of the equipment of each suite or single office, and some prefer that it shall be closeted. An arrangement in connection with a clothes closet or a telephone-booth has been devised. The fittings for the lavatory are in no sense enclosed, but readily accessible for cleaning and repairs.

### A Concrete Form Separator.

The usual system of holding wall forms apart in reinforced concrete work is either by the use of bolts or wires for tension, using wooden blocks for struts, or by enclosing a bolt in an iron pipe, which latter acts as a strut. In all of these methods either the bolt, wire or pipe is left in the concrete to protrude from the finished face and cause unsightly stains, or



else the iron must be cut back from the face at great trouble and expense and the surface hole filled with mortar. As an improvement on these devices, Mr. Wm. T. McCarthy, 1 Madison av, New York City, has patented a special separator, molded of cement mortar into the shape of an ordinary pipe. This comes in 4-in. and 6-in. lengths and is placed between the forms, as shown in the accompanying figure. When the forms are to be taken down, the bolt is drawn and the pipe left in place, its hollow opening being closed with mortar. As it is of the same material as the mass work there will be no danger of stains or discolorations.

### An Argument on Fire Windows.

The new catalogue of Voightman & Co. is something more than a catalogue, as it is an argument upon fire-windows as against fire-shutters, and is a very complete exposition of hollow sheet-metal window frames. First there is a description, with detailed drawings and photogravures of a standard closing and locking fire-window, tested and approved by the National Board of Fire Underwriters; a brief section on fire-window mullion construction; drawings, photogravures and description of the Voightman adjustable weather guide window; the double-glazed fire-window; standard casement windows; the counter-balanced window; with some notes on partition work, glazing, wire-glass, prismatic action, hardware and service tests. It is a very satisfactory book for either the owner's or the architect's reading.

TURNED OR TWIST MOULDINGS.—George Mertz's Sons, Portchester, N. Y., present a catalogue containing an exceptionally large and varied line of mouldings, with price list.

# BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

### General Contractors to Exhibit.

The securing of space by Chas. T. Wills, Inc., and Marc Eidlitz & Son in the building material exhibition on the second floor of the Builders' Exchange Building, West 32d st, is indicative of the unusual interest being taken in this display arranged primarily for the benefit of those interested in construction work of any kind. Such an exhibition generally attracts manufacturers and dealers only, but the efforts being made to make the New York collection the best in the country is arousing interest in a greater variety of the allied building trades. The exhibits will combine beauty and utility, as well as being highly instructive. The variety is shown by the following list of individuals and firms which have secured space and have installed or are about to install their displays.

**Fireproof Doors**—John W. Rapp, Manhattan Fireproof Door Co., J. F. Blanchard Co., Howell & Lawrence, Herrmann & Grace Co., Arthur E. Rendle.

**Marble**—Traitlet Marble Co., Colorado Yule Marble Co., Mycenian Marble Co., Manchester Marble Co., Talladega Marble Co., of Georgia., Batterson & Eisle.

**Damp Proofing**—Universal Compound Co., Zibell Damp Resisting Paint Co., A. C. Horn & Co.

**Plumbers' Supplies**—U. T. Hungerford Brass & Copper Co., Staples Valve Co.

**Ornamental Work**—Whale Creek Iron Works, John Williams.

**Electrical Goods**—Metropolitan Switchboard Co., De Veau Telephone Co.

**Granite**—Norcross Bros., H. L. Brown Co., Wm. Bradley & Son.

**Tiles**—American Encaustic Tiling Co., Mart & Lawton, Pardee Tile Works.

**Metal Lath**—Truss Metal Lath Co.

**Hardware**—P. & F. Corbin.

**Paints**—Toch Bros.

**Hoisting Apparatus**—Pelham Operating Co.

**Grates and Mantels**—Wm. H. Jackson Co.

**Refrigerators, etc.**—Brunswick-Balke-Collender Co.

**Interior Decorations**—Tiffany Studios.

**Glass**—D. Shuldiner.

**Vault Lights**—Universal Iron Foundry.

**General Contractors**—C. T. Wills, Inc., Marc Eidlitz & Son.

**Lighting Fixtures, etc.**—Duffner & Kimberly Co.

**Roofing**—T. New Construction Co.

**Miscellaneous**—Wm. T. Ritch, Publishers' Paper Co.

The exhibits are being put in place so rapidly now that it is expected that the formal day of the opening will be announced very shortly.

### Sandstone Industry in the United States

The sandstone quarried in the United States in 1907, exclusive of that made into abrasives or ground for use as glass or molding sand, was valued at \$8,871,678, a decrease of \$297,659 as compared with the value of the output in 1906, which amounted to \$9,169,337, and the smallest total value since 1901. For the last five years the statistics of sandstone production have shown the effect of the use of cement and concrete for foundations, buildings, paving, flagging, and curbing, and in 1907 the industry was also affected by the general financial depression. The chief use of sandstone is as building stone, and the decrease in this use was so great that it was not offset by increases in the value of the material used for other purposes.

### PRICES CURRENT.

**BRICK.**—If Presidential elections came in the month of March instead of in November, when the building season is coming to a close, the building industries would begin sooner to get whatever good results the elections may carry. The summer previous to a national election is clouded by apprehensions, magnified, it may be, for political effect; when the campaign is over the natural building season is nearly ended, and the dropped threads of business cannot be caught up fully until the following spring. Whereas, if the electioneering and voting were confined to the winter season they would not interfere so seriously with constructive industries, whether these be house-building, railroad works or public works. Presidential years would not be so dreaded, especially by the building interests, which are a more important part in the business fabric of the country than when the general elections were set for the fall of the year to suit more especially the agricultural interests.

However, the political case is closed, the judgment has been rendered, and for a while the country will have rest from distracting agitation. If there is one thing more than another that the welfare of the people requires it is this. Brick manufacturers at this season of the year are closing down their works. Ordinarily they are all through with manufacturing operations by Thanksgiving, but as this year is not of the ordinary kind, nearly all have stopped work already. Some have been closed for weeks. Shipments will continue until the suspension of navigation, as the necessities of the market require.

Whether it be an effect of the election or not, quotations are firmer, but not notably changed. Continued and accelerated improvement in business fundamentals must presently begin to bring its fruits to the brick-building industry. There are indications of those sections of the city where a large amount of material will be needed, as in the Broadway section of Washington Heights, on Morningside Heights and in that section of the Bronx of which the Southern Boulevard and Hunt's Point road may be taken as a conspicuous center. There will also be a large amount of rebuilding in midtown.

As regards the Morningside Heights section, Paterno Brothers obtained building loans last week for five 8-sty apartment houses to be erected, three in 114th and two in 113th sts, west of Amsterdam av. In the midtown a considerable number of large operations have been started recently and will soon be needing brick, as the Belnord apartment house, the new addition to the Emigrant Savings Bank, the Ritz-Carlton Hotel, and the Grand Central Depot, which are merely mentioned as typical instances, besides works that have already begun to take large quantities, as the Pennsylvania Terminal, the Fifth Avenue Building and others.

In the eastern Bronx section, heretofore referred to, the New Haven Railroad is erecting a commodious and ornamental station building on Hunt's Point road, and another at Westchester av, which, together with the electrification of the branch, ought to have the effect of encouraging a good class of brick building in those sections. Eventually the New Haven will bring its passengers farther down town, and so save them a carfare apiece, and when that comes to pass there will be no limit to the amount of

construction through that part of the Bronx.

The week's filings at the Building Department, it will be noticed, have been unusually good.

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

**CEMENT.**—Prices are reported firmer in the cement trade since the election, with inquiries for round lots more numerous. The trade notes the disposition of the railroads and other large interests to go ahead with their works of betterment at once, and the probabilities for a large outgo of material before severe weather comes on. The leading companies have reaffirmed their quotations as published:

<b>CEMENT.</b>	
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:	

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy 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.**—An improvement in the number of small inquiries for pig iron is noted this week by local dealers. The Western markets are reported to have "a flood" of buying orders. A very large tonnage of iron of various kinds, including material for electrical and railroad equipment, pipe works and stone works, is being negotiated for.

Numerous contracts for structural and fabricated steel are now being placed from many quarters of the country; it is unnecessary to state as an effect of the election. Locally, the Thompson-Starrett Company has given the sub-contract for the steel needed for the Quotation Building, about 800 tons, to the Eastern Steel Company. The order for 250 tons, for a smelting plant at Perth Amboy, has gone to Milliken Bros., whose plant on Staten Island is now running.

The Becker Iron Works have received the contract to furnish and deliver about 600 tons of steel for the new woolen mills at Dundee, N. J., for the Forstmann & Hoffman Co.

Bids are going in for a pier shed to be erected by the Dock Department at Pier 53, North River. The extension to the Whitehall Building, which will need 10,000 tons, and 3,500 tons for the building which the Bank of New York will erect at Wall and William, are other items in prospect. Structural work in New York is somewhat quiet, compared to what is offering in Chicago and other Western centers.

The copper market is beginning to move to higher levels. The Westinghouse company's contract for the electrification of the Pennsylvania Terminal, announced this week, is one of the signs of better times. For bar iron, the demand is mod-

erate and the market steady. Concessions in price for black and galvanized sheets have largely disappeared. Sheet copper business is almost normal again.

**PIG IRON.**

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

Northern:		
No. 1 x Jersey City...	\$17.25@	\$17.75
No. 2 Foundry x Jersey City...	16.75	17.00
No. 2 Plain	15.75	16.25

Southern:		
No. 1 Foundry, steamship dock...	17.50	17.75
No. 2 Foundry, spot...	16.75	17.25
No. 3 Foundry	15.75	16.25

**STRUCTURAL.**

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

**BAR IRON FROM STORE (National Classification).**

ROUND AND SQUARE IRON.		
1 to 1 1/2, base price...	...	@ \$1.90
1/4 to 3/8 in.	1-10c.	extra
1 to 1 1/2, base price (nominal)...	...	@ \$1.75

**FLAT IRON.**

1 1/2 to 4 in. x 3/8 to 1 in., base price	...	1.90
1 1/2 to 4 x 1/4 x 5-16	2-10c	extra
2 to 4 in. x 1 1/2 to 2 in.	5-10c	extra
4 1/2 to 6 in. x 11-16 to 1 1/2 in.	4-10c	extra
Norway Bars	3.60	8.75
Norway Shapes	3.75	4.00
Machinery Steel, Iron finish, base	...	1.90
Soft Steel Bars, base or ordy sizes	...	1.90
Tool Steel, regular quality	7.00	...
Tool Steel, extra quality	13.00	...

**SOFT STEEL SHEETS.**

1/4 and heavier	...	2.55
3-16	...	2.65
No. 8	...	2.65

**Blue Annealed:**

No. 8	2.50	...
No. 10	2.50	...
No. 12	2.55	...
No. 14	2.60	...
No. 16	2.70	...

(One Pass R. G. cleaned Cold Rolled. American.)

No. 16	\$2.90	\$3.30
No. 18	2.95	3.40
No. 20	...	...
No. 22	3.00	3.35
No. 24	...	...
No. 26	3.05	3.40
No. 27	3.10	3.45
No. 28	3.20	3.50

**RUSSIA, PLANISHED, ETC.**

Genuine Russia, according to assortment, per lb.	11 1/4@	14
Patent Planished, per lb. A, 10c.; B, 9c., net	70	and 10%
Galvanized iron jobbing, price	...	...
Metal Laths, per sq. yd.	22@	24

**SOLDERS.**

Half and Half	19 1/2 @	20
No. 1	17 1/2	18

**SPELTER.**

Ton lots	5 1/2	5 3/4
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**TERNE PLATES.**

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

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

**PIG LEAD.**

Ton lots	4 3/4	4
Less	5	5 1/4

**LATH.**—The market is very firm for lath, and the tendency of quotations is higher. There is no surplus of material in the East.

**LATH.**

Round wood lath	...	@
Eastern Spruce, slab	...	\$3.50

**LIME.**—During October and September the lime trade compared favorably with the business done in the corresponding months of last year. Business is, of course, still below normal, but there is a considerable flow of jobbing orders, and generally steady improvement, which has been slow, but hereafter is expected to be more rapid. Prices are not quotably changed.

**LIME.**

500-bbl. lots delivered to the trade in Greater New York.

Pennsylvania, common, per bbl.	\$0.75@	\$0.80
State common, cargo rate, per bbl.	.80	.85
Rockland-Rockport, Com., per bbl.	1.02	1.02
Rockland-Rockport, L., per bbl.	1.12	1.12
Rockland-Rockport, special, 320 lbs	1.42	1.42
Select finish, per 320 lbs., net.	1.62	1.62

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.		
West Stockbridge, finishing, 325 lbs.	1.35	1.35
Palmer, com., S.	.85	.85
Palmer, com., L.	1.25	1.25
Palmer, finishing, S.	.95	.95
Palmer, finishing, L.	1.40	1.40

**LUMBER.**—Governed by national more than by local conditions, prices in all lines of rough lumber and products thereof have hardened this week, and the election decision has tended to confirm advances already made. In the last few weeks a tide of orders going to the lumber centers of the country has had a pronounced increase, in anticipation in part of the settlement of political questions. The wholesale market is very much stronger at the close of the week in several lines, particularly spruce and yellow pine.

Mr. Stevens, of Stevens, Eaton & Co., of No. 1 Madison av, remarked this week that hemlock was coming into favor again, owing to the scarcity of Southern pine, and he expected to see a strong market in hemlock boards. Hardwoods had been poor, but everything pointed to a resumption of good business in that department, accompanied by an advance of ten per cent. The result of the election was going to have a good effect, he said.

Mr. Cutler, of Stetson, Cutler & Redmond, of 113 Pearl st, speaking of spruce, said the tendency of prices was higher. A large shipper of yellow pine said that up to a week before the election there had been free buying, and then the trade seemed to assume a waiting attitude. Now with the election over he expected to see a resumption of free buying. Southern mills were well supplied with orders, but it was thought there not to be a good idea to endeavor to force prices up, but rather to let increasing demand have its natural effect.

John W. Rapp, No. 1 Madison av, has taken a further contract in the new addition to the Masonic Temple in 24th st near 6th av, which gives him all the interior trim that is in his line. Under the last covered contract he is to furnish all the bronze-covered wood. Mr. Rapp also has the contract for the interior trim of the "Fifth Avenue Building," at 23d st and Broadway, as has heretofore been mentioned, which will take an immense quantity of material, and he has just finished up his contract on the Washington street subway in Boston.

**SPRUCE.**

2 inch cargoes	\$20.00@	\$23.00
6 to 9 inch cargoes	20.00	23.00
10 to 12 inch cargoes	23.00	25.00

**HEMLOCK.**—Pa. Hemlock, f. o. b. New York, base price, \$20.00@ \$21.00 per M.

**PINE, YELLOW—Long Leaf.**

Building orders, 12-in. & under	\$25.00@	\$27.00
Building orders, 14-in. and up	29.00	31.00
Yard orders, ordinary assort.	21.00	...
Ship stock, easy schedules	30.00	32.00
Ship stock, 40 ft. average	40.00	42.00
Heart face siding, 1 and 1 1/4-in.	32.00	33.00
1 in. wide boards, heart face	38.00	40.00
1 1/4 and 1 1/2 in. wide boards	40.00	...
2 in. wide plank, heart face	40.00	...
Kiln dried sap siding, 4-4	28.00	30.00
Kiln dried sap siding, 5-4	30.00	32.00
Yellow Pine Box Boards (knotty)	18.00	20.00
Yellow Pine Stepping	45.00	48.00

By Steam, add \$1.00 to \$1.50.

**LONG LEAF YELLOW PINE FLOORING.**

"A" Heart face rift, D. & M., 13-16 x 2 1/2 counted 1 x 3	\$54.00@	\$56.00
"B" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3	48.00	50.00
"C" Heart rift, D. & M., 13-16 x 2 1/2, counted 1 x 3	32.00	34.00
"A" Rift, D. & M., 13-16, counted 1 x 3	43.00	44.00
"B" Rift, D. & M., 13-16, counted 1 x 3	39.00	41.00
"C" Rift, D. & M., 13-16, counted 1 x 3	28.00	29.00
"A" Flat, D. & M., 13-16, counted 1 x 3	29.00	31.00
"B" Flat, D. & M., 13-16, counted 1 x 3	28.00	30.00
No. 1 Com., D. & M., 13-16, counted 1 x 3	22.00	23.00
No. 2, Com., D. & M., 13-16, counted 1 x 3	15.50	16.50
"A" Heart Rift, 13-16 x 3 1/4, counted 1 x 4	51.00	53.00
"B" Heart Rift, 13-16 x 3 1/4, counted 1 x 4	45.00	47.00
"C" Heart Rift, 13-16 x 3 1/4, counted 1 x 4	40.00	42.00
"B" Rift, 13-16 x 3 1/4, counted 1x4	37.00	38.00
"C" Rift, 13-16 x 3 1/4, counted 1x4	28.00	30.00
"B" Flat, 13-16 x 3 1/4, counted 1x4	28.00	30.00
No. 1 Com., 13-16 x 3 1/4, counted 1 x 4	22.00	23.00
No. 2 Com., 13-16 x 3 1/4, counted 1 x 4	15.50	16.50

**WHITE PINE.**

Good Uppers, 4-4, 5-4 and 6-4 per 1,000 feet	\$90.00@	\$98.00
Shelving, No. 1, 1 x 10 in.	50.50	50.50
Shelving, No. 2, 1 x 10 in.	37.00	39.50
Cutting up, 5-4, 6-4, 8-4, 1sts	58.50	63.50
Cutting up, 5-4, 6-4, 8-4, 2ds	46.50	52.50
No. 2 Dressing Boards, 1 x 12 in.	44.00	...
No. 1 barn boards, 8-in.	36.00	37.50
10-in.	39.50	...
12-in.	46.00	49.50
No. 2 barn boards, 8-in.	34.00	35.00
10-in.	36.00	37.00
12-in.	38.00	42.50
No. 3 barn boards, 8-in.	30.50	...
10-in.	32.00	32.50
12-in.	34.00	35.00

**PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.**

F. O. B. Car or Vessel at Norfolk, Va. (Official list.)

4-4 Edge, under 12 ins.	\$25.50	\$23.00	\$16.00	\$13.00
4-4 Wide Edge, over 12 inches	39.50	32.50	...	...
4-4 x 4 and 5 inches	27.50	24.50	16.50	...
4-4 x 6 inches	29.50	25.50	17.50	13.50
4-4 x 8 inches	31.50	26.50	18.00	14.00
4-4 x 10 inches	32.50	27.50	18.50	15.00
4-4 x 12 inches	36.50	29.50	19.50	16.50
5-4 Edge, under 12 ins.	28.50	25.50	17.50	14.00
5-4 Wide Edge, over 12 inches	40.50	33.50	...	...
5-4 x 10 inches	34.50	29.50	19.50	16.00
5-4 x 12 inches	39.50	33.50	21.50	17.00
6-4 Edge	31.50	28.50	19.50	14.50
6-4 x 10 inches	35.50	30.50	20.50	16.00
6-4 x 12 inches	40.50	34.50	22.50	17.00
8-4 Edge	32.50	29.50	20.50	14.50
8-4 x 10 inches	36.50	31.50	21.50	16.00
8-4 x 12 inches	41.50	35.50	23.50	17.00

Red Heart Edge	\$9.50
Mill Culls, Edge	9.50
Red Heart and Mill Culls, 8 inches	11.50
Red Heart and Mill Culls, 10 inches	12.50
Red Heart and Mill Culls, 12 inches	13.50
Bark Strips, Nos. 1 and 2	18.50
Bark Strips, Box	9.00
Laths	2.50

**SHINGLES.**

(New York Lighterage Limits.)		
6 x 18 No. 1 Heart Cypress Shingles	\$7.50	per M.
6 x 18 No. 1 Primes or A's	\$6.50	per M.
6 x 18 No. 1 Red Cedar	\$4.50@	\$4.75
"Perfection" Red Cedar	4.75	...
"Eureka" Red Cedar	4.25	...
Extra Clears	3.90	...

**STONE.**—The contract for the granite required for the addition to the Emigrant Savings Bank has gone to the Woodbury Granite Co., No. 1 Madison av, E. D. Spalding, representative. The stone trades note a falling off in new contracts placed, for the time being, but an increase in the number of important works in sight.

Works in a position to do so are giving more attention to opportunities in other parts of the country while business continues slow in New York. The contract which the John Peirce Company has obtained for the St. Louis library will exceed \$1,300,000. A good deal of limestone has been specified in the 6-sty apartment houses that have been planned for erection on Morningside and Washington Heights. The indications are that a larger proportion of limestone will be used in apartment house construction hereafter.

**STONE.—Wholesale rates, delivered at New York.**

Nova Scotia in rough, per cu. ft.	\$0.90@	\$
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	3.6
Granite, Milford pink	...	1.00
Granite, Picton Island red	...	1.00
Granite, Picton Island, pink	...	1.00
Limestone, buff and blue	...	.80
Kentucky limestone	...	.9c
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 (promiscuous sizes, per cu. ft.)	...	.80

**SLATE.—Prices are per square, delivered in New York in car lots.**

Genuine No. 1 Bangor	\$5.25@	\$6.50
No. 1 Chapman	5.25	6.00
No. 1 Red	10.00	12.00
Brownville and Monson Maine	6.50	8.00
Peach Bottom	6.00	7.50
Unfading Green	6.00	7.00

Arrangements for the Second Annual Cement Show, to be held in the Coliseum, in Chicago, February 18-24, 1909, are under way. Diagrams have been drawn up showing the division of space.

## BUILDING OPERATIONS.

### The Week in Building.

There was a large gain in the sum of estimated costs and the number of plans filed at the Building Department for new buildings for the first week in November (from Monday, November 2, to and including Friday, November 6) in Manhattan, compared with the corresponding week a year ago. This week the estimated cost of new building totaled \$1,730,700 for 16 operations. A year ago the estimated cost amounted to \$137,440 for 7 operations, showing a gain of \$1,593,260 for 1908. For the same week this year the total cost for alterations was \$20,555, and for the previous week of last year \$99,700, a decrease of \$79,145. Of the larger buildings for which plans were filed this week, one was for one of the two \$250,000 apartment houses which the Medford Realty Co. will erect on the east side of Broadway, between 163d and 164th sts, from plans by Schwartz & Gross, a 6-sty apartment house for the Silverson & London Construction Co., on the east side of Riverside Drive, 86.6 feet north of 127th st, to cost \$200,000; two apartment houses on the west side of Audubon av, from 176th to 177th sts, for the Washington Heights Development and Construction Co., costing \$500,000; a 6-sty apartment for the Young Realty & Construction Co., in 144th st, s s, 100 feet east of Broadway, costing \$120,000; an 8-sty apartment house for Paterno Bros. in the north side of 113th st, 100 feet west of Amsterdam av, costing \$120,000; and a 6-sty apartment for the St. Paul Construction Co. on the east side of Riverside Drive, 452 feet south of 127th st, to cost \$95,000; a 10-sty studio, office and store building for Butler Davenport, at 28 West 63d st, to cost \$100,000; a 6-sty flat for the Sterling Building & Operating Co. on the northwest corner of Audubon av and 181st st, costing \$100,000; and a 6-sty warehouse at the northeast corner of Greenwich and Canal sts, for E. D. Depew, costing \$60,000. There has been talk among contractors that building operations were being greatly affected by the political campaign, and that conditions would be much improved immediately after the election. The record of the week's filings tends to confirm this opinion.

### Big Woolen Mills Contract.

PASSAIC.—The woolen mills, for which the John W. Ferguson Construction Co., of New York City and Paterson, has the contract, are estimated to cost \$800,000. The site is at the Dundee dam on the Passaic River, at Garfield (a suburb of Passaic) N. J. The company putting up this tremendous plant is composed of German capital, the interests being an amalgamation of three of the biggest woolen mills in Leipsig, Germany. Many of those interested in the new company are people who have at one time been interested in the Botany mills at Passaic, and now control the Fortman & Hoffman mill at Passaic and the mill of the New Jersey Spinning Co. of the same place, the latter being a very large mill. Both of the latter concerns are offshoots of the Botany company, there having been a split among the stockholders of the Botany company some three years ago which resulted in the forming of the two above mentioned companies. Six million bricks and 2,000 tons of steel and large quantities of other material and equipment will be required for the construction. The architect in charge of the work is Charles Heuses, who until a short time ago was the architect of the Botany mill. He was assisted in his work, especially in the surveying, by Anton L. Pettersen,

of Passaic. John Schmidt, of Fortman & Hoffman, is in charge of the work, being the American representative of the new company. Contractor Ferguson's New York address is the Postal Telegraph Building.

### Cass Gilbert Completes Plans for New Haven Library.

NEW HAVEN.—Plans have been completed by Architect Cass Gilbert, 11 East 24th st, Manhattan, for the new Ives Memorial Library building to be erected at Elm and Temple sts, New Haven, Conn., from funds left by the late Mrs. Mary E. Ives. It has not been decided how soon plans will be put out for bids, the directors having decided to call for separate figures for each contract, but it is hoped to secure estimates in time to start work on the operation this winter. The exterior will be of red brick, with marble and limestone trim, tile roof and copper skylights. The construction will be strictly fireproof, the frame being of steel and the foundations of solid concrete. The book stacks will be of steel. The main delivery room, which will be reached by passing through a large vestibule, will occupy the greater part of the first floor and will be circular in shape, about 40 feet in height, being capped by a dome of glass. The rooms on the first floor will be provided with oak, marble, terrazzo and cork floors and marble wainscoting. G. D. Watrous, 865 Chapel st, New Haven, is chairman of the building committee. The cost of the building is placed at about \$300,000.

### Gramercy Park Improvements to Go On.

GRAMERCY PARK.—Plans have been completed by J. Riely Gordon, architect, 402 5th av, for the 12-sty elevator apartment house to be erected at Nos. 35-38 Gramercy Park, the east side, near 22d st, for John E. Olson, owner and general contractor. The building will measure 83.4x63.10x61.7 feet, and will be equipped with electric elevators and have every modern appliance. Work on the excavation is under way, and it was announced on Thursday that the operation would be advanced without delay. The estimated cost of the building is figured at about \$400,000. (Announcement was made in issue of August 22, 1908.) A building of similar type is also soon to be constructed on the co-operative plan at Nos. 24 and 25 Gramercy Park for the "Number 24 Gramercy Park Co.," for which Architect Herbert Lucas, 5 East 42d st, has prepared plans. The contract for this has been awarded to the Thompson-Starrett Co. The cost will be in the neighborhood of \$200,000. (For full particulars, see issue October 31, 1908.)

### More Flats in the Bronx.

HOE AV.—Harry T. Howell, architect, 3d av and 149th st, is preparing plans for five 5-sty brick and stone flat buildings, to be erected on the east side of Hoe av, 110 ft. south of Bancroft st, Bronx, 40x22 ft., all improvements, two families on a floor, for the Gaines Roberts Co., Southern Boulevard, and Westchester av. The estimated cost is \$150,000. Also three 5-sty flats for the Rosa Realty Co., 1567 Wilkins av, to be situated on the west side of Fulton ave, 82 ft. north of Wendover av, to cost \$120,000. The owners are now ready for estimates at the above address.

### Another New Theatre Promised.

That still another amusement structure is likely to be erected in Manhattan became known on Thursday, when it was

learned that plans are under way for a new theatre and office building to be situated in the vicinity of West 47th st. It is also said upon very good authority that arrangements have practically been settled to turn over the completed structure to men who will manage and operate it, but who they are or what the character of the new playhouse is to be, could not be gathered. The architect's name is for the present withheld.

### Eleventh Avenue Project to Go Ahead.

11TH AV.—Building operations will be started in a few days for the new warehouse (mill construction) which the Standard Sanitary Manufacturing Company, 35 West 31st st, is to erect at Nos. 471 to 473 11th av, corner of 38th st, from plans by Messrs. Maynicke & Franke, 298 5th av. Figures are now being received by the architects, no contracts having yet been let. Plans were prepared and figured for the construction of the project a year and a half ago, but the operation was held off indefinitely. (See issue January 19, 1907).

### \$100,000 Business Building for White Plains.

WHITE PLAINS.—Ground will be broken soon for a 4-sty brick store and office building which John Miles, of White Plains, is to erect on Martine av, between Court st and Mamaroneck av. The first floor will contain stores and the other three stories will be fitted up into offices and apartments. The building will be over 200 ft. long and cost about \$100,000. The contract has been given to the Glen Engineering Construction Co., of White Plains.

### St. Nicholas Avenue Block Front.

ST. NICHOLAS AV.—Architect L. F. J. Weiher, 103 East 125th st, is completing plans for the erection of a 6-sty high-class apartment block for the Broadway Construction Company, 516 West 162d st, to be erected on St. Nicholas av, the block front, west side, between 158th and 159th sts, at a cost of about \$200,000. The building will cover a plot 203.3½x irregular. Excavating is now going on, and the structural work will go ahead immediately.

### North Moore St. Contract to H. D. Best Co.

NORTH MOORE ST.—The general contract for the new 6-sty fireproof warehouse which Mrs. W. J. Fitzgerald, of London, England, is about to have erected at No. 39 North Moore st and 34 Beach st, has been awarded to the H. D. Best Co., of No. 1170 Broadway. The plans have been prepared by William Emerson, 281 5th av.

### San Francisco to Have New City Hall.

SAN FRANCISCO.—The people will be asked in January to authorize a bond issue of \$5,000,000 for the construction of a new city hall. Supervisors Rexford, Broderick, Booth, Pollok, McLeran, Murphy and Bancroft are the special building committee.

### West 23d St. Car Stables May Be Rebuilt.

23D ST.—It is rumored that the West 23d st car stables belonging to the Metropolitan Street Railway Co. are to be replaced with a new, modern structure. Nothing further could be learned for publication in this issue.

**Apartments, Flats and Tenements.**

MANHATTAN.—M. Zipkes, 353 5th av, is preparing plans for alterations to the 6-sty tenement No. 170 Delancey st, owned by A. Zwerdling, on premises.

RIDGEWOOD, L. I.—Spaeth & Singer, owners, will erect on Woodward av, northeast corner Grove st, Ridgewood, one 3-sty store and tenement, 25x69, costing \$8,000.

MANHATTAN.—Joseph Koppul, 257 West 17th st, owner, will improve the 5-sty flat building northeast corner of Madison av and 107th st, from plans by Chas. B. Meyers, 1 Union sq.

RIDGEWOOD, L. I.—L. Berger & Co., 300 St. Nicholas av, Brooklyn, have prepared plans for two frame flats, with stores, to be erected on Doscher av, northeast corner Hancock st, Ridgewood, for John L. Schoder, 17 Doscher av.

MANHATTAN.—Geo. Fred Pelham, 503 5th av, is completing plans for the 6-sty apartment house, irregular in size, to be erected at the southwest corner of Morningside av and 122d st, by the Axelrod Realty Co., 321 West 92d st, to cost \$150,000.

WATERBURY, CONN.—Architect C. Jerome Bailey has plans out for figures for a new block to be erected at Washington av and Clark st for Gracia Adinolfi, 4-stys, 52x75 ft., of pressed brick and limestone trimmings, containing 17 tenements and one store.

MANHATTAN.—Kuhn & Lawson, 508 West 142d st, will erect a 5-sty flat building, 72x99.11 ft., in 161st st, south side, 100 ft. east of Broadway, to cost about \$80,000. Cocker & Martin Cooke, 2010 5th av, are preparing the plans.

MANHATTAN.—Plans are about ready by Architect J. E. Scharsmith, 1 Madison av, for the two 6-sty high-class apartment houses which Jacob Herb, 198 Broadway, will erect at St. Nicholas av, southwest corner of 164th st and the northwest corner of 163d st, to cost around \$260,000.

EAST ORANGE, N. J.—Eugene A. McMurray, 22 Clinton av, Newark, and W. Pell Pulis are working on plans for a 16-family apartment house, which will be modern in every detail, to be erected in William st, East Orange, by James J. Allen. The building will be brick, 4-stys, 50x104 ft. The estimated cost is \$40,000.

MANHATTAN.—Plans are being pushed by Schwartz & Gross, 347 5th av, for the new apartment house to be erected by the Carlyle Realty Co., 198 Broadway, Edgar Levy, president, in 110th and 111th sts, west of Amsterdam av. These are to be thoroughly modern up-to-date apartments, 100x54 over all dimensions. Owners build and sublet contracts. (See issue Oct. 17, 1908.)

NEWARK, N. J.—F. Mathesius, Jr., 12 West 40th st, Manhattan, has prepared plans for a brick apartment house which John V. Diefenthaler, of Newark, will erect at 862 and 864 South Orange av. It will be 4-stys and measure 50x63¾ ft. in ground dimension. There will be 46 rooms and seven baths, affording six apartments besides the janitor's. The estimated cost is \$20,000.

**Churches.**

BROOKLYN.—In accordance with a decision reached by the official board of the Bedford Presbyterian Church, work on the main auditorium of the new church will be begun as soon as the winter frost breaks and building operations are made possible. The auditorium will cost \$100,000.

ROSELLE, N. J.—Work on the new St. Luke's Protestant Episcopal Church, at Roselle, is rapidly going on. Most of the exterior work is done, and workmen are engaged in decoration and work of the interior. The building is being constructed of brick, and when completed will be

one of the finest church edifices in the county.

WESTFIELD, MASS.—P. J. Mahoney has received the contract for the erection of the new church for Holy Trinity parish at Westfield. The plans were drawn by Architect Jno. Wm. Donorue, of Springfield, and provide for a brick church, 52x135 ft., with terra cotta trim, slate roof, steam heat, seating about 750.

CANASTOTA, N. Y.—The First Methodist Church Society of Canastota has commissioned Architects Merrick & Randall, of Syracuse, to prepare plans for a new church. The style of architecture is to be Romanesque, the exterior gray brick, and there will be a round corner tower. Its seating capacity, including the galleries, will be about 1,000.

ASBURY PARK, N. J.—Rev. Wm. N. Bailey, rector of the Trinity Episcopal Church, is making arrangements for the erection of a new building to cost about \$60,000; capacity, 600. Foundations are now being constructed by I. R. Taylor, of Asbury Park, and the contract for the superstructure is about to be awarded. Building will be 1-sty, of Indiana limestone, and the plot is about 70x160.

**Dwellings.**

MASPETH, L. I.—Four 2-sty frame dwellings will be built in Franklin st, west of Fiske av, Maspeth, by Wm. B. Cating.

ELMHURST, L. I.—R. W. Block, 14 Reade st, Manhattan, will build on Union av, n s, 100 w 5th st, Elmhurst, a 2-sty brick residence, 44x48 ft., to cost \$12,000.

CORONA, L. I.—Lawrence Shannon, 59 Grinnell av, will build in Grinnell av, west side, 299 ft. north Jackson av, Corona, a 2-sty brick dwelling, 20x45 ft., to cost \$4,000.

FOREST HILLS, L. I.—Work will be started at once for one frame \$5,000 dwelling in Fyfe st, 250 w Seminole av, Forest Hills, for the Cord Meyer Development Co., Elmhurst.

WOODMERE, L. I.—At Woodmere Jas. M. Robinson, 44 Court st, Brooklyn, will erect from plans by Benj. Hudson five 3-sty brick stores and dwellings, 20x53 ft., costing \$27,500.

NEW HAVEN, CONN.—Ground will soon be broken on Whitney av for a handsome residence for G. W. L. Benedict, of 455 George st. Estimates are now being received.

CORONA, L. I.—August Ricker, Shell road, Corona, will erect on National av, w s, 52 s Shell road, Corona, from plans by R. W. Johnson, two 2-sty frame dwellings, 25x30 ft.

JAMAICA, L. I.—Plans have been prepared by E. S. Child, 17 State st, Manhattan for a \$12,000 dwelling to be erected in Alsop st, Jamaica, by G. M. Fowles, 150 5th av, New York.

RICHMOND HILL, L. I.—Richmond Hill Drive, east side, 110 ft. east Division av, will be improved by Chas. A. D. Disbrow, Sr., with a 2-sty dwelling, brick, 23x47 ft., costing \$10,000.

NEW HAVEN, CONN.—Plans by Architects Allen & Williams are being figured for a handsome residence to be built at Orange and Bishop sts for E. A. Sheehan, 605 Orange st.

ROCKAWAY PARK, L. I.—Eighth av, west side, 100 ft. south Newport av, Rockaway Park, will be improved by T. Schultz, Rockaway Park, with one 2-sty frame dwelling, 22x44 ft., costing \$5,500.

MASPETH, L. I.—At Maspeth, Wm. Bremmer, of Brown av, Jamaica, will erect in Sidler st, w s, 125 n Nurge st, from plans by Peter F. Janovitch, one 2-sty frame dwelling, 25x50 ft. Estimated cost, \$4,000.

UTICA, N. Y.—A 2-family brick residence will be erected by R. H. Canfield on the south side of Summit pl, near Park av. Frank McNeven has the contract for the carpenter and mason work.

The Tibbitts-Ward Co. will do the plumbing.

NEWARK, N. J.—Operations will be started at once for the erection of two frame dwellings at 141 and 143 Ridge st by the Trinity Construction Co. There will be 15 rooms in each structure, for three families. The estimated cost for each building is \$8,000.

WINSTEAD, CONN.—Plans of Architect E. E. Benedict, of Waterbury, are now being figured for the erection of a new residence on Hillside av, Winstead, for Franklin Carter. It will be frame, 25x40 ft., with hot water heat, electric lights and all improvements.

ALLENHURST, N. J.—H. B. Seymour, of Long Branch, N. J., is about to award the contract for a new residence at Allenhurst, N. J., for Miss Throckmorton, of Allenhurst. Building will be about 42x54, with frame and stucco exterior, 2½-stys. Approximate cost, \$18,000.

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**BUFFALO, N. Y.**—Several medium-price frame houses will be started in a few days. The Oxford Land Co. will build a 2-sty frame dwelling at 124 Oxford pl, costing \$6,000. Theophilus Speyer will build at 117 Cherry st a 2-sty frame house, costing \$4,500. Catherine F. Rowley will build a \$4,800 2-sty frame house at 247 Leroy av.

**NEW HAVEN, CONN.**—From plans by Architects Murphy & Dana, 103 Park av, Manhattan, James E. Todd has been awarded the contract to build the handsome residence on Whitney av for Pierpont B. Foster, 225 Bishop st. The sub-contracts will be awarded soon. Brick, 50x74 ft., with a green slate roof, galvanized iron cornice, five tiled bath rooms. The cost will be about \$30,000.

**CEDARHURST, L. I.**—R. H. Carman, of Jamaica, L. I., has secured the contract for the new house to be erected at Cedarhurst, L. I., for A. T. Steiner, a Manhattan manufacturer, who has been living at 69 Oak st, Far Rockaway, L. I. The estimated cost is \$25,000, size 40x65 ft., and exterior, brick veneer, with stucco trimming, 2½-stys. Plans have been prepared by Architect Morrell Smith, of Far Rockaway.

**STATEN ISLAND.**—The E. E. Paul Company, 289 4th av, Manhattan, is at work on the most elaborate house that will have been erected in Staten Island for some time. It is situated on Park av, Dongan Hills. Plans were prepared by Architect Percy Griffin, 5th av and 26th st, Manhattan. It will be a brick structure, 2½-stys, 58x150 ft., costing approximately \$75,000. E. R. Stettinins, 85 Liberty st, Manhattan, is the owner.

#### Factories and Warehouses.

**PULASKI, N. Y.**—The Pulaski Dairy-men's Protective Association contemplate the erection of a plant for the handling of milk products. C. Frank Woods, Payton Halsey and George D. Smith, are the building committee.

**NEWARK, N. J.**—J. Strombach, 238 Washington st, is drawing plans for a 1-sty brick factory which Charles Becker & Co., 829 Broad st, will erect in 10th st, near 15th av. The structure will be in two sections, one being 38x100 ft. the other 22x80 ft.

**BUFFALO, N. Y.**—The contract for the erection of a new ice cream factory for Charles Taylor, to be built in 15th st, Buffalo, is about to be awarded. This is a brick structure, with concrete floors and foundations, three stories, 35x100. It is expected that the building will cost \$30,000.

**MANHATTAN.**—No contract has yet been awarded for the 6-sty warehouse, 43x76x86 ft., which Edward D. Depew, 14 Harrison st, will erect at the northeast corner of Greenwich and Canal sts, to cost \$60,000. Radcliffe & Kelley, 3 West 29th st, are the architects. Two buildings will be demolished.

**NEWARK, N. J.**—Four brick buildings will be erected at 543-555 Ferry st, by the Newark Tube and Metal Works. Each building will be 1-sty high. The ground dimensions are, respectively, 100x190 ft., 34x92 ft., 26x30 ft., and 18x24 ft. All will be used for the manufacture of metal goods. The estimated cost for all is \$18,000.

**BINGHAMTON, N. Y.**—Plans are being rushed for the new factory to be erected at Binghamton by the Georgian Manufacturing Co. S. O. & H. A. Lacey, architects, are drawing the plans. Bids on the building will be asked for as soon as the plans are ready, and this will probably be within two weeks. The first building to be erected will cost in the neighborhood of \$40,000.

#### Hospitals and Asylums.

**MIDDLETON, CONN.**—Architect W. D. Johnson, Inc., of Hartford, has prepared preliminary plans for alterations to the Middlesex Hospital in Middletown. Bids will be received early in the spring.

**DANBURY, CONN.**—The H. Wales Lines Co. has obtained the contract for the erection of the proposed new Danbury hospital in Danbury and for an addition to the central heating plant of the Mt. Hermon school. The contracts will aggregate about \$125,000.

**YONKERS, N. Y.**—St. John's Hospital, Yonkers, N. Y., is about to build an addition to the hospital on North Broadway. Plans have been prepared and estimates taken by Architect G. H. Chamberlain, 1181 Broadway, Manhattan. Brick, stucco exterior, 2½-sty, 60x90 feet.

**WEEHAWKEN, N. J.**—Contractors are still figuring on the plans for the new hospital to be erected at Weehawken, N. J., for the North Hudson Hospital Association. Herman Walker, 72 Hudson av, Guttenberg, N. J., is chairman building committee. The original drawings have not been revised or modified in any way, as was erroneously announced in a previous issue. Hermann Horenburger, No. 422 East 159th st, Bronx, is the architect.

#### Hotels.

**WESTFIELD, MASS.**—P. J. Mahoney has the contract for the erection of the new hotel in Elm st, for August Hocker. The plans are by Architect W. B. Reid of Holyoke, and provide for a 3-sty brick block, 30x75 ft., finished in hardwood, containing a barroom.

#### Office and Loft Buildings.

**MANHATTAN.**—Bernstein & Bernstein, 24 East 23d st, are taking figures on the new store and loft building to be erected at the corner of Delancey and Mangin sts for Marx & Jacobson. This is to be an 8-sty building, 50x100, brick, limestone and terra cotta.

**MANHATTAN.**—Work has begun on the loft and store building in 34th st by Abele & Brown, of 110th st. Plans have been prepared by Architect R. Edwin Archibald & Co., and provide for a brick structure, 25x80 feet. Owners are doing building themselves.

**UTICA, N. Y.**—A building is to be erected by E. D. & A. F. Cronk at 68 Hotel st. Agne, Rushmer & Jennison have prepared plans for a brick building equipped with heavy machinery, and on the second floor will be the office, pattern room and the designing room.

#### Public Works.

**LENOX, MASS.**—The Lenox Water Co. has made plans for the construction of a new dam and watershed on its property here. Preparation for building will be made at once.

**DANIELSON, CONN.**—All bids for the construction of the proposed dam for the Danielsonville Cotton Co. have been rejected. It is probable that new estimates will be called for.

#### Government Work.

**WASHINGTON, D. C.**—Sealed proposals will be received the 25th day of November for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Hazelton, Pa. James Knox Taylor, supervising architect.

**WASHINGTON, D. C.**—Sealed proposals will be received the 2d day of December for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. post office at Carlisle, Pa. James Knox Taylor, Supervising Architect.

**PLATTSBURG BARRACKS, N. Y.**—Sealed proposals will be received Nov. 18 for the construction of transformer substation; for furnishing electric current;

and for construction of electric lighting system at this post. Address Constructing Q. M., Plattsburg Barracks, N. Y.

Proposals for elevators will be received at the bureau of yards and docks, Navy Department, Washington, D. C., Nov. 21, for furnishing and installing two freight elevators at the navy yard, Charleston, S. C. Plans and specifications can be obtained on application to Wm. M. Smith, acting chief of bureau.

Treasury Department, office of the Supervising Architect, Washington, D. C.—Proposals will be received at this office until the 21st day of November for the installation of a vacuum cleaning system for the U. S. post office, custom house and court house, Cleveland, Ohio. James Knox Taylor, Supervising Architect.

**WASHINGTON, D. C.**—Sealed proposals will be received the 1st day of December for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. post office at Newton, Kan., in accordance with drawings, copies of which may be obtained at the discretion of the Supervising Architect, James Knox Taylor.

#### Schools and Colleges.

**ALLAMUCHY, N. J.**—Allamuchy Township, Warren County, is preparing to erect a new \$5,000 public school building. No plans have yet been drawn.

**PEEKSKILL, N. Y.**—The question of the construction of a new school is being agitated, and it is probable that the matter of raising \$125,000 will be submitted to the voters in the near future. A. L. Ehardt is secretary of the Board of Education.

**IRVINGTON, N. J.**—Contract was awarded to the American Concrete-Steel Co., of Newark, for the construction of Public School No. 5, in Mt. Vernon av, Irvington, N. J. The construction will be reinforced concrete throughout. The cost is figured at \$26,300. Joseph B. Allen, of Irvington, is the architect.

#### Bids Opened.

Bids were opened Monday, November 2, by the Board of Education: No. 1.—For erecting deck houses and partitions on training ship "Newport," and also on recreation pier at the foot of East 24th st, Manhattan. Peter Corley, \$2,163 (low bid). Other bidders were: James Shewan & Son, Neptune B. Smyth, Inter-City Contracting Co., William Werner, William N. Ingram, Julius Haas, John F. Walsh, Jr., Co., Alexander R. Brown. No. 2.—For installing heating and ventilating apparatus in new P. S. 114, Manhattan. Blake & Williams, \$48,284 (low bid). Other bidders were: John Hankin & Bro., Gillis & Geoghegan, James Curran Mfg. Co., William J. Olvany, Raisler Heating Co., Frank Dobson Co., Inc., E. Rutzler Co. No. 3.—For additions to building and alterations to the site of Morris High School, Bronx. Charles Cochar, \$2,100 (low bid). Other bidders were: William N. Ingram, Julius Haas, William Werner, Inter-City Contracting Co. No. 4.—For item 1: Installing reinforced concrete prism pavement, lights (no bids were received); Item 2: rear-ranging ceiling sash of auditorium. Duncan Stewart (low bid). Item 3: erecting iron railings and gates at P. S. 37. Jos. Buellesbach (low bid).

Bids were opened on Oct. 24, at the office of the superintendent of the U. S. Capitol Building and Grounds, Washington, D. C., for furnishing three electrically operated dumbwaiters with enclosures. The Marine Engine & Machine Co.,



230 West 13th st, Manhattan, \$3,865 (low bid). Other bidders were:

Thomas W. Power Elevator Co., Washington, D. C.; Otis Elevator Co., 17 Battery pl, New York.

#### Contracts Awarded.

The Holme Co., 34 West 26th st, Manhattan, has contracts for making and driving corrugated concrete piles for the East Tuberculosis Infirmary of the Metropolitan Hospital on Blackwell's Island, for a 12-story apartment building in Gramercy Park, and for the quartermaster's storehouse for the Marine Corps at the Brooklyn Navy Yard.

#### Estimates Receivable.

By the Park Board, Thursday, Nov. 12, No. 1, for paving with asphalt tiles the ends of the parks in Broadway, between 95th and 110th sts, and between 80th and 95th sts, Manhattan.

By the Department of Public Charities, Friday, Nov. 13, for furnishing labor and materials required for repairing and painting certain buildings connected with the New York City Home for the Aged and Infirm, Blackwell's Island.

By the President of the Borough of Richmond, Tuesday, Nov. 10, for furnishing labor and materials required for constructing a reinforced concrete retaining wall on Stuyvesant pl, and other work in connection with the St. George ferry approach.

Bids will be received by the Board of Water Supply, No. 299 Broadway, Tuesday, Nov. 17, for making borings along one or more lines south of Hill View Reservoir, lying mainly in the Boroughs of the Bronx, Manhattan and Brooklyn, including lines crossing the Harlem River probably between 7th av, and Washington Bridge, and the East River, approximately between the Williamsburgh and Brooklyn bridges.

By the President of the Borough of Richmond, Tuesday, Nov. 10, No. 1, for furnishing labor and materials required for constructing a temporary combined sewer in Erastina pl, from Central av to a point about 260 ft. north of the Staten Island Rapid Transit Railroad. No. 2, for furnishing labor and materials required for constructing a temporary sanitary sewer in Lockman av, from a point about 950 ft. south of Richmond terrace, southerly for about 245 ft. and in Cherry lane, from the existing sewer in Marianne st to a point near Palmer's Run.

By the President of the Borough of Brooklyn, Wednesday, Nov. 11, No. 1, for regulating and repaving with asphalt on a concrete foundation the roadway of Arlington av, from Jamaica av to Fulton st, Classon av, from Fulton st to Bergen st, 8th st, from Church av to Montgomery st, East 8th st, from Montgomery st to Johnson st, East 23d st, from Av F to Av G, 47th st, from 7th av to 8th av, Fleet st, from DeKalb av to Hudson av, Franklin av, from Jefferson av to Atlantic av, Grand st, as extended, from Hooper st to Bridge Plaza; for regulating and repaving with granite on a concrete foundation the roadway of Keap st, from Kent av to Wythe av.

By the Department of Public Charities, Thursday, Nov. 12, No. 1, for providing labor and materials, including chambers, cars, formaldehyde retorts, transfer table, tracks, sleeper, tees, valves, piping and all other work necessary to the installation of a combined steam and formaldehyde disinfecting system (except the supplying and installation of a vacuum pump) for the new Municipal Lodging House, situated east of 1st av, and 26th st, Manhattan. Friday, Nov. 13, No. 2, for furnishing labor and materials required for removing the four hospital

pavillions located on the grounds of Bellevue Hospital and erecting same at the Metropolitan Hospital; also for altering the position of six hospital pavillions now at the Metropolitan Hospital.

#### Government Work.

Fort Hancock, N. J.—Sealed proposals for new plumbing and construction in barracks 22, 23, 24 and 25 at this post will be received Nov. 18. Address W. J. Hawkins, Constructing Q. M., U. S. A.

Office Constructing Q. M., Fort Hamilton, N. Y.—Sealed proposals will be received Nov. 11 for furnishing and installing gymnastic apparatus in building at this post. Address Constructing Q. M., Fort Hamilton, N. Y.

Sealed proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., Nov. 21, for furnishing and installing two freight elevators at the Navy Yard, Charleston, S. C. Wm. M. Smith, Acting Chief of Bureau.

WASHINGTON, D. C.—Sealed proposals will be received the 2d day of December for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Carlisle, Pa. James Knox Taylor, Supervising Architect.

The bid of the Murray Contracting Co., New York City, \$4,495 in amount, has been accepted for constructing a lot wall at the Elmira, N. Y., postoffice. Contract has also been awarded to the same builder, at \$7,856, for remodeling the U. S. public building at Butte, Mont.; time, June 1, 1909.

WHITE PLAINS, N. Y.—Sealed proposals for construction, including heating, plumbing, electrical work and gas piping, for State Armory at White Plains, N. Y., will be received by the State Board of Armory Commissioners, Capitol, Albany, N. Y., up to 12 o'clock m., on the 10th day of November.

Proposals for Air Compressors will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., Nov. 21, for furnishing and installing one 5,000 cu. ft. air compressor and accessories at each of the navy yards, Boston, Mass., and Mare Island, Cal. Address Wm. M. Smith, Acting Chief of Bureau.

Proposals for Hospital Buildings will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., Nov. 21, for additions to and alterations in the Naval Hospital buildings, Philadelphia, Pa. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. Wm. M. Smith, Acting Chief of Bureau.

Sealed proposals will be received at the Office of the Light-House Inspector, Tompkinsville, N. Y., until 2 o'clock p. m., Nov. 10, for furnishing and delivering buoys and appendages for the light-house establishment during the fiscal year ending June 30, 1909. The articles to be furnished embrace whistling, nun, can, bell, gas, wooden spar, channel and ice buoys, ballast balls, iron sinkers. Information may be had upon application to the Light-House Inspector, Tompkinsville, N. Y.

#### Brief and Personal.

Now bring on the mortar!

Let loose those held-up contracts.

Lots of time yet before the snow flies. There are some desirable lime and marble quarries for sale. For particulars see Want and Offer page.

The American Society of Heating and Ventilating Engineers will hold its fifteenth annual meeting in the Engineering Societies Building, New York, January 19, 20 and 21, 1909.

The Republicans carried Greater New York in the Presidential election, for the first time. The trend of sentiment in business circles may be judged from this. Business confidence ought now to be fully restored.

Mr. James H. McLaughlin is no longer connected with the Cement Engineering & Construction Co., Saugerties, N. Y. He has accepted a position as engineer with the American Cement Engineering Co., of 315 5th av, New York.

There is a "trade movement" which no wide-awake business man can afford not to participate in, namely, a general trade movement to promote activity. The "Opportunity Number" of the Record and Guide will be issued December 19.

The building trades divisions led by Mr. W. H. McCord (of Post & McCord), as marshal, made an impressive appearance in last Saturday's parade; but they should have had a better position in the line, as it was dark before they came along.

Mr. William L. Caniff, who was connected with the United Engineering & Contracting Co., of New York, as master mechanic, has accepted a position with the T. A. Gillespie Co., High Falls, N. Y., in the same capacity on the Rondout Siphon tunnel.

Wm. Brown has been elected president of the Master Plumbers' Association of

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Yonkers. The other newly elected officers are as follows: Vice-President, Jas. A. Durkin; Recording Secretary, Jas. D. Thomson; Financial Secretary, Thos. A. Hanrahan; Treasurer, John H. Collins.

The W. E. Cornell Co., engineers and contractors, 1123 Broadway, have recently secured, together with other work, contracts for plumbing and gas fitting on the Farmers' Loan & Trust Co. building, the Golden Hill building, the Downtown building and the Everett building.

The committee of the New York State Hardware Association in charge of the selection of the meeting place for the convention, next year, has chosen Rochester. Louis J. Ernst, of Rochester, is chairman of the committee. The reunion next year will be to hold a convention and exposition March 1 to 5.

Mr. James Carvalho, vice-president of the Cross, Austin & Ireland Company, lumber dealers, has purchased a tract of 112 city lots on the Long Island City side of Newtown Creek, and will utilize the property as an adjunct of their lumber yards on the Brooklyn side of the creek. The plot is said to have cost \$200,000.

President Halsey of the National Association of Master Plumbers has announced the following board of directors: President, W. H. Halsey, Milwaukee, Wis.; vice-president, Walter D. Nolan, Washington, D. C.; secretary, Philip H. Murphy, Milwaukee, Wis.; treasurer, William McCoach, Philadelphia, Pa. Directors: T. A. Hill, New York City; E. D. Hornbrook, Kansas City, Mo.; R. B. Moodie, Dayton, O.; C. H. Cronin, Boston; C. P. Tietze, Detroit; John Trainor, Baltimore; Thomas J. Young, Mobile, Ala.; A. Selden Walker, East Orange, N. J.; C. J. Herbert, Chicago; Daniel Crowley, Oakland, Cal.; Harry F. Melton, Wilmington, Del.

Invitations have been sent out for the dedication of the new building of the Phelps Publishing Co., at Springfield, Mass., Thursday, November 12. Addresses will be delivered by President Roosevelt and other distinguished persons. The structure contains 4,760,000 cubic feet and has a floor area of 326,264 square feet, or 7.49 acres. It has eight stories above the ground, and provides room for 5,000 employees. The National League of Domestic Producers is to hold its annual convention in Springfield, November 11 to 13, and all persons attending the dedication will be entitled to take advantage of special reduced railroad rates through the co-operation of the League. The building was designed by Fred. S. Hinds, Boston, Mass., and was erected by the Turner Construction Co., 11 Broadway, New York.

The office of George H. Shuman, electrical contractor, 13 East 30th st., is remarkably busy these days despite the depression. He is installing the complete electric equipment in the big Twenty-sixth Street Building, for the Guggenheimer Estate, a detailed description of which was given in this paper in issue of Oct. 24. Other contracts which he has under way are in the 12-story loft building, 138-140 West 17th st., for Chas. Hirschorn and Alfred M. Rau; the 12-story loft building at 15-17 East 16th st., for Max Kurzrok and Hyman Hein; a 12-story loft building, 121-123-125 West 17th st., for the Domestic Realty Co., of which Louis Sachs is President; the double store and loft buildings, 45-51 West 21st st., for D. E. Sicher & Co., 2 square blocks of apartment houses on Washington Heights for the Washington Heights Development Co., of which Harry Felt is President; and a big apartment house on Audubon av., for the Bendheim Construction Co. He has also several private house jobs on hand, including the palatial residence of Jacob Rothschild at Deal Beach.

**Building Expenditures Enlarging.**

The filing of plans for the new Municipal Building last week ran October's total for the estimated cost of new buildings for which plans were filed during the month up to thirteen million dollars and more in the Borough of Manhattan alone. The estimated cost of this one building is eight million dollars, but it has as much right to be counted as any other, and, consequently, the new building business for last month is more than one hundred and twenty-five per cent. ahead of the record of the corresponding month last year in this one borough. The October record in Brooklyn was also slightly ahead of that in the corresponding month in the year 1907. This year, to date, is yet behind last year, in the three principal boroughs, for estimated cost of both new buildings and alterations.

Preliminary returns to Bradstreet's of building appropriations in other cities for October point to that month duplicating the experience of September in showing a gain in expenditures as compared with the same month a year ago. It will be recalled that in September a gain, though a small one, was reported over the same month of 1908, this being the first increase for over a year past. In October a larger and more pronounced increase was reported. The bulk of the gain is reported by New York City. The appropriations for new buildings in thirty-five cities for October this year aggregate \$32,937,623, a gain of 49.5 per cent. over September and of 43.8 per cent. over October, 1907. The expansion over September is naturally the most encouraging feature, because in October a year ago building operations had fallen off considerably.

	October, 1908.	Change from Oct., 1907 Inc. Dec.
Atlanta, Ga. ....	\$246,575	7.9 ...
Bridgeport, Conn. ....	151,405	... 23.7
Buffalo, N. Y. ....	643,000	1.9 ...
Canton, Ohio ....	24,375	... 24.0
Cedar Rapids, Iowa ....	160,000	... 21.1
Chattanooga, Tenn. ....	67,380	... 45.0
Columbus, Ohio ....	305,555	... 23.5
Denver, Colo. ....	957,400	65.5 ...
Detroit, Mich. ....	1,139,820	... 6.0
Fort Wayne, Ind. ....	152,420	181.4 ...
Hagerstown, Md. ....	25,500	70.0 ...
Indianapolis, Ind. ....	499,876	... 2.3
Macon, Ga. ....	31,711	10.1 ...
Memphis, Tenn. ....	290,118	3.2 ...
Minneapolis, Minn. ....	990,390	6.7 ...
Mobile, Ala. ....	125,250	205.0 ...
Nashville, Tenn. ....	106,503	... 64.4
Newark, Ohio ....	37,000	105.5 ...
New Haven, Conn. ....	220,460	19.5 ...
Norfolk, Va. ....	134,668	21.8 ...
Omaha, Neb. ....	517,875	3.4 ...
Philadelphia, Pa. ....	2,789,295	58.1 ...
Portland, Me. ....	25,000	... 67.2
Richmond, Va. ....	146,568	... 23.9
Salem, Mass. ....	36,125	42.3 ...
Scranton, Pa. ....	686,198	241.2 ...
Springfield, Ohio ....	10,700	... 33.8
St. Louis, Mo. ....	2,280,050	77.6 ...
Stockton, Cal. ....	121,200	... 46.9
Syracuse, N. Y. ....	231,600	... 64.5
Terre Haute, Ind. ....	65,170	... 76.4
Toledo, Ohio ....	199,465	... 50.6
Wheeling, W. Va. ....	25,129	... 52.0
Wilkes-Barre, Pa. ....	142,657	... 6.5

**Driving Piles Under Difficulties.**

The eccentricities of Manhattan's substrata are indicated in a measure by the driving of piles by the Raymond Concrete Pile Co. as preliminary work for the construction of the new car barn at 54th st and 9th av. The boot of the shell may penetrate between 20 and 25 feet before it reaches the point of refusal, and when the pile starts downward again a few inches away solid rock may be encountered within a few feet of the surface. Borings made where the piers are to be located guide the operators of the huge pile-driver, but even with these in hand considerable caution has to be exercised. There is little difficulty in discovering when the boot of the shell has struck rock. With a weight of 7 tons descending, the core being about 3½ tons and the hammer about 2½ tons, the difference between its effect on a ledge of stone and earth, however hard, is easily apparent. In the work at the car-barn site the core has crushed through a wooden floor-

ing six feet below the surface. What this was used for is not clear, but it seems to have been imbedded in the earth. In all 600 piles are to be driven, about half of which are in place. The hammer is sending them down with blows varying from 60 to 72 a minute, depending upon the nature of the subsoil. A blow a second, without any undue obstacles, is considered slow progress.

**Bids on the St. Louis Library.**

The contract for the construction of the Central Library building, at St. Louis, was awarded some time ago to the John Peirce Company, of New York. The material to be used for the exterior will be Mount Waldo, Maine, granite, quarries there being owned by the John Peirce Company. The contract price is \$1,372,267.

The original bids submitted were from eight firms: The John Peirce Company, of New York; Norcross Bros. Construction Company, of New York; and James H. Bright Construction and Building Company, James Black Masonry and Contracting Company, James Stewart & Co., Westlake Construction Company, and Seiden Breck Construction Company, all of St. Louis.

The lowest bids, with all the alternatives in or out, according to the wishes of the Library Board, were as follows on the various materials, beginning with the cheapest:

Material—	Lowest bidder.	Price asked.
Bedford limestone....	Peirce	\$1,172,267
Mount Waldo granite..	Peirce	1,372,267
Gray Vermont marble..	Stewart	1,373,150
Vermont marble.....	Black	1,382,739
Batesville marble....	Westlake	1,388,102
Hallowell granite.....	Peirce	1,392,267
Vermont "C" marble..	Stewart	1,396,150
Concord granite.....	Black	1,464,809
Blue Hill granite....	Westlake	1,468,980
Maine granite.....	Stewart	1,516,850
Stony Creek granite..	Norcross	1,611,700
Troy White granite..	Norcross	1,631,700

**W. L. Crow Co. Issues Book.**

The Wm. L. Crow Construction Co., 289 4th av., which was established by Langstaff N. Crow nearly seventy years ago, has issued a very neat book to put before those interested in high-class construction, the methods and features that have placed this concern among the leaders of its kind in New York. Reference is made to its thorough organization, the efficient system, the complete equipment and to the facilities provided to execute reinforced concrete construction in all of its forms. The list of architects for whom the company has built is both select and imposing. The book contains many half-tone illustrations of structures put up by the Wm. L. Crow Co., the variety including clubs, warehouses, office buildings, banks, libraries, factories, churches, machine shops, garages and residences. The list of some of the buildings erected includes several hundred.

**Norwegian Granite Industry.**

From the report of the British Consul for Norway it appears that the most important stone quarries are found in the Idefjord, where excellent granite occurs in inexhaustible abundance. From here the stone is exported principally to the United States, Germany, South America and Mexico. Near Christiania quarries of red quartz syenite are being worked, and near Drammen and Tonsberg quarries of red biotite granite. At Larvik augite-syenite is found, around the coast gneiss granite is quarried, and at Saltenfjord excellent marble is found. The export of granite during 1907 was 140,000 tons, of the value of \$550,000, and came chiefly from the United Kingdom. Very little granite is being exported this year.

## PROJECTED BUILDINGS

## BOROUGH OF MANHATTAN.

## SOUTH OF 14TH STREET.

Baxter st, No 95, 1-sty brk and stone outhouse, 6.8x8.6; cost, \$400; C J Lamasche, 218 Canal st; ar't, O Reissmann, 30 1st st.—474.  
Greenwich st, n e cor Canal st, 6-sty brk and stone warehouse, 43x76 and 86; cost, \$60,000; Edward D Depew, 14 Harrison st; ar'ts, Radcliffe & Kelley, 3 W 29th st.—470.  
North Moore st, No 39, 6-sty brk and stone warehouse, 27.1x175.4, Beach st, No 34, slag roof; cost, \$51,000; Mrs W J Fitzgerald, London, Eng; ar't, Wm Emerson, 281 5th av.—462.

## BETWEEN 14TH AND 59TH STREETS.

32d st, Nos 344-346 East, 8-sty brk and stone loft building, 35x90.9, tar and gravel roof; cost, \$75,000; Jacob Markowitz, 122 5th av; ar'ts, Louis Korn & M Zipkes, 353 5th av.—476.  
55th st, No 414 East, 1-sty brk and stone poultry slaughter house, 25x100.5; cost, \$2,000; L Schnumacher, 1128 1st av; ar't, Herman Horenburger, 122 Bowery.—463.  
Grand Central terminal yard, near East 49th st, 1-sty concrete and brk battery house, 9.8x12.4; cost, \$300; N Y C & H R R Co, Grand Central Station; ar'ts, Grand Central Station Architects, 314 Madison av.—475.

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

63d st, No 28 West, 10-sty brk and stone studios, offices and stores, 20x90.4, tar and gravel roof; cost, \$100,000; Butler Davenport, 66 W 38th st; ar't, Erwin Roszbach, 2010 Broadway.—467.  
113th st, n s, 100 w Amsterdam av, 8-sty brk and stone apartment house, 50x85.11; cost, \$120,000; Paterno Bros, Inc, 616 W 116th st; ar'ts, Schwartz & Gross, 347 5th av.—465.  
8th av, s w cor 110th st, 1-sty brk and frame store, 87x35; cost, \$3,500; M G Ferguson, 25 Broad st; ar't and b'r, Daggett & Rose Contracting Co, 156 5th av.—461.

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

5th av, n e cor 85th st, 5-sty brk and stone residence, 25x90, slag or slate roof; cost, \$60,000; Jas B Clews, 36 W 59th st; ar't, Horace Trumbauer, 1408 Land Title Bldg, Philadelphia, Pa.—471.

## NORTH OF 125TH STREET.

144th st, s s, 100 e Broadway, 6-sty brk and stone apartment house, 100x86.7, plastic slate roof; cost, \$120,000; Young Realty & Const Co, on premises; ar'ts, Thain & Thain, 4 E 42d st.—477.  
180th st, n s, 187.1½ w Broadway, 5-sty brk and stone tenement, 50x98; cost, \$50,000; Ferguson Bros, 119 Manhattan av; ar't, Geo Fred Pelham, 503 5th av.—472.  
Audubon av, w s, 176th to 177th st, two 6-sty brk and stone tenements, 100x89.11, slag roof; cost, \$500,000; Washington Heights Development & Const Co, 103 Park av; ar'ts, Mulliken & Moeller, 103 Park av.—475.  
Audubon av, n w cor 181st st, 6-sty brk and stone tenement, 75x90; cost, \$100,000; Sterling Building & Operating Co, 203 Broadway; ar't, Geo Fred Pelham, 503 5th av.—468.  
Broadway, e s, bet 163d and 164th sts, two 6-sty brk and stone apartment houses, 99.11x90; total cost, \$250,000; Medford Realty Co, 380 Riverside Drive; ar'ts, Schwartz & Gross, 347 5th av.—347.  
Riverside Drive, e s, 86.6 n 127th st, 6-sty brk and stone apartment house, 75x131.11 and 163.11; cost, \$200,000; Silverson & London Const Co, 2512 7th av; ar't, Geo Fred Pelham, 503 5th av.—469.  
Riverside Drive, e s, 452.2 s 127th st, 6-sty brk and stone apartment house, 80x82 and 72, slag roof; cost, \$95,000; St Paul Construction Co, 683 Cleveland st, Brooklyn; ar't, L A Goldstone, 45 W 34th st.—466.

## BOROUGH OF THE BRONX.

Lyman pl, e s, 152.6 n Stebbins av, 4-sty brk tenement, 44.11x69; cost, \$25,000; Max Arndstein, 50 Cathedral Parkway; ar'ts, Moore & Landsiedel, 148th st and 3d av.—867.  
148th st, n s, 315 w Bergen av, 1-sty frame shed, 17x100; cost, \$300; Fred Schnauffer, 712 E 149th st; ar't, William Schnauffer, 363 E 149th st.—863.  
167th st, n e cor Union av, 3-sty brk stores and tenements, one 5-sty 45x90, two 4-sty 40x88; total cost, \$95,000; R & W Realty Co, Jos Reiss, 1112 Forest av, Pres; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—865.  
176th st, n s, 89 w Washington av, 2-sty brk parish house, 16x56; cost, \$2,000; the trustees of Trinity Congregational Church, Walter E Hallett, 273 E 175th st, Pres; ar'ts, Stoughton & Stoughton, 96 5th av.—861.  
Castle Hill av, w s, 755 n Starling av, 3-sty frame store and dwelling, 24.6x62; cost, \$8,500; Antonio Cannavaccinolo, 714 2d av; ar't, Henry Nordheim, Tremont av and Bronx st.—869.  
Concord av, n w cor 147th st, 4-sty brk tenement, 45x71.1; cost, \$30,000; Moorehead Const Co, 462 E 142d st; ar't, Edw J Byrne, 3025 3d av.—864.  
Cornell av, s s, 250 w Mapes av, 2-sty frame dwelling, 21x50; cost, \$4,800; Otto Nilson, 1442 Boston road; ar't, Henry Nordheim, Tremont av and Bronx st.—870.  
Holland av, w s, 195 n Morris Park av, 2-sty frame dwelling, 21x50; cost, \$5,000; Ike Melnik, 1861 Wallace av; ar't, Henry Nordheim, Tremont av and Bronx st.—871.  
Plimpton av, w s, 75 s 170th st, nine 2-sty brk dwellings, one 22.7, five 22, three 23x60 and 57; total cost, \$72,000; James C Picken, 360 W 125th st; ar't, John Hauser, 360 W 125th st.—866.  
Union av, No 917, 2-sty brk stable and loft, 26.10x35; cost, \$1,500; Pauline Berg, on premises; ar't, Wm Kurtzer, Spring st and Bowery.—872.  
Valentine av, e s, 180.9 n 198th st, two 2-sty frame dwellings, 21x47 each; total cost, \$14,000; Freeman Realty Co, John Rigelman, 1280 So Boulevard, Pres; ar't, Wm T La Velle, 1282 So Boulevard.—873.  
Waterbury av, s s, 100 e Havemeyer av, 1-sty frame shed, 14.6x36; cost, \$25; Paul Koppe, on premises, ow'r and ar't.—862.  
Zullette av, n s, 200 w Mayflower av, 2-sty frame dwelling, 21x50; cost, \$5,000; Thomas Bible, Westchester; ar't, B Ebeling, 1136 Walker av.—868.

## ALTERATIONS.

## BOROUGH OF MANHATTAN.

Baxter st, No 97, toilets, partitions, to 3-sty brk and stone tenement; cost, \$1,500; C J Lamasche, 218 Canal st; ar't, O Reissmann, 30 1st st.—2120.  
Broome st, No 398, brk wall, alter floors, to 4-sty brk and stone store and loft bldg; cost, \$1,000; New York Life Ins Co, 52 Wall st; ar'ts, J B Snooks Sons, 73 Nassau st.—2122.  
Eldridge st, No 20, alter stairs, skylights, to 2-sty brk and stone storage bldg; cost, \$600; The City of New York, City Hall; ar't, Alexander Stevens, 157-159 E 67th st.—2136.

Front st, No 88, partitions to 4-sty brk and stone storage bldg; cost, \$600; Chas A O'Donohue, on premises; ar't, Wm E Pringle, 3332 Barker av, Bronx.—2111.  
Houston st, No 193 E, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,500; Mrs C Pfrizenmayer, 45 East Houston st; ar't, E H Dietrich, 143 W 45th st.—2123.  
Henry st, No 185, windows, partitions, toilets, show windows, to 4-sty brk and stone tenement; cost, \$1,500; Ary Flaks, 38 Market st; ar't, O Reissmann, 30 1st st.—2139.  
Hester st, Nos 54-56, alter shafts, partitions, windows, to two 6-sty brk and stone stores and tenements; cost, \$200; Rachel Gossett, 1 E 113th st; ar't, Chas M Straub, 147 4th av.—2130.  
Hester st, No 87, partitions, windows, to 4-sty brk and stone tenement; cost, \$500; M & I Haimowitz, premises; ar't, O Reissmann, 30 1st st.—2133.  
Jones st, No 16, skylights, toilets, partitions, to two 3-sty brk and stone front and rear tenements; cost, \$500; George Schenk, 22-24 Jones st; ar't, John Ph Voelker, 979 3d av.—2135.  
Monroe st, No 96, windows, show windows, iron columns, to 5-sty brk and stone tenement; cost, \$2,000; J Solomon, 1235 51st st, Brooklyn; ar't, O Reissmann, 30 1st st.—2134.  
Mulberry st, No 52, partitions, windows, to 4-sty brk and stone tenement; cost, \$250; Oliver H Dow, 50 Mulberry st; ar't, N Levine, 115 E 118th st.—2143.  
Suffolk st, No 54, partitions, windows, toilets, skylights, to 5-sty brk and stone tenement; cost, \$3,000; estate of Adam Schepp, 11 Av A; ar't, Henry Regelman, 133 7th st.—2115.  
Thompson st, No 221, alter windows, walls, to two 3-sty brk and stone tenements; cost, \$800; W H White, 53 Bond st; ar't, Geo Haug, 123 Liberty st.—2118.  
University pl, Nos 24-34, erect two tanks to 6-sty brk and stone loft bldg; cost, \$1,100; The Trustees of the Sailors' Snug Harbor, City of New York, 31 Nassau st; ar'ts, Gurliitt-Manning Co., 80 Wall st.—2144.  
Water st, No 428, partitions, windows, plumbing, to 5-sty brk and stone tenement; cost, \$2,000; Samuel Manheimer, 309 E Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2114.  
15th st, No 314 E, partitions, windows, alter walls, to 3-sty brk and stone tenement; cost, \$800; Solomon Reiner, 314 E 15th st; ar't, M M Loinger, 238 E 10th st.—2113.  
15th st, No 415 E, partitions, windows, toilets, tank, to 5-sty brk and stone tenement; cost, \$2,500; L M Rosenthal, 87 Av A; ar't, Jacob Fisher, 296 East 3d st.—2142.  
25th st, No 516 W, alter piers, beams, to 4-sty brk and stone factory; cost, \$100; Zucker, Levitt & Loeb, 516 W 25th st; ar't, P F Brogan, 119 E 23d st.—2140.  
26th st, No 206 W, partitions, windows, steel girders, show windows, to 4-sty brk and stone tenement; cost, \$200; Mary McGerey, 206 W 26th st; ar't, L De Lorenzo, 418 E 14th st.—2131.  
29th st, No 201 W, store fronts to 4-sty brk and stone store and tenement; cost, \$100; James McElroy, 342 7th av; ar't, Louis Falk, 2756 3d av.—2141.  
34th st, No 17 E, erect sign, to 2-sty stone stable; cost, \$75; Frank R Brown, premises.—2126.  
34th st, n s, 225 w 8th av, partitions, to 4-sty brk and stone theatre; cost, \$900; Oscar Hammerstein, 7th av and 42d st; ar't, Wm H McElpatrick, 1402 Broadway.—2112.  
39th st, No 1 E, alter roof, windows, to 5-sty brk and stone club house; cost, \$1,000; Union League Club, 1 E 39th st; ar't, Robert A Crockett, 316 E 69th st.—2137.  
41st st, n s, 250 e 9th av, toilets, partitions, windows, to 5, 3 and 4-sty front and rear brk and stone tenements; cost, \$1,680; Oscar D and Herbert V Dike, 1 W 34th st; ar't, Richard R Davis, 247 W 125th st.—2125.  
41st st, No 234 E, partitions, windows, skylights, to 5-sty brk and stone tenement; cost, \$1,200; F Sachse, Broadway and 139th st; ar't, Geo Haug, 123 Liberty st.—2117.  
42d st, Nos 118-120 E, partitions, plumbing fixtures, to 4-sty brk and stone loft and stable bldg; cost, \$2,500; Herbert F Blake, 123 E 86th st; ar't, A S Gottlieb, 156 5th av.—2124.  
46th st, No 463 W, toilets, partitions, windows, to 4-sty brk and stone tenements; cost, \$1,000; Gustav Braaz, 799 E 144th st; ar't, John H Knobel, 318 W 42d st.—2132.  
101st st, No 233 E, alter shafts, partitions, to 4-sty brk and stone tenement; cost, \$500; Giambastista Campiglia, 219 E 107th st; ar't, Nathan Langer, 81 E 125th st.—2116.  
Av A, No 391, windows, partitions, to 4-sty brk and stone tenement; cost, \$1,000; Edward Hutch, Broadway and 20th st; ar't, C H Dietrich, 143 W 45th st.—2129.  
Manhattan av, No 347, partition, to 4-sty brk and stone tenement; cost, \$100; Anna Senior, 1923 Broadway; ar't, James W Cole, 403 W 51st st.—2119.  
1st av, No 176, alter stairs, to 4-sty brk and stone tenement and picture show; cost, \$700; C De Benedictis, 176 1st av; ar't, Chas B Meyers, 1 Union sq.—2121.  
3d av, No 125 E, two 2-sty brk and stone rear extension, 20x12, to 4-sty brk and stone tenement; cost, \$500; R Gottlieb, 208 E 58th st; ar't, G M McCabe, 96 5th av.—2128.  
8th av, No 289, cut doors, store fronts, plumbing, to 3-sty brk and stone store and loft building; cost, \$950; Wm W Shaw, 99 Nassau st; ar't, Thomas H Styles, 449 W 28th st.—2127.  
Grand Central Terminal Yard, near East 49th st, 2-sty concrete and steel south front extension, 10.6x6; cost, \$800; N Y C & H R R Co, Grand Central Station; ar'ts, Grand Central Station Architects, 314 Madison av.—2138.

## BOROUGH OF THE BRONX.

159th st, No 314, new partitions, to 2-sty and attic frame building and church; cost, \$50; lessee, Thesselona Baptist Church, Rev B Bonapart, 1006 Brook av, pastor; ar't, Wm Schnauffer, 363 E 149th st.—543.  
223d st, s s, 105 e White Plains av, ½-sty added to 1½-sty frame dwelling and studio; cost, \$2,000; Eberhardt Rommel, 223d st and White Plains av; ar't, Geo P Crosier, 223d st and White Plains av.—548.  
Broadway, e s, 289.7 n 231st st, 1-sty frame extension, 10.6x10, to 2-sty frame laundry; cost, \$100; Chas B Meyer, 100 William st; ar'ts, Ahneman & Younkeere, 3320 Bailey av.—549.  
Crotona av, No 1800, 1-sty frame extension, 12.6x13, to 2-sty frame dwelling; cost, \$1,000; John Lurie, 1373 Broadway; ar'ts, Hedman & Schoen, 25 W 42d st.—544.  
Trinity av, No 902, new beams, new brk walls and new partitions, to 4-sty brk store and tenement; cost, \$200; Thos Bailey, on premises; ar't, Louis Falk, 2756 3d av.—546.  
Walker av, n s, 300 e Fink av, move 1-sty frame stores; cost, \$500; Wm Tarpey, Fort Schuyler road; ar't, O C Krauss, 2318 Newbold av.—545.  
Webster av, e s, 214.11 s Gunhill road, 1-sty frame extension, 25.6x15.3 and 19, to 1-sty frame store and dwelling; cost, \$2,000; Andrew Bickhardt, Gun Hill road and Bronx Boulevard; ar't, Geo P Crosier, 223d st and White Plains av.—547.  
Walker av, s e cor West Farms road, new foundation, new walls, &c, to 2-sty frame store and dwelling; cost, \$1,000; City & County Contracting Co, 37 Wall st; ar't, Wm F Garvey, 1911 White Plains av.—550.

# REAL ESTATE

## REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1908.		1907.	
Oct. 30 to Nov. 5, inc.	Total No. for Manhattan	Nov. 1 to 7, inc.	Total No. for Manhattan
Total No. for Manhattan.....	192	Nov. 1 to 7, inc.	198
No. with consideration.....	15	No. with consideration.....	7
Amount involved.....	\$494,890	Amount involved.....	\$211,900
Number nominal.....	177	Number nominal.....	191
1908.		1907.	
Total No. Manhattan, Jan. 1 to date.....	3,111	Total No. Manhattan, Jan. 1 to date.....	10,823
No. with consideration, Manhattan, Jan. 1 to date.....	590	No. with consideration, Manhattan, Jan. 1 to date.....	726
Total Amt. Manhattan, Jan. 1 to date.....	\$31,284,532	Total Amt. Manhattan, Jan. 1 to date.....	\$40,240,502
1908.		1907.	
Oct. 30 to Nov. 5, inc.	Total No. for The Bronx	Nov. 1 to 7, inc.	Total No. for The Bronx
Total No. for the Bronx.....	134	Nov. 1 to 7, inc.	152
No. with consideration.....	5	No. with consideration.....	8
Amount involved.....	\$19,850	Amount involved.....	\$35,775
Number nominal.....	129	Number nominal.....	144
1908.		1907.	
Total No., The Bronx, Jan. 1 to date.....	6,456	Total No., The Bronx, Jan. 1 to date.....	7,965
Total Amt., The Bronx, Jan. 1 to date.....	\$4,362,541	Total Amt., The Bronx, Jan. 1 to date.....	\$6,640,446
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>14,567</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>18,788</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$35,647,073</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$46,880,948</b>
<b>Total No. for Manhattan, for Oct.....</b>	<b>844</b>	<b>Total No. for Manhattan, for Oct.....</b>	<b>772</b>
<b>Total Amt. for Manhattan for Oct.....</b>	<b>\$3,323,190</b>	<b>Total Amt. for Manhattan for Oct.....</b>	<b>\$2,189,470</b>
<b>Total No. Nominal.....</b>	<b>766</b>	<b>Total No. Nominal.....</b>	<b>720</b>
<b>Total No. for The Bronx, for Oct.....</b>	<b>625</b>	<b>Total No. for The Bronx, for Oct.....</b>	<b>675</b>
<b>Total Amt. for The Bronx, for Oct.....</b>	<b>\$253,490</b>	<b>Total Amt. for The Bronx, for Oct.....</b>	<b>\$287,833</b>
<b>Total No. Nominal.....</b>	<b>594</b>	<b>Total No. Nominal.....</b>	<b>631</b>

#### Assessed Value Manhattan.

1908.		1907.	
Oct. 30 to Nov. 5, inc.	Total No., with consideration	Nov. 1 to 7, inc.	Total No., with consideration
Oct. 30 to Nov. 5, inc.	15	Nov. 1 to 7, inc.	7
Amount involved.....	\$494,890	Amount involved.....	\$211,900
Assessed value.....	\$369,500	Assessed value.....	\$138,500
Total No., Nominal.....	177	Total No., Nominal.....	191
Assessed value.....	\$8,273,000	Assessed value.....	\$8,828,700
Total No. with consid., from Jan. 1 to date	590	Total No. with consid., from Jan. 1 to date	726
Amount involved.....	\$31,284,532	Amount involved.....	\$40,240,502
Assessed value.....	\$25,202,140	Assessed value.....	\$27,036,400
Total No. Nominal.....	6,521	Total No. Nominal.....	10,097
Assessed value.....	\$378,451,700	Assessed value.....	\$323,135,300

#### MORTGAGES.

1908.		1907.	
Oct. 30 to Nov. 5, inc.	Manhattan.	Nov. 1 to 7, inc.	Manhattan.
Oct. 30 to Nov. 5, inc.	182	Nov. 1 to 7, inc.	120
Manhattan.	121	Manhattan.	186
Amount involved.....	\$5,572,794	Amount involved.....	\$7,239,779
No. at 7%.....	1	No. at 7%.....	1
Amount involved.....	\$20,000	Amount involved.....	\$20,000
No. at 6%.....	79	No. at 6%.....	49
Amount involved.....	\$1,642,044	Amount involved.....	\$324,536
No. at 5½%.....	7	No. at 5½%.....	16
Amount involved.....	\$398,500	Amount involved.....	\$70,124
No. at 5¼%.....	7	No. at 5¼%.....	16
Amount involved.....	\$398,500	Amount involved.....	\$70,124
No. at 5%.....	55	No. at 5%.....	32
Amount involved.....	\$2,201,250	Amount involved.....	\$191,100
No. at 4½%.....	7	No. at 4½%.....	2
Amount involved.....	\$673,000	Amount involved.....	\$55,000
No. at 4¼%.....	1	No. at 4¼%.....	1
Amount involved.....	\$50,000	Amount involved.....	\$50,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$20,000	Amount involved.....	\$20,000
No. at 3%.....	1	No. at 3%.....	1
Amount involved.....	\$1,300	Amount involved.....	\$1,300
No. at 2%.....	1	No. at 2%.....	1
Amount involved.....	\$1,300	Amount involved.....	\$1,300
No. without interest.....	32	No. without interest.....	33
Amount involved.....	\$588,000	Amount involved.....	\$85,400
No. above to Bank, Trust and Insurance Companies	43	No. above to Bank, Trust and Insurance Companies	3
Amount involved.....	\$2,694,900	Amount involved.....	\$10,800
1908.		1907.	
Total No., Manhattan, Jan. 1 to date.....	7,270	Total No., Manhattan, Jan. 1 to date.....	10,579
Total Amt., Manhattan, Jan. 1 to date.....	\$236,342,223	Total Amt., Manhattan, Jan. 1 to date.....	\$284,017,768
Total No., The Bronx, Jan. 1 to date.....	5,993	Total No., The Bronx, Jan. 1 to date.....	7,145
Total Amt., The Bronx, Jan. 1 to date.....	\$33,490,827	Total Amt., The Bronx, Jan. 1 to date.....	\$65,110,287
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>13,263</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>17,724</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$269,833,050</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$349,128,050</b>
<b>Total No. for Manhattan for Oct.....</b>	<b>681</b>	<b>Total No. for Manhattan for Oct.....</b>	<b>760</b>
<b>Total Amt. for Manhattan for Oct.....</b>	<b>\$15,507,056</b>	<b>Total Amt. for Manhattan for Oct.....</b>	<b>\$14,012,987</b>
<b>Total No. for The Bronx, for Oct.....</b>	<b>577</b>	<b>Total No. for The Bronx, for Oct.....</b>	<b>543</b>
<b>Total Amt. for The Bronx, for Oct.....</b>	<b>\$3,607,125</b>	<b>Total Amt. for The Bronx, for Oct.....</b>	<b>\$3,100,166</b>

#### PROJECTED BUILDINGS.

1908.		1907.	
Oct. 31 to Nov. 6, inc.	Total No. New Buildings	Nov. 1 to 8, inc.	Total No. New Buildings
Oct. 31 to Nov. 6, inc.	18	Nov. 1 to 8, inc.	7
Manhattan.....	18	Manhattan.....	7
The Bronx.....	24	The Bronx.....	25
Grand total.....	42	Grand total.....	32
1908.		1907.	
Total Amt. New Buildings:	Manhattan.....	Total Amt. New Buildings:	Manhattan.....
Manhattan.....	\$1,787,200	Manhattan.....	\$137,440
The Bronx.....	263,125	The Bronx.....	738,150
Grand total.....	\$2,050,325	Grand total.....	\$875,590

#### Total Amt. Alterations:

Manhattan.....	\$83,655	\$168,950
The Bronx.....	6,850	8,000
Grand total.....	\$40,505	\$176,950
Total No. of New Buildings:		
Manhattan, Jan. 1 to date.....	547	891
The Bronx, Jan. 1 to date.....	1,511	1,773
<b>Manhnt-Bronx, Jan. 1 to date</b>	<b>2,058</b>	<b>2,664</b>
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date.....	\$73,478,971	\$70,051,400
The Bronx, Jan. 1 to date.....	14,347,450	18,856,394
<b>Manhnt-Bronx, Jan. 1 to date</b>	<b>\$87,826,421</b>	<b>\$88,907,794</b>
Total Amt. Alterations:		
<b>Manhnt-Bronx, Jan. 1 to date</b>	<b>\$10,187,487</b>	<b>\$16,591,603</b>
<b>Total No. New Bldgs., Manhattan, for Oct.....</b>	<b>60</b>	<b>60</b>
<b>Total Amt. New Bldgs., Manhattan, for Oct.....</b>	<b>\$13,149,750</b>	<b>\$5,660,650</b>
<b>Total No. New Bldgs., The Bronx, for Oct.....</b>	<b>202</b>	<b>142</b>
<b>Total Amt. New Bldgs., The Bronx, for Oct.....</b>	<b>\$2,312,275</b>	<b>\$1,518,275</b>

### BROOKLYN.

#### CONVEYANCES.

1908.		1907.	
Oct. 29 to Nov. 4, inc.	Total number	Oct. 31-Nov. 6, inc.	Total number
Oct. 29 to Nov. 4, inc.	552	Oct. 31-Nov. 6, inc.	615
Total number.....	552	Total number.....	615
No. with consideration.....	16	No. with consideration.....	26
Amount involved.....	\$94,920	Amount involved.....	\$173,654
Number nominal.....	536	Number nominal.....	589
<b>Total number of conveyances, Jan. 1 to date.....</b>	<b>22,847</b>	<b>Total number of conveyances, Jan. 1 to date.....</b>	<b>29,141</b>
<b>Total amount of conveyances, Jan. 1 to date.....</b>	<b>\$15,110,339</b>	<b>Total amount of conveyances, Jan. 1 to date.....</b>	<b>\$17,687,737</b>
<b>Total No. of Conveyances for Oct.....</b>	<b>2,506</b>	<b>Total No. of Conveyances for Oct.....</b>	<b>2,104</b>
<b>Total Amt. of Conveyances for Oct.....</b>	<b>\$973,498</b>	<b>Total Amt. of Conveyances for Oct.....</b>	<b>\$600,745</b>
<b>Total No. of Nominal Conveyances for Oct.....</b>	<b>2,386</b>	<b>Total No. of Nominal Conveyances for Oct.....</b>	<b>2,009</b>

#### MORTGAGES.

Total number.....	474	484	
Amount involved.....	\$1,594,756	\$1,990,515	
No. at 6%.....	274	300	
Amount involved.....	\$767,807	\$1,025,940	
No. at 5½%.....	144	138	
Amount involved.....	\$636,510	\$523,700	
No. at 5¼%.....	32	39	
Amount involved.....	\$137,975	\$289,075	
No. at 4½%.....	2	2	
Amount involved.....	\$2,250	\$2,250	
No. at 4%.....	22	12	
Amount involved.....	\$50,214	\$151,800	
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>21,629</b>	<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>29,707</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$75,375,128</b>	<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$127,725,705</b>
<b>Total No. of Mortgages for Oct.....</b>	<b>2,265</b>	<b>Total No. of Mortgages for Oct.....</b>	<b>2,107</b>
<b>Total Amt. of Mortgages for Oct.....</b>	<b>\$8,041,966</b>	<b>Total Amt. of Mortgages for Oct.....</b>	<b>\$8,203,994</b>

#### PROJECTED BUILDINGS.

No. of New Buildings.....	250	98	
Estimated cost.....	\$1,304,850	\$593,770	
Total Amount of Alterations.....	\$49,995	\$121,425	
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>5,270</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>7,755</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$31,381,611</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$59,398,623</b>
<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$4,816,730</b>	<b>Total Amount of Alterations, Jan. 1 to date.....</b>	<b>\$5,884,903</b>
<b>Total No. of New Bldgs. for Oct.....</b>	<b>1,042</b>	<b>Total No. of New Bldgs. for Oct.....</b>	<b>480</b>
<b>Total Amt. of New Bldgs. for Oct.....</b>	<b>\$5,639,515</b>	<b>Total Amt. of New Bldgs. for Oct.....</b>	<b>\$3,535,495</b>

### THE WEEK.

AS a class realty brokers are looking for a general betterment of conditions. They are decidedly optimistic, for they know that the unsettled period is now over and business for some years to come can be conducted on conservative lines, to the profit of everyone concerned. Much stress is being laid on the advisability of investing in good first mortgages. A carefully selected mortgage of this nature has been proven to be an admirable method of investment, not only for the individual, but also the executor, trustee or corporation. One of the advantages derived from following out this course is that the man with the capital is his own board of directors. He is not dependent upon the whim or honesty of any partner; he gets his interest on a stipulated day, or thereabouts, or in the event of his having to foreclose, he obtains a parcel of realty at less than its worth—always providing that judgment is exercised in the outset.

There is intense satisfaction in the feeling that you control

your own capital, and as security have something that is tangible, and unremovable. The mortgagor knows just what he has got and where it can be found, while in many other forms of investment the property is so split up that it amounts to nothing more than a unit of a blanket mortgage, which covers property of questionable value. On the other hand, the owner of a selected first mortgage controls the entire property, and need not cater to anyone.

The budget of sales continued interesting, several important transactions being closed, despite the fact that it was election week, when brokers find it specially hard to get clients interested. The tendency on the part of prospective purchasers is to await results, and see which party will be in control, though when all is said and done the affect of the election is minimum. In any event realty values should be the same, though in an extreme case there might be temporary uneasiness, which always passes off quickly.

The sales brought to a successful close included the northwest corner of Cathedral Parkway and Amsterdam av, a plot of about five lots, which was sold by John D. Crimmins, who up to a short time ago was the holder of considerable property in this vicinity. Most of the property disposed of by him is in the hands of builders, and in some instances the new structures are under way. The 7-sty apartment building known as La Grange, located at the northwest corner of Central Park West and 83d st, also was reported sold. This structure occupies a plot 55.6x110, and is built to a depth of 106 feet. It is in a desirable renting neighborhood.

George Ehret purchased a row of six 5-sty tenements, with stores, on the southeast corner of 3d av and 94th st. Mr. Ehret's brewery is located next to this property. He now controls the entire eastern portion of the square block, with the exception of one 5-sty tenement No. 1665 3d av, which adjoins the northeast corner of 93d st. The plot of four square blocks taking in that section between Riverdale and Independence avs, 250th and 252d sts, was sold to an operator. This holding adjoins the ten-acre plot which was reported sold last week. Professional speculators are looking to the northward and trying to locate property in large tracts which are ripe for development. It is their desire to cut it up for building purposes and sell with suitable loans.

The vacant plot on the northeast corner of St. Nicholas av and 181st st, as well as the northwest corner of this av and 180th st, were also reported sold to builders for improvement. Situated as it is on one of the choicest corners on the Heights an exceedingly good investment proposition can be made of it, providing that a proper building is put up. The zone around the 181st st station is in good demand at the present time, and a year will see nearly every desirable site in new hands. Should a subway station be built further north on Washington Heights another district will be opened which at the moment is dormant. There has been of late considerable agitation to have this project put through, but without any tangible results up to the present.

## THE AUCTION MARKET

NOT a great deal was expected of the auction market this week, and consequently not much disappointment was expressed. Many people who would have attended the various sales under ordinary conditions, were otherwise engaged with election matters. The results of the sales, taken all in all, were fairly satisfactory, but this market is not in as good a condition as its friends would like to have it. People are still a little chary about bidding for properties offered, as they are not sure of placing satisfactory loans, in spite of the fact that mortgage money is easy. Voluntary offerings are scarce, though some are advertised for the near future.

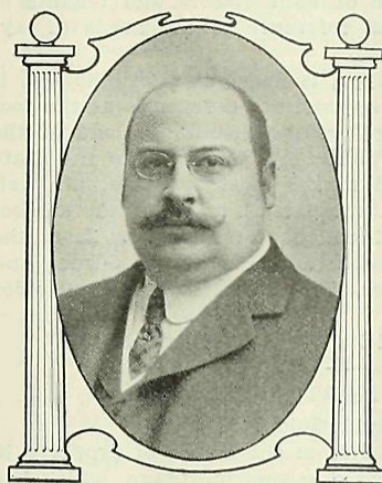
At the stand of Joseph P. Day the premises No. 217 East 118th st was sold to the Dean Holding Co. for \$12,425. The property is located 212.6 feet east of 3d av and is 18.9x100.5 feet in size, improved with a 4-sty tenement. The amount due on the judgment was \$11,026.97; taxes and other charges amounting to \$45.01. Another property disposed of was a plot, 303.5x1,104.5x irregular, on the west side of Ferris av, adjacent to the lands of St. Joseph's Institute for Deaf Mutes. The amount due was \$23,469.31; taxes, etc., aggregating \$1,654.14. The property was subject to a blanket mortgage of \$10,000. The plaintiff bought the property for \$23,000 over prior liens.

The 4-sty brownstone dwelling No. 15 East 47th st was advertised for sale by the sheriff on Wednesday. The property has a frontage of 25 feet and a depth of 100 feet, the building being 65 feet deep. It is 120 feet west of Madison av, and is located opposite the new Ritz-Carlton Hotel, under construction on Madison av, between 46th and 47th sts. The sale was adjourned to Dec. 7. The premises Nos. 134 and 136 Spring st, with a frontage at Nos. 84 to 88 Wooster st, was also advertised for sale by Joseph P. Day. On the Spring st side the frontage is 49 feet, while on Wooster st it is 75 feet. There is a depth of about 126 feet. This property extends around a 6-sty mercantile building Nos. 138 and 140 Spring st, 54x51. The sale was adjourned to Nov. 11.

## WHO'S WHO IN REAL ESTATE—XII.

Francis E. Ward is one of the most widely known real estate brokers in the down-town district, though of recent years he has not been prominent in the sales end of the business, as most of his time has been devoted to the care and management of mercantile properties.

After graduating from the School of Mines at Columbia, in 1881, Mr. Ward was for quite a while connected with Hilborne L. Roosevelt, in his day one of the best known organ builders, in an outside enterprise, after which he went abroad for three years, and on his return, in 1888, went into the real estate business.



FRANCIS E. WARD

A partnership was formed between Mr. Ward and E. P. Holdridge in 1898, under the firm name of Holdridge & Ward, and during the five years that they were together the deals consummated by them were of the spectacular order. During this period the sales put through in their office aggregated nearly \$15,000,000, nearly all of them affecting large mercantile structures. Notable among these transactions was that of the exchange of the Sohmer Building, on the southwest

corner of 5th avenue and 22d street, for a plot of 28 lots belonging to the Hamilton Grange property on Washington Heights. The amount involved was about \$1,000,000.

The largest deal brought to a successful conclusion by the firm was one involving four business buildings, the total amount aggregating \$4,000,000. Dean Hoffman was one of the best customers of the firm, and many of his properties were bought and sold through this house. A noteworthy lease of the Hotel Navarre, on the southwest corner of 7th avenue and 37th street was negotiated by them in March, 1899, for a period of sixteen years, at a total rental of \$450,000.

Mr. Ward was elected to the Board of Brokers in 1899, and was vice-president during 1900-1901, and president during 1902, 1903 and 1904. He has been chairman of the Committee on Legislation and Taxation for several years. He has presided at the annual banquet of the Board of Brokers for the past seven years.

—Nearly all the big real estate and building material firms will be represented in the great "Opportunity Number" of the Record and Guide, to be issued December 19. Several hundred firms are now on the list.

## COLLECTING ARREARS OF TAXES.

HOW THE CITY PROCEEDS—BENEFIT TO OWNER UNDER NEW LAW.

For the benefit of those property owners in Manhattan and the Bronx who are unfamiliar with the procedure with respect to the collection of arrears of real estate, taxes and assessments the following explanation, contained in the last quarterly report of the Department of Taxes and Assessments, will be of value. The report in part says:

The Advisory Commission on Taxation and Finance, appointed by the Mayor, recommended a new method for the collection of arrears of real estate taxes, assessments and water rents, and prepared a bill to carry out their recommendation, which was enacted as Chapter 490 of the Laws of 1908. The old method for the collection of arrears was by the sale of a lease of the property for the lowest term of years for which the bidder would advance the amount of the arrears due. The uncertain validity of leases given by administrative process resulted in inactive bidding, and leases were sold for extravagant terms of over 900 years. Delinquent taxpayers were obliged to pay heavy penalties to redeem their property from such sales, and the method was not effective in obtaining for the city what was due.

The new law provides for the sale of the city's lien to the person who bids the lowest rate of interest for which he will take the lien and carry it for 3 years; the lien, when sold, is treated in exactly the same manner as a mortgage, and if not paid at maturity, or if interest is not paid within 30 days, or subsequent taxes are not paid within 6 months, the lien may be foreclosed in the Supreme Court exactly as a mortgage would be foreclosed. A delinquent owner of property cannot lose his property by inattention, for, if the land is sold to satisfy the lien, he will get the surplus.

The Commissioners also direct attention to the fact that the substitution of a judicial foreclosure for an administrative process will enable good title to be given to any property sold as the result of a foreclosure of a tax lien. In fact, the lien may be used to remove any cloud upon title, for the city's lien is paramount to every encumbrance or claim of ownership.

—How does the world at large gauge the condition of a trade? The first witness called to the stand is the Trade Paper. The Record and Guide is the trade paper of real estate and building. The big "Opportunity Number" is slated for December 19.

## LAW DEPARTMENT

## THE LAW OF APARTMENTS, FLATS AND TENEMENTS.

We have before us for review a most welcome and needed little text-book of law with the above title—well named.

The author, William George, Esq., an attorney at law, and author already known by a previous text-book on "Partnership," has endeavored in this little treatise to embody a complete and up-to-date summary of the law with respect to the rights, liabilities and remedies of both owners and tenants of apartment houses, with special reference to the needs of laymen.

The text, in large readable type, is in popular terminology, is well arranged, and backed by appropriate references at the foot of each page: a complete copy of the "Building Code of the City of New York," and the "Tenement House Act of the State of New York," completes and makes most valuable this welcome little volume. Each of three parts into which the subject is divided contains in turn three chapters, treating from the respective points of view "Owner and Proprietor, Owner and Apartment Holder, and Owner, Proprietor, Apartment-Holder and Third Persons."

We recommend the book and its object heartily.—Editor.

## SECOND MORTGAGEE.

To the Editor of the Record and Guide:

Last week I received a notice from the owner of property in New York City on which I hold a second mortgage, which has yet a year to run, requesting my consent to an extension of the time of payment of a first mortgage on this same property, which first mortgage has already become due.

I am in doubt as to the reason for this requested consent and would like to know what rights, if any, I acquired upon the falling due of the first mortgage which this consent of mine can now affect?

A SUBSCRIBER.

Answer.—First mortgages coming due have of late very generally been required to be extended, instead of allowed to run on as a past due debt; to this the consent of the second mortgagee is a necessary formality, generally given. Your rights at present as to a past due first mortgage are simply of a veto nature as to any extension of it, and to take it up and enforce it yourself should it be foreclosed.—Editor.

## COLLECTING RENT.

To the Editor of the Record and Guide:

Will you kindly tell me how to collect back rent from a tenant who is working for a salary of \$25 a week, but has no real estate. I am a man of moderate circumstances and cannot afford to lose the money. Must I suffer?

Can I collect under the new Garnishee Law? L. L.

Answer.—The provisions of the new law (1908 C. 149) apply in this case and provide for serving copy of unsatisfied execution and court order on judgment held by you, upon individual or proper officer of corporation employing your judgment debtor. After which proceeding, properly instituted, a certain percentage of salary and of the amount of the judgment, must be paid to you until judgment is paid off, or until further order in the matter is made.—Editor.

## OUTCOME DOUBTFUL.

To the Editor of the Record and Guide:

As a reader of your valuable paper Record and Guide and owner of property myself, I should like to ask your opinion on the following:

I have conducted my business in a loft, in an old down-town building. The landlord there did not turn on the water until 8.30 a. m. which is much later than the time I open. On holidays, Sundays and on Saturday after 3.30 p. m., during July and August, supplied me with none at all.

On the grounds that I was not supplied with water on mentioned occasions, which is an absolute necessity to me, I have abandoned the premises before the expiration of my lease.

Now, have I good grounds for defense should the landlord bring action for the recovery of rent? J. G. S.

Answer.—We doubt very much if your defense to an action for rent by the landlord "will hold water," unless there were very special agreements in the lease as to water supply, hours, etc. Defenses of insufficient heat, insufficient water, etc., are questions of fact, and very difficult to establish as sufficient grounds for breaking a lease.—Editor.

## FORECLOSURE SUIT.

To the Editor of the Record and Guide:

If I hold a second mortgage on a piece of property and the first mortgagee begins a foreclosure suit against the owner, must the second mortgagee be notified that a foreclosure suit is pending? A SUBSCRIBER.

Answer.—Not necessarily, but if not made a party and served with summons, the second mortgagee's rights are in no wise affected, and his mortgage continues a lien as before.—Editor.

## MANAGEMENT OF RENTING PROPERTY.

## SOME VALUABLE POINTS FOR BROKER AND OWNER OF REALTY.

By H. R. CROW.\*

THOUSANDS have lost money in real estate investments and thousands will continue to lose money, so long as people will insist upon conducting real estate business as they do now. To buy real estate takes money, and a lot of hard earned money, too. Very few men will buy any business but what they know something about it, they must have experience in the business they purchase, yet thousands upon thousands acquire real estate who do not know what they are buying, just guessing, taking chances.

Every person has but one attorney in legal matters. They don't go to a dozen attorneys, as they know that every one would make a charge if they did, yet people will have a dozen real estate men trying to sell their property, when only one man can sell it, trusting no one in particular and no one trusting them. If they had to pay for the valuable service and information real estate men extend to them GRATIS, then real estate business would be looked upon in a better light than it is now. The people abuse and take advantage of the confidence real estate men entrust them with, yet they are always talking about real estate men.

The keen, wise thinking, money making man always has but one real estate agent. Every piece of property that he buys or sells, the agent does it for him. The agent has faith in his client and he knows that he will get paid if there is any business done and he guards his client's interest the very closest possible. He knows that he must make money for him, or else lose his business. Get your real estate man, have faith in him, trust him, stay by him in all your real estate transactions and you will make more money than you would otherwise.

## CONDITIONS IN OTHER CITIES.

I have investigated conditions in other cities, and after receiving reports from several of the leading real estate men in each, I am able to figure out the following conditions, which are based only on the best information possible:

City.	Agents	Owners	Attorneys
	Collect. Per cent.	Collect. Per cent.	Collect. Per cent.
Chicago .....	80	15	5
St. Louis .....	90	9	1
New York .....	70	25	5
Boston .....	65	25	10
Pittsburgh .....	65	25	10
Cincinnati .....	60	30	10
Louisville .....	60	35	5
Buffalo .....	30	60	10
Milwaukee .....	40	50	10
Los Angeles .....	80	15	5
Denver .....	60	30	10
Detroit .....	35	50	15
Columbus .....	45	50	5
Toledo .....	50	40	10
Nashville .....	75	20	5

In Cleveland, as near as I am able to figure out, hardly 20 per cent. of the renting property is handled by agents who are actively engaged in the real estate business. About 20 per cent. is handled by, attorneys, about 20 per cent. by trust companies, and 40 per cent. by owners and relatives. These facts account for the renting conditions in this city. In cities where the majority of the renting property is handled by agents, the renting conditions are the best. Why not make Cleveland the best city to own renting property in?

## A COMMON ERROR.

Many people try listing their property with a dozen real estate men, thinking that they will sell it quicker. It is all wrong. Give one man the exclusive sale and he will make more progress than all the other real estate men put together. Be honest and fair with your real estate man and you will find that every honorable man in this business that you do business with will be fair and square with you and make money for you by doing so. You can buy cheaper from an agent than you can an owner.

I can't make our point too strong when I say that 90 per cent. of the people handling renting property in Cleveland do not know their business and do not know what good management means. Owners do not know as much about renting conditions as tenants, because tenants move around and owners don't. It is merely a matter of opinion with owners, no system, no custom. If all the renting property would be handled by agents, they would soon get together, would have a clear understanding, and it would be a pleasure to own renting property instead of a displeasure.

Managing renting property is a business by itself and an important business, and it requires the closest of attention by an experienced renting man to get the best results possible.

\*Mr. Crow is senior member of the firm of H. R. Crow & Co., who make a specialty of the management of renting property in Cleveland, Ohio.

sible. Future condition is always the most important point to be considered. You may get either dollars or cents, only as your managing ability commends. "An ounce of prevention is worth a pound of cure."

#### EXPERT ADVICE NEEDED.

Have you ever stopped to think how many people there are who never consult an experienced renting man before buying property? Have you ever thought how important it was, and the money he can save you? Is there a manufacturing plant in this large city, a department store, jobbing house, retail store, or any business firm but what has an experienced purchasing agent, who knows his business, knows the market, knows what the trade wants, knows what to buy and what not to buy to make money, and knows the right price to pay? You can't do it. Yet people spend from \$1,000 up right along investing in property, not knowing what it is worth, or anything about the location, the condition, the future of the property, just guessing, taking chances, instead of having an experienced renting man who thoroughly understands true conditions, who knows the rental values of the streets, the location, what the property costs, what it is worth to-day, the class of people in the neighborhood, the class that is likely to be there in the next ten years to come, and a dozen other things which only an experienced renting man can foretell.

If a given parcel of realty is a poor piece of property to own, it is worth money to any buyer to know the true conditions and to be advised not to take it. Perhaps you will be saved a \$1,000 or more. If the property you buy is worth anything at all it certainly ought to be worth consulting an authority for you to know its actual worth and have before you the full facts and the true condition before you close the deal. Property is only worth at any time just what you can get for it. It is the demand that regulates the price. Location, present and future conditions make the demand. Because a house or apartment costs a certain amount to build, it does not guarantee that the building is worth that much.

#### DON'T EXPERIMENT.

Because an inexperienced man builds a house or apartment and pays too much for his material and labor and builds a building too good for the location and builds too much the sameness in a section that is crowded with the same class of buildings, is no reason why some other inexperienced man should pay for his mistake. Ninety per cent. of the renting property in this city is in this condition to-day. Don't experiment to find these facts out when you can get them for a few dollars. Remember about 5 per cent. of the renting property is built to keep. Your eyes may deceive you when looking at granite portals, the mahogany and marble halls, that you cannot see how the rest of the building has been skimmed.

The ordinary speculative builder pinches his contractors to a low figure where it will be impossible for them to do an honest job, glossing over the imperfections with eye-catching tricks of surface finish, and trusting to the glib mouth of the salesman to palm off his cheap building on a suffering public.

### PERFECTING AN ORGANIZATION.

On Tuesday evening, October 20, at Colonial Hall, 101st st and Columbus av, the property owners in the section between 100th and 110th st, Central Park West and Columbus av, organized the Property Owners' Improvement Association, and elected the following officers: President, Adolph B. Rosenfield; 1st vice-president, Mrs. Lillian W. Moers; 2d vice-president, Louis Kean; 3d vice-president, David Froehlich; secretary, Edward Downey, and treasurer, Rudolph Hollaender.

A committee of 10 was appointed to canvass the entire neighborhood and secure all the remaining property owners as members. The plan of parking Manhattan av was discussed, and it was found that all the owners on several blocks had subscribed thereto, and in other blocks most favorable progress was reported.

The idea of inviting property owners as far south as 96th st and westward to Broadway was taken up, but it was decided to accomplish some of the objects of the association above 100th st before enlarging the area of operations. This will doubtless be done, however, in the early future.

Anyone desiring information about the association can communicate with Edward Downey, secretary, 60 Manhattan av, or Adolph B. Rosenfield, Esq., 52 Broadway.

### SALE OF BUNGALOW PLOTS.

An attractive parcel of beautifully shaded land on Great South Bay and Great River, adjoining Indian Neck farm, the estate of ex-Commodore F. G. Bourne, within ten minutes walk of the Oakdale station, will be sold at public auction at the Exchange Sales Room, No. 14 Vesey st, Manhattan, on Thursday, Nov. 19, at 12 o'clock, under the direction of Bryan L. Kennelly, auctioneer. The property is restricted to private residences. Permanent shore rights will be included in the sale. It will be offered in plots containing six full city lots, 25x100 feet each, 60 per cent. being allowed on mortgage for three years at 4 per cent. interest; no charge will be made for title insurance.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

#### Canal Street Corner Sold.

CANAL ST.—Chas. B. Walker sold for the Spencer estate the 7-sty building at the northeast cor of Canal and Greene sts, 41.3x100x irregular, known as 329 and 331 Canal st, and 6 Greene st. This property was one of those included in the big partition suit recently instituted by the Spencer heirs, but was subsequently taken out of those proceedings in view of the opportunity to realize on it satisfactorily at private sale.

GREENWICH ST.—George Alexander Macdonald and Alexander W. Fraser purchased the 7-sty loft building now in course of construction on the northeast cor of Greenwich and Vandam sts, 25.2x51, built depth of lot. This property was sold at foreclosure recently to Arthur J. Collins, of the Borough of Queens, for \$4,900 over a mortgage and expenses aggregating \$22,365.89.

NEW CHAMBERS ST.—Clifford N. Shurman sold for the Campbell estate to Daniel B. Freedman 83 to 87 New Chambers st, running through to 95 to 99 James st, 4-sty buildings, 81.8x66x50x15.5.

#### Perry Street Dwelling Sold.

PERRY ST.—Crist & Herrick sold for Roswell P. and Emma C. Horton to Carl F. Kleinschmidt the 3-sty and basement dwelling, 84 Perry st, 20x95. The present seller acquired this property on April 16, 1907, subject to a mortgage of \$7,500. Title will pass about the middle of November.

WARREN ST.—The Etagloc Holding Co. sold 119 Warren st, a 4-sty building, 25x92.9x irregular, between Washington and West sts. On July 18, 1906, the seller took title from Morris Loeb et al. The property is located 134.3 feet west of Washington st. The buyer is an investor and will take the property out of the market. It is sold free and clear of all incumbrances.

#### Wooster Street Activity.

WOOSTER ST.—J. Corday purchased from Kassel & Goldberg 68½, 70 and 72 Wooster st, a 5-sty factory and loft building, 60x100. The present sellers bought this property on Dec. 17, 1907, subject to a mortgage of \$90,000.

WOOSTER ST.—Herman Wronkow sold 201 and 203 Wooster st, between Bleecker and 3d sts, a 6-sty store and loft building, 36.9 x100. The present seller bought this property from the estate of Mary Lewis on May 23, 1908, for \$85,000. The building is built to the full depth of the lot.

#### Large Trade Consummated.

20TH ST.—Charles Brogan sold to Julius Heimann 36 and 38 West 20th st, a 11-sty fireproof mercantile structure, 50x92, built to a depth of 85 ft. This property adjoins a similar structure. Mr. Brogan owns the Brogan Building across the st from the structure just disposed of, and is a 12-sty fireproof building, 100x92, built 82 ft. deep. He is also the owner of some uptown vacant property. In part payment he receives from Mr. Heimann the 7-sty elevator apartment house 351 to 357 Columbus av, the southeast cor of 77th st, 50x102.2, and adjoining the Manhattan Square Apartment Hotel.

34TH ST.—P. A. Geoghegan sold for Mrs. Lizzie Lockwood to Lena Weil 464 to 468 West 34th st, three 4-sty buildings, 45.6x98.9.

45TH ST.—J. Arthur Fischer sold for John F. Olive the 4-sty stone building 135 West 45th st, 20x100.5. Title will be passed the end of November. The property is mortgaged for \$25,000.

51ST ST.—Van Wyck Thorne sold for Mrs. Henrietta L. Lux, of 56 West 58th st, to Frank Greene 341 West 51st st, a 5-sty stone front flat, 25x100.11, for \$38,000. There is only one apartment on a floor of 8 rooms, except on the ground floor, which has 7 rooms. There is steam heat and hot water supply in the building. In the rear of the building is a wholesale grocer.

### NORTH OF 59TH STREET.

69TH ST.—L. J. Phillips & Co., in conjunction with Dennis & Preston, sold for Theodore M. Ives 43 West 69th st, a 4-sty brownstone dwelling, 20x100.5. Title will be taken about Dec. 1.

70TH ST.—F. R. Wood & Co. sold for Harry S. Houpt 259 West 70th st, a 4-sty American basement dwelling, 16.11x100.5, between Broadway and West End av. Title will be taken Nov. 9th.

#### Receivers Sell Dwelling.

76TH ST.—Charles E. Rushmore and William Hepburn Russell, as receivers of the Mutual Reserve Life Insurance Co., sold through Burton Thompson 46 East 76th st, a 4-sty dwelling, 18.8x102.2. The building is 56 ft. deep. J. Clarence Davies and L. J. Phillips & Co. were associate brokers. A 7-sty apartment, 60x90x102.2, is across the street, as is the 2 and 3-sty stable of the New York Cab Co., 65x90x102.2.

77TH ST.—Chas. E. Schuyler & Co. sold 164 West 77th st, a 4-sty and basement dwelling, 21x102.2, to Thomas J. McBride.

80TH ST.—Thomas B. Briggs sold to Julius Scott 158 East 80th st, a 3-sty and basement dwelling, 16.6x102.2, between Lexington and 3d av, for \$15,000. Mr. Briggs has been using this dwelling as his residence. He bought it on April 3, 1902. It is located about 90 ft. east of Lexington av and is built to a depth of 51 ft. Abutting on the rear is a row of 3-sty and basement private dwellings. The stated consideration in the contract is \$15,000.

84TH ST.—The Delta Realty Co. sold the 5-sty tenement at 124 East 84th st, 26.1x100.

#### Michael Donohue Buys Dwelling.

92D ST.—Froman and Taubert sold for L. Walter Lissberger 135 East 92d st, a 3-sty and basement dwelling, 15x100, to Michael Donohue, who will take title Dec. 3. The property is mortgaged for \$12,500.

#### Realty Company Purchases.

95TH ST.—Irving T. Kempner sold to the Toch Realty Co. 75 West 95th st, a 4-sty dwelling, 19.7x100.8x irreg. The present seller bought this property on May 8, 1907, from David A. Bernstein, subject to a mortgage of \$10,000. It is located 80.5 ft. east Columbus av, and built to a depth of 52 ft.

96TH ST.—In exchange for 75 West 95th st, Mr. Kempner took from the Toch Realty Co. 170 East 96th st, a 4-sty flat, 30x100.8. It was mortgaged when last transferred for \$25,500. Public School 86 is on this block.

98TH ST.—J. Doyle sold the lot 25x100.11 on the south side of 98th st, 375 feet west of Central Park West, to M. Luedecke, who will erect a 5-sty warehouse.

100TH ST.—F. R. Wood & Co. sold for Madeline E. Clausen 237 West 100th st, a 4-sty American basement dwelling, 16x100.10.

108TH ST.—Collins & Barry sold for H. G. Eggers the 5-sty triple flat 149 West 108th st, 25x100.

114TH ST.—Goodwin & Goodwin resold for Harry L. Rosen to Max Blau 57 West 114th st, a 5-sty double flat, 25x100. Mr. Rosen recently purchased 55, 57 and 59 West 114th st, and immediately resold 55 and 59, the latter being purchased by S. Bluestein. The present sale disposes of the last one. Title will be taken Nov. 9. It is built 82 ft. deep and is located 125 ft. east of Lenox av.

121ST ST.—George F. Picken sold for the estate of John S. Chase 151 West 121st st, a 3-sty and basement dwelling, to Edward Greenbaum, for occupancy. The size of the plot is 19x100.11 and the building is 52 feet deep. This is a private house block.

#### Important Corner Changes Hands.

AMSTERDAM AV.—John D. Crimmins sold to Judson S. Todd the northwest cor of Cathedral Parkway and Amsterdam av, 125x96. This sale disposes of all of Mr. Crimmin's holdings in the block bounded by Amsterdam av, Broadway, Cathedral Parkway and 111th st. About 2 months ago he sold off 26 of the street lots to Edgar A. Levy, who has resold several of them to builders who are now improving them. The Amsterdam av cor is also to be improved.

#### Amsterdam Avenue Activity.

AMSTERDAM AV.—F. R. Wood & Co. sold for John S. Kane the 5-sty double flat 427 Amsterdam av, 25.2x80. There are 6 rooms to each apartment. The building has a depth of 65 feet.

AMSTERDAM AV.—John R. Davidson sold for Mrs. Emma C. Haake the 5-sty triple flat, with stores, 969 Amsterdam av, 25x100, to Jacob Meyers and Joseph Peters. Last March the property was mortgaged for \$27,000, due date and rate appearing only in the bond.

CENTRAL PARK WEST.—Mary S. Dodge, of 232 Central Park West, sold the 7-sty elevator apartment house, known as La Grange, at that address, located at the northwest cor of Central Park West and 83d st, 55.6x110. The building has a depth of 106 ft. The Colorado, a 7-sty building, 48.6x110, built 98 feet deep, adjoins on the north and a row of handsome dwellings adjoins on the street.

#### An Interesting Trade.

COLUMBUS AV.—In part payment for 36 and 38 West 20th st, Julius Heimann gives Charles Brogan 351 to 357 Columbus av, a 7-sty high-class apartment house on the southeast cor of 77th st. This property is opposite the American Museum of Natural History and adjoins the Manhattan Square Apartment Hotel, a 12-sty fire-proof building, 100x102.2. Mr. Heimann bought the property just traded from the Convent of the Sacred Heart in December, 1905. A considerable number of properties have been sold within the year past on Manhattan Square, and it is fast becoming a desirable neighborhood for high-class investment.

WEST END AV.—The Realty Mortgage Co. purchased from the Mandel Construction Co. the vacant lot, 25.11x100, at the southwest cor 78th st and West End av. The brokers were A. & C. Levis.

#### Adds to Holdings.

3D AV.—Herman J. Levy sold to George Ehret 1667 to 1677 3d av, six 5-sty tenements with stores, on the southeast cor of 94th st. Sam'l H. Schwartz is the former owner of 1667, 1671, 1673 and 1675; the estate of John W. Pirsson of 1669, and Robert W. D. Elliott of 1677. Mr. Ehret is now the owner of the entire block front with the exception of 1665, which is in the name of Francis E. Winans, and is a 5-sty tenement, with store, having 2 apartments on a floor of 5 rooms each. The plot is 25x90, and the building 65 feet deep. Mr. Ehret also owns 205, 207 and 209 East 93d st, which adjoins his brewery. All told he is one of the largest individual holders of realty in the city. Most of his properties are corners, which have been acquired in connection with his business.

#### WASHINGTON HEIGHTS.

152D ST.—Joseph D. Cronan and J. F. Griffing sold for Daniel Mahony to Thos J. Meehan 533 to 537 West 152d st, three 3-sty dwellings, 50x99.11.

#### Trade Between Operators.

162D ST.—F. M. Burgess, in conjunction with W. D. Morgan, sold for Henry Morgenthau, 17.6x175, vacant, adjoining the northwest cor of Broadway and 162d st, to the New York Operating Co., which gives in trade 4465 Park av, a dwelling.

RIVERDALE AV.—Floyd S. Corbin sold for the estate of Wm. L. Morris the 4 blocks of property at Riverdale, situated between Riverdale and Independence avs, 250th and 252d sts. This is the first change of ownership for a period of about 75 years. Last week the property on the south was sold by Jacob Herb, taking in the plot of 10 acres bounded on the east by Riverdale av, south by Spaulding lane (West 249th st), and the land of Percy R. Pyne Estate; west by Independence av, and on the north by the property just disposed of.

BROADWAY.—Heilner & Wolf sold for immediate improvement the northeast cor of Broadway and 180th st, 122x105x irregular, to S. Winter.

#### Section Ripe for Improvement.

ST. NICHOLAS AV.—St. Nicholas Realty and Mortgage Co. resold the northwest cor of St. Nicholas av and 180th st, 100.9x100, vacant, to a builder who will improve with a high-class apartment house. This entire block front was sold in October by the Reilly estate.

ST. NICHOLAS AV.—The Clark estate sold the northeast cor of St. Nicholas av and 181st st, 100x175. There has been considerable activity in this section of late, and, in fact, during the recent dullness many properties have changed hands in this immediate vicinity. One of the reasons is that the subway station is at this point, making it easily accessible to the business portion of the city. The block front on the west side of St. Nicholas av, between 180th and 181st sts, 219.6x100, was reported sold about three weeks ago by the Reilly estate to Judson S. Todd. The plot just sold will be improved in all probability with a 6-sty apartment house by Klein and Jackson, the new owners.

#### BRONX.

##### Buys Bronx Flat.

TIFFANY ST.—Meehan Construction Co. sold through Reiter & Newman 928 Tiffany st, a 4-sty flat, 35x110, near 163d st. This is one of a row recently completed.

WHITE PLAINS ROAD.—The Sound Realty Co. sold through Geo. R. Read & Co. to Hope F. Doran 114x80 at the northeast cor of White Plains road and 231st st, with old buildings,

#### New-Law Houses Sold.

155TH ST.—Eugene J. Busher sold for the Thomas D. Malcolm Construction Co. the new law 5-sty flat, 4 families on a floor, 50x 88x100, situated on the south side of East 155th st, about 115 feet west of Melrose av, to Edward Muller.

158TH ST.—Leo Hutter bought from Mrs. Antonio Horowitz 560 East 158th st, a 6-sty apartment house, 33.4x100, near 3d av.

183D ST.—Henry W. Fedden & Co. sold for a Mrs. J. H. Skinner 782 East 183d st, a 2-family frame dwelling.

AQUEDUCT AV.—The Fleischmann Realty & Construction Co. sold 2 lots on the east side of Aqueduct av, south of Fordham road, to a builder for immediate improvement. These lots are adjoining those which were sold last week by the same company.

BRYANT AV.—Samuel Engle sold for Hannah Kaufman to Sofie Levy 1517 Bryant av, a 2-sty 2-family house, 25x100.

DECATUR AV.—Van der Linden & Co. sold for Messrs. Molching and Johnson 2 lots, 50x100, on Decatur av, 175 feet south of Woodlawn road.

#### Corner Changes Hands.

ELTON AV.—Scheele & Wiebke sold for Mrs. Caroline Wall the northwest cor of 155th st and Elton av, 25x100, to Louis Wiebke, a member of the firm. Title will be taken next week.

INTERVALE AV.—I. L. Levin sold for a client to Matthew Farrell 50x100 on the east side of Intervale av, 365 ft. south of 167th st. Mr. Farrell will erect a dwelling on the property for his own occupancy.

OLINVILLE AV.—R. Elkan and H. Rosenfeld & Co. sold for Harriet L. Westervelt a 2½-sty frame dwelling, 40x100, on the east side of Olinville av, about 180 feet north of 213th st.

PARK AV.—F. M. Burgess sold for the New York Operating Co. the dwelling 4465 Park av, to Henry Morgenthau, who gives in trade the vacant plot 17.6x175, adjoining the northwest cor of Broadway and 162d st.

#### Large Lot Purchase.

PROSPECT AV, ETC.—Francis B. Roberts sold for the Lawyers Title Insurance and Trust Co. to the Bertel Realty Co. a large tract of land in the Bronx, comprising all told about 38 lots. The property sold includes: Prospect av, east side, 61.4 ft. south of Fox st, 92.2x133.2x irregular; northwest cor of Southern Boulevard and Av St. John, 100x105; northwest cor of Kelly st and Leggett av, 110x 132.4x irregular; Fox st, east side, 201.8 ft. north of Westchester av, 210x100; Southern Boulevard, north side, 550 ft. west of Av St. John, 75x130x irregular; northeast cor of Lyman pl and Stebbins av, 197.7x152.5x129, and the block front on the west side of Av St. John, bet Beck and Fox sts, 250x100. By this deal the Title Co. disposes of nearly all of the lots which they took in under foreclosure last year. The property is located near the Hunt's Point section. There is considerable building under way in that part of the borough. The present owners, represented by Henry T. Randall, a lawyer, will resell with building loans. Mr. Francis B. Roberts will manage the company's new purchase.

#### LEASES.

Edgar & Curtis leased for a term of years the 3-sty residence 150 East 65th st.

G. Brettell & Son have leased the dwelling 241 West 134th st and 319 East 125th st.

Charles E. Schuyler & Co. leased for a client the 4-sty dwelling 104 West 69th st.

De Blois & Eldridge have leased for Charles D. Halsey his residence 49 East 72d st to C. McR. Winslow for the winter.

Charles F. Noyes leased for a long term of years the building 366 Washington st for the Niagara Cliff Co. to S. R. Smith & Nessel Co.

Douglas Robinson, Chas. S. Brown & Co. leased for the John Jacob Astor estate the plot at the southwest cor of Broadway and 95th st to the Rapid Transit Subway Construction Co.

Renton-Moore Co. leased for the Barney Estate to Euguene O. Beyer for a term of years the private dwelling 47 Hamilton terrace; also for J. Bently Squires to H. A. Bang the private dwelling 612 West 138th st.

H. C. Senior & Co. leased the following dwellings: 110 West 64th st to a Mrs. Romaine; 126 West 65th st to a Mrs. Wolff; 153 West 61st st to a Mr. Krause; 134 West 65th st to a Mrs. Renwick, and 208 Amsterdam av to Bourdaki & Calis.

The H. H. Fuller Realty Co. leased for Robt. E. Kelly the 4-sty factory at 213 and 215 East 44th st for a term of years to J. C. McFarland & Co., of Chicago, manufacturers of metal window frame and skylights, who will use the building for their New York factory and warehouses.

Calder & Nassoit leased for the Bloomingdale Leasing Co. a plot of about 10 lots on the south side of 101st st, just east of Broadway. The term of the lease is 10 years at the aggregate rental of \$125,000. A large garage will be erected by the Riverside Garage Co., who are the lessees. There is a frontage of 99 ft. on the st and takes in a large portion of the interior of the block square.

William A. White & Sons leased for John Harsen Rhoades and others to G. W. S. Patterson & Co. the building 7 Cedar st; for Frank A. Weeks to Read, Holliday & Sons the building 11 Gold st, and to John Murphy the building 50 Front st; 96 Beekman st for Conner, Fendler & Co., to W. A. Courtney & Co.; 68 Murray st for Thomas C. Dunham to Stillman Safety Lamp Co., and 101 Water st for William E. Parsons to Walter E. Evans.

#### SUBURBAN.

YONKERS, N. Y.—Von der Linden & Co. sold for William Gullery to Charles Krentz a 1-family dwelling at McLean and Glover avs, Yonkers, 50x106x87.

MAMARONECK, N. Y.—Howell C. Perrin & Co. sold Hilltop Farm in Rockland av, Mamaroneck, N. Y., for the estate of Alfred Marshall to Josephine S. Bennett, of New York City.

RAHWAY, N. J.—O. B. Short and M. G. Straus reported the following sales of lots at Lakeside Park, Rahway, N. J.; To Mary Schmitt 2 lots, to M. A. Hoagland 2 lots, to William McBain 2 lots, to M. S. Salamon, Jr., 2 lots, and to William Mumford 2 lots.

NEW ROCHELLE, N. Y.—Edwin W. Bullinger bought from Henry Holt his place known as Overbridge, at Premium Point, New Rochelle. It consists of about 6 acres of land, with a large frontage on the Sound. On the property is a large, old-fashioned mansion. It is Mr. Bullinger's intention to raze the house and erect a handsome residence on the site.

RAHWAY PARK, N. J.—At Rahway Park O. B. Short and M. G. Straus sold to Frank Mogetes 3 lots, to Carmine Santariello 2 lots, to Frank Fauvill 4 lots, to Cesaro Sauteriello 2 lots, to G. De Rosa 2 lots, to Richard Frier 8 lots, to Herbert Baudesson 7 lots, to F.



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CRESTWOOD HEIGHTS, N. Y.—Among other recent sales at Crestwood Heights are the following: To T. O'Neil, 60x100, at Pine pl and Westchester av; to E. Noonan, 40x100, in blk 10; to Thomas A. Burke, 60x100, at Reynolds av and Kennedy pl; to William Becker, 0x100, at Kennedy pl and Westchester av; to Walter S. Bowne, 60x100, at Kennedy pl and Hollywood av, and to Robert H. Copeland, 80x100, at Pine pl and Hollywood av.

PEEKSKILL, N. Y.—John V. Alexander sold for E. L. Clark and W. E. Whitehill to the Verplank Realty Co., John Bannon, president, the Verplank Manor property, a tract of 104 acres, just south of Peekskill-on-the-Hudson. There is a river frontage of about 1,800 ft., with a depth of water at some points of about 40 ft. There is a frontage on Broadway of about 1,500 ft. The Central Railroad tracks are about one-half mile away. The property will be subdivided into parcels of from one to ten acres.

TUCKAHOE, N. Y.—C. H. Bradner, president of the Central Parkway Realty Co., reports the following sales at the company's Crestwood Heights property, near Tuckahoe; to Robert W. Iverson, 100x100; to William J. McDonald, secretary of M. Reid & Co., 80x100, at the cor of Pine pl and Hollywood av, and to Thomas H. O'Brien, 80x100, at Pine pl and Hollywood av. Mr. Iverson, who is Victor Herbert's representative, will erect on his plot a bungalow, modeled after one which attracted his attention while he was in Seattle last summer. Messrs. McDonald and O'Brien will build residences on their sites, costing \$15,000 and \$10,000 respectively.

### UNCLASSIFIED SALES

The total number of sales reported is 61, of which 11 were below 59th st, 36 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 32, of which 16 were below 59th st, 12 above, and 4 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 182, as against 136 last week, and in the Bronx 121, as against 115 last week. The total amount involved is \$6,617,574, as against \$3,463,384 last week.

The amount involved in the auction sales this week was \$319,555, and since January 1, \$48,157,966. Last year the total for the week was \$323,135, and from January 1, \$35,327,816.

76TH ST.—Joseph P. Day sold for Mrs. Dora D. Schiffer to James C. Brady for occupancy 10 East 76th st, a 5-sty American basement dwelling, 22x101.2. Mr. Brady is a son of Anthony N. Brady.

143D ST.—Jos. H. Davis sold to Herman Cohen the 2 westerly of three 6-sty apartment houses, each 70.10x99.11, recently erected on the north side of 143d st, 100 ft. east of Broadway.

BROADWAY.—Calder & Nassoit sold for August Schierloh 3405 and 3407 Broadway, a 6-sty apartment house with stores, 40x100, between 138th and 139th sts, for about \$100,000.

EDGECOMBE AV.—In exchange for the two 6-sty houses on 143d st, near Broadway, Mr. Cohen gives to Mr. Davis the plot 130x100 on the west side of Edgcombe av, 228.10 ft. north of 145th st.

9TH AV.—John Stube and others, as executors, sold 643 and 645 9th av, northwest cor of 45th st, two 5-sty tenements, 40x80.

AUDUBON AV.—David Werdenshlau sold the northwest cor of Audubon av and 171st st, 95x100. He bought it at auction in August for \$25,220.

129TH ST.—O. G. Mauss sold for the Stability Realty Co. 447-449 West 129th st, two 6-sty apartment houses, 75x100, to Frank Dietz.

AMSTERDAM AV.—Thomas J. Meehan sold through Joseph D. Cronan and J. F. Griffin to Daniel Mahony 1881 Amsterdam av, northeast cor of 153d st, a 5-sty flat, with stores, 24.11x100. The property 533 to 537 West 152d st was given in exchange.

139TH ST.—O. G. Mauss sold for Edward Stein 231 West 139th st, a 4-sty American basement house, 18.2x99.11.

EDENWALD.—The Edenwald Land Co. sold the lot on the northwest cor of Jefferson and Doon avs to Salvator Cacciatore, of Brooklyn; the lot on the west side of Doon av, 175 ft. north of Randall av, to Benjamin Vallador; the lot on the west side of Baker av, 575 ft. north of Jefferson av, to Morris Nagel, and the lot on the south side of Jefferson av, 75 ft. west of Doon av, to Max Juchman.

### REAL ESTATE NOTES

The total amount of the new budget is \$156,545,148, as compared with \$143,572,266 this year. Nearly all the Borough Presidents protested against reductions, but finally voted "yea."

The Metropolitan Life Insurance Co. made a building loan of \$400,000 to the Akron Building Co. on the property at the southeast corner of Riverside Drive and 113th st, 104.4x91.1x100.11x117.6.

The southwest corner of Water and Beekman sts, where a terminal was planned for a proposed tunnel under the East River, is going to be foreclosed. George F. Macready and others are the owners of record. The suit is brought by Annie J. Gruner and others through Bowers & Sands, to foreclose a mortgage.

Albert Sanders has been appointed receiver of rents by Judge Bishoff of the loft building at the northeast corner of West Broadway and 3d st, 50x100, pending a suit brought by Louis L. Seaman against John B. Ireland and others. The mortgage to be foreclosed is for \$20,000, made April 26, 1907. The property is also mortgaged for \$125,000, held by the Mutual Life Insurance Co. This latter loan has prior claim over the one to be foreclosed.

The Board of Aldermen has given the American Real Estate Co. authority to pave at its own expense with sheet asphalt on

# WANTS AND OFFERS

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

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118 Rolls of Asbestos Insulating and Roofing Felt, (Johns-Manville, Boston Brand), at less than car load price. FRANK EBERHARD, 401 East 76th Street.

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Lime and Marble Quarries, Lime Kilns and Plant, situated in Massachusetts. For full information, address "W. A. M.," c/o Record and Guide, 11 East 24th Street.

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## BUNGALOW PLOTS

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Note.—The property forms part of the Peperidge Hall Estate and immediately adjoins "Indian Neck Farm," the magnificent home of ex-Commodore F. G. Bourne.

a concrete foundation Kelly st, between Westchester av and 163d (formerly Dongan) st; Fox (formerly Barretto) st, between Westchester av and 163d st; Simpson st, between Westchester av and 163d st, and Faile st, between Westchester av and Bancroft (formerly Guttenberg) st. The work is to be done under the direction and to the satisfaction of the President of the Borough of the Bronx.

"I used to reason that it was impossible to live near New York," said a downtown business man lately. "For years I firmly believed that to do business in New York meant simply existing in an apartment so far as a home was concerned. But I have recently taken several little trips to the outlying districts, which have caused a radical change in my views on the subject." That others are rapidly reaching the same conclusion is apparent in the increase in the number of modest homes that are being erected within the limits of Greater New York.

If the Board of Estimate approves of the new trolley franchises which will permit the Union Railway to build a new line connecting Broadway with Sedgwick av, through Emerson av, West 207th st and West 184th st, much property is likely to be benefited thereby. It will be recalled that only recently the 207th st bridge across the Harlem River was opened. To contribute its fullest benefit toward property interests in both the Dyckman tract and Morris Heights, the new bridge cannot be expected to satisfactorily fulfill its purpose unless provision is made whereby a connecting trolley will cross thereon.

Real estate operators, especially those who devote the greater part of their time to the improvement of vacant holdings, have shown a decided inclination of late toward the construction of cheaper grade of dwelling house in outlying districts. In alluding to the subject recently an authority asserted that one of the strongest arguments against the erection of high cost private houses was lately advanced by a conservative builder who has confined his operations for three or four years past to houses costing from \$10,000 to \$25,000 each. His opinion is that many people own houses larger and more costly than they really need or care to own, but which they had to buy in order to get good locations, medium sized houses having been unobtainable in such locations for years past. This builder estimates that there are five men who can afford to buy \$5,000 to

\$6,500 homes for every one man who can afford to buy a home costing \$10,000 or more, and henceforth he is going to cater to the larger number.

Mr. Lawson Purdy, the chairman of the Tax Commission of the City of New York, and Mr. Charles J. McCormack, Deputy Tax Commissioner for the Borough of Richmond, have accepted an invitation of the Staten Island Chamber of Commerce to be present at the meeting of the chamber, which will be held in the Woman's Club, St. George, at eight o'clock Thursday evening, Nov. 12, in order to listen to the discussions on the subject of taxation, and to address the members of the chamber on the subject. The matter is one of such vital importance to the property owners of the Borough of Richmond that the president of the chamber has instructed the secretary especially to urge the attendance of all members of the Staten Island Chamber of Commerce and their friends who are interested on the subject of taxation, and I, therefore, send you this special notice, hoping that you will attend.

About 1830 Clement C. Moore, who was the founder of the estate bearing his name, and which took in at that time all of the property west of 8th av, between 19th and 24th sts, was offered \$40,000 for his interests. He hesitated about accepting it and finally consulted James N. Wells as to what he should do. The result was that Mr. Wells, who was a builder, advised Mr. Moore to hold his property and cut it up into building lots. He started to represent Mr. Moore from that time and the interests of the Clement C. Moore estate have been handed down in the Wells family for three generations. Mr. Wells established his office at 191 9th av, in 1835, and it is still there, the real estate business being now conducted by Jas. N. Wells' Sons. Jas. N. Wells, the grandson of the founder of the business died last February. The partnership which had existed between him and his brother, Wm. J. Wells, was dissolved, but the business is being continued under the old name, by a new partnership comprising Wm. J. Wells and Jas P. Eadie. The property for which Mr. Wells was offered \$40,000 nearly seventy years ago is now worth more than \$10,000,000 and perhaps about \$15,000,000. Although the firm looks after big estates such as those of Clement C. Moore and Richard Ray it conducts a regular real estate and insurance business. The members of the firm are also members of the Board of Brokers.

# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**VYSE ST.**—Paving with asphalt blocks between Home st and 172d st, and setting curb where necessary. Proceedings initiated.

**174TH ST.**—Acquitting title to lands necessary for East 174th st, 10 ft. wide, from Boston road to Crotona Park East, with understanding that no assessment be levied on any property along Boston road or on Southern Boulevard for this improvement, and that whatever assessment is levied that each lot of land be assessed pro rata. Proceedings initiated.

**161ST ST.**—Regulating, etc., from 3d av to Brook av. Proceedings initiated. Estimated cost, \$3,200. Assessed value of realty within probable area of assessment, \$376,260.

**BARTHOLDI ST.**—Regulating, etc., from White Plains road to Bronxwood av. Proceedings initiated. Estimated cost, \$31,000. Assessed value of realty included within probable area of assessment is \$119,700.

**ROSEDALE AV.**—Regulating, etc., from West Farms road to Westchester av. Proceedings initiated. Estimated cost, \$106,800. Assessed value of realty included within probable area of assessment is \$222,410.

**PERRY AV.**—Regulating, etc., between Mosholu Parkway North and Woodlawn road at Old Jerome Park R. R. crossing. Proceedings initiated.

**COLLEGE AV.**—Regulating, etc., from 164th to 165th st. Proceeding initiated.

**TELLER AV.**—To construct sewer in Teller av, between 167th st and summit north of 168th st. Proceedings initiated.

**189TH ST.**—Erecting guard rail on northwest corner 189th st and Park av West. Proceedings initiated.

**ANDERSON AV.**—Paving with bituminous macadam the roadway, from Jerome av to West 164th st, and setting curb where necessary. Proceedings initiated.

**JOHNSON AV.**—Widening, near Spuyten Duyvil road at and near intersection of 227th st. Recommended to Board of Estimate.

**FIELDSTON ROAD.**—Petition for acquiring title to lands necessary for Fieldston st, between Spuyten Duyvil Parkway and Mosholu av, will be submitted to Local Board, Nov. 12.

**EDGEWATER ROAD.**—Petition for constructing a sewer and appurtenances in Edgewater road between Seneca av and Garrison av will be submitted to Local Board, Nov. 12.

**COTTAGE PL.**—Petition for regulating, etc., between Crotona Park South and 170th st. will be submitted to Local Board, Nov. 12.

**PARK AV.**—Petition for constructing a guard rail where necessary on west side Park av, 50 ft. north of East 182d st, will be submitted to Local Board, Nov. 12.

**183D ST.**—Petition for constructing guard rail on northwest cor 183d st and Park av, will be submitted to Local Board, Nov. 12.

**THERIOT AV.**—Petition for acquiring title to Theriot av, from Gleason av to Clasons Point road, will be submitted to Local Board, Nov. 12.

**COTTAGE PL.**—Petition for acquiring title to lands necessary for Cottage pl, between Crotona Park South and 170th st, will be submitted to Local Board, Nov. 12.

**LELAND AV.**—Petition for acquiring title to lands necessary for Leland av, from Ludlow av to Clasons Point road, will be submitted to Local Board, Nov. 12.

**SEWARD AV.**—Petition for acquiring title to lands necessary for Seward av, from Clasons Point road to White Plains road, will be submitted to Local Board, Nov. 12.

**RECEIVING BASINS.**—To construct receiving basins at the northwest cor of Minford pl and East 172d st, northeast cor of Minford pl and East 172d st, northwest cor of Charlotte st and East 170th st, northeast cor of Charlotte st and Seabury pl, southeast cor of Charlotte st and Seabury pl. Proceedings initiated.

**ARTHUR AV.**—Paving with asphalt blocks from 175th st to Tremont av. Proceedings initiated.

**HOE AV.**—Paving with asphalt blocks between Freeman st and 172d st, and setting curb where necessary. Proceedings initiated.

**151ST ST.**—To pave with asphalt blocks between St. Nicholas av and St. Nicholas pl. Cost of proposed work will be \$1,100. Assessed value of realty within probable area of assessment, \$153,000. Authorized by Board of Estimate.

**154TH ST.**—To pave with asphalt blocks between St. Nicholas av and Amsterdam av. Cost of proposed work will be \$6,000. Assessed value of realty within probable area of assessment, \$788,200. Authorized by Board of Estimate.

## CONDEMNATION PROCEEDINGS.

**FIFTH NEW ST.**—Acquiring title for opening and extending of Fifth New st, north of West 181st st (Watkins pl), extending from Broadway to first new avenue west of Broadway (Bennett av). Commissioners Harvey Watterson, Jas. Sheldon Meng and Gustav Lange, Jr., will present bill of costs, charges and expenses in this proceeding to Supreme Court Nov. 17.

**THE PUBLIC PARK.**—Opening and extending. Bounded by Southern Boulevard, Pelham av and Crotona av. Commissioners Francis V. S. Oliver, Stephen J. Navin, Jr., and Bryan Reilly will present bill of costs, charges and expenses in this proceeding to Supreme Court, Nov. 17.

**HULL AV, PERRY AV, NORWOOD AV.**—Opening and extending. Application will be made to Supreme Court Nov. 17 for an order amending and correcting this proceeding, and petition and order appointing Commissioners of Estimate and Assessment, by excluding therefrom certain property not required which is bounded as follows: Beginning at a point in the northern line of Perry av as legally opened distant 89.55 ft. east of intersection of said line with eastern line of Mosholu Parkway North; thence easterly along the northern line of Perry av, as legally opened, 40.79 ft. to the eastern line of Jerome Park Railroad; thence southerly along last-mentioned line for 60.80 ft. to southern line of Perry av, as legally opened; thence westerly along said last-mentioned line for 40.35 ft. to the western line of Jerome Park Railroad; thence westerly along last-mentioned line for 60.87 ft. to the point of beginning. The land to be excluded from the above-entitled proceeding is shown in Blocks 3333 and 3334, of Section 12 of the land map of the City of New York.

**163D ST.**—Opening and extending between Amsterdam av and St. Nicholas av. Commissioners John C. Fitzgerald and Philip F. Donohue will present bill of costs, charges and expenses in this proceeding to Supreme Court Nov. 19.

## ASSESSMENTS.

**CARMINE ST.**—Restoring asphalt pavement on southwest cor of Bedford and Carmine sts. Area of assessment: Southwest cor of Bedford and Carmine sts, known as lot 76, in block 528. Assessment entered Oct. 29. Payable within 60 days.

**LEXINGTON AV AND 30TH ST.**—Restoring asphalt pavement, at northeast cor. Area of assessment: Northeast cor of Lexington av and 30th st, known as lot 30, in block 886. Assessment entered Oct. 28. Payable within 60 days.

**VERMILYEA AV.**—Sewers between 211th st and Dyckman st, and in Hawthorne st, between Broadway and summit east of Vermilyea av. Proposed assessment completed and lodged in office Board of Assessors for examination.

**148TH ST.**—To pave with granite blocks from Broadway to Riverside Drive. Cost of proposed work will be \$4,400. Assessed value of realty within probable area of assessment, \$273,000. Authorized by Board of Estimate.

—Stocks have had their day. Purchasers of stocks now acquire a very much heavier percentage of speculative value than they did a few months ago. The risk is greater. The investment value has not been squeezed out of real estate by a few fortunate purchasers, and all the speculative value is there, too.

## CONCERNING HOUSE PAINTING.

A building needs its protecting coat of paint more in the winter months than at any other season of the year. If in need of painting, a building should never be allowed to go over the winter without this protection. Experience has proven that it is easier to keep the winter's moisture and dampness out by applying a coat of paint in the fall, when the surface is dry, than it is to get moisture or dampness out of the wood if you want to paint in the spring. In the fall of the year the surface of a frame building being thoroughly dry paint penetrates deeper into the wood, and consequently gets a firmer hold on it, thus giving the paint coating greater tenacity.

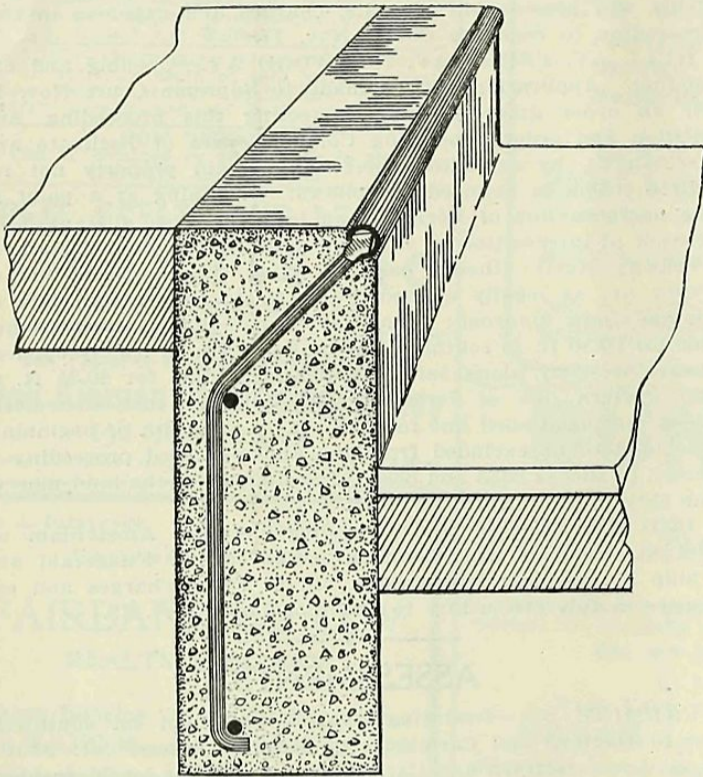
To insure good results the property owner should insist that painting be done only on dry days, making sure that no work is begun in the morning until after every sign of dew or frost has disappeared from the surface. There is much logic in this argument, but, strangely enough, the rule is frequently violated.

—Railroads have made fortunes. Real estate has made fortunes. These have been the two great fortune makers. There is a greater opportunity for fortune to-day in real estate than in anything else. The "Opportunity Number" of the Record and Guide, will be issued December 19.

## METHOD OF REINFORCING CURB.

One of the best additions to the external appearance of a property is a well preserved sidewalk and curb. When laid with care thoroughly mixed concrete admirably serves the purpose in this respect, but unfortunately, however, this material has a way of breaking off in chips, especially on and along the curb edges, often necessitating the rebuilding of the entire curb in order that it may properly perform its functions. Innumerable methods of obviating this annoyance have been resorted to, but with little success. Recently many property owners have been using metal edges to which are attached small anchoring pins. That this form of curb protection is insufficient is evidenced by the broken condition of curb edges upon which it has been tried.

In explaining why built in metal strips or protectors become loosened a large property owner in Manhattan affirms that it is due entirely to improper methods of anchoring. "Short



REINFORCED CURB.

anchoring pins cannot be properly imbedded in concrete curbstones," he said, "and, consequently, when metallic protectors so provided are subjected to severe shocks and vibrations they frequently become separated from the curb."

While it cannot be denied that strips of metal scientifically applied to the edge of curbstones suggests the only logical way of affording protection to concrete, the trouble in the past is due almost entirely to weak anchorage. In recognition of this fact a western manufacturer has placed upon the market a combination steel protector and reinforcement bar which is said satisfactorily meets the situation.

In describing the device the Municipal Journal in part says:

The protector itself consists of a galvanized tube with a slot cut in it. This is held in place by anchor bolts which slip easily into the tube and are held in the curb. By the use of longitudinal rods, if it is so desired, reinforcement is given to the curb. The tube itself is filled with concrete to prevent jamming.

The first requirement is a back plank made of three-inch white pine, which keeps its shape best of any wood, dressed down exactly twelve feet long, with squared ends and twelve inches deep. A face board should be provided also of white pine, two inches thick, 12½ feet long and 7¼ inches deep. The upper inside edge should have a rabbet cut in it one-eighth inch at the top and one-half inch down the face. As to stakes, maple and ash give the best service. They should be from twenty-four to thirty-six inches long and two inches square; they should be sharpened with a six-inch taper to a one-quarter inch point. They should be driven with a wooden maul.

Templets of twelve-gauge sheet steel should be made for the ends of each section of curbing, which when withdrawn form expansion joints. The templets also serve the purpose of accurately spacing the distance between the back plank and the face board. These templets are made the full depth and width of the curb and are provided with an overhanging tongue which is slipped into a saw cut in the back plank.

Twelve inch screw clamps are placed over the tops of back plank and face board, with the arms extending downward three inches on each side. Thus with templets on the inside and screw clamps on the outside, the face board is accurately spaced and held in position. Special patented form clamps are made to hold the tube rigidly to grade and line, and when so held cannot be displaced by filling in or tamping. Four clamps should be counter sunk in the face board so that the top of the bed plate of the clamp will come flush with the plank and the curved front (into which the tube falls) comes on a line with the rabbet in the face board.

The clamp should be about six inches on each side of the center and one nine inches from each end. One face board is needed for each gang of finishers, as this board is taken off as soon as the tamping and smoothing is done. The back plank should be left in place until the concrete has set for about twenty-four hours. Therefore there must be back planks enough for ten shifts. The planks may be used as a guide in accurate grading, so that the natural ground will form the walls.

Care should be taken not to loosen dirt below grade, and the use

of coarse material, such as stones and brickbats, forming a French drain, is desirable. The tubes should be filled with concrete the day before they are to be used, the anchors being inserted at the same time. After the templets are hung in place, the sections of the tube are set up, the face board set against the templets, and with the form clamps the sections of the tube brought to place, care being taken that the templets have play enough to withdraw easily, and then the screw clamps are tightened up.

—The chance of a generation is now open to investors. Real estate is cheap, can be bought under the guidance of a good broker, so that profits are inevitable. You can see what the bargain counter offers by reading the Record and Guide December 19—the big "Opportunity Number."

## ATTRACTIVE REAR YARDS.

GROWING ANTIPATHY AGAINST CLOTHES POLES AND DIVISION FENCES.

Property owners throughout the city, more especially those whose holdings are situated within the various residential communities, are seeking more and more by organization, agitation, and numerous signed petitions to create a public sentiment for improved conditions in the back yards of Greater New York. The movement in this direction follows the general crusade against the presence of telegraph poles and cobble pavements in the streets of the municipality, which has already exerted a beneficial influence on real property hereabouts.

One of the chief hopes of the reformers is to secure an ordinance that will limit the further erection of unsightly pulley poles, carrying a maze of lines and the weekly family wash, for it is contended that not only does their presence offend the outlook but constitute an ever-growing medium of danger, as the weekly record of accidents and fatalities proves.

The clothes pole custom is well nigh universal here, and the same may be said with reference to the habit of utilizing available rear yard space for the storage of ash barrels, garbage cans and other objectionable receptacles. They manage these things better abroad, where the back areas are usually attractive and homelike, with benches, balconies, trellises and other conveniences contributing toward comfort and privacy. It can be truly said that in ignoring improvements tending toward beautifying back yards many a private residence neighborhood has been permanently injured.

In this connection, Loring Underwood, who has had considerable experience in remodeling rear areas, believes that it is imperative that the small city yard should be quite as attractive as the grounds of a country home, more particularly so when it is taken into account that it is in full view of the owner and his neighbors all the time, and that to improve it is a small task when compared to the care of a home lawn in the suburbs.

In an article on the subject Mr. Underwood directs attention to the fact that the occupant of a suburban home is both shocked and surprised when he gazes out of the dining room windows of his city friends and sees the condition of brazen ugliness on all sides. "In most cases," he says, "the back yard is treated as a service yard, pure and simple, and little thought is given to screening from view the ugly features that clothes lines, ash barrels, garbage boxes, and the like present."

Mr. Loring is of the opinion that if some of the following suggestions for the maintenance of the necessary household duties are adopted, the remodeling of any city back yard is not a difficult undertaking:

If washing is done in the house, use a patent clothes dryer, or dry the clothes on the roof, having a dumbwaiter to transport them from the basement. If their appearance on the roof is unsightly, build a lattice screen around them. If they must be dried in the back yard, place the clothes-lines in such a way that the clothes will be screened from view by the use of an arbor or vine-covered pergola. At the most, this drying problem presents itself only one or two days in the week. The remaining days the yard-garden can be enjoyed to the fullest extent. Ash barrels should be kept in the cellar or basement, or in a neat miniature out-building of brick placed close to the house so that it need not be seen from the windows. Garbage cans also should be confined in this manner, or, better still, placed underground in one of the modern sanitary receptacles that have recently come into favor.

Whether all owners of property are in sympathy or not with the building of screening arbors, pergolas and other forms of beautifying rear yards or area ways, the vast majority of them must concede that the substitution for clothes poles of some form of dryer would remove for all time one of the most objectionable features of the modern back yard.

Another step toward improvement in the indicated direction lies in the removal of division fences or walls. If this were done it would be quite possible to evolve a lawn or garden which would go a great way toward meeting a long-felt-want.

Although much has been accomplished in the way of improving the back yards and alleys of tenement properties within the limits of Greater New York, and while the people of humble circumstances have been quick to enter into the spirit of bettering conditions in this regard, little or no attention has been given to the subject by the rich owner of private dwelling property in this vicinity.

**JOSEPH P. DAY**  
**REAL ESTATE**  
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 Hon. ABRAHAM R. LAWRENCE, Counsel

**NOTICE TO PROPERTY OWNERS.**

HEARINGS FOR THE COMING WEEK.  
 At 90-92 West Broadway.  
 Monday, Nov. 9.

- Austin pl, opening from St Josephs st to 149th st, at 4 p m.
- East 180th st, opening from Bronx River to West Farms rd, at 2 p m.
- DePew pl, closing at 10 a m.
- Boston rd, opening from White Plains rd to northern boundary city, at 2 p m.
- West 151st st, closing from Riverside dr to Hudson River, at 11 a m.
- Mohegan av, opening between 175th and 176th sts, at 1 p m.
- Ludlow av, etc, at 1 p m.
- Unnamed st (Bennett av), opening, at 2 p m.
- Mohegan av, assessment, at 2 p m.
- Highbridge Park, extension between 159th and 172d sts, at 1 p m.
- West 176th st, opening from Amsterdam av to St Nicholas av, at 2 p m.
- Bronx st, opening between 177th and 180th sts, at 2 p m.
- Trafalgar pl, opening from 175th to 176th st, at 3 p m.
- Bronx Boulevard, opening from Boston rd to 242d st, at 3 p m.
- Pleasant av, opening from Gun Hill rd to 219th st, at 1 p m.
- Star av (Queens), opening, at 3 p m.

Tuesday, Nov. 10.  
 Northern av, opening north of 181st st, at 4 p m.  
 Glebe av, etc, opening, at 2 p m.  
 DeKalb av, assessment, at 2 p m.  
 Paulding av, opening from 222d to 233d st, at 1 p m.

Wednesday, Nov. 11.  
 Baychester av, opening from 4th st to Pelham Bay Park, at 10 a m.  
 Riverside dr, widening from 139th to 142d st, at 2 p m.

Thursday, Nov. 12.  
 Riverside dr, widening from 158th to 165th st, at 11.30 a m.  
 East 227th and 228th sts, opening, at 12 noon.  
 City Island Bridge, at 1 p m.  
 Sewerage District No 43, at 2 p m.  
 Fairview av, opening from 11th av to Broadway, at 4 p m.

Monday, Nov. 9.  
 Fort George, rapid transit, at 10 a m.  
 Hamilton pl, school site, at 1 p m.  
 Loop No 4, at 2 p m.  
 Pier 14 (objection), at 2 p m.  
 Centre, White and Canal sts, rapid transit, at 4 p m.

Tuesday, Nov. 10.  
 Brooklyn Bridge, at 10.30 a m.  
 Westchester av, rapid transit, at 11 a m.  
 Centre and Walker sts, rapid transit, at 2 p m.  
 Pier 51, at 3 p m.

Wednesday, Nov. 11.  
 Clinton st, police station, at 10 a m.  
 Loop No 4, at 2 p m.  
 Centre, Canal and Howard sts, rapid transit, at 3 p m.

Thursday, Nov. 12.  
 Fort George, rapid transit, at 10 a m.  
 15th, 18th sts, dock, at 10.30 a m.  
 168th st, armory site, at 2 p m.  
 Brooklyn Bridge, at 2 p m.  
 Roanoke av, school site, at 3 p m.  
 Centre, White and Canal sts, rapid transit, at 4 p m.

Friday, Nov. 13.  
 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 property sold, withdrawn or adjourned during week ending Nov. 6, 1908, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

- 47th st, No 15, n s, 120 w Madison av, 25x100.5, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c. Adj to Dec 7.
- \*97th st, No 225, n s, 225 w 2d av, 24.6x100.11, 5-sty brk tenement and store. (Amt due, \$6,201.11; taxes, &c, \$290; sub to a first mort of \$12,000.) Norbert Landau.....16,207
- Inwood av, No 1362, e s, 404.11 n Clark pl, 25x100, 3-sty frame tenement. (Amt due,

- \$3,420.06; taxes, &c, \$123.66.) Emil N Sorgenfrei .....3,725
- Macomb's road, w s, 404.11 n Clark pl, 25x125, 3-sty frame tenement and store. (Amt due, \$5,567.24; taxes, &c, \$989.30.) Emil N Sorgenfrei .....6,900
- \*111th st, No 115, n s, 127.6 e Park av, 15.11 x100.11, 3-sty stone front dwelling. (Amt due, \$6,080.30; taxes, &c, \$250; sub to two prior mortg aggregating \$7,000.) Peter Diamond .....9,495
- \*138th st, No 621, n s, 285 w Broadway, 15x99.11, 3-sty stone front dwelling. (Amt due, \$10,086.25; taxes, &c, \$872.94.) Pennington Whitehead, trustee, etc. ....7,000
- Market st, No 71, w s, 85.4 n Cherry st, runs n 27.7 x w 36.2 x n 3.7 x w 23.3 x s 31.11 x e 60.4 to beg, 5-sty brk tenement and store. (Amt due, \$7,147.87; taxes, &c, \$300; sub to a first mort of \$17,000.) Readvertiser for Nov. 16.....
- \*Beach st, No 10, s s, 100 e Varick st, 27.3x73.7x25x85, 7-sty brk loft and store building. (Amt due, \$9,540.21; taxes, &c, \$234.04; sub to two mortg aggregating \$18,500.) George A Neumann .....28,769
- Park av n e cor 187th st, 102.6x100, vacant. 187th st/ (Amt due, \$2,697.21; taxes, &c, \$2,220.88.) Adj to Dec 10.....
- 141st st, Nos 271 and 273, n s, 100 e 8th av, 50x99.11, 6-sty brk tenement and store. (Amt due, \$13,802.95; taxes, &c, \$260; sub to a mort of \$50,000.) Adj to Feb 26, 1909.....
- \*119th st, No 240, on map of Nos 236 and 238, s s, 110 w 2d av, 50x100.10, 6-sty brk tenement and store. (Amt due, \$13,936; taxes, &c, \$—; sub to mort of \$48,000.) Stephen P Sturges .....53,870

**BRYAN L. KENNELLY.**

- \*Ferris av, w s, adj lands of St Joseph's Institute 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. (Amt due, \$23,469.31; taxes, &c, \$1,633.14.) Albert L Lowenstein .....23,000

**HERBERT A. SHERMAN.**

- 118th st, No 217, n s, 212.6 e 3d av, 18.9x100.5, 4-sty stone front tenement. (Amt due, \$11,026.97; taxes, &c, \$415.01.) Dean Holding Co .....12,425
- Dawson st, No 866 (old Nos 1226 and 1228), e s, 537.4 n Longwood av, 40.7x100, 5-sty brk tenement. (Amt due, \$—; taxes, &c, \$—; sub to four mortg aggregating \$—.) Twelve Forty-two Dawson Street Co et al defendants .....35,366
- \*Dawson st, No 874 (old Nos 1234 and 1236), e s, 618.6 n Longwood av, 40.7x100, 5-sty brk tenement. (Amt due, \$—; taxes, &c, \$—; sub to four mortg aggregating \$—.) Lambert Suydam, Jr. ....35,266
- Dawson st, Nos 878 and 882 (old Nos 1242 to 1248), e s, 659.2 n Longwood av, 81.3x100, two 5-sty brk tenements. (Amt due, \$—; taxes, &c, \$—; sub to four mortg aggregating \$—.) Theron S Johnson.....71,532

**SAMUEL MARX.**

- 16th st, No 512, s s, 195.6 e Av A, 25x103.3, 4-sty brk tenement and store and 3-sty brk tenement in rear. (Amt due, \$13,132.62; taxes, &c, \$493.27.) Salvatori Soraci.....16,000
- |                                  |            |
|----------------------------------|------------|
| Total .....                      | \$319,555  |
| Corresponding week, 1907 .....   | 323,135    |
| Jan. 1, 1908, to date .....      | 48,157,966 |
| Corresponding period, 1907 ..... | 35,327,816 |

**ADVERTISED LEGAL SALES.**

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.  
 Nov. 7.

No Legal Sales advertised for this day.

- Nov. 9.  
 Topping av, No 1762, e s, 275 s 175th st, 20x95, 3-sty brk dwelling. Atlas Mortgage Co agt Rasha Arnold et al; Harry Wandmacher, att'y, 42 Broadway; Arthur M Levy, ref. (Amt due, \$2,492.58; taxes, &c, \$300; sub to a first mort of \$7,500.) Mort recorded June 4, 1907. By Joseph P Day.
- Topping av, No 1764, e s, 255 s 175th st, 20x95, 3-sty brk dwelling. Same agt same; John L Finck, att'y, 190 Montague st, Brooklyn; same ref. (Amt due, \$2,489.59; taxes, &c, \$300; sub to a first mort of \$7,500.) Mort recorded June 4, 1907. By Joseph P Day.
- 136th st, No 641, on map No 661, n s, 101.11 w Cypress av, 37.6x100, 5-sty brk tenement. Caroline M Butterfield et al, trustees, &c, agt Morris Broner et al; Herbert C Lakin, att'y, 49 Wall st; Samuel Hoffman, ref. (Amt due, \$27,437.33; taxes, &c, \$1,218.43.) Mort recorded June 30, 1905. By Samuel Marx.
- Broadway, s w cor 108th st, 91.6x101.9x44.8, vacant. Sheriff's sale of all right, title, &c, which Johanna C Samuel had on June 15, 1908. James A Deering, att'y for deft. Thomas F Foley, sheriff. By Joseph P Day.
- 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 trustee 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.
- St Nicholas av, No 728, e s, 337.4 n 145th st, 18.6x100, 4-sty stone front dwelling. Sheriff's sale of all right, title, &c, which Chas A Coutant had on March 19, 1908. David J Gladstone, att'y, 99 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.
- 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.

Nov. 10.

- 98th st, No 213, n s, 210 e 3d av, 25x100.11, 5-sty brk tenement. Bridget Kane et al agt Yetta Krauer et al; Thomas W Butts, att'y, 51 Chambers st; Edw L Parris, ref. (Amt due, \$18,016.55; taxes, &c, \$377.41.) Mort recorded June 27, 1905. By Joseph P Day.
- Edgecombe av, w s, 150 s 145th st, 125x100, vacant. Dora Grasmuck et al agt William Rosenzweig et al; Grasmuck & Ostrander, att'ys, 99 Nassau st; Frank Hendrick, ref. (Amt due, \$48,508.92; taxes, &c, \$1,200.) Mort recorded April 19, 1905.
- Elizabeth st, No 165, w s, 132.5 s Spring st, 25x94, 5-sty brk tenement and store and 3-sty brk tenement in rear. Edw F Burke agt Eliza O Hoyt et al; John Bottomley, att'y, 27 William st; Sidney Harris, ref. (Amt due, \$17,497.71; taxes, &c, \$563.32.) By D Phoenix Ingraham.

Nov. 11.

- Av B, No 295, e s, 36 n 17th st, 37.4x100, 6-sty brk tenement and store. Isabel A Lee agt Bretstun Realty Co et al; Action No 1; Alexander & Green, att'ys, 120 Broadway; Henry J Goldsmith, ref. (Amt due, \$31,328.77; taxes, &c, \$934.89.) Mort 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.
- Cannon st, No 92, e s, 143.5 s Stanton st, 34.1 x100, 6-sty brk tenement and store. Nathan Kirsh agt Lena Sollow et al; Kantrowitz & Esberg, att'ys, 320 Broadway; William Klein, ref. (Amt due, \$10,860.90; taxes, &c, \$899.49; sub to two prior mortg aggregating \$10,500.) Mort recorded Oct 3, 1906. By Joseph P Day.
- 74th st, No 345, n s, 175 w 1st av, 25x98, 5-sty brk tenement and store. Giuseppe Miceli agt Ferdinand Gottilla et al; Frederick C Hunter, att'y, 71 Nassau st; Henry J Goldsmith, ref. (Amt due, \$3,053.12; taxes, &c, \$370.80.) Mort recorded Feb 21, 1908. By Joseph P Day.
- 158th st, Nos 529 and 531, n s, 375 w Amsterdam av, 50x99.11, vacant. Mutual Life Ins Co of N Y agt Isaac Helfer et al; James McKeen, att'y, 55 Cedar st; Frederick P James, ref. (Amt due, \$15,078.16; taxes, &c, \$322.80.) Mort recorded April 8, 1905. By Joseph P Day.
- Concord av/s w cor 147th st, 150x100, vacant. 147th st | Julius T Staples agt Josephine A Esler, et al; H M Collyer, att'y, 2527 Atlantic av, Brooklyn; Arthur Hurst, ref. (Partition.) By Joseph P Day.
- 101st st, Nos 406 to 412, on map Nos 406 to 410, s s, 100 e 1st av, 100.11x100, two 6-sty brk tenements and stores. Aetna Mortgage Co agt Anna Cirrito et al; Levy & Rosenthal, att'ys, 2 Rector st; Thomas W Churchill, ref. (Amt due, \$30,642.32; taxes, &c, \$3,500; sub to prior mortg aggregating \$51,200.) Mort recorded July 5, 1906. By Joseph P Day.
- 3d av, No 4062, e s, 356.2 n 174th st, 33.6 x 100 x 32.7 x 100, 5-sty brk tenement and store. Joseph E Goldberg agt Simon Weiss et al; Harold Swain, att'y, 176 Broadway; Samuel G Adams, ref. (Amt due, \$7,535.91; taxes, &c, \$679.24.) Mort recorded Oct 3, 1905. By Joseph P Day.
- 3d av, Nos 4058 and 4060, e s, 323.2 n 174th st, 33x100, 5-sty brk tenement and store. Louis Kramer agt Simon Weiss et al; same att'y; Wm B F Rogers, ref. (Amt due, \$7,543.67; taxes, &c, \$651.47; sub to a mort of \$26,000.) Mort recorded Oct 3, 1905. By Joseph P Day.
- Aqueduct av/Eln e cor 183d st, 79.1x14.9x78x183d st, No 75, 27.10, 3-sty frame tenement and store. Regina Haferberg agt Margaret Sullivan et al; Harold Swain, att'y, 176 Broadway; Richard H Clarke, ref. (Amt due, \$2,500.78;

(Continued on page 898.)

# OFFICIAL LEGAL NOTICES

## PUBLIC NOTICES.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, No. 57 CHAMBERS STREET (STEWART BUILDING), NEW YORK, October 26, 1908.

### IMPORTANT TO TAXPAYERS.

NOTICE IS HEREBY GIVEN TO ALL PERSONS WHOSE TAXES FOR THE YEAR 1908 HAVE NOT BEEN PAID BEFORE THE 1st DAY OF NOVEMBER of the said year, that unless the same shall be paid to the Receiver of Taxes at his office in the borough in which the property is located, as follows:

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

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

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

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

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

he will charge, receive and collect upon such taxes so remaining unpaid on that day, in addition to an amount of such taxes, INTEREST AT THE RATE OF SEVEN PER CENTUM per annum to be calculated from the day on which the said taxes become due and payable (Oct. 5) as provided in Sec. 914, as amended by Chap. 447, Laws 1908.

DAVID E. AUSTEN,  
Receiver of Taxes.

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

AT THE REQUEST of the President of the Borough of The Bronx, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., standing within the lines of property owned by the City of New York, acquired by it for street opening purposes in the

#### BOROUGH OF THE BRONX.

BEING all of the buildings, parts of buildings, etc., standing within the lines of Barry street, from Leggett avenue to Longwood avenue, in the 23d Ward, in the Borough of The Bronx, 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 of the Commissioners of the Sinking Fund, the sale of the above described buildings and appurtenances thereto will be held under the direction of the Comptroller, on

THURSDAY, NOVEMBER 12TH, 1908.

at 11:15 A. M., on the premises.

For further particulars see City Record.  
H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, October 26th, 1908.  
(6899-1)

SALE OF MACHINERY 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, by virtue of the powers vested in them by law, will offer for sale at public auction the contents of the buildings standing within the lines of property acquired by the City of New York for street purposes in the

#### BOROUGH OF BROOKLYN.

BEING more particularly described as all of the remaining machinery, etc., now contained within or formerly occupying the buildings, parts of buildings, etc., standing within the lines of property acquired for the widening of Roebing street, from the Bridge Plaza at South Fourth street to Union avenue in the Borough of Brooklyn, said machinery, etc., consisting of two lots:

Lot No. 1. BEING the machinery, etc., that is now erected in the building situated at the northwest corner of Roebing and North Eleventh streets, formerly occupied and used for the purposes of the manufacture of paper.

Lot No. 2. BEING such machinery, etc., as was formerly erected in the building situated on the west side of Roebing street from North Ninth street to North Tenth street, formerly used for the purposes of the manufacturing of paint, and such of said machinery as is now remaining and is at present stored in the yard situated at the southwest corner of North Eleventh street and Roebing street, or elsewhere, the City of New York not assuming any responsibility for the absence or loss of any missing part or parts thereof.

All of which machinery is more particularly described upon a specific list now on file in the office of the Collector of City Revenue, Department of Finance, No. 280 Broadway, Borough of Manhattan.

By direction of the Comptroller the sale of the above described machinery and appurtenances thereto will be made, at public auction, under the supervision of the Collector of City Revenue,

MONDAY, NOVEMBER 16TH, 1908,

at 11 A. M., upon the premises.

For list of machinery and further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, October 30th, 1908. (7031)

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

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

#### BOROUGH OF THE BRONX.

BEING all those buildings and parts of buildings lying within the lines of Main street, City Island, and the approach to the City Island Bridge from Long Island Sound, consisting of a one-story and basement frame house, Map No. 198, Lot No. 86, and a two-story frame office building, Map No. 172, Lot No. 204, and which are more particularly described upon 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 of the Commissioners of the Sinking Fund, adopted at a meeting held October 9th, 1907, the sale of the above described buildings and appurtenances thereto will be held, by direction of the Comptroller, on

THURSDAY, NOVEMBER 12TH, 1908.

at 3:45 P. M., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, October 26th, 1908.  
(6899-3)

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

AT THE REQUEST of the President of the Board of Education public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., now standing on property owned by the City of New York, acquired by it for school purposes, in the

#### BOROUGH OF MANHATTAN.

BEING all the buildings, parts of buildings, etc., now standing upon all that certain plot of ground located on the westerly side of Hamilton place, between West 140th street and West 141st street, and extending westerly along the northerly side of West 140th street, 134 feet 6 inches, and along the southerly side of West 141st street 219 feet 3/4 inches; the westerly line of the plot being 199 feet 10 inches, running from West 140th to West 141st streets, 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 of the Commissioners of the Sinking Fund, the sale of the above described buildings and appurtenances thereto will be held under the direction of the Comptroller, on

THURSDAY, NOVEMBER 12TH, 1908.

at 10:30 A. M., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, October 26th, 1908.  
(6897)

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

AT THE REQUEST of the President of the Borough of The Bronx, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, fences, etc., standing within the lines of property owned by the City of New York, acquired by it for street widening purposes in the

#### BOROUGH OF THE BRONX.

BEING all the buildings, parts of buildings, fences, etc., standing within the lines of Zerega avenue, from the south house line of (Eastern Boulevard) Ludlow avenue to the north house line of (10th street) Haviland avenue, in the Borough of The Bronx, 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 Commissioners of the Sinking Fund at a meeting held September 18, 1908, the sale of the above described buildings and appurtenances thereto will be held, under the direction of the Comptroller, on

THURSDAY, NOVEMBER 12TH, 1908.

at 12:00 M., on the premises.

For further particulars see City Record.

H. A. METZ,  
Comptroller.

City of New York, Department of Finance,  
Comptroller's Office, October 26th, 1908.  
(6899-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 6 to 20, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. BRIELL STREET—SEWER, from Jackson Avenue to Webster Avenue. 3D AVENUE—REGULATING, GRADING, CURBING, RECURBING AND PAVING, from Jamaica Avenue to Grand Avenue. 5TH AVENUE—REGULATING, GRADING, CURBING AND LAYING CROSSWALKS, from Pierce Avenue to Jackson Avenue. 8TH AVENUE—PAVING, from Flushing to Potter Avenues. 8TH AVE-

NUE—PAVING, from Jackson to Washington Avenues. 9TH AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Pierce to Graham Avenues. 9TH AVENUE—SEWER, from Flushing Avenue to the crown 200 feet south of Vandeventer Avenue. 9TH AVENUE—SEWER, from a point 400 feet north of Grand Avenue to Grand Avenue. 16TH AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Broadway to Jamaica Avenue.

HERMAN A. METZ,

Comptroller.

City of New York, November 4, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 6 to 20, 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 IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. HAMILTON STREET—SEWER, from Webster to Vernon Avenues.

HERMAN A. METZ,

Comptroller.

City of New York, November 5, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of November 6 to 20, 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 IMPROVEMENTS in the BOROUGH OF BROOKLYN:

30TH WARD, SECTION 18. 85TH STREET—SEWER, between 1st and 3d Avenue.

HERMAN A. METZ,

Comptroller.

City of New York, November 5, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of October 28 to November 12, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF QUEENS:

1ST WARD. POMEROY STREET—OPENING, from Jackson to Riker Avenues. Confirmed June 20, 1908; entered October 27, 1908.

HERMAN A. METZ,

Comptroller.

City of New York, October 27, 1908.

## ADVERTISED LEGAL SALES.

(Continued from page 897.)

taxes, &c, \$588.89.) Mort recorded Dec 3, 1902. By Joseph P Day.

3d av, No 4274, e s, 105.2 n 178th st, 50x102.1 x49.11x100, 6-sty brk tenement and store. Max J Klein agt Northwestern Realty Co et al; Action No 1; Lese & Connolly, att'ys, 35 Nassau st; Isidor Wels, ref. (Amt due, \$12,917.19; taxes, &c, \$726.33; sub to a prior mort of \$35,000.) Mort recorded May 14, 1907. By Joseph P Day.

3d av, No 4278, e s, 155.2 n 178th st, 50x104.1x 49.11x102.1, 6-sty brk tenement and store. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$12,924.69; taxes, &c, \$742.47; sub to a mort of \$35,000.) Mort recorded May 14, 1907. By Joseph P Day.

Wooster st, Nos 84 to 88 [e s, 51 s Spring st, Spring st, Nos 134 and 136] runs a 75 x e 100.2 x n 98.10 x e 3.1 x n 27 to Spring st, x w 49.1 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.

Nov. 12.

107th st, No 64, s s, 103.9 w Manhattan av, 48.9x100.11, 7-sty brk tenement.

107th st, No 66, s s, 155.6 w Manhattan av, 48.9x100.11, 7-sty brk tenement.

107th st, No 68, s s, 205.3 w Manhattan av, 48.9x100.11, 7-sty brk tenement.

Edw W Browning agt New York Leasing Co; H Schieffelin Sayers, att'y, 31 Nassau st; Thomas F Foley, sheriff. (Sheriff's sale of all right, title, &c, of leaseholds which N Y Leasing Co had on July 18, 1908, or any time thereafter.) By Joseph P Day.

Av A/n e cor 1st st, runs n 216 to 2d st x e 1st st 400 to Westchester Creek x s e — to 1st 2d st | st x w 431 to beg, Unionport. John B Harrison et al agt Minfor Realty Co et al; Eugene Berry, att'y, 258 Broadway; Joseph D Baker, ref. (Amt due, \$16,894.10; taxes, &c, \$661.24.) Mort recorded Sept 22, 1906. By Joseph P Day.

Forest av [s e cor 168th st, runs s 123.6 x 168th st, No 750] e 57.1 x n 27.6 x w 30 x n 97.6 x w 31.10 to beg, 2-sty frame dwelling and 1 and 2-sty frame stable in rear. Richard Coffy agt Ida Taylor et al; Gerlich & Schwegler, att'ys, 299 Broadway; Albert P Massey, ref. (Amt due, \$10,850.95; taxes, &c, \$431.44.) Mort recorded May 4, 1905. By Joseph P Day.

35th st, No 46, s s, 325 e 6th av, 20x98.9, 4-sty stone front dwelling. Wm C Adams et al agt Samuel F Adams et al; Merrill & Rogers, att'ys, 128 Broadway; Abraham R Lawrence, ref. (Partition.) By D Phoenix Ingraham.

West st, No 127, e s, 64.2 s Fulton st, 20x51.6 x18x55.10, 5-sty brk tenement and store. Chas E Appleby et al agt Louisa Suzzarini et al; Cannon & Cannon, att'ys, 135 Broadway; Henry J Goldsmith, ref. (Amt due, \$22,266.94; taxes, &c, \$1,740.09.) Mort recorded July 3, 1896. By Samuel Marx.

101st st, No 64, s s, 130 w Park av, 25x100.11,

5-sty brk tenement. Bessie Wischanski agt Susan Strauss et al; Jehial M Roeder, att'y, 119 Nassau st; Frank Cochrane, ref. (Amt due, \$2,886.79; taxes, &c, \$641.02.) Mort recorded Aug 10, 1906. By Joseph P Day.

Katonah av, Nos 4319 to 4325 s w cor 238th st, 238th st 100x85, four 2-sty frame dwellings. Central Mort Co agt Hibbert C Simmonds et al; Otis & Otis, att'ys, 60 Wall st; Augustine R McMahon, ref. (Amt due, \$4,119.60; taxes, &c, \$325; sub to four first mort aggregating \$8,684.) Mort recorded Sept 11, 1907. By James L Wells.

Townsend av s w cor Clifford pl, 40x140.1x40.2x Clifford pl 143.7, vacant. Henry F Radcliff agt Mary E Radcliff et al; Wm E Weaver, att'y, 299 Broadway; Henry W Herbert, ref. (Partition.) By Joseph P Day.

124th st, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. Agnes F Ulrey agt Harry Abrams et al; Ferdinand E M Bullowa, att'y, 32 Nassau st; Louis F Doyle, ref. (Amt due, \$14,071.72; taxes, &c, \$225.96.) Mort recorded May 18, 1906. By Joseph P Day.

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.

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; Sylvester L H Ward, ref. (Amt due, \$11,059.69; taxes, &c, \$164.12.) Mort recorded Nov 3, 1906. By D Phoenix Ingraham.

Nov. 13.

Courtlandt av, No 620, e s, 50 n 151st st, 25x 100, 5-sty brk tenement and store. Emma Boehme agt Mary Wirsing; Page & Booth, att'ys, 165 Broadway; Thomas F Foley, sheriff. (Sheriff's sale of all right, title, &c, which defendant had on May 26, 1899, or since.) By Joseph P Day.

Jackson av, No 1045, w s, 253.3 n 165th st, 19.7 x85. Jacob Marx agt Elizabeth Fritzel et al; Lewis R Harris, att'y, 10 Wall st; Wm H Wood, ref. (Amt due, \$961.30; taxes, &c, \$108.23; sub to a mort of \$3,500.) Mort recorded July 18, 1907. By Joseph P Day.

Nov. 14.

No Legal Sales advertised for this day.

Nov. 16.

63d st, No 147, n s, 414.3 w Columbus av, 18.6 x100.5, 4-sty and basement brk dwelling. Blanche Walter agt Delia I Donihoe et al; Chas D H Brower, att'y, 10 Wall st; Joseph P Morrissey, ref. (Amt due, \$13,739.51; taxes, &c, \$852.32.) Mort recorded May 29, 1900. By Joseph P Day.

Market st, No 73, w s, 58.7 n Cherry st, 26.9 x60x26x60, 5-sty brk tenement and store. Morris Rose agt Charles J Fox et al; Moses N Schleider, att'y, 103 Attorney st; Louis B Hasbrouck, ref. (Amt due, \$7,599.42; taxes, &c, \$380; sub to a first mort of \$17,500.) Mort recorded Oct 18, 1905. By Joseph P Day.

Market st, No 71, w s, 85.4 n Cherry st, runs n 27.7 x w 36.2 x n 3.7 x w 23.3 x s 31.11 x e 60.4 to beg, 5-sty brk tenement and store. Morris Rose agt Morris Lifschitz et al; Moses N Schleider, att'y, 103 Attorney st; Isham Henderson, ref. (Amt due, \$7,147.87; taxes, &c, \$380; sub to a first mort of \$17,000.) Mort recorded Oct 18, 1905. By Joseph P Day.

229th st, n s, 175 e White Plains rd, 100x114, Wakefield. N Y & Suburban Co-operative Building & Loan Ass'n agt Annie Kritzer et al; Robert H Bergman, att'y, 3219 3d av; Joseph P Morrissey, ref. (Amt due, \$5,035.57; taxes, &c, \$357.11.) Mort recorded April 11, 1905. By Joseph P Day.

97th st, No 117, n s, 175 e Park av, 25x100.11, vacant. Edward Boylston agt Portman Realty Co et al; R & E J O'Gorman, att'ys, 49 Chambers st; Hal Bell, ref. (Amt due, \$9,842.82; taxes, &c, \$326.03.) Mort recorded March 13, 1906. By Herbert A Sherman.

# REAL ESTATE RECORDS

Key to abbreviations:

- 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
- 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
- 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.
- 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found,

- do not correspond with the existing ones, owing to their having been no official designation made of them by the Department of Public Works.
- 5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.
- 6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.
- 7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
- 8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1908.

## CONVEYANCES

October 30 and 31, November 2, 4 and 5. (No. 19)  
BOROUGH OF MANHATTAN.

Bayard st, No 8, n s, 75.3 w Forsyth st, 25.2x75.1x25.2x75.1, 5-sty brk tenement and store. Wolf Cohen to The City of New York. Oct 15. Nov 4, 1908. 1:291—35. A \$16,000—\$24,000. 35,000

Bayard st, No 8, n s, 100.7 e Chrystie st, 25x75, 5-sty brk tenement and store. Wolf Cohen to The City of New York. Q C. Oct 15. Nov 4, 1908. 4:291—35. A \$16,00—\$24,000. 35,000

Broome st, No 126, n s, 55 e Pitt st, 20x87.6, 7-sty brk loft and stable building. Pauline Mahl to Felix Kunstler and Louis Roossin. 1-3 right, title and interest. Mort 1-3 of \$24.00. Oct 31. Nov 2, 1908. 2:337—34. A \$15,000—\$28,000. other consid and 100

Broome st, No. 206, n s, 50 e Norfolk st, 25x100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Nathan Lacher et al to Bertha Berlinger. All liens. Oct 24. Oct 31, 1908. 2:352—69. A \$25,000—\$38,000. other consid and 100

Charlton st, No 4 | s s, 40 w Macdougall st, runs w 21 x s 70.3 x e Macdougall st 25.4 to Macdougall st x n 19.5 x w 11.3 x n 58.8 to beginning, 2-sty brk tenement and 1-sty frame store in Macdougall st. Galland Realty Co to Francesco Pepe. ¼ part. All title. Mort \$15,500. Oct 29. Nov 2, 1908. 2:506—31. A \$15,000—\$18,000. other consid and 100

Cherry st, No. 365, s s, abt 105 w Gouverneur st, 23.1x64.5x23 x63.3 w s, vacant. Joseph Wolfson to Jacob Rumanoff. Mort \$15,000. Oct 28. Oct 31, 1908. 1:259—17. A \$5,000—\$. nom

Cliff st, Nos 70 and 72 | s e s, at s w s Ferry st, runs s w along Ferry st, Nos 46 and 48 | Cliff st, 59.6 x s e 57 x n e 57 to Ferry st, and n w 55.2 to beginning, 3-sty brk tenement and store and 5-sty brk loft and store building. Henry Leerburger to Rodolfo G Barthold. Morts \$40,000. Oct 29. Nov 4, 1908. 1:98—61 to 63. A \$31,000—\$43,500. nom

Clinton st, No 236 | s e cor Monroe st, 30.4x93.4x30.9x93.4, Monroe st, Nos 148 and 150 | 6-sty brk tenement and store. Max Aronson to Regal Mortgage & Security Co, a corpn. Mort \$48,700. Oct 30. Nov 4, 1908. 1:258—36. A \$28,000—\$60,000. other consid and 100

Greenwich st, No. 533 | n e cor Vandam st, 25x51, 7-sty brk loft Vandam st, No. 103 | building. FORECLOS, Oct 16, 1908. Lee Phillips Ref to Arthur J Collins, Borough of Queens. Mort \$22,365.89, taxes, &c. Oct 22. Oct 30, 1908. 2:597—37. A \$9,000—\$. 4,900

Greenwich st, No. 413 | s e cor Hubert st, —, 5-sty brk loft and Hubert st, No. 79 | store building. Assignment of all rights, title and interest in estate of Asenath A Shaw decd to extent of \$700. Chas N Shaw son of Asenath A Shaw decd, of Lynn, Mass, to Chester A Luff, of Newark, N J. Sept 15. Oct 30, 1908. 1:214—9. A \$15,000—\$23,000. nom

Hamilton st, No 38, s s, 164.6 w Market st, 27x96.6x25.5x103.6, 5-sty brk tenement and store and 4-sty brk tenement in rear. Rosie Talsky et al to Annie Talsky. All liens. Oct 30. Nov 2, 1908. 1:253—43. A \$8,000—\$17,000. nom

Henry st, Nos 73 and 75, n s, 137.1 e Market st, runs n 100 x e 25 x s 15 x e 25 x s 85.1 to st, x w 50.1 to beginning, vacant. James Shea to The City of N Y. Q C. Oct 15. Oct 30, 1908. 1:282—3 and 4. A \$34,500—\$68,000. 91,500

Same property. James Shea to same. Oct 15. Oct 30, 1908. 1:-282. 91,500

Hudson st, No 636 | s e cor Horatio st, 50x52.1x55x46.10, 6-sty brk Horatio st, No 50 | tenement and store. Samuel Lipman to Samuel Klang, of Brooklyn. Mort \$38,000. Sept 1. Oct 30, 1908. 2:-626—27. A \$23,000—\$50,000. other consid and 100

Irving pl, Nos 35 to 45 | n w cor 16th st, runs n 146 x w 60 x s 16th st, Nos 113 to 119 | 19 x w 12 x s 12 x w 8 x s 12 x w 20 x s 11 x w 75 x s 92 to st x e 175 to beginning, 3 and 6-sty stone front hotel Westminster and 3-sty brk dwelling. John F Hollingsworth Co to Manhattan Freehold Co. Mort \$300,000. Oct 31. Nov 2, 1908. 3:872—11 and 13. A \$252,000—\$468,000. other consid and 100

Jackson st, Nos. 71 to 77. | w s, 70 s Water st, runs w 78.2 x s 70 Front st, Nos. 386 to 390. | to n s Front st x e 78.2 to Jackson st x n 70 to beginning, five 2-sty frame tenements, stores on corner. Simon Lazerowitz to Isidor Grodinsky. All liens. Oct 30. Oct 31, 1908. 1:243—79 to 83. A \$34,000—\$40,000. other consid and 100

Leroy st, No 48, s s, 75.1 w Bedford st, 25x90, 5-sty brk tenement and store. Francesco Pepe to Galland Realty Co, a corpn. Mort \$23,000. Oct 29. Nov 2, 1908. 2:582—27. A \$11,500—\$22,000. other consid and 100

Leroy st, No 50, s s, 100 w Bedford st, 25x90, 5-sty brk tenement and store. Galland Realty Co to Francesco Pepe. ½ part. All title. Morts \$23,000. Oct 29. Nov 2, 1908. 2:582—26. A \$11,500—\$22,000. other consid and 100

Ludlow st, Nos 13 and 15, w s, 137.10 n Canal st, 37.7x88.3, two 5-sty brk tenements and stores and 2-sty brk loft building in rear. Isidor Tager and Sophie, his wife of Brooklyn, to Sophie Tager, of Brooklyn. All title. Mort \$53,200. Oct 10. Oct 30, 1908. 1:298—26 and 27. A \$33,000—\$46,000. other consid and 100

Maiden lane, No 33, n e s, 37.10 s e Nassau st, 18.2x90.2x10.7x 88.3, 5-sty stone front loft and store building. Mary P Satterlee to James A Macdonald. All liens. Oct 30. Nov 2, 1908. 1:67—21. A \$87,000—\$100,000. nom

Mangin st, No 25, w s, 125 n Broome st, 25x100, 5-sty brk tenement. Rose Rosenthal to Bernard Chapnik, of Brooklyn. Mort \$19,500. Oct 31. Nov 2, 1908. 2:322—21. A \$12,000—\$18,000. other consid and 100

Monroe st, No. 107, n s, 177.2 w Rutgers st, 26.3x100, 6-sty brk tenement and store.

Monroe st, No. 111, n s, 125 w Rutgers st, 26.2x100x25.11x100, 6-sty brk tenement and store.

Solomon Frankel to Fannie Frankel. Mort \$56,000. Oct 20. Oct 31, 1908. 1:272—14 and 16. A \$42,000—\$82,000. nom

Monroe st, No 20, s s, 276.6 e Catherine st, 25.1x101x25x103.5, 6-sty brk tenement and store. Benjamin Troupiansky to Elias A Cohen. B & S and C a G. Mort \$39,000. Nov 2. Nov 4, 1908. 1:253—98. A \$18,000—\$40,000. nom

Mulberry st, Nos 219 and 221, w s, 72.5 n Spring st, 44.2x74.2x 44.3x74.5, 6-sty brk tenement and store. Albert S Del Gaudio to Olimpia L'Addezzio. Morts \$54,000. Correction deed. Oct 9. Nov 4, 1908. 2:495—38. A \$23,000—\$55,000. other consid and 100

Norfolk st, No 152, e s, 75 s Stanton st, 25x100, 5-sty brk tenement. Israel Levin to Henrietta and Anna Rosen. All title. All liens. Oct 18. Oct 30, 1908. 2:354—49. A \$24,000—\$42,000. other consid and 100

Orchard st, No 15, w s, 55 n Canal st, 20x50, 4-sty frame (brk front) tenement and store. Kate wife of and Morris Friedman to Edward A Weiss. Mort \$13,000. Oct 29. Oct 30, 1908. 1:-299—32. A \$10,000—\$14,000. nom

Pearl st, No 297, n s, 135.10 e Beekman st, runs n 102.4 x e 12.10 x s 59.3 x e 3.1 x s 42.9 to st, x w 17.10 to beginning, 4-sty brk loft and store building. Henry Leerburger to Isadore Goldberg. Mort \$15,000. Oct 29. Nov 4, 1908. 1:98-44. A \$8,600-\$14,000. nom

Pearl st, Nos 295, 295½ and 297, n s, 100.7 e Beekman st, runs n 99.9 x e 22.8 x n 4.8 x e 19.4 x s 59 x e 3.1 x s 42.8 to st x w 52.10 to beginning, three 4-sty brk loft and store buildings. Edw G Hewitt to Henry Leerburger. Nov 2. Nov 4, 1908. 1:98-44 to 46. A \$26,800-\$42,500. 100

Pike st, No 46, w s, about 50 s Madison st, 25x86, 5-sty brk tenement and store. Harry Meyer to Fanny Mandelbaum. All liens. Oct 23. Nov 4, 1908. 1:274-20. A \$17,000-\$30,000. other consid and 100

Platt st, No 7, e s, 128.6 n Pearl st, 19.4x68.1x19.4x66.3, 4-sty brk loft and store building. Read Holliday & Sons to Henry W McMann and Geo W K Taylor firm McMann & Taylor. Nov 2, 1908. 1:69-35. A \$15,600-\$21,000. nom

Prince st, Nos. 131 to 135, n s, 40 w Wooster st, 60x71.3, 7-sty brk loft and store building. Emilie W Reichow et al to Therese Fraad. Mort \$75,000. Oct 30, Oct 31, 1908. 2:515-39. A \$45,000-\$100,000. other consid and 100

Rivington st, No 333, s s, 49.1 w Mangin st, 25x75, 6-sty brk tenement and store. Jacob Hyman to Joseph Gans. Q C and C a G. Oct 24. Oct 30, 1908. 2:323-16. A \$13,500-\$26,000. other consid and 100

Stanton st, No 162, n s, 50 w Clinton st, 25x75, 4-sty brk tenement and store. Samuel Dublin to Judith Perlow. Mort \$18,000. Oct 20. Nov 2, 1908. 2:350-32. A \$20,500-\$26,000. other consid and 100

Stanton st, No 52, n s, 53 w Eldridge st, 22x100. Eldridge st, w s, 60 n Stanton st, an alley, 3x53. 6-sty brk loft and store building. Effie Wolff to Louis Leavitt. Mort \$18,000. Oct 31. Nov 2, 1908. 2:422-70. A \$21,000-\$37,000. other consid and 100

Suffolk st, No 95, w s, 250.10 s Rivington st, 25.1x100, 5-sty brk tenement and store. Bernhard Kligenstein to Adeline Spielberger. B & S. All liens. Oct 22. Nov 5, 1908. 2:353-71. A \$25,000-\$45,000. nom

Suffolk st, No 95, w s, 250.10 s Rivington st, 25.1x100, 5-sty brk tenement and store. Adeline Spielberger to Selma Alexander. B & S. Mort \$36,500. Nov 2. Nov 5, 1908. 2:353-71. A \$25,000-\$45,000. other consid and 100

Thompson st, Nos 27 and 29, w s, 100 n Grand st, 40x100, 6-sty brk tenement and store. Barnett Rebofsky to Con Taub. ½ part. B & S. Oct 30, 1908. 2:476-40. A \$27,000-\$58,000. nom

Thompson st, Nos. 27 and 29, w s, 100 n Grand st, 40x100, 6-sty brk tenement and store. Bernard S Minkin to Minnie Shubitz. ½ part. B & S. Oct 30. Oct 31, 1908. 2:476-40. A \$27,000-\$58,000. nom

Union sq E, No 6, or e s, 50 n 14th st, 25x95, 4-sty brk hotel 4th av, No 163, or with 2-sty brk extension. Lambert Suydam and ano to Daniel Brubacher. All liens. Oct 30. Nov 4, 1908. 3:870-6. A \$65,000-\$73,000. other consid and 100

Varick st, Nos 166 and 168, e s, 39.11 s Charlton st, 40.1x66.2x40 x66.2, two 4-sty brk tenements and stores. Benj B Johnston to Mary E Cooper, of Bloomfield, N J. May 8, 1894. Nov 4, 1908. 2:506-4 and 5. A \$16,000-\$19,000. nom

Waverly pl, Nos 227 and 229, e s, 86.10 n Perry st, runs e 70.11 x n 8.4 x e 6.5 x n 40.8 x w 77.6 to pl x s 49 to beginning, 6-sty brk tenement. Joseph L Bittenwieser to William and Louisa Muller. Oct 31. Nov 2, 1908. 2:613-44 and 45. A \$22,000-\$37,000. other consid and 100

1st st E, No. 56, n s, 250 w 1st av, 20.8x100.4x25.3x100, 6-sty brk tenement and store. Max J Kramer et al to Annie Rockmore, of Brooklyn. Oct 28. Oct 30, 1908. 2:443-49. A \$18,000-\$37,000. nom

3d st W, No. 47, n s, 42 w Wooster st, 32.6x104.6, 3 and 4-sty brk loft and store building and 1 and 2-sty brk building in rear. Jacques or James Millot to Henry A Vieu. ½ part. B & S and C a G. Mort \$25,000. Oct 31, 1908. 2:538-3. A \$33,000-\$35,000. nom

Same property. Henry A Vieu to Jacques Millot. ½ part. B & S and C a G. Mort \$25,000. Oct 31, 1908. 2:538. nom

5th st E, Nos 313 and 315, n s, 150 e 2d av, 50x97, two 6-sty brk tenements and stores. Herman Rosenbaum to Minnie Rosenbaum. All title. All liens. Oct 31. Nov 2, 1908. 2:447-51 and 52. A \$38,000-\$60,000. nom

6th st E, No 609, n s, 168 e Av B, 25x70.10, 6-sty brk tenement and store. Bernard Barth and Rosie his wife to Rosie Barth. All liens. Oct 28. Oct 30, 1908. 2:389-56. A \$14,000-\$23,000. nom

6th st E, No 538, s s, 123 w Av B, 23x97.10x29x97.4, 6-sty brk tenement and store. Samuel Klang to Samuel Lipman. Morts \$42,500. Aug 25. Oct 30, 1908. 2:401-29. A \$17,000-\$38,000. other consid and 100

6th st E, No 204, s s, 82.8 e 3d av, runs s 44.3 x s w 4.6 x w 0.9 x s 49 x e 25 x n 97 to st x w 22.6 to beginning. 6th st E, No 206, s s, 105 e Bowery, or 3d av, 25x97. Agreement and easement to maintain windows in party wall, &c. Mary Schulman with Louis Frankel and Charles Held. June 4. Nov 4, 1908. 2:461. nom

8th st E, or n s, 275 w 1st av, 25x85.11, with all right, St Marks pl, No 61 title and interest to strip in front, 25x8, 4-sty brk tenement. Emily Cook EXTRX Peter Cook to Manes Weichselbaum. Nov 2, 1908. 2:450-44. A \$20,000-\$22,000. 25,000

Same property. Manes Weichselbaum to Isidor Ritter. Mort \$20,000. Nov 2, 1908. 2:450. other consid and 100

9th st E, No 343, n s, 100 w 1st av, 25x92.3, 4-sty brk tenement and 4-sty brk tenement in rear. Lizzie Boesch et al HEIRS, &c, Louis Singer, decd, to Henry Molthan, Jr. Oct 29. Oct 30, 1908. 2:451-40. A \$19,000-\$25,000. nom

10th st E, No 215, n s, 225 e 2d av, 25x94.10, 6-sty brk tenement. Samuel Klang to Samuel Lipman. Morts \$38,000. Aug 25. Oct 30, 1908. 2:452-50. A \$17,500-\$38,000. other consid and 100

10th st W, Nos 60 and 62, s s, 150.8 s e 6th av, 42.2x92.3, 7-sty brk tenement. Paul H Sheridan as TRUSTEE for and the Carnegie Trust Co to Emily G Painter. All title. Q C. Nov 2. Nov. 4, 1908. 2:573-11. A \$40,000-\$125,000. nom

11th st E, No 219, n s, 230.4 e 3d av, 16.8x100, 4-sty brk tenement. Mary Nauheim et al to Mary E McCoun and Eugenie J and Joseph M Smith. Mort \$8,000. Oct 12. Nov 2, 1908. 2:467-52. A \$11,500-\$14,000. 16,500

11th st W, Nos 227 and 229, n s, 99.9 w Waverly pl, runs n 12 and 40 x e 0.6 x n 45 x w 39.6 x s 45 x w 0.6 x s 40 and 12 to st x e 40 to beginning, 6-sty brk tenement and store. Hyman Adelstein et al to Parker K Deane TRUSTEE for Jean G Deane et al. Mort \$49,000. Oct 30, 1908. 2:614-32. A \$20,000-\$60,000. other consid and 100

11th st W, No 241, n s, 143.9 e 4th st, 18.9x100x19.5x100, 3-sty stone front dwelling. James F Thompson to Mary T wife James F Thompson. Mort \$8,000. Oct 29. Oct 30, 1908. 2:614-39. A \$8,500-\$11,000. other consid and 100

13th st E, No. 517. Power of attorney. Anna C Storner to John Schutz. June 6, 1908. Oct 31, 1908.

14th st W, No. 316, s s, 225 w 8th av, 25x103.3, 4-sty brk tenement. Wm R Hill to Thos F and Joanna Kehoe. Mort \$15,000. Oct 30. Oct 31, 1908. 2:629-27. A \$18,000-\$21,500. 100

16th st E, No 619, n s, 288 e Av B, 25x92.

16th st E, No 617, n s, 263 e Av B, 25x92. two 6-sty brk tenements and stores. Max Goldberg et al to Rosie Green. Morts \$48,600. Oct 26. Nov 2, 1908. 3:984-13 and 14. A \$15,000-\$42,000. nom

20th st E, No 136 s s, 135 e Irving pl, 24x92; also Gramercy Park, No 25

Lot in rear of above, begins at s w cor said lot, runs e 24 x s 13 x w 24 x n 13 to beginning, with rights to Gramercy Park, &c, 4-sty stone front dwelling. Louisa B Gallatin et al to Chas H Lee, of N Y. B & S and C a G. Sept 14, 1908. Nov 5, 1908. 3:875-56. A \$29,000-\$37,000. nom

20th st E, No 34, s w s, 240 n w 4th av, 20x92, 5-sty brk building and store. Alice F L Duffy to William Duffy. ½ part. B & S. Oct 30. Nov 5, 1908. 3:848-52. A \$40,000-\$47,000. nom

20th st E, Nos 134 and 136, or s s, 261 w 3d av, runs s 105 x w Gramercy Park, Nos 24 and 25 24 x s 79 to n s 19th st x w 27 19th st, No 129 x n 184 to 20th st x e 51 to beginning, with all title to Park in front of above, two 4-sty brk and stone dwellings and 2-sty brk building in 19th st. Chas H Lee, of Suffolk Co, L I, to No 24 Gramercy Park, a corp. C a G. Nov 5, 1908. 3:875-28, 56 and 57. A \$80,500-\$103,500. nom

21st st W, Nos 22 to 28, s s, 370 w 5th av, 100x92, 12-sty brk and stone loft and store building. Henry Corn to Edward S Rapallo and Philip Van Volkenburgh. Morts \$594,000. Oct 28. Oct 30, 1908. 3:822-54. A \$230,000-P \$400,000. other consid and 100

23d st W, No 340, s w s, 350 s e 9th av, 25x98.9, 4-sty brk dwelling. Chas H Pond as TRUSTEE Robt Barkley decd et al to Emily C Hunt and Susan H Cudner. Oct 2 9. Nov 4, 1908. 3:746-64. A \$18,000-\$22,000. 30,000

26th st W, Nos 515 to 519, n s, 196.6 w 10th av, 63.6x98.9, three 4-sty brk tenement and stores. John A Moore to Chas B Lambert. Mort \$22,000. Nov 2. Nov 4, 1908. 3:698-24 to 26. A \$21,000-\$27,000. nom

26th st W, No 235 n s, 313.6 e 8th av, 24.10x—, to s s 27th st, 27th st W, No 234 x24.10x— to beginning, 3-sty frame tenement and store with 3-sty brk tenement in rear and 5-sty brk tenement and store in 27th st. Aaron Coleman to Michael J Ducey. Mort \$28,750. Oct 30. Nov 4, 1908. 3:776-17 and 58. A \$27,000-\$36,500. other consid and 100

27th st E, Nos 121 and 123 n s, 164.5 w Lexington av, runs n 98.9 28th st E, No 118 x w 15.7 x n 98.9 to s s 28th st, x w 20 x s 98.9 x w 4.5 x s 98.9 to 27th st, x e 40 to beginning, three 3-sty brk and stone dwellings. Albert Cavanagh to Brunswick Realty Co. B & S. Mort \$29,000. Nov 2, 1908. 3:883-14, 15 and 81. A \$51,000-\$59,500. other consid and 100

27th st, Nos 121 and 123, n s, 164.5 w Lexington av, 40x98.9, two 3-sty stone front dwellings. Cath A Bruce to Albert Cavanagh. Morts \$32,000. Oct 31. Nov 4, 1908. 3:883-14 and 15. A \$34,000-\$39,500. other consid and 100

30th st E, Nos. 245 and 247, n s, 100 w 2d av, 50x98.9, 6-sty brk tenement. Wm L Shearer et al to Ethel A Dow, of Cambridge, Mass. All title. Q C. Oct 29. Oct 31, 1908. 3:911-26. A \$22,000-\$77,000. nom

39th st E, No 107, n s, 130 e Park av, 25x98.9, 5-sty brk and stone dwelling. Paul D Cravath to Agnes H Cravath. Nov 14, 1907. Nov 4, 1908. 3:895-9. A \$45,000-\$73,000. 100

42d st W, No 559, n s, 100 e 11th av, 25x100.5, 5-sty brk tenement and store. Peter J Ryan to Peter J Ryan Building Co, a corp. All liens. Nov 2. Nov 4, 1908. 4:1071-5. A \$14,000-20,000. 5,000

43d st W, No 514, s s, 216.8 w 10th av, 16.8x100.5.

43d st W, No 516, s s, 233.4 w 10th av, 16.8x100.5. two 3-sty brk tenements and one 3-sty brk tenement in rear. PARTITION, Oct 1, 1908. Sylvester L H Ward referee to Carrie L Edsall. Oct 29. Oct 30, 1908. 4:1071-41½ and 42. A \$11,000-\$12,000. 16,125

43d st W, Nos. 417 and 419, n s, 200 w 9th av, 50x100.5, 6-sty brk tenement and store. Julius Weinstein to Elizabeth Hafner and Marguerite Delmour. Mort \$53,000. Oct 30. Oct 31, 1908. 4:1053-23. A \$26,000-\$66,000. nom

45th st E, No 245, n s, 125 w 2d av, 25x100.5, 5-sty brk tenement. 12th st E, Nos 326 and 328, s w s, 320.6 s e 2d av, runs s e 37 x s 103.3 x n w — x n e — x e — x n — x n e 40 to beginning, 6-sty brk tenement and store. Abraham Schwartz to Joseph Adler. 1-5 part. All liens. Oct 28. Nov 2, 1908. 5:1319-20. A \$10,000-\$26,000; 2:453-21. A \$19,000-\$45,000. 100

45th st W, Nos 406 and 408, s s, 100 w 9th av, 50x100.5, 5-sty brk stable. May E Bannan to Oakleigh Thorne, of Millbrook, Dutchess Co, N Y. Mort \$30,000. Nov 4. Nov 5, 1908. 4:1054-37. A \$22,000-\$47,000. other consid and 100

45th st, Nos 406 and 408, s s, 100 w 9th av, 50x100.5, 5-sty brk stable. Oakleigh Thorne to May E Bannan. Oct 30. Nov 4, 1908. 4:1054-37. A \$22,000-\$47,000. other consid and 100

50th st W, No. 404, s s, 100 w 9th av, 25x100.5, 4-sty brk tenement and store with 2-sty brk extension. Aaron Buchsbaum Co to Aaron Buchsbaum. All liens. Oct 31, 1908. 4:1059-37. A \$12,000-\$18,000. other consid and 50

51st st W, No 341, n s, 325 e 9th av, 25x100.5, 5-sty stone front tenement. Henrietta L Lux to Frank Greene. Mort \$17,000. Nov 2, 1908. 4:1042-14. A \$16,000-\$29,000. other consid and 100

51st st W, No 325 Certificate and declaration as to competency of 75th st W, No 105 party 2d part to manage his own affairs, &c. Emma L Hawkins et al EXRS, &c, Cath R Ryerson to Wm A Ryerson. April 29, 1908. Nov 2, 1908. 4:1042 and 1147.

52d st W, No 354, s s, 250 e 9th av, 25x100.5, 5-sty brk tenement. Chas J Van Buskirk to Ellen S Hoetzer. Nov 4. Nov 5, 1908. 4:1042-54. A \$14,000-\$20,000. other consid and 100

52d st W, No 119, n s, 250 w 6th av, 25x100.5, 3-sty brk studio. John Q A Ward to Studio Realty Co. Mort \$25,000. Nov 4. Nov 5, 1908. 4:1005-22. A \$30,000-\$37,000. other consid and 100

53d st W, No 121, n s, 275 w 6th av, 25x100.5, 3-sty brk stable. 6th av, No 922, e s, 25.5 n 52d st, 24.8x75, 4-sty stone front tenement and store. John J Clancey to Katherine E wife John J Clancey. An undivided interest. Mort \$15,000. Oct 28. Nov 2, 1908. 4:1006-21. A \$20,000-\$21,000; 5:1268-2. A \$34,000-\$41,000. nom



- 53d st W, No. 406, s s, 100 w 9th av, 50x100.5, 1 and 2-sty frame brk front stable. Aaron Buchsbaum Co to Aaron Buchsbaum. All liens. Oct 31, 1908. 4:1062-38. A \$12,000-\$12,500.
- 57th st W, No 363 | n e cor 9th av, 20x100, 5-sty brk tenement and store. Geo R Bourne to Henry C Copeland and John J Clancy. Mort \$55,000. Nov 5, 1908. 4:1048-1. A \$40,000-\$62,000.
- 57th st E, No 419, n s, 156.5 e 1st av, 16.8x100.4, 3-sty and basement stone front dwelling. James Dougherty to Joseph H Fobes and G Carleton Dominick. Morts \$11,000. Oct 22. Nov 2, 1908. 5:1369-7. A \$6,500-\$9,000.
- 59th st E, No 325, n s, 303.6 w 1st av, 27.8x100.8x27.9x100.8, 5-sty brk tenement and store. Release mort. The German Savings Bank to The City of New York. Oct 31. Nov 4, 1908. 5:1434-14. A \$11,000-exempt. 14,000
- 61st st W, No 239, n s, 225 e West End av, 25x100.5, 5-sty stone front tenement. FORECLOS, Oct 20, 1908. Sylvester L H Ward referee to Otto Wagner. Oct 29. Nov 5, 1908. 4:1153-10. A \$6,000-\$16,000. 14,000
- 62d st W, No. 134, s s, 375 w Columbus av, 25x100.5, 5-sty brk tenement. Cornelia D Becker to Clara A Ruck. 1/2 part all title. Oct 31, 1908. 4:1133-48. A \$13,000-\$25,000.
- 63d st W, No 157, n s, 270 e Amsterdam av, 20x100.5, 5-sty brk tenement. Cyrus Hitchcock to Geo C Loeser. Oct 24. Nov 2, 1908. 4:1135-12. A \$10,000-\$17,500.
- 64th st W, Nos 108 and 110, s s, 82 w Columbus av, 37x100.5, two 4-sty and basement stone front dwellings. Daniel B Safford to Susie S Hall. Morts \$38,000. Oct 7. Nov 2, 1908. 4:1135-36 1/2 and 37. A \$19,500-\$37,500.
- 68th st W, No 9, n s, 100 w Central Park West, 28.6x100, 6-sty brk and stone dwelling. 135 West 47th St, a corpn, to Grace Schneider. Mort \$47,000. Oct 29. Oct 30, 1908. 4:1121-28. A \$22,800-\$58,000.
- 71st st E, No. 512, s s, 223 e Av A, 25x100.4, 1-sty frame shop. William Crawford to Buckley Realty Construction Co. Mort \$3,500. Oct 29. Oct 31, 1908. 5:1482-43. A \$5,000-\$5,000.
- 71st st E, No. 512, s s, 223 e Av A, 25x100.4, 1-sty frame shop. Buckley Realty Construction Co to James S Herrman. Mort \$3,500. Oct 29. Oct 31, 1908. 5:1482-43. A \$5,000-\$5,000.
- 71st st W, No 6, s s, 125 w Central Park West, 20x99.5, 4-sty and basement stone front dwelling. Georgiana C Stone to Frank J Quigan, of Brooklyn. Nov 2. Nov 4, 1908. 4:1123-38. A \$18,000-\$33,000.
- 71st st W, No 6, s s, 125 w Central Park West, 20x99.5, 4-sty and basement stone front dwelling. Frank J Quigan to Arthur S Zinn. Mort \$23,000. Nov 2. Nov 4, 1908. 4:1123-38. A \$18,000-\$33,000.
- 77th st W, No 164, s s, 158 e Amsterdam av, 21x102.2, 3 and 4-sty stone front dwelling. Eva Coventry to Thos J McBride. Mort \$23,500. Nov 5, 1908. 4:1148-58. A \$15,000-\$24,000.
- 78th st W, No 225, n s, 281 w Amsterdam av, 19x102.2, 3-sty and basement stone front dwelling. James L Holland to Margt A Holland. Mort \$18,000. Oct 10. Rerecorded from Oct 10, 1908. Oct 30, 1908. 4:1170-20 1/2. A \$15,000-\$20,000.
- 78th st E, No. 323, n s, 300 w 1st av, 25x102.2, 4-sty stone front tenement. Geo F Anger to Frank G Weiss. Mort \$16,500. Oct 31, 1908. 5:1453-14. A \$9,000-\$20,000.
- 79th st E, No 414, s s, 219 e 1st av, 25x102.2, 5-sty brk tenement. Charles Hammel & Co to Julius Stich. Morts \$25,000. Oct 29. Oct 30, 1908. 5:1473-41. A \$10,000-\$25,000.
- 80th st E, Nos 218 and 220, s s, 250 e 3d av, 50x102.2, two 5-sty brk tenements. Stanley Quick to Samson Beres. Mort \$— Aug 5. Oct 30, 1908. 5:1525-37 and 38. A \$22,000-\$48,000.
- 80th st E, No 158, s s, 89.6 e Lexington av, 16.6x102.2, 3-sty stone front dwelling. CONTRACT. Thos B Briggs with Julius Scott. Mort \$12,000. Oct 24. Nov 4, 1908. 5:1508-49. A \$8,500-\$14,000.
- 82d st E, Nos 167 to 173, n s, 102.2 w 3d av, 76.8x102.2, four 3-sty stone front dwellings. Marie Foerster to Parepa Realty Co. Q C. Oct 28. Nov 2, 1908. 5:1511-30 to 32. A \$36,000-\$50,000.
- 82d st E, Nos 536 to 540, on map Nos 536 and 538, s s, 191.4 w East End av, 40x102.2, 6-sty brk tenement. Philip Shwitzer to Benjamin Fox. Morts \$43,000. Oct 28. Oct 30, 1908. 5:1578-35. A \$12,500-\$48,000.
- 83d st W, No 123, n s, 215 w Columbus av, 17x102.2, 3-sty and basement stone front dwelling. Catharine Collins to Milly L Larson. Mort \$9,000. Oct 29. Oct 30, 1908. 4:1214-23 1/2. A \$9,000-\$13,500.
- 87th st E, No 540, s s, 182 w East End av, 18x60.6, 3-sty stone front dwelling. Franz Schlip to Cath A Maickel. Mort \$4,500. Oct 30, 1908. 5:1583-35. A \$4,500-\$8,000.
- 88th st E, No 208, s s, 160 e 3d av, 25x100.8, 5-sty brk tenement and store. Irving Bachrach et al to Therese Schneider. Mort \$14,000. Oct 29. Oct 30, 1908. 5:1533-43. A \$10,000-\$22,000.
- 89th st E, s s, 100 e 5th av, runs s 95 x e 27.8 x s 5.8 x e 7.4 x n 100.8 to st x w 35 to beginning, vacant. Eighty-Ninth Street Co to Benj N Duke. Nov 5, 1908. 5:1500-68. A \$70,000-\$70,000.
- 97th st E, No 227, n s, 200 w 2d av, 25x100.11, 5-sty brk tenement and store. Florence Pettit to Sallie Weil. Mort \$23,050 and all liens. Aug 10. Oct 30, 1908. 6:1647-16. A \$9,000-\$19,000.
- 97th st E, No 305, n s, 125.1 e 2d av, 25.1x100.11, 4-sty brk tenement. Minnie Shapiro to Rose Jacobsohn. Morts \$10,466. Nov 5, 1908. 6:1669-6. A \$7,000-\$14,000.
- 97th st E, Nos 60 and 62, s s, 150 w Park av, 50x100.11, 6-sty brk tenement and store. Release mort. Union Bank of Brooklyn to East Ninety-Seventh St Corpn. Nov 4. Nov 5, 1908. 6:1602-44. A \$—\$—.
- 99th st W, No 10 1/2, s s, 200 w Central Park West, 25x100.11, 5-sty brk tenement. Mary M A O'Sullivan to Ethel M Phelps. Oct 13. Oct 30, 1908. 7:1834-41. A \$12,000-\$25,000.
- 100th st E, No 160, s s, 225 w 3d av, 25x100.11, 5-sty brk tenement. Herman Feinberg to Sarah Feinberg, of Brooklyn. Mort \$16,000. July 6. Oct 30, 1908. 6:1627-46. A \$8,000-\$18,500.
- 101st st E, No 233, n s, abt 120 w 2d av, —x—, 4-sty brk tenement. General release. Moritz Adler to Abraham Goodman. Dec 2, 1904. Nov 2, 1908. 6:1651-19. A \$9,000-\$15,000.
- 102d st E, No 308, s s, 175 e 2d av, 25x100.11, 5-sty brk tenement. Michael Josephsohn to Fanny Brudner. Morts \$24,450. Oct 28. Nov 2, 1908. 6:1673-45. A \$7,000-\$25,000.
- 103d st E, No. 63, n s, 195 e Madison av, 25x100.11, 5-sty stone front tenement. Irving Bachrach et al to Carmine Realty Co, a corpn. Oct 29. Oct 31, 1908. 6:1609-29. A \$11,000-\$21,000.
- 103d st E, No 304, s s, 100 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Isaac Silberstein to Moritz Weisberger. 1/2 part. All title. All liens. Oct 28. Oct 30, 1908. 6:1674-48. A \$11,500-\$43,000.
- 104th st E, No 157, n s, 95 e Lexington av, 25x100.11, 4-sty brk tenement. Daniel Steinberg to Solomon Friedman. All liens. Oct 29. Nov 5, 1908. 6:1632-24. A \$10,000-\$15,000.
- 105th st E, No. 26, s s, 312.6 e 5th av, 37.6x100.11, 6-sty brk tenement and store. Chas E Murtha, Jr, to The Emandess Holding Co, a corpn. All liens. Sept 23. Oct 31, 1908. 6:1610-59. A \$20,000-\$56,000.
- 107th st E, No 228, s s, 225 w 2d av, 25x100.11, 4-sty brk tenement. Eliza Cohn to Frederick Maier. Q C. Morts \$16,000. Oct 26. Oct 30, 1908. 6:1656-34. A \$8,000-\$17,000.
- 107th st E, No 235, n s, 73 w 2d av, runs n 100.3 x w 2 x n 0.8 x w 29 x s 100.11 to st x e 31 to beginning, 5-sty brk tenement and store. Mary A McGown widow to Herman Goldman, Louis Pierce and Matthew Goldman. Q C. Mar 12, 1906. Nov 5, 1908. 6:1657-20 1/2. A \$10,000-\$25,000.
- 108th st E, No 202, s s, 75 e 3d av, 24x88.4, 4-sty brk tenement and store. George Lerner to Frida Feldman. Mort \$14,500 and all liens. Sept 24. Nov 2, 1908. 6:1657-45 1/2. A \$7,500-\$14,500.
- 110th st E, Nos 107 and 109, on map Nos 105 and 109, n s, 35 e Park av, 42.6x100.11, 6-sty brk tenement and store. Mary Simon to Morris Neidich, of Newark, N J. 1/2 part. Morts \$53,500. Oct 30. Nov 2, 1908. 6:1638-4. A \$18,500-\$57,000.
- 113th st E, No 13, n s, 225 e 5th av, 25x100.11, 5-sty brk tenement. Annie Berger to Moses D Moss. Mort \$21,250. Oct 9, 1906. Nov 5, 1908. 6:1619-10. A \$12,000-\$24,000.
- 113th st E, No 202, s s, 69 e 3d av, 26x100.11, 4-sty brk tenement. John Carucci to Rosaria Carucci. Mort \$14,400. Oct 30. Nov 5, 1908. 6:1662-46 1/4. A \$8,300-\$18,000.
- 113th st E, No 74, s s, 155 w Park av, 25x100.11, 5-sty brk tenement. Sarah Holzman to Theodore Cohn. Mort \$25,000 and all liens. Nov 5, 1908. 6:1618-44. A \$11,000-\$21,000.
- 114th st E, No 231, n s, 250 w 2d av, 25x100.11, 5-sty brk tenement. Morris Hertzberg to Pauline Hertzberg. Mort \$15,000. Nov 2, 1908. 6:1664-14. A \$8,000-\$21,000.
- 114th st E, No 88 | s w cor Park av, 30x100.11, 5-sty brk Park av, Nos 1586 to 1590 | tenement and store. Joseph Dorf to Mark L Abrahams. 1/2 part. Mort \$30,000. Oct 30. Nov 4, 1908. 6:1619-37. A \$19,500-\$37,000.
- 116th st W, No 369, n s, 172 e Morningside av, East, 28x100.10, 7-sty brk tenement. Mark L Abrahams to Joseph Dorf. 1/2 part. Mort \$47,000. Oct 30. Nov 4, 1908. 7:1943-8. A \$15,600-\$50,000.
- 116th st W, Nos 30 and 32, s s, 333 w 5th av, 54x100.11, two 5-sty brk tenements and stores. Sigmund B Heine to Sadie Elias. Mort \$55,000. Nov 2. Nov 4, 1908. 6:1599-50 and 51. A \$37,000-\$62,000.
- 117th st W, No 419, n s, 186 e Amsterdam av, 18x100.11, 5-sty brk and stone dwelling. Dwight H Olmstead to Ida O Cook and Grace M Olmstead his children. Mort \$18,000. July 2, 1901. Nov 5, 1908. R S \$2.25. 7:1961-46 1/2. A \$9,300-\$24,000. gift Same property. Ida O Cook and Grace O Borst to Chas A Borst. Mort \$18,000. Oct 28, 1908. Nov 5, 1908. 7:1961. nom
- 117th st W, No 429, n s, 95 e Amsterdam av, 18.4x100.11, 4 and 5-sty brk dwelling. Dwight H Olmstead to Ida O Cook and Grace M Olmstead his children. Mort \$18,000. July 2, 1901. Nov 5, 1908. R S \$1.25. 7:1961-42. A \$9,300-\$23,000. gift
- 117th st E, No 171, n s, 225.6 w 3d av, 19x100.11, 4-sty brk tenement. Joseph L Kahle to Samuel Finnegan. Oct 20. Oct 30, 1908. 6:1645-27. A \$7,500-\$9,500.
- 119th st E, No. 115, n s, 140 e Park av, 24.10x100.11, 5-sty brk tenement and store. Morris Kempe to Saml Kaufman. Mort \$25,000. Oct 30. Oct 31, 1908. 6:1768-7. A \$9,000-\$27,000.
- 120th st E, No 58, s s, 148 e Madison av, 27x100.11, 5-sty brk tenement. Elias Feinberg to Jacob Hirsch. Mort \$28,500. Nov 2, 1908. 6:1746-46. A \$11,000-\$28,000.
- 124th st E, No 307, n s, 100.6 e 2d av, 18.3x100.11, 3-sty brk dwelling. Mary Berman to Grace S Floy, of Elizabeth, N J. Mort \$6,000. Oct 31. Nov 2, 1908. 6:1801-5. A \$6,000-\$9,000.
- 124th st E, No 152, s s, 361 w 3d av, 21.4x100.11, 3-sty frame dwelling. Anna Russell to Wm A McQuaid. B & S. Nov 5, 1908. 6:1772-51. A \$8,500-\$10,000.
- Same property. Wm A McQuaid to John T Russell and Anna his wife as joint tenants. B & S. Nov 5, 1908. 6:1772. nom
- 124th st W, Nos 102 and 104, s s, 35 w Lenox av, 40x50.5, two 2-sty frame tenements and stores. Edward Gilon to Thos A Roe. Nov 2. Nov 5, 1908. 7:1908-36 1/2. A \$13,000-\$14,000.
- 127th st E, n s, 100 w 3d av, 9.11x 1/2 blk x 9.10x 1/2 blk, part 2-sty frame hotel. Henry H Heert to Ray H Winsten. All liens. Oct 30, 1908. 6:1776—part of lot 33. gift
- 128th st W, No 40, s s, 397.6 e Lenox av, 37.6x99.11, 6-sty brk tenement. Georgina J Wilson to Adolf H Landeker. Morts \$54,000. Oct 27. Oct 30, 1908. 6:1725-55. A \$18,000-\$56,000.
- 131st st W, No 156, s s, 100 e 7th av, 25x99.11, 5-sty stone front tenement. Chas F E Vogler to Mary E Duncan. Mort \$21,000. Nov 2. Nov 4, 1908. 7:1915-59. A \$11,000-\$30,000.
- 133d st W, No 534, s s, 362.6 w Amsterdam av, 17.6x99.11, 4-sty brk tenement. Samuel Krouse to Jacob Moss. Mort \$8,000. Oct 29. Oct 30, 1908. 7:1986-111. A \$5,500-\$10,000.
- 136th st W, Nos. 492 and 494, s s, 50 e Amsterdam av, 50x99.11, 5-sty brk tenement and store. Therese Fraad to Emilie W Reichow, New York, 3/4 part, and Henry Brandt, of Brooklyn, 1/4 part. Morts \$59,000. Oct 30. Oct 31, 1908. 7:1972-26. A \$18,000-\$60,000.
- 136th st W, No 140, s s, 350.6 e 7th av, runs s 62 x w 0.6 x s 37.11 x e 16.9 x n 99.11 to st x w 16.3 to beginning, 3-sty stone front dwelling. Augustus Burno to Sophia Boll. Mort \$12,500. Oct 31. Nov 2, 1908. 7:1920-49. A \$7,100-\$11,500.
- 141st st W, No 475, n s, 35 e Amsterdam av, 17x99.11, 4-sty brk dwelling. The Picken Realty Co and Wm H and Geo F Picken to James C Picken. Mort \$16,500. Oct 30, 1908. 7:2058-2. A \$4,100-\$13,500.

- 145th st W, No 515, n s, 266.8 w Amsterdam av, 33.4x99.11, 5-sty brk tenement. Arthur Cassot to Millard F Kuh. Morts \$35,000. Nov 5, 1908. 7:2077-20. A \$16,000-\$35,000. other consid and 100
- 152d st W, Nos 615 and 617, n s, 200 w Broadway, 50x99.11, 5-sty brk tenement. Release mort. N Y Trust Co to Simon Uhlfelder and Abraham Weinberg. Nov 4, 1908. 7:2099-22. A \$14,000-\$30,000. other consid and 100
- Same property. Release two morts. Same to same. Nov 4, 1908. 7:2099. each consid other consid and 1,000
- 156th st W, Nos. 512 to 522, s s, 150 w Amsterdam av, 150x99.11, three 6-sty brk tenements. Berliner & Greenberg, a corpn, to Samuel L Zuckerman. Mort \$133,000. Oct 30. Oct 31, 1908. 8:2114-26 to 30. A \$60,000-\$100,000. nom
- 161st st W, No 565, n s, 227.10 e Broadway, 18.11x99.11, 4-sty brk dwelling. Adolph Pawel to Chas J Leslie. Mort \$9,000. Oct 31. Nov 2, 1908. 8:2120-62. A \$6,000-\$13,000. other consid and 100
- 181st st W, s s, 75 e Wadsworth av, runs s 100 x e 25 x s 19.6 x e 75 x n 119.6 to st x w 100 to beginning, vacant. John J White to Emanuel Heilner, Moses J Wolf and Realty Mortgage Co. Morts \$54,000. Oct 30. Oct 31, 1908. 8:2162-58 to 61. A \$47,000-\$47,000. other consid and 100
- Av A, No 1014 n e cor 55th st, 25.5x79.8, 5-sty brk tenement and 55th st, No 501 store. FORECLOS, Oct 27, 1908. Andrew Gilhooly referee to Leon S Altmayer and Albert Erdman. Oct 29. Oct 30, 1908. 5:1371-38. A \$13,000-\$25,500. \$5,000 over and above 1st mort of \$15,000 s e cor 11th st, 25x93, 5-sty brk tenement and store.
- Av B, No 173 11th st, Nos 600 and 602 100th st, Nos 313 and 315, n s, 220 e 2d av, 40x100.11, 6-sty brk tenement and store. Nathan Leibson to David Rosenthal, of Wilkesbarre, Pa. 1-3 part. All liens. Oct 31. Nov 2, 1908. 2:393-8. A \$30,000-\$50,000; 6:1672-10. A \$12,000-\$45,000. other consid and 100
- Av C, No. 215, w s, 23 n 13th st, 22.10x63, 5-sty brk tenement and store. Charles Degen to Julius Rosenthal. Mort \$16,000. Oct 29. Oct 31, 1908. 2:396-36. A \$11,000-\$16,000. other consid and 100
- Amsterdam av, No. 165, e s, 50.5 n 67th st, 25x100, 2-sty brk store. Aaron Buchsbaum Company to Aaron Buchsbaum. All liens. Oct 31, 1908. 4:1139-3. A \$20,000-\$26,000. other consid and 50
- Amsterdam av, No. 573, e s, 25.8 s 88th st, 25x100, 6-sty brk tenement and store. Elizabeth Hafner and ano to James J Martin. Mort \$40,000. Oct 30. Oct 31, 1908. 4:1218-62. A \$19,000-\$38,000. other consid and 100
- Broadways e cor 94th st, runs e 146 to c 1 Old Bloomingdale road 94th st x s 56.3 x w 51.8 x s 30.4 to c 1 Old Apthorps lane x w 100 to e s Broadway x n 83.3 to beginning, 7-sty brk tenement with 1-sty brk extension in st. Mary W Bonta to Selma Realty Co, a corpn. Morts \$238,093.75 and all liens. Oct 29. Oct 30, 1908. 4:1241-46. A \$150,000-\$300,000. nom
- Edgecombe av, No 46 s e cor 137th st, 19.10x90, 3-sty brk dwelling. William Hagedorn to May C Kilbride. Mort \$17,500. Oct 27. Oct 30, 1908. 7:1960-63. A \$12,000-\$21,000. other consid and 100
- Edgecombe av, No 46 s e cor 137th st, 19.10x90, 3-sty brk dwelling. May C Kilbride to Frank T Ludlow. Mort \$17,500. Oct 30. Nov 2, 1908. 7:1960-63. A \$12,000-\$21,000. 100
- Fort Washington av s e cor 170th st, 126.5x90.8x126.1x95, vacant. Sarah W Coe to The Leo Co, a corpn. Mort \$20,000. Nov 5, 1908. 8:2138-134. A \$34,000-\$34,000. 100
- Lenox av, No 24, e s, 67.5 n 111th st, 33.6x100, 7-sty brk tenement. Louise Borges to Edward M Gannon. Mort \$75,000. Oct 30. Nov 5, 1908. 6:1595-4. A \$28,000-\$70,000. nom
- Lexington av, No 1713, e s, 17.7 n 107th st, 16.8x65. Lexington av, No 1715, e s, 34.3 n 107th st, 16.8x65. two 4-sty stone front tenements and stores. Louis Meyers to Jacob Meyers of Brooklyn. Mort \$27,536. Oct 30. Nov 4, 1908. 6:1635-22½ and 23. A \$13,000-\$22,000. other consid and 100
- Lexington av, No 1795, e s, 73.11 s 112th st, 27x73, 5-sty brk tenement and store. Irving Bachrach et al to Carmine Realty Co. Oct 29. Nov 2, 1908. 6:1639-52. A \$11,000-\$21,000. other consid and 100
- Lexington av, No 253 s e cor 35th st, runs e 125 x s 98.9 x w 25 35th st x n 52.1 x w 100 to av x n 46.8 to beginning, 3-sty stone front dwelling and 3-sty brk stable in rear. Louis Fitzgerald to Gelyna wife of Louis Fitzgerald, of Garrison-on-Hudson, N. Y. B & S. July 3. Nov 2, 1908. 3:890-62 and 64. A \$102,500-\$126,500. 100
- Marble Hill av, s s, 452.1 n e Terrace View av, 112.6x100, two 2 and one 3-sty frame dwellings. Eva B Kellogg TRUSTEE and EXTRX Clara W Holbert to Harry H and Emma A Holbert. All liens. Jan 21. Oct 30, 1908. 13:3402-550 to 554. A \$13,300-\$25,500. nom
- Nagle av, c 1, 380 s w of c 1 Ellwood st, runs s e 250 x s w 50 x n 250 to av x n e 50 to beginning, except part av, vacant. Eliz H Gildersleeve to Willard H Gildersleeve, of Gildersleeve, Middlesex Co, Conn. Mort \$4,000. Nov 2. Nov 5, 1908. 8:2171-part of lot 16. other consid and 100
- Park av, No 1964, w s, 40 n 132d st, 20x75, 4-sty brk tenement. John S Tobin to Ellen E Tobin. Mort \$5,000. Oct 8. Nov 5, 1908. 6:1757-34. A \$5,500-\$9,500. nom
- Pleasant av, Nos 320 and 322 n e cor 117th st, 75.7x98, two 6-sty 117th st, Nos 501 to 507 brk tenements and stores. Gerson Hyman et al to Joseph Simon. Mort \$95,000. Oct 28. Oct 30, 1908. 6:1716-1 and 3. A \$30,500-\$104,000. 100
- Pleasant av, No. 380, e s, 16.9 n 120th st, 16.8x71.3, 4-sty stone front tenement. Sadie Levin to Nicola Riccio. Mort \$7,500. Oct 30, Oct 31, 1908. 6:1817-1½. A \$3,500-\$7,500. other consid and 100
- St Nicholas av, No 1445, w s, 40 n 182d st, 39.9x100, 5-sty brk tenement and store. The One Hundred & Eighty-Second St Co to Alexander Thomas Nicholson. B & S. Mort \$47,000. Oct 27. Nov 2, 1908. 8:2165-42. A \$17,500-\$38,000. other consid and 100
- Wadsworth av, Nos 188 and 190 s w cor 183d st, 104.11x100, two 183d st, No 650 5-sty brk tenements, stores on cor. Robert Wallace, Jr, to Sound Realty Co, a corpn. Mort \$100,000. Nov 2, 1908. 8:2164-26 and 28. A \$31,000-\$113,000. other consid and 100
- West End av, No 777 s w cor 98th st, 25.2x100, vacant. Frederick Lewisohn et al EXRS Leonard Lewisohn to Mandel Building Co, a corpn. Oct 26. Nov 2, 1908. 7:1887-58. A \$25,000-\$25,000. 27,000
- Same property. Mandel Building Co to Realty Mortgage Co. Mort \$22,000. Nov 2, 1908. 7:1887. other consid and 100
- West End av, No 628, e s, 99.5 s 91st st, 19x100, 3 and 4-sty and basement stone front dwelling. James W Taylor EXR, &c, Sarah Taylor to Annie Davis. Oct 30. Nov 2, 1908. 4:1238-4½. A \$14,000-\$25,000. 31,500
- West End av, No 628, e s, 99.5 s 91st st, 19x100, 3 and 4-sty and basement stone front dwelling. Mary R Barnum et al to Annie Davis. Q C. Oct 26. Nov 2, 1908. 4:1238-4½. A \$14,000-\$25,000. nom
- Same property. Annie Davis to George Nicholas. Mort \$22,000. Nov 2, 1908. 4:1238. other consid and 100
- West End av, No 628, e s, 99.5 s 91st st, 19x100, 3 and 4-sty and basement stone front dwelling. George Nicholas to Chas G Koss. B & S. Mort \$22,000. Nov 2. Nov 4, 1908. 4:1238-4½. A \$14,000-\$25,000. nom
- 1st av, No 387, w s, 49.4 s 23d st, 24.8x75, 5-sty brk tenement and store. Josephine Schoeppy to Carl Schoeppy her husband, of Saugerties, N Y. Mort \$12,000. Oct 29. Oct 30, 1908. 3:928-29. A \$14,000-\$21,000. nom
- 1st av, Nos. 1266 to 1272 n e cor 68th st, 80.5x100, two 6-sty brk 68th st, Nos. 401 and 403 tenement and stores. Joseph Abrahams to Barnett Levy. All liens. Mort \$124,500. Oct 30. Oct 31, 1908. 5:1463-1 and 3. A \$44,000-\$119,000. other consid and 100
- 1st av, Nos 2225 and 2227, w s, 50.10 n 114th st, 50x100, 3-sty brk tenement and store and 1-sty frame store. Tommasina Perntetti to Childrens Aid Society, a corpn. Oct 24. Nov 2, 1908. 6:1686-25 and 26. A \$20,000-\$28,000. other consid and 100
- 2d av, No 197, w s, 61.3 n 12th st, 21x90, 4-sty stone front tenement. Morris Katz to Raffaele Lucatortti. Mort \$15,000. Oct 30. Nov 2, 1908. 2:468-39. A \$17,000-\$26,000. 100
- 2d av, No 1834, e s, 50.11 s 95th st, 25x75, 5-sty brk tenement and store. Henry Aretz to Jacob C Louis. Mort \$10,000. Oct 30. Nov 2, 1908. 5:1557-51. A \$11,000-\$18,500. other consid and 100
- 2d av, No. 2302 n e cor 118th st, 27x80, 5-sty brk tenement and 118th st, No. 301 store and 1-sty brk store in st. Celia P Weil to Mabel L Port. Mort \$33,000. Oct 30. Oct 31, 1908. 6:1795-1. A \$15,000-\$31,500. nom
- 3d av, No 1667, e s, 50.8 n 93d st, 25x90, 5-sty brk tenement and store. Sampson H Schwarz to George Ehret. Mort \$15,000. Nov 2, 1908. 5:1539-3. A \$16,000-\$24,000. 100
- 3d av, Nos 1671 and 1673, e s, 50.8 s 94th st, 50x90, two 5-sty brk tenements and stores. Hinda Schwarz to George Ehret. Morts \$20,000. Nov 2, 1908. 5:1539-51 and 52. A \$32,000-\$48,000. 100
- 3d av, No 1675, e s, 25.8 s 94th st, 25x90, 5-sty brk tenement and store. Sampson H Schwarz to George Ehret. Mort \$15,000. Nov 2, 1908. 5:1539-50. A \$16,000-\$24,000. 100
- 3d av, No 1669, e s, 75.8 n 93d st, 25x90, 5-sty brk tenement and store. John A Beall et al EXRS, &c, John W Pirsson to George Ehret. Nov 2. Nov 4, 1908. 5:1539-4. A \$16,000-\$24,000. 33,000
- 3d av, No 1677 s e cor 94th st, 25.8x90, 5-sty brk tenement 94th st, No 200 and store. Robert W B Elliott to George Ehret. C a G. Mort \$30,000. Nov 2. Nov 4, 1908. 5:1539-49. A \$26,000-\$35,000. 100
- 5th av, No 374, w s, 37 n 35th st, 37x100, 5-sty brk and stone club house. Charlotte A Haig to Robt E Dowling. Oct 13. Nov 2, 1908. 3:837-42. A \$410,000-\$427,000. other consid and 100
- 5th av, No 374, w s, 37 n 35th st, 37x100, 5-sty brk and stone club house. Robert E Dowling to Ball Realty Co, a corpn. Mort \$375,000. Nov 2, 1908. 3:837-42. A \$410,000-\$427,000. other consid and 100
- 5th av, No 835, e s, 75.5 s 65th st, runs e 100 x n 0.5 x e 25 x s 25.5 x w 125 to av, x n 25 to beginning, 4-sty stone front dwelling. Anna B Bliss and ano to Chas A Gardiner. Oct 20. Nov 2, 1908. 5:1379-72. A \$200,000-\$225,000. other consid and 100
- 5th av, No 431, e s, 76.11 n 38th st, 21.10x100, 5-sty brk and stone store building. Jefferson M Levy to Walter E Maynard, B & S. Mort \$216,000. Nov 5, 1908. 3:868-5. A \$220,000-\$235,000. other consid and 1,000
- 8th av, Nos 2794 and 2796, e s, 49.11 n 148th st, 50x80, 5-sty brk tenement and store. Sadie Elias to Sigmund B Heine. Mort \$55,000. Oct 31. Nov 4, 1908. 7:2034-3. A \$10,000-\$32,000. other consid and 100
- 9th av n e cor 206th st, 24.11x100, vacant. Sumner Deane to 206th st Andrew J Larkin, Borough of Richmond. Mort \$4,340. Oct 30, 1908. 8:2187-1. A \$6,000-\$6,000. other consid and 100
- 9th av, No. 729, w s, 75.3 n 49th st, runs w 80.6 x n 29 x e 12.4 x s 2.6 x e 2.6 x s 5.6 x e 65.8 to av x s 21 to beginning, 4-sty brk tenement and store.
- 9th av, No. 731, w s, 96.3 n 49th st, runs w 65.8 x n 5.6 x w 2.6 x n 2.6 x w 12.4 x s 3.10 x w 19.6 x n 16.10 x e 100 to av x s 21 to beginning, 4-sty brk tenement and store. Aaron Buchsbaum Company to Aaron Buchsbaum. All liens. Oct 31, 1908. 4:1059-32 and 33. A \$30,000-\$44,500. other consid and 50
- 10th av, No 385, w s, 24.9 n 32d st, 19.1x80, 3-sty brk tenement and store. Daniel J Early to Alice Josephine Early. Mort \$6,000. Feb 20, 1906. Nov 5, 1908. 3:704-32. A \$8,000-\$10,500. nom

## MISCELLANEOUS.

- Assignment in estate of Louis Levy decd. Chas E Levy HEIR Louis Levy to Chas W Wolff. Nov 2, 1909(?), should be 1908. Nov 4, 1908. Decedents estate. other consid and 1,800
- Certified copy adjudication of bankruptcy and order of reference in matter of Hubert F Fox, bankrupt. Sept 23. Nov 4, 1908.
- Certified order approving bond of Geo F Darrell in matter of Hubert F Fox bankrupt. Oct 31. Nov 4, 1908.
- Copy of last will of Max Ams late of Mt Vernon, N Y. Apr 4, 1908. Nov 5, 1908.
- Power of attorney. Johanna Bluen to Paul M Herzog. Oct 21, 1908. Nov 5, 1908.
- Power of attorney. Morris J Bluen to Paul M Herzog. Oct 21, 1908. Nov 5, 1908.
- Power of attorney. Lina Westrupp legatee Meyer Kahn to Karl Buentz or Carl Gneist. Feb 14, 1908. Nov 5, 1908.
- Substitution of power of attorney in above matter. Carl Gneist to Richard M Bruno. Apr 3, 1908. Nov 5, 1908.

## BOROUGH OF THE BRONX.

- Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).
- \*Cedar st s w cor Hazel av, 50x100, Eastchester. Lewis B Halsey Hazel av to Wm H Sheffield, of Hobart, Delaware Co, N Y. All liens. Oct 30. Oct 31, 1908. nom
- Fox st, Nos 1176 and 1180, e s, 200 n Home st, 80x100, two 5-sty brk tenements and stores. Co-operative Apartment Co to Bell Apartment Hotel Co, a corpn. Morts \$50,000. Nov 2. Nov 4, 1908. 11:2974. nom
- \*Herschel st, No 110 (Washington av). Herschel st, Nos 109 and 108, adj above on east. Herschel st, No 111 adj 110 on west. Boundary line agreement. Norwood Heights Realty & Construc-

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tion Co with August E Kramer, John Bell Co and Bridget and Stephen McBride and Nora de Hart and Martin L Henry. Oct 24. Nov 2, 1908.
\*Herschel st, No 104 (Washington av).
Herschel st, No 103, adj above on east.
Boundary line agreement. Same with Joseph Stolz and Bridget McBride. Oct 24. Nov 2, 1908.
\*Herschel st, No 107 (Washington av).
Herschel st, No 106, adj above on east.
Herschel st, No 108, adj No 107 on west.
Boundary line agreement. Same with John May, Alida McIlroy and Bridget and Stephen McBride. Oct 24. Nov 2, 1908.
Home st, s s, 100 e Tinton av, 30x115.3, vacant. Louis Lese et al to Edward Muller. Q C. Oct 24. Nov 4, 1908. 10:2671.
Same property. Edward Muller to Thos D Malcolm Construction Co. Oct 24. Nov 4, 1908. 10:2671.
\*Hancock st, w s, 400 n Columbus av, 18.9x100, Van Nest Park. Sophie Kruger to Kate B Hagerman. Mort \$3,500. Oct 29. Oct 30, 1908.
Hoffman st, e s, 283 s Pelham av, 25x118x25x117.11, vacant.
Hoffman st, e s, 26 n 189th st, 37x118x37.3x118.3, vacant.
except part for st.
The Belmont Realty & Construction Co to William Seidman. All liens. Nov 19, 1906. Nov 5, 1908. 11:3067.
\*Jefferson st, w s, 150 s Morris Park av, 25x100. Jacob Nagel to John H Spoering. Mort \$4,400. Oct 29. Oct 30, 1908.
\*Same property. John H Spoering to Jacob Nagel and Mary C his wife, tenants by entirety. Mort \$4,400. Oct 30, 1908.
\* Louise st, e s, 100 n Columbus av, 25x100, Van Nest. Joseph C Luke to Edward P Schnitger and Margaret his wife. Mort \$3,800. Oct 29. Oct 31, 1908.
\*Marian st, e s, 150 n 238th st, 25x100.3. Wm I Brown to Irene C wife Wm I Brown. Oct 5. Oct 30, 1908.
Minford pl, Nos. 1427 to 1437, w s, 122 n Jennings st, 100x100, six 2-sty frame dwellings. Charles Singer to Junius J Pittman and Harry Cahn. Mort \$21,500. Oct 29. Oct 31, 1908. 11:2977.
Minford pl, e s, 75 n 172d st, 150x100, vacant. Samuel Grossman et al to Abraham Weisman. Mort \$16,380. Oct 29. Oct 30, 1908. 11:2977.
Minford pl, w s, 171.10 n Jennings st, strip, 0.1x100x0.2x100. Release mort. Francesca R Formica to Bertha Schmuck, of Youngsville, Sullivan Co, N Y. Oct 28. Oct 30, 1908. 11:2977.
Minford pl, w s, 205.4 n Jennings st, strip, 0.0 1/2 x 100 x 0.3 1/2 x 100. Release mort. Margaret Bruckner to same. Oct 28. Oct 30, 1908. 11:2977.
Minford pl, e s, 120.3 s 173d st, 104.9x100x126x102.3, vacant. Harriet C Picken to Geo F Picken. Mort \$10,000. Oct 30, 1908. 11:2977.
Same property. Picken Realty Co to Harriet C Picken. Mort \$10,000. Oct 30, 1908. 11:2977.
Minford pl, Nos 1427 to 1437, w s, 122 n Jennings st, 100x100, six 2-sty frame dwellings. Bertha Schmuck to Charles Singer. Morts \$17,600. Oct 15. Oct 30, 1908. 11:2977.
\*Roselle st, w s, 106.8 s Poplar st, 25x147.1x27.11x134.8.
Roselle st, w s, 81.8 s Poplar st, 25x134.8x27.11x122.3, Westchester.
Raymond W Coble to John Brennan. Mort \$5,200. Nov 2. Nov 4, 1908.
Seabury pl, e s, 312.6 s 172d st, 37.6x100.
Seabury pl, adj above on north.
Party wall agreement. Lawrence Kronenberger Construction Co with Christina Kronenberger. Oct 29. Nov 4, 1908. 11:2977.
\*Shiel st, n s, 75.11 e 4th st, 33x105.6, Williamsbridge. Emilia Tofano to Ralph W Horne. Oct 24. Nov 2, 1908.
Whittier st, w s, 100 s Garrison av, 50x100, vacant. Meehan Construction Co to Fenny Bodo. Nov 2. Nov 4, 1908. 10:2762.
\*1st st, n s, 380 e Av B, 25x108, Unionport. Arthur Vliet et al to Norbert Robillard. Oct 29. Oct 30, 1908.
\*2d st, s s, 380 e Av B, 25x108, Unionport. Arthur Vliet to Sylvester S Vliet. Oct 29. Oct 30, 1908.
\*14th st, n w cor Av C, 39x111x40.4x100.8, Unionport. Katharina Gass to Frank Gass. Mort \$4,000. Oct 29. Oct 31, 1908.
134th st, No 456, old No 710, s s, 513.4 e Willis av, 18.4x100, 2-sty brk dwelling. Herman Rosenbaum to Minnie Rosenbaum. Mort \$—. Oct 31. Nov 2, 1908. 9:2278.
135th st, No 617, n s, 504.6 e St Anns av, 40x100, 5-sty brk tenement.
135th st, No 625, n s, 584.6 e St Anns av, 40.6x100, 5-sty brk tenement.
Beatrice Ziegen to Mary Silberstein. All liens. Nov 4. Nov 5, 1908. 10:2548.
Same property. Abraham Perlman to Beatrice Ziegen. All liens. Nov 4. Nov 5, 1908. 10:2548.
136th st, s s, 236.1 e Alexander av, 20x100, vacant. Ruth E Hildreth to Cora B Hildreth. Oct 31. Nov 4, 1908. 9:2298.
142d st, No 470 (724), s s, 600 e Willis av, 16.8x110.4x16.8x108.9, 2-sty brk dwelling. Release mort. Elizabeth Gamble to Joseph F O'Gorman, of Babylon, L I. Oct 29. Oct 30, 1908. 9:2286.
145th st, Nos 433 and 437, n s, 325 e Willis av, 50x100, 4-sty brk tenement and 2-sty frame dwelling. Wm A Piering DEVISEE Antonie Piering to Chester A Luff, of Newark, N J. 1-10 part. Mort \$8,000 on whole and \$650 on share of party 1st part. Nov 2. Nov 4, 1908. 9:2290.
147th st, No 460, s s, 165 w Brook av, 25x100, 5-sty brk tenement. Benj L and Berthold Weil to Philip Krauss. Mort \$19,000. Oct 29. Oct 30, 1908. 9:2291.
148th st, No 315 (551), n s, 375 w Courtlandt av, 25x106.6, 4-sty brk tenement and store. Giuseppe or Francesco Tauriello to Giovanni Muccia. 1/2 part. Morts \$11,300. Oct 29. Oct 30, 1908. 9:2330.
148th st, Nos. 240 and 242, s s, 405.4 e Park av, 50x100, 5-sty brk tenement. FORECLOS, Oct 27, 1908. Joseph Wilkenfeld, Ref,

to Emma Levison and Maurice Muller. Oct 29. Oct 31, 1908. 9:2336. 5,000
149th st, s w cor Cypress av, 25x100.
149th st, s s, adj above on west.
Party wall agreement. Geo C Glacius, of Scarsdale, N Y, with John F Steeves. Nov 11, 1896. Oct 30, 1908. 10:2557.
152d st, Nos 410 and 412, s s, 95 e Melrose av, 50x114.2x50x114.3, 5-sty brk tenement. Benjamin Benenson to John C Giese, of New Rochelle, N Y. Mort \$36,000. Oct 30. Oct 31, 1908. 9:2374.
155th st, No 380, on map Nos 380 and 382, s s, 225.6 e Courtlandt av, 50.3x100x50x100, 5-sty brk tenement. Thomas D Malcolm Construction Co to Belwood Realty Co. Mort \$30,000. Nov 2. Nov 4, 1908. 9:2401.
158th st, No 560, old No 762, s s, 166.8 w St Anns av, 33.4x100, 6-sty brk tenement. Antonie Horwitz to Leopold Hutter. Mort \$26,250. Nov 4. Nov 5, 1908. 9:2360.
162d st, n s, at n s Grove st, at point 64.5 e Grand Boulevard and Concourse, a strip runs e along n s Grove st 109.1 x s 6.3 to n s 162d st x w 108.10 to beginning. Philip Livingston to Wm E Diller. Q C. Oct 23. Oct 31, 1908. 9:2461.
Same property. Newbold Morris et al to same. Q C. July 1, 1908. Oct 31, 1908. 9:2461.
163d st, w s, 44.8 n of n s 162d st, 85.2x58x80.9x85.4, vacant. Release mort. Title Ins Co of N Y to J C Gaffney Construction Co. Oct 29. Nov 4, 1908. 10:2690.
170th st, No 412, s s, 106.3 e Webster av, 16.3x100, 3-sty frame tenement. Joseph Zeller to Maria Schacht. Mort \$5,650. Nov 2. Nov 5, 1908. 11:2893.
\*172d st, e s, 331 s Gleason av, 25x100. Peter McBride to Christopher W Stumpf. Mort \$3,500. Nov 2, 1908.
\*174th st, w s, 250 n Gleason av, 25x100. Cogswell-Taylor Improvement Co to Harry L Hildenbrand. Mort \$3,500. Oct 29. Oct 30, 1908.
177th st, No 61, n s, 155 w Morris av, 20x100, 2-sty brk dwelling. J C Julius Langbein to Clement H Smith. 1/2 part. All title. Mort \$7,000. Oct 28. Oct 30, 1908. 11:2828.
180th st, late Samuel st s s, 174 w Prospect st, 122 to Clinton av and Clinton av, 2-sty frame dwelling. Joseph G Switzer to Joseph Halberstadt. Mort \$20,000. Oct 30, 1908. 11:3094.
Same property. S Morrill Banner to Joseph G Switzer. Mort \$20,000. Oct 30, 1908. 11:3094.
181st st, late Ann st, s e cor Daly av, late Catherine st, runs s e along 181st st, late Ann st, 197 x s w 125 x n w 200 to Daly av, late Catherine st, x n e 125 to beginning, except part for Daly av and 181st st, 2-sty frame dwelling and 1-sty frame greenhouses and vacant. Christina Beyerbach or Schnauffer to John H Schnauffer. Mort \$15,500. Oct 31. Nov 2, 1908. 11:3128.
182d st (part of No 614 East), s s, 127.5 w Hughes av, a strip, runs s 105.1 x w 22 x s 0.11 x e 50 x n 5.10 x w 49 x n 85 to st x w 0.8 to beginning. Chas R Reich to Louis Eickwort and Fairmont Realty Co. Q C. Oct 30. Nov 4, 1908. 11:3070.
Same property. Louis Eickwort et al to Chas R and Rosie Reich. Q C. Oct 30. Nov 4, 1908. 11:3070.
182d st, No 614 East, s s, 127.5 w Hughes av, runs s 105.1 x w 22 x s 0.11 x e 50 x n 5.10 x w 3.11 x n 93.6 to st x w 25 to beginning, 2-sty frame dwelling. Chas R Reich to Harry Cahn. Mort \$4,000. Oct 30. Nov 4, 1908. 11:3070.
183d st, No 782, s s, 132 w Southern Boulevard, 16.8x125, 2-sty frame dwelling. Jessie H Skinner to John H H Blohme. Mort \$5,500. Nov 2. Nov 5, 1908. 11:3113.
184th st, No 60's s, 110.2 w Grand av, 20 to Aqueduct av E, x60.7 Aqueduct av E | x29.8x59.10, 2-sty frame dwelling. Herbert Aldhous to Elizabeth M Blasbery. All liens. Oct 30. Nov 2, 1908. 11:3209.
188th st, n s, abt 658.3 e Tee Taw av, 50x95.3x50x99.5, vacant. Release mort. Daisy D Moran GUARDIAN Dorothy and Henry T Moran to McLernon Realty and Construction Co. Oct 31. Nov 4, 1908. 11:3219.
Same property. Release mort. Daisy D Moran INDIVID to same. Oct 31. Nov 4, 1908. 11:3219.
191st st, s s, 50 w Hoffman st, 25x90, 2-sty frame dwelling. Andrew Downing to Margaret Watt. B & S and C a G. Dec 27, 1907. Oct 31, 1908. 12:3273.
201st st, No 312, s s, 151.4 e Bainbridge av, 26.2x92.4x25x99.8, 3-sty frame dwelling. Agnes M Carter to Charlotte Ewald. Mort \$5,500. Oct 29. Oct 30, 1908. 12:3292.
\*217th st or 3d st, n s, 150 e 6th av, 25x114.4, Laconia Park. Antonio Pollaccia to Maria Tivolacci. 1/2 part. Mort \$425. Oct 27. Oct 31, 1908.
\*225th st (11th av), s s, 180 w White Plains rd, 100x114, Wakefield. Arthur Van Horn, EXR. John A Van Horn to Wm J & Chas E Gordon. Oct 29. Oct 31, 1908. \$4,250
\*Same property. Release dower. Julia Van Horn, widow, to same. Q C. All title. Oct 27. Oct 31, 1908.
\*227th st, late 13th av or st, s s, 105 w 4th av, 50x114.1, Wakefield. Nellie Seligman to Alanson J Prime, of Yonkers, N Y. All liens. Nov 4. Nov 5, 1908.
\*242d st, s s, 191.3 e Baker av, 25x100. Hattie L Ovens to Frederick Lachmann. Nov 2, 1908.
Aqueduct av E, No. 2348, e s, 101.3 s 184th st, 16.2x73.11x16x71.4, 3-sty brk dwelling. Wm H Bursmith to Nicholas J Lales and George Schweppenhauser. Morts \$4,700. Oct 30. Oct 31, 1908. 11:3209.
Same property. Release judgment. Marcie Martin to Francis J N Connor. Oct 30. Oct 31, 1908. 11:3209.
\*Briggs av, n w cor 5th av, 30x211.6x120x232, Williamsbridge. Morris Brosterman to Sarah Speir. 1/2 part. Mort \$3,000. Sept 29, 1905. Nov 4, 1908.
\*Same property. Benjamin Shifrin et al to same. All title. Oct 26, 1908. Nov 4, 1908.
Brook av, Nos 164 to 182 n e cor 135th st, 200 to s s 136th st 135th st, No 511 x100, five 6-sty brk tenements and stores. Samuel Kandell et al to Samuel Grossman. Morts \$224,000. Oct 29. Oct 30, 1908. 9:2263.
other consid and 100

- Bryant av, No 1460, e s, 75 n Jennings st, 25x100, 3-sty brk dwelling. Sarah Groag to Samuel Krouse. Morts \$10,750. Oct 29. Oct 30, 1908. 11:3000. nom
- Bathgate av, No 1637, w s, 155 n 172d st, 25x114.5, 3-sty frame tenement. Fannie Winorsky to Sarah Berend. Mort \$10,000. Oct 30, 1908. 11:2914. other consid and 100
- Bathgate av, No 1637, w s, 155 n 172d st, 25x114.5, 3-sty frame tenement. Harry Berend to Fannie Winorsky, of Brooklyn. Oct 30, 1908. 11:2914. other consid and 100
- Bailey av, e s, abt 1,200 n Boston av, 27.6x148.4x28.7x144.7, 2-sty frame dwelling and 2-sty frame stable in rear. Leonard Leaman to Ahneman & Younkheere, Inc. C a G. Nov 4, 1908. 12:3261. other consid and 100
- \*Baker av, e s, 50 n Penfield av, 50x116.3. Mary and Christian Georges to Fredk J Shalek. All title. July 1. Oct 30, 1908. nom
- Brook av, e s, 371.8 n St Pauls pl, 87.6x100.9x87.6x100.8, vacant. Otto J Schwarzler to O J Schwarzler Co, a corpn. All liens. Oct 29. Oct 30, 1908. 11:2895. other consid and 100
- Brook av, No 1472, e s, 184.2 n St Paul's pl, 25x100.7, 4-sty brk tenement. David Stepler to Sam Chanin. Mort \$14,250. Oct 29. Nov 2, 1908. 11:2895. nom
- Bryant av, No 1460, e s, 75 n Jennings st, 25x100, 3-sty brk dwelling. Samuel Krouse to Leonie Rynek. Mort \$12,750. Oct 30. Nov 2, 1908. 11:3000. nom
- Bathgate av, No 2309, s w cor 184th st, 35x94.5, 6-sty brk tenement 184th st and store. Chas A Edwards to John Cone and Fredk C Harding, both of Brooklyn, as joint tenants. C a G. Mort \$47,000. Oct 14. Nov 5, 1908. 11:3053. nom
- Belmont av, No 2537, w s, 245.5 n Pelham av, 25x87.6, 2-sty brk dwelling. Emma Melhado et al HEIRS Joseph Kokesch to Marie Kokesch, widow. Q C. All title. Oct 9. Nov 5, 1908. 12:3273. nom
- Bryant av, No 1214, e s, 139.10 s Freeman st, 20x100, 2-sty frame dwelling. Gesine F Braker to Henry A Heuck and Johanna S his wife tenants by entirety. B & S. Oct 14. Nov 5, 1908. 11:2993. nom
- Same property. Henry A Heuck to Gesine F Braker. B & S. Oct 14. Nov 5, 1908. 11:2993. nom
- Brook av, No. 1526, e s, 250 n 171st st, 25x100.11, 4-sty brk tenement. Rose Lustbader and ano to Maria Mayer. Mort \$14,000. Oct 29. Oct 31, 1908. 11:2895. other consid and 100
- \*Classon av, w s, abt 152 s Merrill st, 75.5x102.6x—x—. Andrew Downing to Margaret Watt. B & S and C a G. Dec 27, 1907. Oct 31, 1908. nom
- Concord av, No. 414, n e cor 144th (late Crane st), 23.1x100, va-144th st, No. 751 | cant. Katharine Koch to Wm F A Kurz. All liens. Oct 30. Oct 31, 1908. 10:2577. other consid and 100
- Cauldwell av, No 691, w s, 358.4 s 156th st, 16.8x115, 2-sty brk dwelling. Mollie Malnik to Sender Feldmark. Mort \$6,000. Oct 29. Nov 2, 1908. 10:2624. other consid and 100
- Concord av, No 517, w s, 217.3 n 147th st, 19.9x100, 3-sty frame tenement. D J Dillon Co to James A White. Mort \$5,000. Oct 29. Oct 30, 1908. 10:2579. other consid and 100
- Crimmins av, Nos 317 and 319, w s, 96.1 n 141st st, 47.10x80, 5-sty brk tenement. Maurice Blumenthal to Moritz Klein. Morts \$41,250. Oct 30, 1908. 10:2556. other consid and 100
- Decatur av, e s, 100 s 195th st, 40.5x100x49.2x100, vacant. Walter E Brown to Irene C Brown. Mort \$2,500. Oct 13. Nov 4, 1908. 12:3277. other consid and 100
- \*Eastchester rd, n e cor Chester av, 75x97, Seneca Park, Westchester. Nicholas J Lales et al to Henry Krayer, of Mt Vernon. Mort \$1,300. Oct 30. Oct 31, 1908. other consid and 100
- Fleetwood av (2d av), w s, 375 s Walnut av, 25x100, except part for Morris av, vacant. Catharine Curran to Lena Sherman. Oct 29. Oct 30, 1908. 11:2820. other consid and 100
- Fordham road, s w cor Tiebout av, 31x100.5x31x102.2, vacant. Tiebout av | Peter Fox to Henry Linsmann. Mort \$28,000. Oct 31. Nov 4, 1908. 11:3148. other consid and 100
- Forest av, No 810, e s, 100 n 158th st, late Cedar pl, 25x135, vacant. Edward C Attwood to Emma M S Mestaniz. Mort \$1,000. Nov 4, 1908. 10:2656. nom
- \*Grace av, w s, 117.1 n Westchester av, 25x100, Westchester. Chas E Devermann to Daniel Daly Jr and Mary S his wife tenants by entirety. Mort \$4,000. Nov 5, 1908. other consid and 100
- Hull av, n s, 176.5 n e Woodlawn road, 25x100, 2-sty frame dwelling. Carl Diehl to Carl Dammeyer. Mort \$5,500. Oct 21. Oct 30, 1908. 12:3345. other consid and 100
- Hull av, n s, 151.5 n e Woodlawn road, 25x100, 2-sty frame dwelling. Carl Dammeyer to Carl Diehl. Mort \$5,500. Oct 21. Oct 30, 1908. 12:3345. other consid and 100
- Hughes av, No 2452, e s, 20 n 188th st, 24.11x87.6, 4-sty brk tenement and store. Pasquale D'Auria to Salvatore Pulici. Mort \$9,500. Nov 2, 1908. 11:3076. other consid and 100
- Hughes av, w s, 150 n 188th st, 75x87.6, vacant. Geo M Beerbower to Fred Beerbower of the State of Minnesota. 1/2 part. Mort \$3,000 and all liens. Oct 16. Nov 2, 1908. 11:3077. nom
- Honeywell av | n e cor 178th st, 64.11x112.8x65.1x112.8, vacant. 178th st | Emelie A wife of Robert A Winter to Mellwin Realty & Construction Co. Mort \$6,000. Nov 5, 1908. 11:3122. 100
- Intervale av | s w cor Jennings st, 65.4x110x24x117.6, 5-sty brk Jennings st | tenement and store. Release mort. Wm R Rose to John Robertson and Wm Gammie. Nov 2, 1908. 11:2965. 20,000
- Jerome av, late Central av, e s, 200 n 183d st, late 3d st, 125x100, with strip in front to e s Jerome av, vacant. J Romaine Brown to Florence Granville. Mort \$18,500. Nov 4. Nov 5, 1908. 11:3187. other consid and 100
- Jackson av, No 770, e s, 305 n 156th st, 25x87.6, 2-sty frame dwelling. Samuel Fomund to Celia Fomund. Mort \$—-. Oct 27. Nov 2, 1908. 10:2646. other consid and 100
- Jackson av, No 715, w s, 90 s 156th st, 18.4x75.1x18.4x75.3, 3-sty frame tenement. August Itschner to Charles Singer. Mort \$5,000. Oct 23. Oct 30, 1908. 10:2635. 1,000
- Katonah av, Nos 4313 and 4315, w s, 25 n 237th st, 50x85, two 2-sty frame dwellings. Hibbert C Simmonds to Stanley L Maran, of Yonkers, N Y. Mort \$13,700. Oct 21. Nov 4, 1908. 12:3378. nom
- \*Kossuth av, n w cor Byron st, 100x100. John Reiss to Frederick Thomas, Jr. Mort \$3,525. Oct 12. Nov 2, 1908. other consid and 100
- \*King av, e s, bet Elizabeth and Sutherland sts, lots 524 and 525, map of Eliz R B King at City Island, x—, to Long Island Sound. Sarah S Jones to Edward O Seiffert. Oct 31. Nov 2, 1908. 100
- Longfellow av, e s, 125 s Jennings st, 25x115x26.1x107.6, 2-sty brk dwelling. Cath A Lavelle to Herman Karow. Mort \$6,500. Oct 29. Oct 30, 1908. 11:3007. other consid and 100
- Longfellow av, w s, 107.3 n 167th st, 100x100, vacant. Mary A Franklin to Emma M S Mestaniz. Mort \$10,000. Oct 29. Oct 31, 1908. 10:2754. other consid and 100
- \*Muliner av, w s, 357.4 s Bronx and Pelham Parkway, 25x100. Chas W Geddes to Agnes Geddes. Oct 31. Nov 5, 1908. 500
- \*Muliner av, w s, 407.4 s Bronx and Pelham Parkway. Same to same. Oct 31. Nov 5, 1908. 500
- \*Monticello av, w s, 475 s Randall av, 50x100, Edenwald. Land Co C of Edenwald to Frank Isaacs. Sept 25. Nov 2, 1908. nom
- \*Middletown road, n s, 75 w Robin av, 25.1x106.1x25x108.5, e s Middletown road, n s, 75.6 e Williams av, 25.1x106.10x25x103.9. Assigns two contracts recorded Aug 31, 1906. Guisepe Liffrieri to Chas R and Geo J Baxter. All title. Oct 24. Oct 30, 1908. 2,170
- \*Middletown road, n s, 75.4 e Williams av, 50.2x108.5x50x103.9, Tremont Terrace. Release mort. Washington Savings Bank to Bankers Realty & Security Co. Oct 24. Oct 30, 1908. 400
- \*Same property. Bankers Realty & Security Co to Chas R and Geo J Baxter. All liens. Oct 24. Oct 30, 1908. 100
- Prospect av, No 633, w s, 50 n 151st st, 25x100, 2-sty frame dwelling. Sophia Vielberth to Katie Oestreich and Katherine Mangold. Mort \$5,500. Nov 4. Nov 5, 1908. 10:2674. other consid and 100
- Prospect av, e s, 70 s 187th st, 50x93, vacant. William Gudat to Charles Greite. 1/2 part. All title. Oct 30. Nov 5, 1908. 11:3114. nom
- Prospect av, e s, 120 s 187th st, 50x93, vacant. Charles Greite to William Gudat. 1/2 part. All title. Oct 30. Nov 5, 1908. 11:3114. nom
- Perry av, No. 3066, e s, 150 s Woodlawn road, 25x110, 2-sty frame dwelling. James Johnstone to Anna M Fitz-Gerald. Mort \$5,500. Oct 30. Oct 31, 1908. 12:3333. other consid and 100
- Park av, Nos. 3772 and 3774, e s, 140 s 171st st, 40x150, two 3-sty frame tenements. Maria Mayer to Rose Lustbader. Morts \$12,500. Oct 29. Oct 31, 1908. 11:2902. other consid and 100
- Plimpton av, w s, 75 s 170th st, runs w 100 x s 75 x s 128.11 x e 75.6 to av, x n 201.7 to beginning, vacant. Chelsea Realty Co to James C Picken. Mort \$5,000. Oct 26. Nov 2, 1908. 9:2522. other consid and 100
- Robbins av | w s, 100 n 149th st, late Westchester R R st, runs w Trinity av | 218 to e s Trinity av, late Passage av x n — to e s Terrace pl | Terrace pl x n e — the last two courses about 115 x e 64 x s 50 x e 95 to Robbins av x s 50 to beginning, except part for Trinity av and land in Terrace pl, vacant. FORECLOS, July 21, 08. Andrew Gilhooly ref to Rosa B Grotta. Oct 23. Oct 31, 1908. 10:2623. 9,000
- \*Story av, s s, 25 w Craighill av, 75x100. Adele S Dodd to Mary A Coman. June 22. Oct 30, 1908. nom
- \*Same property. Mary A Coman to Richard R Maslen. June 22. Oct 30, 1908. nom
- St Ann's av, No. 417, w s, 49.11 n 144th st, 24.11x97, 5-sty brk tenement. Herman D Junge to Katharina Koch. Mort \$17,750. Oct 27. Oct 31, 1908. 9:2271—. other consid and 100
- Stebbins av, e s, 100 n 170th st, 100x87.11x100.5x96.10, vacant. Edward Muller to Thomas D Malcolm Construction Co. Oct 24. Nov 4, 1908. 11:2965. other consid and 100
- St Anns av | n w cor Southern Boulevard or 133d Southern Boulevard or 133d st | st, 24.11x100, 5-sty brk tenement and store. Jacob Fay to Pauline Zimmer. Morts \$26,000. Sept 10. Oct 30, 1908. 9:2261. nom
- \*St Lawrence av (172d st), e s, 375 n Gleason av, 25x100. Jacob Cohen to John P Reynolds and Mary his wife as tenants by entirety. Mort \$3,500. Oct 29. Nov 5, 1908. other consid and 100
- Southern Boulevard, e s, 246.10 n Home st, 60x105, two 4-sty brk tenements and stores. The Leo Company to Sara W Coe. Mort \$36,000. Oct 8. Nov 5, 1908. 11:2979. other consid and 100
- Tremont av | n e cor 177th st, runs n 52.7 x e 228.2 to w s Davidson av | idson av x s 245.1 to n s 177th st x — on curve to 177th st | beginning, vacant. Leo M Klein to John Massimino Co, a corpn. Oct 29. Nov 5, 1908. 11:2862. other consid and 100
- Trinity av, No 1017, w s, 100 n 165th st, runs n 36.4 x w 98.4 x s 36.4 x e 25 and 73.4 to beginning, 5-sty brk tenement. William Rubsam to Emma wife of William Rubsam. 1/2 part. All title. All liens. Oct 1. Oct 30, 1908. 10:2633. gift
- Teller av, n w s, 458.10 n e 169th st, 25x100, vacant. Geo M Beerbower to Fred Beerbower of the State of Minnesota. Mort \$1,400. Oct 16. Nov 2, 1908. 11:2782. nom
- Tiebout av, e s, 83.3 n 189th st, 175x100, vacant. Wm S Patten to Fredk M Millert. Oct 30. Nov 4, 1908. 11:3023. other consid and 100
- \*Taylor av, late Harrison av, w s, 175 s McGraw av, 25x90 and being known as lot 20 map 370 lots of McGraw estate, near Van Nest Station. Wm R Owens et al to Emma S Owens widow of Chas E Owens decd. B & S and C a G. Mort \$1,700. Sept 28, Nov 4, 1908. nom
- Valentine av, e s, 105.9 n 198th st, 25x99.4x25x99.5, vacant. 198th st, n s, 25.10 e Valentine av, 25.11x92.5x25x99.1, vacant. Release mort. Minnie P Foster to Valentine Construction Co, a corpn. Sept 1. Oct 30, 1908. 12:3302. 3,000
- Vyse av, Nos 1476 and 1478, e s, 200 n Jennings st, 50x100, 2-sty frame dwelling and vacant. PARTITION, Aug 31, 1908. John H Judge referee to Adela M Harrington. Mort \$4,000. Oct 29. Oct 30, 1908. 11:2995. 5,600
- Westchester av | n w cor Hoe av, runs n 191.11 x w 76.11 x s Hoe av | 101.11 x e 11 x s 78.10 to n s Hoe av x e 48 to beginning, vacant. Benj M Tucker to Daniel Houlihan. Mort \$6,000. Oct 26. Oct 30, 1908. 10:2751. 100
- \*Wellman av, s s, 275 e Mayflower av, 25x120.5x26.11x130.7. Wm J Purdy to Mary E wife Wm J Purdy. Mort \$3,500. Nov 4. Nov 5, 1908. other consid and 100
- Webster av, w s, 376.11 s Gun Hill road, 25x110, 3-sty frame tenement. Release mort. James G Wentz to Vincent Avallone. Oct 29. Nov 5, 1908. 12:3355. other consid and 100
- Willis av, No 373, w s, 33.4 s 143d st, 16.8x100, 4-sty brk tenement and store.
- Willis av, No 371, w s, 50 s 143d st, 25x106. 2-sty brk store. with all title to land bet old and new lines of av. Celeste B Levy to Clara Thorman. Morts \$29,500. Nov 4. Nov 5, 1908. 9:2305. nom
- Woodlawn road | n e cor Hull av, 50.3x111.1x50x126.5, vacant. Hull av | East Bronx Realty Co to Thos F Riley. Mort \$3,000. Nov 2. Nov 4, 1908. 12:3345. other consid and 100
- Walton av, No 2116, e s, 25 s 181st st, runs e 94.7 x s e 15.8 x s 10.3 x w 100 to av, x n 25 to beginning, 3-sty frame tenement. Bernard Goldman to Selma Goldman. July 20. Nov 4, 1908. 11:3180. other consid and 100
- Woodlawn road, e s, 52.3 n Hull av, 52.3x95.9x50x111.1, vacant. John C Giese to Benjamin Benenson. Oct 30. Oct 31, 1908. 12:3345. 100
- Woodlawn road, e s, 52.3 n Hull av, 52.3x95.9x50x111.1, vacant. Benjamin Benenson to Thos F Riley and John Loughney. Oct 30. Oct 31, 1908. 12:3345. nom

# HECLA IRON WORKS

# Architectural Bronze

North 10th, 11th and 12th Streets

AND

BROOKLYN,

NEW YORK

# IRON WORK

\*Zerega av (Green lane), w s, 175 n Lyon av, 25x100, Westchester. Norbert Robillard to Arthur Vliet and Jessie his wife tenants by entirety. Mort \$4,000. Oct 29. Oct 30, 1908.  
 other consid and 100  
 3d av | s e cor 175th st, 138.1x108.8x134.7x113.10, vacant. Har-175th st] ris Maran et al to Rose Pomerantz. All liens. Oct 29. Oct 31, 1908. 11.2930. nom  
 \*Lot 152 map Cebrie Park. John J Gormley to Marietta Beach. Oct 24, 1900. Oct 31, 1908. 50  
 \*Lots 152 to 155 map Cebrie Park. Philip A Smyth and Wm J Hyland to John J Gormley. July 6, 1897. Oct 31, 1908. 200

26th st, Nos 109-115 West, 5th loft. John J Geraty to Michael Erlanger and ano; 3 years, from Feb 1, 1909, with 2 years renewal at \$2,400. Oct 30, 1908. 3:802.....2,200 to 2,400  
 34th st, Nos 632 and 634, s s, 396.10 w 11th av, 55x100, leasehold. Release mort. Central Trust Co to Bartholomay Brewing Co, of Rochester, N Y. Q C. Oct 31. Nov 2, 1908. 3:679.....23,000  
 Same property. Assign lease. Bartholomay Brewing Co to P W Engs & Sons. Oct 29. Nov 2, 1908. 3:679..... nom  
 46th st, No 548 West, s s, 150 e 11th av, 25x100.5. Subordination of lease to mort for \$10,000. Gustave B Schorn and Walter H Brower with The Franklin Savings Bank. Oct 30, 1908. 4:1074..... nom

## LEASES

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

October 30 and 31, November 2, 4 and 5.

### BOROUGH OF MANHATTAN.

Bleecker st, No 201, east store. Angelo De Gaudenzi to Maurice Altman; 3 years, from Oct 1, 1908. Nov 5, 1908. 2:542.....600  
 Broome st, No. 206, all. Bertha Berlinger to Filip Hertz; 5 months from Nov 1, 1908, at \$100 per month. Oct 31, 1908. 2:352..... nom  
 Broome st, No 498, all. Sarah Bleyer and ano EXRS, &c, Jacob S Bleyer to Hyman Spiegel and ano; 5 years, from Feb 1, 1909. Oct 30, 1908. 2:487..... 2,100  
 Cherry st, No 383, cor Scammel st, store, &c. Rachel Shapiro to Morris Bogad; 5 yrs, from Oct 1, 1908. Oct 30, 1908. 1:260..720  
 Clinton st, No 205, store, &c. Joseph Kashowitz to Max Kapilow; 5 years, from Dec 1, 1908. Nov 5, 1908. 1:285...1,200 and 1,320  
 Delancey st, No 32. Assign lease. Elias Samson to Mendel A Lewis. 1/2 right, title and interest. Mort \$3,000. Oct 29. Nov 5, 1908. 2:420..... nom  
 Eldridge st, Nos 232 and 234. Assign lease. Herman Rosenbaum to Minnie Rosenbaum. Dec 30, 1907. Nov 2, 1908. 2:417..... nom  
 Elizabeth st, No 84. Surrender lease. Nathan and Barnet Michalover to Bruno Gulli. All title. Aug 25. Oct 30, 1908. 1:239..... nom  
 Elizabeth st, No 86. Surrender lease. Nathan and Barnet Michalover to Bruno Gulli. Aug 25. Oct 30, 1908. 1:239..... nom  
 Forsyth st, No 45. Assign lease. Harry Feingold to Harry Satuloff. Oct 28. Oct 30, 1908. 1:302..... nom  
 Grand st, No 265, all. Wm M Chesebrough EXR Chas A Chesebrough to Max Hochstim et al; 5 years, from Feb 1, 1909. Oct 30, 1908. 1:305..... 4,500  
 Grand st, No 484, cor Willett st, 5 rooms on 2d floor. Esther Friedman to Harry H Ducker; 3 years, from Oct 1, 1908. Nov 5, 1908. 2:336..... 360  
 Houston st, No. 153 East, west store, &c. Philip Pertgen to Charles Isaac; 5 years from Nov 1, 1908. Oct 31, 1908. 2:417..... 840  
 Hudson st, Nos 651 and 653 all. Catharine Cooper et al to Lewis Gansevoort st No 31 | J Danahar; 2 years, from Oct 1, 1910. Oct 30, 1908. 2:628..... 3,000  
 Oliver st, No 41, all. Fannie Zierler and ano ADMRS Clara Mass to Stephano Mesi; 1 year, from Nov 1, 1908. Nov 2, 1908. 1:278..... 2,640  
 Park pl, Nos 79 and 81  
 Greenwich st, No 244  
 Assign lease. Max Oppenheimer to John E Duffy. Oct 29. Nov 2, 1908. 1:129..... nom  
 Same property. Assign lease. John E Duffy to George Ringler & Co. Oct 29. Nov 2, 1908. 1:129..... nom  
 Pike st, No 46, north store. Harry Meyer to Rebecca Palestine; 3 years, from Oct 15, 1908. Nov 2, 1908. 1:274..... 480  
 South st, No 12, all. Morris Weinstein to Baned Frosch; 4 1/2 years, from Nov 1, 1908. Oct 30, 1908. 1:4..... 2,300  
 Stanton st, Nos 273 and 275, stores Nos 7 and 8 and two basements. Meyer Schwartzreich to Max Deutsch; 3 years, from May 1, 1909. Nov 5, 1908. 2:334..... 900  
 Warren st, No 11. Assign lease. The 35% Automobile Supply Co to Lloyd S Bryce. Oct 29. Nov 2, 1908. 1:134..... nom  
 Washington st, No 366, n w cor North Moore st, 4-sty bldg. S C Alger to J R Smith and Nettle Co; 5 years, from May 1, 1909. Nov 4, 1908. 1:186..... 3,500  
 West st, No 386 | s e cor Christopher st, 25.4x48x40.10x Christopher st, No 184 | 47.4.  
 Christopher st, No 182, s s, 47.4 e West st, 22.2x48x22.6x40.10.  
 Christopher st, No 180, s s, 69.6 e West st, 22x51.9x24.2x48, all, Palace Hotel, &c.  
 Samuel Wolf to Gustave T Smith and Margaret Foerst; 10 8-12 years and 20 days, from Aug 11, 1908. Oct 31, 1908. 2:604..... 8,000 to 10,000  
 4th st, No 165 East. Assign lease. Philipp Neusch to Michael Handzes. Oct 31. Nov 2, 1908. 2:432..... nom  
 13th st, No 610 East. Surrender lease. Isaac Fishman and ano to George Lesser. All title. Oct 1. Nov 5, 1908. 2:395..... nom  
 13th st, Nos 39 and 41 East, all. John A and Alex H Hadden to Childs Co, a corpn; 11 7-12 years, from Oct 1, 1908. Nov 2, 1908. 2:565..... taxes, &c, and 4,250  
 15th st, No 133 West, 3-sty building. Martha D Wormser to Anna M Hines; 5 years, from Mar 1, 1909. Oct 30, 1908. 3:791..... 1,800  
 18th st, No 413 East, store. Bernard L Kurz to Joseph Puglisi; 3 7-12 years, from Oct 1, 1908. Oct 31, 1908. 3:950..... 420  
 18th st, No 413 East. Assign lease. Joseph Puglisi to Pasquale Miano and ano. Oct 29. Oct 30, 1908. 3:950..... nom  
 20th st, No 5 East, all. Eugene Higgins to John Bohling; 25 yrs, from May 1, 1909. Nov 4, 1908. 3:849; taxes, &c, and \$3,500 for 1st 5 years, and thereafter as per agreement ..... 1,000 and 1,200  
 21st st, No 39 West, 1st loft. Leopold Wolfson to Herman Goldsmith; 3 years, from Feb 1, 1909. Nov 4, 1908. 3:823..... 1,000 and 1,200  
 21st st, No 469, n s, 40 e 10th av, 20x97.2. Assign lease. Anna J Conyngham (with consent of Francis L Ogden) to Albert G Tedesco. Nov 2. Nov 4, 1908. 3:719..... nom

54th st, Nos 605 to 617 West. Assign lease. Frank B Whitney and ano to Abner P Bigelow and ano. All title. Nov 20, 1906. Oct 30, 1908. 4:1102..... 10,000  
 54th st, No 350 East, east store, &c. Markus Weil to Alex Zembry; 3 1/2 years, from Nov 1, 1908. Nov 2, 1908. 5:1340..... 564  
 83d st, No 121 West, all. Henrietta M Parker to Mary A Heydecker; 3 years, from May 1, 1908. Nov 2, 1908. 4:1214...1,100  
 97th st, No 216 East, 1-sty and part cellar. Gennorio Jennella to Domenico Rosalia and ano; 5 years, from Oct 1, 1908. Nov 5, 1908. 6:1646..... 516  
 102d st, No 308 East. Surrender lease. Rocco Libonati and ano to Josef Fried and ano. All title. July 24, 1906. Nov 4, 1908. 6:1673..... 546.08  
 117th st, No 326 East, west store. Herman Heller to Catello Tomasino; 3 1-12 years, from April 1, 1907. Nov 5, 1908. 6:1688..... 480  
 125th st, No 255 East, store, basement and 3 rooms on 1st floor. Jacob Holzman and ano to Francesco Fratto; 5 years, from Nov 1, 1908. Nov 4, 1908. 6:1802..... 360  
 125th st, No 548 West, all. Max Disetnick et al to Paul Geinitz; 5 years, from Nov 1, 1908. Nov 5, 1908. 7:1979..... 2,200  
 181st st, n e cor Audubon av, 25x60, store. Heilner & Wolf to Patrick J O'Brien; 5 years, from Nov 1, 1908. Nov 5, 1908. 8:2155..... 1,200 to 1,500  
 Same property. Same to same; 1 year extension, from Nov 1, 1913. Nov 5, 1908. 8:2155..... 2,000  
 Av B, n e cor 17th st, store, &c. Wm Oppenheim to David Bluvstein; 5 years, from May 1, 1908. Oct 30, 1908. 3:985..... 600 and 720  
 Amsterdam av, No 627, store, &c. Magdalena Berls to Joseph Brown; 5 years, from Nov 1, 1908. Nov 4, 1908. 4:1221..1,200  
 Bowery, No 295. Assign lease. Joseph Polanski to Frank Read. All title. Oct 30, 1908. 2:456..... nom  
 Broadway, No 3526, n e cor 144th st, 4th store from 144th st. Geo A Fisher Co to Charles Hiller; 5 years, from Dec 1, 1908. Nov 2, 1908. 7:2076..... 900 to 1,200  
 Broadway, No 391, basement. Ellsworth Childs to Samuel Donner and Samuel Axelrod; 1 3-12 years, from Nov 1, 1908. Nov 2, 1908. 1:193..... 1,200  
 Broadway, Nos 305 to 309 n w cor Duane st, 75x125.2x74.9x122.1. Duane st, Nos 95 to 99 | Assign lease. Wm H Russell and Chas E Rushmore as RECEIVERS of Mutual Reserve Life Ins Co to Mary B Brandegee, of Boston, Mass. Nov 2, 1908. 1:151..20,000  
 Columbus av, No 873, north store, &c. Wm F Brintzinger to C F Hogan; 2 years, from May 1, 1908. Nov 2, 1908. 7:1838..... 960  
 Lexington av, No. 1071, s e cor 76th st, store, &c. Adam Muller et al to Frederick H Plump; 3 years from May 1, 1909. Oct 31, 1908. 5:1410..... 1,800  
 Lenox av, No 362. Assign lease. Emanuel Freedman to Abraham Sains. Oct 27. Nov 5, 1908. 6:1726..... nom  
 Park av, Nos 1471 and 1473, ground and 1st floor. Laura F Gubner et al to Simon Zorn; 5 years, from Nov 1, 1908. Nov 2, 1908. 6:1635..... 720  
 1st av, No 2225. Surrender lease. Costantino Miletto to Tommasino Peunte. All title. Oct 15. Nov 4, 1908. 6:1686..... nom  
 1st av, n e cor 15th st, store, &c. Thomas Finnegan to Sabina C Mulqueen; 5 years, from July 1, 1908. Oct 30, 1908. 3:947..... 1,020 and 1,200  
 1st av, n e cor 15th st. Assign lease. Sabina C Mulqueen to William Zoll. Mort \$1,495. Oct 29. Nov 2, 1908. 3:947..... nom  
 Same property. Reassign lease. Wm Zoll to Sabina C Mulqueen. Oct 30. Nov 2, 1908. 3:947..... nom  
 3d av, No 1291, n e cor 74th st. Assign lease. M Grohs Sons, Inc, to John J Cassidy. Nov 2, 1908. 5:1430..... nom  
 3d av, No 1291. Assign lease. John J Cassidy to M Grohs Sons. Nov 2, 1908. 5:1430..... nom  
 3d av, No 537, all. James F Pay et al to Edward Braunstein; 5 years, from May 1, 1908. Oct 30, 1908. 3:916..... 1,500  
 5th av, No 618, w s, 75.5 s 50th st, 25x100, the lot. The TRUSTEES of Columbia College to Equitable Trust Co of N Y; 21 yrs, from June 1, 1909, with renewals. Nov 2, 1908. 5:1265..... taxes, &c, and 7,600  
 6th av, No 219, w s, bet 14th and 15th sts, all. Samuel Brill et al to Childs Co, a corpn; from Dec 1, 1908, to Apr 30, 1926. Nov 2, 1908. 3:790..... 8,500  
 7th av, No 192, w s, all. Herman Klocke to Emil Christensen; 10 years, from May 1, 1910. Nov 2, 1908. 3:771..... 1,500  
 7th av, No 294, all. Charles Gallagher to Lazarus Estherson; 5 years, from May 1, 1909. Nov 2, 1908. 3:776..... 2,000  
 8th av, No 886, basement. Meyer Libien to Eugene McCall; 11 months, from June 1, 1908. Nov 4, 1908. 4:1025.... per year 415  
 Part pier 18, East River, being stands 39, 40 and 41. The Independent Wholesale Fish Dealers Association to I W Robbins & Son; Oct 30, 1908; 10 years from completion of pier, with two renewals of 10 years each. Oct 31, 1908. 1:73..... 1,440  
 Part pier 18, East River, stand 38. The Independent Wholesale Fish Dealers' Association to Richard Sandiford; Oct 30, 1908; 10 years from completion of pier, with two renewals of 10 years each. Oct 31, 1908. 1:73..... 480  
 Part of Pier 18, East River, being stand No. 36 on Fish Market. Independent Wholesale Fish Dealers' Association to J H Skidmore; 10 years from completion of said pier; privilege of two renewals of 10 years each. Oct 31, 1908. 1:73..... 480  
 Part of Pier 18, East River, known as stand 37. Independent Wholesale Fish Dealers' Association to Richard F Hall; 10 years from completion of said pier and privilege of two renewals of 10 years each. Oct 31, 1908. 1:73..... 480

# THE GEORGE A. JUST CO. || IRON WORK 239 VERNON AVENUE || FOR LONG ISLAND CITY || NEW YORK || BUILDINGS

Part of Pier 18, East River, known as stands 34 and 35, in Fish Market. Mortimer L Sullivan & Co to Chesebro Brothers, a corp; 5 years, from date of completion of pier. Nov 5, 1908. 1:73 .....2,440  
Part Pier 18, East River, Stands 34 and 35. The Independent Wholesale Fishdealers Assoc to Mortimer L Sullivan & Co; Oct 30, 1908, 10 years, from completion of pier, with renewals. Nov 2, 1908. 1:73.....1,440

### BOROUGH OF THE BRONX.

156th st, No 849 East, the end double store. Pauline Levy to Charles Storz; 3 years, from Oct 1, 1908. Oct 30, 1908. 10:2676.  
Gerard av, w s, 310.1 n from Cheever pl, runs w 539.10 to Harlem River x n 51.4 x e 553.9 to av x s 53.2 to beginning, all. John H Allen to Cross, Austin & Ireland Lumber Co; 5 years, from May 1, 1909. Nov 2, 1908. 9:2349.....2,200  
Pelham av, s e cor Arthur av, —, all. H Clausen & Son Brewing Co to Domenico Bastone; 9 11-12 years from July 2, 1907. Oct 31, 1908. 11:3078.....1,200  
Same property, all. Domenico Bastone to H Clausen & Son Brewing Co.; 10 years from June 24, 1907. Oct 31, 1908. 11:3078.....1,200  
Rider av, No 225, 1st floor. Tinsley Brothers to Benj F First and Max Fink; from Oct 1, 1908 to Oct 1, 1913. Nov 5, 1908. 9:2332 .....900  
Topping av, No 1766, 2 family dwelling. Henry Sillocks to Robin W Quigley; 3 years, from Oct 1, 1908. Nov 5, 1908. 11:2799.....600  
3d av, No 3199, all. Joseph Corbett to Charles Greite; from Nov 1, 1908 to Jan 1, 1919. Nov 5, 1908. 9:2366....2,000 and 2,300  
3d av, n e cor 138th st. Assign lease. Martin Noonan to Arthur E Noll. Oct 27. Nov 2, 1908. 9:2314.....nom  
3d av, n w cor Wendover av, store, &c, 22x40. Harriet E Brownson to Frank F Searing et al; 10 years, from July 1, 1908. Oct 30, 1908. 11:2919.....1,200 to 1,500  
3d av, No. 2700, store and floor above.  
3d av, No. 2698, floor above store, except one room. Ellen Bannister to Hugo Kiel; 3 years from May 1, 1907. Oct 31, 1908. 9:2306 .....1,140 and 1,200

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

October 30 and 31, November 2, 4 and 5.

### BOROUGH OF MANHATTAN.

Abrams, Harry and Sigismund S Goldwater, with Leon Tuchmann. Perry st, Nos. 53 and 55, n w cor 4th st, Nos. 264 to 272, 35x105.6 Subordination of judgment of \$4,263.31 to mort for \$10,000. Oct 19. Oct 31, 1908. 2:622. nom  
Abrams, Harry and Callman Rouse, with Leon Tuchmann. Perry st, Nos. 53 and 55, n w cor 4th st, Nos. 264 to 272, 35x105.6. Subordination of agreement. Oct 19. Oct 31, 1908. 2:622. nom  
Abrams, Harry and Abraham Rothstein, with Leon Tuchmann. Perry st, Nos. 53 and 55, n w cor 4th st, Nos. 264 to 272, 35x105.6. Subordination of agreement. Oct 19. Oct 31, 1908. 2:622. nom  
Adelsdorfer, Jacob G to NORTH RIVER INS CO. 2d av, No 152, e s, 87.10 s 10th st, 22x125. Nov 5, 1908, 5 years, 5%. 2:-451. 20,000  
Adler, Louis N to Abraham Bernheimer. 116th st, No 28, s s, 312 w 5th av, 21x100.11. Oct 30, 5 years, 5%. Nov 5, 1908. 6:1599. 23,000  
Akron Building Co to METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 113th st, 104.4x91.1x100.11x117.6. Nov 4, 3 years, 6%. Nov 5, 1908. 7:1895. 400,000  
Same to same. Same property. Certificate as to above mortgage. Nov 4. Nov 5, 1908. 7:1895.  
Ammann, Louise to TITLE GUARANTEE & TRUST CO. 152d st, n s, 125.8 w Broadway, 24.4x199.10 to 153d st. Prior mort \$3,000. Nov 5, 1908, due, &c, as per bond. 7:2099. 1,500  
Adler, Mollie wife of and Philip to Richard Freund. 137th st, No 296, s s, 671 w 7th av, 16x99.11. Prior mort \$——. Nov 4, 1 year, 6%. Nov 5, 1908. 7:1942. 1,615.76  
Aymar, Herbert R of East Orange, N J, to GREENWICH SAVINGS BANK. 6th av, No 642, e s, 58.7 n 37th st, 20.3x75. Nov 5, 1908, due May 1, 1909, 5%. 3:839. 4,500  
Baumann, Kresenia with Belle Bloch. 1st av, No 132, s e cor 8th st, 21.2x53.10. Extension mort. Sept 17. Nov 5, 1908. 2:435. nom  
Brubacher, Daniel to TITLE GUARANTEE & TRUST CO. Union sq East, Nos 6 and 8, or 4th av, Nos 163 and 165, e s, 50 n 14th st, runs e 95 x n 25 x e 1.11 x n 25 x w 96.11 to Union sq East x s 50 to beginning. Nov 2, due as per bond. Nov 4, 1908. 3:870. 120,000  
Bannon, May E to TITLE INS CO of N Y. 45th st, Nos 406 and 408, s s, 100 w 9th av, runs s 100.5 x w 50 x n — x e — x n — to st x e 49.9 to beginning. P M. Oct 30, 3 years, 5%. Nov 4, 1908. 4:1054. 30,000  
Beller, Abraham with NORTH RIVER INS CO. 7th st, No 243. Subordination agreement. Oct 26. Oct 30, 1908. 2:377. nom

Beth Hamidrosh Hagodol of Harlem with Mollie Silverson. 105th st, Nos. 110 and 112 East. Agreement modifying terms of mort. Oct 28. Oct 30, 1908. 6:1632. nom  
Brucker, Kath and Sophia Lincks with John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn. Amsterdam av, No 963. Extension mort. July 13. Oct 30, 1908. 7:1862. nom  
Baruch, Harry N with Stephen Duncan. 144th st, No 162 West. Extension mort. Sept 30. Nov 4, 1908. 7:2012. nom  
Business Mens Realty Co with E Matilda Ziegler et al exrs, &c, Wm Ziegler. 156th st, Nos 512 and 514, s s, 150 w Amsterdam av, 50x99.11. Subordination agreement. Oct 28. Nov 2, 1908. 8:2114. nom  
Berliner & Greenberg, Inc, and Mayer Malbin and Israel Kammerman with E Matilda Ziegler et al, exrs, &c, Wm Ziegler. 156th st, Nos 512 and 514, s s, 150 w Amsterdam av, 50x100. Subordination of chattel mort or conditional bill of sale to mort. Oct 28. Nov 2, 1908. 8:2114. nom  
Bohling, John to Lion Brewery. 20th st, No 5 East. Saloon lease. Oct 28, demand, 6%. Nov 4, 1908. 3:849. 3,500  
Brunswick Realty Co to State Realty and Mortgage Co. 27th st, Nos 121 and 123, n s, 164.5 w Lexington av, runs n 98.9 x w 15.7 x n 98.9 to 28th st, No 118, x w 20 x s 98.9 x w 4.5 x s 98.9 to 27th st, x e 40 to beginning. Nov 2, 1 year, 6%. Nov 4, 1908. 3:883. 115,000  
Same to same. Same property. P M. Prior mort \$115,000. Nov 2, 1 year, 6%. Nov 4, 1908. 3:883. 30,000  
Same to same. Same property. Consent to two mort for \$115,000 and \$30,000 respectively. Nov 2. Nov 4, 1908. 3:883.  
Same to same. Same property. Certificate as to two mort for \$115,000 and \$30,000 respectively. Nov 2. Nov 4, 1908. 3:-883.  
Barthold, Rodolfo G to Henry Leerburger. Cliff st, Nos 70 and 72, s e s, at s w s Ferry st, Nos 46 and 48, 59.6x57x57x55.2. P M. Prior mort \$40,000. Oct 29, due Mar 6, 1912, 5%. Nov 4, 1908. 1:98. 17,500  
Braun, Kath with Mary E Fitts. 2d st, No 193. Subordination agreement. Nov 2, 1908. 2:397. nom  
Baldwin, Wilbur H, of Nyack, N Y, to Abraham B Cox. Broadway, No 679, w s, 25 s 3d st, 25x100. Prior mort \$19,000. Oct 29, due, &c, as per bond. Nov 2, 1908. 2:532. 1,000  
Blake (Robt J) Building & Realty Co to Realty Mortgage Co. 19th st, No 133, n s, 228 w 3d av, runs n 75 x w 3 x n 109 to s s 20th st, No 138, or Gramercy Park South, No 26, x w 30 x s 184 to 19th st x e 33 to beginning. Prior mort \$195,000. Oct 31, due Nov 1, 1910, 6%. Nov 2, 1908. 3:875. 6,000  
Same to same. Same property. Certificate as to above mort. Oct 31. Nov 2, 1908. 3:875.  
Boyd, Eliz F, Emma S Gibbs, Adele Hall, Eliz G Ostrander and Geo Boyd exr Eliz Gibbs to LAWYERS TITLE INS & TRUST CO. 16th st, No 138, s w s, 165.6 n w 3d av, 25x103.3. Nov 2, 1908. 5 years, 5%. 3:871. 20,000  
Blossom, Minnie P C with Margt M Lynch. 3d av, No 715, e s, 43.11 s 45th st, 18.9x80; 3d av, No 717, e s, 25.1 s 45th st, 18.10 x80. Extension 2 mort. Jan 28, 1907. Nov 2, 1908. 5:1318. nom  
Brisbane, Arthur to EQUITABLE TRUST CO. 126th st, Nos 228 to 234, s s, 275 w 7th av, runs s 99.11 x w 50 x s 99.11 to n s 125th st, Nos 233 to 237, x w 50 x n 199.10 to 126th st x e 100 to beginning. Oct 31, 5 years, 5%. Nov 2, 1908. 7:1931. 15,000  
Brower, Matilda W to Wm L Stout. 108th st, No 1, n w cor Central Park West, Nos 478 to 481, 100.11x100. Prior mort \$200,000. Nov 2, 1908. 3 years, 6%. 7:1844. 15,000  
Brown, John and John M Fimian to Louis A Rodenstein. 148th st, No 628, s s, 250 w Broadway, 16.8x99.11. Nov 4, 3 years, 6%. Nov 5, 1908. 7:2094. 6,000  
Blossom, Angeline B to John Havdock. 44th st, No 535, n s, 325 e 11th av, 25x100.5. Nov 5, 1908, 2 years, 6%. 4:1073. 500  
Bradford, Anna A trustee Wm H Bradford for Grace B Fairfax with Saml R Betts. West End av, Nos 408 and 410, 42x110. Extension mort. Oct 6. Nov 5, 1908. 4:1227. nom  
Biasetti, Peter with Frederica Rosenfeld. 83d st, No 65, n s, 158.4 e Columbus av, 16.8x102.2. Extension mort. Oct 24. Nov 5, 1908. 4:1197. nom  
Bourne, Geo R to Cornelius F Cronin. 57th st, No 363, n e cor 9th av, Nos 880 to 886, 20x100. Nov 5, 1908, 5 years, 5%. 4:-1048. 55,000  
Bozzuffi, John to Sofie Jahn. 61st st, No 319, n s, 274.6 e 2d av, 25x100.5. Nov 2, due, &c, as per bond. Nov 5, 1908. 5:1436. 3,000  
Byrd, Geo H with Leo Friedrich. Broome st, Nos. 282 and 284, n s, 64.2 w Allen st, 46.3x102.1x irreg x75. Extension mort. Oct 29. Oct 30, 1908. 2:414. nom  
Buckley, Richard E to LAWYERS TITLE INS AND TRUST CO. 106th st, No. 223, n s, 290 e 3d av, runs n 100.10 x e 20 x s 0.1 x s — x w 19.11 to beginning. Oct 30, 5 years, 5%. Oct 31, 1908. 6:1656. 6,000  
Byrd, Geo H with Richd G Wiener. 98th st, No. 35, n s, 350 e Columbus av, 25x100.11. Extension mort. Oct 20. Oct 30, 1908. 7:1834. nom  
Berliner & Greenberg, Inc., to Henry F Schwarz. 156th st, Nos. 516 and 518, s s, 200 w Amsterdam av, 50x99.11. Oct 20, 3 years, 5%. Oct 31, 1908. 8:2114. 45,000  
Same to same. Same property. Certificate as to above mort. Oct 27. Oct 31, 1908. 8:2114.  
Berliner & Greenberg, a corp, to E Matilda Ziegler et al trustees Wm Ziegler. 156th st, Nos. 512 and 514, s s, 150 w Amsterdam av, 50x99.11. Oct 30, due Jan 1, 1914, 5%. Oct 31, 1908. 8:2114. 44,000  
Same to same. Same property. Certificate as to above mort. Oct 30. Oct 31, 1908. 8:2114.  
Berliner & Greenberg, Inc., to Baron De Hirsch Fund. 156th st, Nos. 520 and 522, s s, 250 w Amsterdam av, 50x99.11. Oct 23, 5 years, 5%. Oct 31, 1908. 8:2114. 44,000  
Same to same. Same property. Certificate as to above mort. Oct 31, 1908. 8:2114.  
Business Men's Realty Co with Henry F Schwarz. 156th st, Nos. 516 and 518, s s, 200 w Amsterdam av, 50x99.11. Subordination of agreement. Oct 28. Oct 31, 1908. 8:2114. nom  
Business Men's Realty Co with Baron De Hirsch Fund, a corp. 156th st, Nos. 520 and 522, s s, 250 w Amsterdam av, 50x99.11. Subordination of agreement. Oct 28. Oct 31, 1908. 8:2114. nom

# STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS

Beams in all sizes always on hand and cut to lengths as required

# HARRIS H. URIS

OFFICE AND WORKS  
525-535 W. 26TH ST.  
TELEPHONE, 1835-6 CHELSEA

- Cunningham, Wm J, Eliz and John F, and Margt wife Geo S Shannon heirs Patrick Cunningham to Bronx Investment Co. Mulberry st, No 235, w s, 241.9 n Spring st, runs w 50.3 x w 21.8 x w 26.6 x n 25.1 x e 26.2 x e 21.7 x e 50.3 to st x s 25 to beginning. Oct 30, 1908, 3 years, 5 1/2%. 2:495. 21,000
- Connolly, Mary A and Hugh E, and Cath C Sampers to Michael Nathan. 96th st, Nos 312 and 318, s s, 225 e 2d av, 2 lots, each 50x100.8. 2 morts, each \$2,500. Oct 30, 1908, due, &c, as per bond. 5:1558. 5,000
- Chappelle, Grace wife Emanuel to TITLE GUARANTEE & TRUST CO. 120th st, No 109, n s, 170 w Lenox av, 20x100.11. Oct 30, 1908, due, &c, as per bond. 7:1905. 13,000
- Cavanagh, Albert to Cath A Bruce. 27th st, Nos 121 and 123, n s, 164.5 w Lexington av, 40x98.9. P M. Oct 31, due, &c, as per bond. Nov 4, 1908. 3:883. 13,000
- Cohen, Solomon and Sylvain Metzger to Wm Stern. 112th st, No 6, s s, 100 w 5th av, 30x100.11. Prior mort \$26,000. Nov 2, 3 years, 6%. Nov 4, 1908. 6:1595. 5,500
- Chelsea Realty Co with Amelia S Newschafer. 10th av, n e cor 206th st, 124.11x100. Extension mort. Oct 30. Nov 2, 1908. 8:2203. nom
- Chelsea Realty Co with Amelia S Newschafer. 10th av, s e s, at n e s 206th st, 124.11x100. Extension mort. Oct 30. Nov 2, 1908. 8:2203. nom
- Chapnik, Bernard, Brooklyn, to Rose Rosenthal. Mangin st, No 25, w s, 125 n Broome st, 25x100. Oct 31, due Mar 1, 1909, 6%. Nov 2, 1908. 2:322. 200
- Campiglia, Maria L wife of and Giambattista to Duncan Smith, of Yonkers. N Y. 101st st, No 233, n s, 125 w 2d av, 25x100.11. Oct 30, 5 years, 5%. Nov 2, 1908. 6:1651. 9,000
- Cummins, Lucy A to FARMERS LOAN & TRUST CO. 51st st, No 311, n s, 162.6 w 8th av, 20.10x100.5. Nov 2, 1908, 3 years. —%. 4:1042. 12,000
- Cary, Seward, of Buffalo, N Y, with THE EQUITABLE TRUST CO of N Y. 126th st, Nos 228 to 234, s s, 275 w 7th av, runs s 99.11 x w 50 x s 99.11 to n s 125th st, Nos 233 to 237, x w 50 x n 199.10 to s s 126th st x e 100 to beginning. Subordination agreement. Oct 30. Nov 2, 1908. 7:1931. nom
- Carroll, Eliz G wife Terence F to N Y SAVINGS BANK. 98th st, No 103, n s, 75 w Columbus av, 25x75.11. Nov 5, 1908, due, &c, as per bond. 7:1853. 15,000
- Claman, Millie to James A Goldsmith et al as trustees for Jos J Price will Edw A Price. 43d st, No 330, s s, 375 w 8th av, 25x100.5. Nov 5, 1908, 5 years, 5%. 4:1033. 27,000
- City Mortgage Co with GREENWICH SAVINGS BANK and Fleischmann Realty & Construction Co. 7th av, Nos 2521 to 2539, e s, extends from 146th to 147th sts, —x100. Subordination agreement. Nov 5, 1908. 7:2015. nom
- Claman, Millie to William Engel. 43d st, No 330, s s, 375 w 8th av, 25x100.5. Prior mort \$27,000. Nov 5, 1908, 3 years, 6%. 4:1033. 5,000
- Cohen, Banned to LAWYERS TITLE INS & TRUST CO. Lewis st, Nos 99 and 99 1/2, s w cor Stanton st, Nos 293 to 295, 50x99.8. Sept 30, 3 years, 5%. Nov 5, 1908. 2:329. 58,000
- Same to same. Same property. Prior mort \$—. Nov 5, 1908. 3 years, 6%. 2:329. 8,000
- Deane, Parker K as trustee for Jean G Deane et al under trust deed to Hyman Adelstein and ano. 11th st, Nos 227 and 229, n s, 99.9 w Waverly pl, runs n 12 and 40 x e 0.6 x n 45 x w 39.6 x s 45 x w 0.6 x s 40 and s 12 to st x e 40 to beginning. P M. Prior mort \$40,000. Oct 30, 1908, due, &c, as per bond. 2:614. 9,000
- Doerr, Peter with John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn. 115th st, No 412 West. Extension mort. Oct 30, 1908. 7:1867. nom
- Dalton, Mary E widow, Mary Norton and John J Mooney to MT MORRIS BANK. Broadway, Nos 2124 and 2126, e s, 104.6 s 75th st, 52.3x96.9x50x81.7. Oct 30, 1908, 3 months, —%. 4:1166. note, 25,000
- Doniger, Henry or Harry to The Metropolitan Museum of Art, a corp. 115th st, No 123, n s, 275 w Lenox av, 37x100.11. Oct 28, due Nov 1, 1913, 4 1/2%. Oct 30, 1908. 7:1825. 30,000
- Dorf, Joseph to Mark L Abrahams. 116th st, No 369, n s, 172 e Morningside av East, 28x100.10. Prior mort \$47,000. Oct 30, due July 1, 1910, 6%. Nov 4, 1908. 7:1943. 4,000
- Duncan, Mary E to Chas F E Vogler. 131st st, No 156, s s, 100 e 7th av, 25x99.11. P M. Prior mort \$21,000. Nov 2, 3 years, 6%. Nov 4, 1908. 7:1915. 2,000
- Davis, John with Milton Weber. 160th st, No 514, s s, 175 w Amsterdam av, 25x99.11. Subordination agreement. Nov 2, Nov 4, 1908. 8:2118. nom
- Degenhardt, Chas J to Josiah H DeWitt. Greenwich st, No 369, s e cor Franklin st, Nos 189 and 191, 25x63. Nov 2, 5 years, 5%. Nov 4, 1908. 1:181. 60,000
- Same and the J Chr G Hupfel Brewing Co with same. Same property. Subordination agreement. Oct 29. Nov 4, 1908. 1:181. nom
- Degenhardt, Chas J, N Y, and Melville H Bearn of Brooklyn, with same. Same property. Subordination agreement. Oct 31. Nov 4, 1908. 1:181. nom
- Dease, Emma G to Wm J Balsch. Washington terrace, No 12, w s, 88.9 s 186th st, 17.9x62.6. Prior mort \$—. Nov 2, 1 year, 6%. Nov 4, 1908. 8:2156. 1,000
- Davis, Annie to James W Taylor as exr Sarah Taylor. West End av, No 628, e s, 99.5 s 91st st, 19x100. P M. Nov 2, 1908, due, &c, as per bond. 4:1238. 22,000
- Dowling, Robert E to LAWYERS TITLE INS & TRUST CO. 5th av, No 374, w s, 37 n 35th st, 37x100. P M. Nov 2, 1908, 3 yrs, 4 1/2%. 3:837. 37,000
- Dintenfass, Louis to Mary E Fitts. 2d st, No 193, s w s, 152.6 n w Av B, 19.4x105.5. Nov 2, 1908, 5 years, 5%. 2:397. 14,000
- Dininy, Ferral C to County Holding Co. Riverside Drive, No 186, s e cor 91st st, No 322, runs e 75 x s 35.8 x e 10 x s 10 x w 46.10 x n 10 x w 39.2 to Drive x n 35.8 to beginning. Nov 4, 3 years, 5 1/2%. Nov 5, 1908. 4:1251. 86,000
- Duke, Benj N to Eighty-Ninth Street Co. 89th st, s s, 100 e 5th av, runs s 95 x e 27.8 x s 5.8 x e 7.4 x n 100.8 to st x w 35 to beginning. P M. Nov 5, 1908, 3 years, 5%. 5:1500. 85,000
- Elias, Sadie to Sigmund B Heine. 116th st, Nos 30 and 32, s s, 333 w 5th av, two lots, each 27x100.11. Two P M morts, each \$8,500. Nov 2, 4 years, 6%. Nov 4, 1908. 6:1599. 17,000
- Etkin, Lezee and Louis Etkin to Bernard L Keepnews. 112th st, No 137, n s, 120.3 e 7th av, 20.3x100.11. Prior mort \$—. Oct 30, 3 years, 6%. Oct 31, 1908. 7:1822. 3,000
- East Ninety-Seventh Street Corp to Franklin Pierce. 97th st, Nos 60 and 62, s s, 150 w Park av, 50x100.11. Nov 4, 2 years, 6%. Nov 5, 1908. 6:1602. 10,000
- Same to same. Same property. Certificate as to above mortgage. Nov 4. Nov 5, 1908. 6:1602. —
- Eisenhauer, Anna to Joseph L Buttenwieser. 29th st, No 212, s s, 210 e 3d av, 25x98.8. Prior mort \$—. Oct 31, 1 year, 6%. Nov 2, 1908. 3:909. 1,000
- Engs (P W) & Sons, a corp, to Bartholomay Brewery Co. 34th st, Nos 632 and 634, s s, 396.10 w 11th av, 55x100. Leasehold. Nov 2, 1908, installs, 5%. 3:679. 20,000
- Frank, Esther and Harry Simon and Yetta Friedman to Virginia V Bell. Sullivan st, Nos. 73 and 75, e s, 225 s Spring st, 50x100. Subordination of agreement. Oct 26. Oct 31, 1908. 2:489. nom
- Fraud, Therese, wife Daniel to Emilie W Reichow and ano. Prince st, Nos. 131 to 135, n s, 40 w Wooster st, 60x71.3. P M. Prior mort \$—. Oct 30, due Dec 16, 1910, 6%. Oct 31, 1908. 2:515. 16,000
- Friedman, Saml and STATE BANK with LAWYERS TITLE INS & TRUST CO. Rivington st, No 147, s e cor Suffolk st, No 122, 19x52x18.10x52. Subordination agreement. Oct 28. Nov 4, 1908. 2:348. nom
- Finnegan, Samuel to Chas N Lee and ano trustees for Louisa M Lee will Wm H Lee. 117th st, No 171, n s, 225.6 w 3d av, 19x100.11. P M. Oct 30, 1908, 5 years, 5%. 6:1645. 5,000
- Fischer, Stanislaus A to Lillian Seeholzer. Madison av, No 1877, e s, 37 s 122d st, 18x100. Prior mort \$14,000. Oct 28, 2 years, 6%. Oct 30, 1908. 6:1747. 2,000
- Frankfield, Adolph to FARMERS LOAN AND TRUST CO. 3d av, Nos 1003 and 1005, e s, 119.1 n 59th st, 37.4x105. Nov 2, 2 years, —%. Nov 4, 1908. 5:1414. 30,000
- Fobes, Joseph H and G Carleton Dominick to Rebecca Dougherty. 57th st, No 419, n s, 156.5 e 1st av, 16.8x100.4. P M. Prior mort \$6,000. Oct 31, due, &c, as per bond. Nov 2, 1908. 5:1369. 5,000
- Friedman, Leo to Adele Herold. 2d av, No 769, w s, 24.8 n 41st st, 24.8x80. Prior mort \$18,000. Oct 31, 3 years, 6%. Nov 2, 1908. 5:1315. 2,000
- Freundlich, Morris with Abraham Goldsmith et al exrs, &c, Samuel Scholle. 113th st, No 13 East. Subordination agreement. Nov 5, 1908. 6:1619. nom
- Fleischmann Realty & Construction Co to GREENWICH SAVINGS BANK. 7th av, Nos 2529 and 2531, e s, 80 n 146th st, 39.10x100. Nov 5, 1908, 5 years, 5%. 7:2015. 36,000
- Same to same. Same property. Consent to above mortgage. Nov 2. Nov 5, 1908. 7:2015. —
- Same to same. Same property. Resolution as to above mortgage. Oct 28. Nov 5, 1908. 7:2015. —
- Same to same. Same property. Certificate as to above. Nov 2. Nov 5, 1908. 7:2015. —
- Gardiner, Chas A to Anna B Bliss and ano. 5th av, No 835, e s, 75.5 s 65th st, runs e 100 x n 0.5 x e 25 x s 25.5 x w 125 to av, x n 25 to beginning. P M. Oct 20, due Nov 2, 1910, 4 1/2%. Nov 2, 1908. 5:1379. 185,000
- Garone, Martin to Sophie Jahn. 18th st, No 421, n s, 315 w Av A, 25x92. Prior mort \$—. Oct 30, 3 years, 6%. Oct 31, 1908. 3:950. 3,500
- Griffin, Lulu A to New York Co-operative Bldg & Loan Assoc. Park Terrace East, s e s, at s w s 215th st, 25x100.3. Oct 30, installs, 6%. Oct 31, 1908. 8:2243. 7,000
- Gross, Ray to Louis Isaacs. Stanton st, No 67, s w s, 65.6 n w Allen st, 23x50. Prior mort \$14,000. Oct 19, 1 year, 6%. Nov 5, 1908. 2:416. 1,000
- Greene, Frank to Henrietta L Lux. 51st st, No 341, n s, 325 e 9th av, 25x100.5. P M. Prior mort \$17,000. Nov 2, 1908, 3 years, 5%. 4:1042. 5,000
- Gutman, Pauline wife Sanders to Scholle Bros, a copartnership. 80th st, No 12, s s, 205 e 5th av, 20x102.2. Oct 29, due Jan 1, 1914, 4%. Nov 2, 1908. 5:1491. 20,000
- Greenberg, Louis and Samuel to LAWYERS TITLE INS & TRUST CO. 46th st, No 455, n s, 200 e 10th av, 24.2x100.5. Nov 2, 1908, 5 years, 5%. 4:1056. 16,000
- Green, Saml to Clarence Clayton. Centre st, Nos 43 and 45, w s, 54.5 s Pearl st, 40.9x32.8 to Elm st, x45.3x47.4. Nov 2, due Feb 1, 1909, 6%. Nov 4, 1908. 1:155. 27,000
- Goldberg, Isadore to Henry Leerburger. Pearl st, No 297, n s, 135.10 e Beekman st, runs n 102.4 x e 12.10 x s 59.3 x e 3.1 x s 42.9 to Pearl st, x w 17.10 to beginning. P M. Prior mort \$15,000. Oct 30, 3 years, 6%. Nov 4, 1908. 1:98. 1,500
- Grossman, Julius to GERMAN SAVINGS BANK in City N Y. 129th st, Nos 261 and 263, n s, 100 e 8th av, 50x99.11. Oct 31, 3 yrs, 5%. Nov 4, 1908. 7:1935. 55,000
- Guichard, Gertrude H wife of August C to John Aspinwall and ano trustees John L Aspinwall for benefit Helen A Redfield. Washington st, Nos 541 and 543, e s, 97 n Charlton st, 49.8x60x50x62.3; Greenwich st, No 566, w s, 121.8 n Charlton st, 25.1x87.5x25x86.8; Washington st, Nos 452 and 454, s w cor Watts st, Nos 145 and 147, 46.8x68.2; Caroline st, No 8, e s, abt 60 n Duane st, 29.7x80; Sullivan st, No 64 1/2, w s, abt 130 n Broome st, 15x47.6x—x55.9, n s, 1-16 part, all title. Nov 4, 1908, 3 years, 6%. 1:224-142; 2:490-598. 3,000
- Goldberg, Simon L to Sophie Oppenheimer. 109th st, Nos 237 and 239, n s, 275 e Broadway, 50x100.10. Oct 30, 1908, due, &c, as per bond. 7:1881. 50,000
- Howell, Albert M with Samuel Kohn. 148th st, No 503, n s, 100 w Amsterdam av, 37.6x99.11. Extension mort. Oct 31. Nov 5, 1908. 7:2080. nom
- Howell, Albert M with Eliz McKibbin. 148th st, No 505, n s, 137.6 w Amsterdam av, 37.6x99.11. Agreement increasing rate of interest to 5%. Oct 31. Nov 5, 1908. 7:2080. nom
- Hellinger, Paul with Abraham Josephson, Jacob Fridman and Michael and Klara Josephson. Eldridge st, No 70. Extension mort. Sept 30. Oct 30, 1908. 1:307. nom
- Hughes, Mary B and Annie J Bouillon to EMIGRANT INDUSTRIAL SAVINGS BANK. Lenox av, No 229, w s, 75.11 n 121st st, 25x100. Oct 30, 1908, 3 years, 5%. 7:1906. 25,000
- Hirsh, Henrietta and Albert to Milton Weber. 160th st, No 514, s s, 175 w Amsterdam av, 25x99.11. Nov 2, 3 years, 5%. Nov 4, 1908. 8:2118. 22,000
- Hanigan, Philip J to Denis Horgan. 138th st, No 307, n s, 108.4 w 8th av, 16.8x99.11; 139th st, No 306, s s, 108.4 w 8th av, 16.8x99.11; 70th st, No 119, n s, 175 w Columbus av, 20x100.5; 41st st, Nos 136 and 138, s s, 148.3 e Lexington av, runs s w 75 x s e 22.9 x n e 11.11 x s e 19.3 x n e 70.10 to st, x n w 40 to

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- beginning; 41st st, No 131, n s, 280.4 w 6th av, 19.8x98.9; 2d st, Nos 79 and 81, s s, 150 w 1st av, 50x80.1x50.3x73.8. 1-5 part. All title. Nov 2, 1 year, 6%. Nov 4, 1908. 2:443; 4:994 and 1142; 5:1295 and 7:2041. 2,000
- Hamilton Robt B with Emil B Meyrowitz. 5th av, Nos 235 and 237. Agreement that two mortgages dated Feb 5, 1906, shall be a joint lien on above premises. Nov 2, Nov 4, 1908. 3:857. nom
- Hastings, Mary E with Amelia Naselli. Greene st, No 102, e s, 225 n Spring st, 25x100. Extension of mort for \$33,000 at 5½%. April 15. Nov 2, 1908. 2:499. nom
- Hoffman (Jacob) Brewing Co with Mary E Fitts. 2d st No 193. Subordination agreement. Oct 20. Nov 2, 1908. 2:397. nom
- Hamburger, Solomon and Pauline Hirsch to Sigmund Aschermann. 113th st, No 111, n s, 175 w Lenox av, 25x100.11. Prior mort \$—. Oct 28, due June 7, 1911, 6%. Nov 2, 1908. 7:1823. 3,000
- Handzes, Michael to Philipp Neusch. 4th st, No 165, n s, 200 w Av A, 25x96.2. Leasehold. Oct 31, 3 years, 6%. Nov 2, 1908. 2:432. 2,000
- Helmuth, Fannie I to MUTUAL LIFE INS CO of N Y. Madison av, No 299, n e cor 41st st, Nos 37 and 39, 25x99.9. Prior mort \$—. Nov 2, 1908, due, &c, as per bond. 5:1276. 45,000
- Hawkins, Emma L, John H Ryerson, Kate A and Wm A Ryerson heirs, &c, Cath R Ryerson to John R Suydam, of Bayport, L I. 51st st, No 325, n s, 305 w 8th av, 20x100.5. Oct 31, 5 yrs, 5%. Nov 2, 1908. 4:1042. gold, 10,000
- Hoetzer, Ellen S to LAWYERS TITLE INS & TRUST CO. 52d st, No 354, s s, 250 e 9th av, 25x100.5. P M. Nov 4, 5 years, 5%. Nov 5, 1908. 4:1042. 14,000
- Same to Chas J Van Buskirk and ano. Same property. Prior mort \$14,000. Nov 4, 3 years, 6%. Nov 5, 1908. 4:1042. 4,000
- Hafner, Eliz and Marguerite Delmour to Julius Weinstein. 43d st, Nos. 417 and 419, n s, 200 w 9th av, 50x100.5. P M. Prior mort \$53,000. Oct 30, 3 years, 6%. Oct 31, 1908. 4:1053. 9,000
- Hunt, Emily C and Susan H Cudner to Chas H Pond as trustee Robt Barkley. 23d st, No 340, s w s, 350 s e 9th av, 25x98.8. P M. Nov 2, due, &c, as per bond. Nov 4, 1908. 3:746. 20,000
- Same to John J Clancy. Same property. P M. Prior mort \$20,000. Nov 2, due, &c, as per bond. Nov 4, 1908. 3:746. 8,000
- Ireland, John D to Simon H Cohen. West Broadway, Nos. 570 to 576; and 3d st, Nos. 55 to 57 West. Assign rents to secure \$3,598.96. Oct 16. Oct 31, 1908. 2:538. nom
- Same to same. Same property. Assign rents. Aug 3, 1908. Oct 31, 1908. 2:538. nom
- Ireland, James D and Adelia D to ROYAL BANK of N Y. 5th av, No 218, n w cor 26th st. Assign rents to extent of \$6,000. Oct 26. Oct 30, 1908. 3:828. nom
- Isaacs, Reuben to County Holding Co. Bleecker st, Nos 120 and 122, s e cor Wooster st, Nos 192 and 194, 50x75. Oct 30, 1908, 3 years, 5%. 2:524. 54,000
- Same to Bronx Investment Co. Same property. Prior mort \$—. Oct 30, 1908, due Nov 30, 1908, 6%. 2:524. 1,200
- Jacobowitz, David and A Fred Silverstone with Seig Goldstein. Delancey st, No 244, n s, 25 w Sheriff st, 25x75. Subordination agreement. Oct 6. Oct 30, 1908. 2:338. nom
- Kittenplan, Morris and Chas Rubinger to Jos L Bittenwieser. 15th st, Nos 234 and 236, s s, 444.4 w 7th av, 90x103.3. Prior mort \$—. Oct 19, due May 1, 1909, 6%. Nov 5, 1908. 3:764. 10,000
- Kirsh, Nathan with Joseph Caesar. Columbia st, Nos 61 and 63. Extension mort. Nov 2. Nov 4, 1908. 2:333. nom
- Kauder, Regina to TITLE GUARANTEE AND TRUST CO. 113th st, No 38, s s, 350 e Lenox av, 20x100.11. Nov 4, 1908, due, &c, as per bond. 6:1596. 20,000
- Klang, Saml of Brooklyn, N Y, to Samson Lachman. Horatio st, No 50, s e cor Hudson st, No 636, 46.10x55x52.1x50. P M. Prior mort \$38,000. Sept 1, due Nov 1, 1914, 6%. Oct 30, 1908. 2:626. 18,250
- Kraushaar, Isidor with Chas de Rham. 117th st, No 2 West. Extension mort. Oct 19. Oct 30, 1908. 6:1600. nom
- Lynch, Margt M to ROYAL BANK of N Y. 42d st, No 350 East. Assign rents to extent of \$1,090. Oct 1. Oct 30, 1908. 5:1334. nom
- Larson, Milly L to Cath Collins. 83d st, No 123, n s, 215 w Columbus av, 17x102.2. P M. Oct 29, due June 30, 1911, 5½%. Oct 30, 1908. 4:1214. 3,500
- Leerburger, Henry to Edw G Hewitt. Pearl st, No 295½, n s, 135.8 e Beekman st, runs n 102.2 x w 6.4 x s 4.7 x w 8.5 x s 98.5 to Pearl st, x e 17.5 to beginning. P M. Nov 2, 5 years, 4½%. Nov 4, 1908. 1:98. 15,000
- Leerburger, Henry to Edw G Hewitt. Pearl st, No 295, n s, 118.3 e Beekman st, 17.8x99.9x14.4x98.5. P M. Nov 2, 5 years, 4½%. Nov 4, 1908. 1:98. 15,000
- Leerburger, Henry to Edw G Hewitt. Pearl st, No 297, n s, 135.8 e Beekman st, runs n 102.4 x e 12.10 x s 59.3 x s 42.9 to Pearl st, x w 17.10 to beginning. P M. Nov 2, 5 years, 5½%. Nov 4, 1908. 1:98. 15,000
- Loeser, Geo C to Cyrus Hitchcock, of East Orange, N J. 63d st, No 157, n s, 270 e Amsterdam av, 20x100.5. P M. Nov 2, 1908, 5 years, 5%. 4:1135. 14,750
- Larkin, Josephine H to Margt S Tabor. 162d st, No 521, n s, 476 e Broadway, 19x99.11. Prior mort \$—. July 27, 1907, 3 yrs, 6%. Nov 2, 1908. 8:2122. 5,400
- Lucatorti, Raffaele to Morris Katz. 2d av, No 197, w s, 61.3, e 12th st, 21x90. P M. Oct 31, 5 years, 6%. Nov 2, 1908. 2:468. 9,500
- Lynch, Margt M to Anna M Senger. 3d av, Nos 715 and 717, e s, 25.1 s 45th st, 37.7x80. Prior mort \$26,000. Nov 2, 1908, 3 years, 6%. 5:1318. 4,000
- Leo Company, a corp to Sara W Coe. Fort Washington av, s e cor 170th st, 126.5x90.8x126.1x95. P M. Prior mort \$20,000. Nov 5, 1908, due, &c, as per bond. 8:2138. 7,000
- Latour, Geo to Moncure Burke et al exrs Walter G Berg. 5th av, No 2149, e s, 50 n 131st st, 24.11x99.11. Nov 4, 3 years, 5%. Nov 5, 1908. 6:1756. 17,000
- Lilly, Harry to Josephine Guild. 136th st, No. 224, s s, 285.10 w 7th av, 16.8x99.11. Oct 30, due Feb 1, 1909, 6%. Oct 31, 1908. 7:1941. 2,000
- Lawyers Mortgage Co with The Presentation Day Nursery of the Blessed Virgin Mary in City of New York. 32d st, No. 230, s s, 266.8 w 2d av, 16.8x98.9. Extension of mort at increased interest from 5% to 5½%. Oct 30, 1908. 3:912. nom
- Lawyers Mortgage Co with Isaac Sakolski. 1st av, No. 297, n w cor 17th st, Nos. 353 to 357, 23x80. Extension of mort for \$21,000 at 5½%. Sept 30. Oct 30, 1908. 3:923. nom
- Lawyers Mortgage Co with Sigmund Saxe, individ and as guard Marguerite Saxe and ano. Manhattan av, No. 107, w s, 55.11 n 104th st, 18x50. Extension mort. Oct 6. Oct 30, 1908. 7:1840. nom
- Lawyers Mortgage Co with Chas E Rushmore. 62d st, No. 100, s e cor Park av, 16x80.5. Extension mort. Sept 7, Oct 30, 1908. 5:1396. nom
- LAWYERS TITLE INS & TRUST CO with Herman and Matthew Goldman and Aaron Shulman. 107th st, No 235, n s, 73 w 2d av, 31x100.11x irreg x100.3. Extension of mort for \$16,000 at 5%. Nov 4. Nov 5, 1908. 6:1657. nom
- MANHATTAN LIFE INS CO with Clementine M and Milton M Silverman. Madison av, Nos 1391 to 1397, s e cor 97th st, 100x100. Extension of mort for \$200,000 at 5%. Nov 5, 1908. 6:1602. nom
- Mittelman, Joseph to Emilie Salberg. 7th st, No 77, n s, 150 w 1st av, 25x90.8. Prior mort \$—. Oct 30, 1908, 2 years, 6%. 2:449. 2,000
- Molthan, Henry Jr to LAWYERS TITLE INS & TRUST CO. 9th st, No 343, n s, 100 w 1st av, 25x92.3. Oct 30, 1908, 5 years, 5%. 2:451. 16,000
- Maickel, Cath A to Franz Schilp. 89th st, No 323A, n s, 250 w 1st av, 25x100.8. Prior mort \$—. Oct 30, 1908, due Dec 1, 1913, 6%. 5:1552. 6,000
- MUTUAL ALLIANCE TRUST CO with Sophie Oppenheimer. 109th st, Nos 237 and 239, n s, 275 e Broadway, 50x100.10. Subordination agreement. Oct 22. Oct 30, 1908. 7:1881. nom
- Meyrowitz, Emil B to American Mortgage Co. 5th av, Nos 235 and 237, e s, 28 n 27th st, 30.8x100. Sept 23, 3 years, 5½%. Nov 4, 1908. 3:857. 210,000
- Same and Robt B Hamilton with same. Same property. Subordination agreement. Nov 2. Nov 4, 1908. 3:857. nom
- Muller, William to Leah Bittenwieser. Waverly pl, Nos 227 and 229, e s, 86.10 n Perry st, runs e 70.11 x n 8.4 x e 6.5 x n 40.8 x w 77.6 to pl x s 49 to beginning. P M. Prior mort \$—. Oct 31, 5 years, 5%. Nov 2, 1908. 2:613. 45,000
- Same to Joseph L Bittenwieser. Same property. P M. Prior mort \$45,000. Oct 31. 6 years, 6%. Nov 2, 1908. 2:613. 18,000
- Marks, Louis to FOURTEENTH STREET BANK. Ridge st, No 148, e s, 100 n Stanton st, 25x100. Prior mort \$—. Oct 31. installs, 5%. Nov 2, 1908. 2:345. 2,500
- Mott, J Cooper, of Great Neck, L I, and Jeanette Le B Parsons, of N Y, to TITLE INS CO of N Y. 73d st, No 122, s s, 193.9 e Park av, 18.9x102.2. Nov 2, 1908, 3 years, 5%. 5:1407. 33,000
- Mandel Building Co to Fredk Lewisohn et al exrs Leonard Lewisohn. West End av, No 777, s w cor 98th st, No 300, 25.2x100. P M. Oct 26, 3 years, 5%. Nov 2, 1908. 7:1887. 22,000
- McConnell, Joseph to Peter Donald. 148th st, No 210, s s, 250 w 7th av, 37.6x99.11. Nov 2, 1908, 5 years, 5%. 7:2033. 35,000
- Murphy, Mary J to TITLE GUARANTEE & TRUST CO. 58th st, No 316, s s, 228.2 e 2d av, 21.10x100.5. Nov 5, 1908, due, &c, as per bond. 5:1350. 10,000
- McBride Thomas J to TITLE GUARANTEE & TRUST CO. 77th st, No 164, s s, 158 e Amsterdam av, 21x102.2. P M. Nov 5, 1908, due, &c, as per bond. 4:1148. 18,000
- McCagg, Edith E and Alfred B Dunn with Jefferson M Levy. 5th av, No 431. Extension mort for \$216,000 at increased interest from 4½% to 5%. Oct 31. Nov 5, 1908. 3:868. nom
- Morgan, Caroline F with BANK FOR SAVINGS in City N Y. Park av, No 70. Extension mort. Oct 30. Nov 5, 1908. 3:868. nom
- McCaffrey, Marv C to EXCELSIOR SAVINGS BANK of City N Y. 38th st, No 252, s s, 300 e 8th av, 25x98.9. Nov 5, 1908, 3 years, 5%. 3:787. 6,000
- McDermott, John to TITLE GUARANTEE & TRUST CO. Perry st, No 8, s s, 107.8 w Greenwich av, 22x95. Nov 4, due, &c, as per bond. Nov 5, 1908. 2:612. 10,500
- Marks, Fredk W with GREENWICH SAVINGS BANK. 7th av, Nos 2529 and 2531, e s, 80 n 146th st, 39.10x100. Subordination agreement. Nov 4. Nov 5, 1908. 7:2015. nom
- Metropolitan Holding Co to John L Williams. 163d st, Nos 552 and 554, s s, 100 e Broadway, 44.2x99.11; 163d st, Nos 548 and 550, s s, 144.2 e Broadway, 44.2x99.11. Assigns 2 mortgages. Nov 5, 1908. 8:2122. nom
- Murray, James and Robt Hill to WASHINGTON TRUST CO. St Nicholas av, s w cor 165th st, runs w 120.2 x s 117.1 x e 25 x n 25 x e 124.10 x n 86.3 to beginning. Nov 5, 1908, 5 years, 5%. 8:2122. 150,000
- Moss, Moses D to Abraham Goldsmith et al exrs Samuel Scholle. 113th st, No 13, n s, 225 e 5th av, 25x100.11. Nov 5, 1908, 5 years, 5%. 6:1619. 18,000
- McKenna, John F to John F Dunn. 111th st, No. 28, s s, 75 w Madison av, 25.3x100.11. Prior mort \$—. Oct 26, due Nov 1, 1909, 6%. Oct 31, 1908. 6:1616. 500
- Martin, James J to Wm A Landau. Amsterdam av, No. 573, e s, 25.8 s 88th st, 25x100. Prior mort \$40,000. P M. Oct 30, due Jan 15, 1909, % as per bond. Oct 31, 1908. 4:1218. 3,000
- Moss, Jacob to Frieda H Packard. 133d st, No. 534, s s, 362.6 w Amsterdam av, 17.6x99.11. Oct 30, 2 years, 6%. Oct 31, 1908. 7:1986. 2,000
- McArdle, Wm J to Ernest C Brower. Cherry st, No. 446, n s, abt 75 e Jackson st, 25x100. Oct 30, 1 year, 6%. Oct 31, 1908. 1:263. 1,000
- Miano, Pasquale and Natale Ullo to Christopher H R Woodward and ano trustees. 18th st, No 413 East. Saloon lease. Oct 29. Oct 31, 1908. 3:950. 600
- Neidich, Morris, of Newark, N J, to Annie Martus. 110th st, Nos 107 and 109, on map Nos 105 and 109, n s, 35 e Park av, 42.6x100.11. ½ part. Oct 30, 1 year, 6%. Nov 2, 1908. 6:1638. 1,500
- Necarsulmer, Henry and Edward trustees Sarah Heinemann dec'd and Albert L Blum with Ralph R Ullmann. 93d st, No 331 East. Extension mort for \$13,000 at 5%. Oct 3. Oct 30, 1908. 5:1556. nom
- No 24 Gramercy Park, a corp, to TITLE GUARANTEE & TRUST CO. 20th st, Nos 134 and 136, or Gramercy Park, Nos 24 and 25, s s, 261 w 3d av, runs s 105 x w 24 x s 79 to 19th st, No 129, x w 27 x n 184 to 20th st, x e 51 to beginning. Building loan. Nov 5, 1908, 1 year, 6%. 3:875. 230,000
- Same to same. Same property. Certificate as to above mortgage. Nov 4. Nov 5, 1908. 3:875. —
- O'Brien, Patrick J to Beadleston & Woerz. 181st st, No 523 West. Saloon lease. Oct 28, demand, 6%. Nov 5, 1908. 8:2155. 5,000
- One Hundred and Eighty-second Street Co with Atlantic Realty Co. St Nicholas av, No 1445, w s, 40 n 182d st, 39.9x100. Extension mort. Oct 27. Nov 2, 1908. 8:2165. nom



# MAPLEDORAM & CO.

REAL ESTATE BROKERS

## Bay Ridge Property FIFTH AVE. AND 79th ST. BROOKLYN, N. Y.

Our Specialty

TELEPHONE. 724 BAY RIDGE

- Pretzfeld, Chas J with Ralph R Ullmann. 93d st, No 329 East. Extension of mort for \$13,000 at 5%. Oct 3. Oct 30, 1908. 5:1556. nom
- Paterno Bros, a corpn, to City Mortgage Co. 114th st, s s, 100 w Amsterdam av, 3 lots, each 75x100.11. 3 building loan mortg, each \$140,000. Oct 19, demand, 6%. Nov 5, 1908. 7:1885. 420,000
- Same to same. Same property. 3 certificates as to above mortg. Oct 19. Nov 5, 1908. 7:1885.
- Penco Realty Co to BROOKLYN SAVINGS BANK. Broadway, s e cor 147th st, 100x99.11. Nov 5, 1908, 5 years, 5%. 7:2078. 180,000
- Same to same. Same property. Certificate as to above mort. Nov 5, 1908. 7:2078.
- Plaza Realty & Construction Co with Celia R Marcus. 107th st, No 68, s s, 100 w Park av, 25x100.11; 107th st, No 66, s s, 125 w Park av, 25x100.11. Agreement correcting description in mort dated Sept 18, 1908. Oct 21. Nov 5, 1908. 6:1602. nom
- Padue, Julius to Isabel M Upson. 117th st, Nos 137 and 139, n s, 20 w Lexington av, 45x80.11. Nov 5, 1908, 2 years, 6%. 6:1645. 1,000
- Phelps, Ethel M to Mary M A O Sullivan. 99th st, No 10, on map No 10½, s s, 200 w Central Park West, 25x100.11. Oct 30, 1908, 3 years, 6%. 7:1834. 4,500
- Picken, James C to Geo F Picken. 141st st, No 475, n s, 35 e Amsterdam av, 17x99.11. P M. Prior mort \$16,500. Oct 30, 1908, 2 years, 6%. 7:2058. 3,500
- Phelps, Ethel M to Agnes Carpenter. 99th st, No 10½, s s, 200 w Central Park West, 25x100.11. P M. Oct 30, 1908, 3 years, 5%. 7:1834. 18,000
- Painter, Emily G, of Mamaroneck, N Y, to Ira E Miller. 10th st, Nos 60 and 62, s s, 150.8 e 6th av, 42.2x92.3; also property in Westchester Co. Nov 2, due Aug 1, 1909, 6%. Nov 4, 1908. 2:573. 18,000
- Paradiso, Angelo to Myron Sulzberger. 114th st, No 316, s s, 200 e 2d av, 25x100.11. Prior mort \$13,000. Nov 2, due May 1, 1909, 6%. Nov 4, 1908. 6:1685. 500
- Poundt, Sophia E to Scholle Bros. 8th av, Nos 480 to 484, n e cor 34th st, Nos 269 and 271, 58.5x60. Nov 2, 1908, 5 years, 4½%. 3:784. 50,000
- Quigan, Frank J, of Brooklyn, N Y, to Georgiana C Stone. 71st st, No 6, s s, 125 w Central Park West, 20x99.5. P M. Nov 2, 3 years, 4½%. Nov 4, 1908. 4:1123. 23,000
- Roe, Thomas A to Edward Gilon. 124th st, Nos 102 and 104, s s, 35 w Lenox av, 40x50.5. P M. Prior mort \$16,000. Nov 2, due, &c, as per bond. Nov 4, 1908. 7:1908. 1,000
- Same to same. Same property. P M. Nov 2, due, &c, as per bond. Nov 4, 1908. 7:1908. 16,000
- Reid, Florence L wife of Wm H to CORN EXCHANGE BANK. Lexington av, No 658, w s, 20.5 n 55th st, 20x73. Nov 4, 1908, 1 year, 5%. 5:1310. 15,000
- Ryerson, John H to Alice F Brown. 51st st, No 325, n s, 305 w 8th av, 20x100.5, prior mort \$10,000; also 75th st, No 105, n s, 120 w Columbus av, 20x100.2. ¼ part. Oct 31, 2 years, 6%. Nov 2, 1908. 4:1042-1147. gold, 1,000
- Rubin, Hermina to Hyman Rose. 86th st, No 437, n s, 203 n w Av A, 18x100.8. Prior mort \$10,000. Oct 1, demand, 6%. Nov 2, 1908. 5:1566. 4,000
- Romaine, Girard with SEAMENS BANK FOR SAVINGS in City N Y. 83d st, No 57 West. Extension mort at increased interest from 4% to 4½%. June 3. Nov 5, 1908. 4:1197. nom
- Richardson, John S with TITLE GUARANTEE & TRUST CO. 58th st, No 316 East. Subordination agreement. Nov 5, 1908. 5:1350. nom
- Romaine, Louis T to SEAMENS BANK FOR SAVINGS in City N Y. 83d st, No 55 West. Extension mort at increased interest from 4% to 4½%. June 3. Nov 5, 1908. 4:1197. nom
- Rosalia, Domenico and Pasquale Mastrangelo to Lion Brewery. 97th st, No 216 East. Saloon lease. Oct 29, demand, 6%. Nov 5, 1908. 6:1646. 1,057
- Rauch, Wm J to American Mortgage Co. Leroy st, No 56, s s, 150 w Bedford st, 25x85. Oct 30, 1908, 5 years, 5%. 2:582. 18,000
- Rofrano, Angela to ALBANY SAVINGS BANK. Oliver st, No 54, e s, abt 50 n Oak st, 25x100. Oct 30, 5 years, 5%. Oct 31, 1908. 1:278. gold, 31,000
- Ruck, Clara A to GREENWICH SAVINGS BANK. 62d st, No 134, s s, 375 w Columbus av, 25x100.5. P M. Oct 31, 1908, 3 years, 5%. 4:1133. 16,000
- Smith, Eliz E with Jean and Arthur Hammerstein. 54th st, No 451 West. Extension mort. Sept 4. Nov 4, 1908. 4:1064. nom
- Schumann, Herman of Englewood, N J, to Grand Lodge of the U S of Independent Order Free Sons of Israel. Forsyth st, No 101, w s, abt 125 s Broome st, 25x100. Nov 2, 3 years, 5%. Nov 4, 1908. 2:418. 30,000
- Strack, Otto to SEAMENS BANK FOR SAVINGS in City N Y. 23d st, Nos 214 to 220, s s, 210 e 3d av, 75x122.6. Nov 4, 1908, 5 years, 5%. 3:903. 200,000
- St Lukes Home for Aged Women with Dora Finkelstein. Rivington st, No 110. Extension mort. Oct 23. Oct 30, 1908. 2:411. nom
- St Lukes Home for Aged Women, a corpn with Dora Finkelstein. Rivington st, No 110. Extension mort. Oct 23. Oct 30, 1908. 2:411. nom
- Simon, Harry and Esther Frank to Virginia V Bell. Sullivan st, Nos 73 and 75, e s, 225 s Spring st, 50x100. Oct 30, 1908, 5 yrs, 5%. 2:489. 35,000
- Schwartz, Mark A with Paul Hellinger. 10th st, Nos 412 and 414 East. Extension mort. Oct 19. Oct 30, 1908. 2:379. nom
- Schorn, Hannah, widow, of Weehawken, N J, to FRANKLIN SAVINGS BANK. 46th st, No 550, s s, 150 e 11th av, 25x100.5. Oct 30, 1908, 5 years, 5%. 4:1074. 10,000
- Schneider, Grace to 135 West 47th St, Inc. 68th st, No 9, n s, 100 w Central Park West, 28.6x100. Prior mort \$47,000. Oct 29, due, &c, as per bond. Oct 30, 1908. 4:1121. 10,000
- Stich, Julius to Chas Hammel & Co. 79th st, No 414, s s, 219 e 1st av, 25x102.2. P M. Prior mort \$—. Oct 29, 2 years, 6%. Oct 30, 1908. 5:1473. 1,176.33
- Schlesinger, Max I to CHELSEA EXCHANGE BANK. 40th st, No 520, s s, 300 w 10th av, 25x98.9. Prior mort \$13,000. Oct 28, installs, 4 notes, —%. Oct 30, 1908. 3:711. 1,900
- Sauer, George to German Hospital & Dispensary in City of N Y. 9d st, No 321, n s, 300 e 2d av, 25x100.8. Nov 2, 1908, 3 yrs, 5%. 5:1555. 14,000
- Sauer, George to Jacob Schlosser. 92d st, No 321, n s, 300 e 2d av, 25x100.8. Prior mort \$14,000. Nov 2, 1908, 1 year, 6%. 5:1555. 2,500
- Sixty Lafayette St, a corpn, to ALBANY SAVINGS BANK. Lafayette st, Nos 54 to 60, w s, 25 n Leonard st, runs n 100 x w 90 x s 25 x w 5 x s 19 x e 5 x s 31 x e 43.6 x s 25 x e 45.8 to beginning. Nov 2, 1908, 5 years, 5%. 1:171. gold, 315,000
- Same to same. Same property. Certificate as to above mort. Nov 2, 1908. 1:171.
- Same and Michael Eisman with same. Subordination agreement. Oct 28. Nov 2, 1908. 1:171. nom
- Sullivan (Mortimer L) & Co to Chesebro Bros, a corpn. Part of Pier 18, East River, known as stands 34 and 35. Leasehold. Oct 30, 5 years, 6%. Nov 5, 1908. 1:73. 2,500
- Spanner, Abram and Maier Salzman to Ernst Winterhoff. Park av, No 1548, s w cor 112th st, No 74, 75.11x26.3. Prior mort \$—. Nov 4, 3 years, 6%. Nov 5, 1908. 6:1617. 4,000
- Studio Realty Co to John Q A Ward. 52d st, No 119, n s, 250 w 6th av, 25x100.5. P M. Prior mort \$25,000. Nov 4, 1 year, 6%. Nov 5, 1908. 4:1005. 5,000
- Strack, Otto to METROPOLITAN BANK. 23d st, Nos 214 to 220, s s, 210 e 3d av, 75x122.6. Prior mort \$200,000. Nov 4, demand, 5½%. Nov 5, 1908. 3:903. 20,000
- Sixty-Fourth St Co, a corpn, to Buckley Realty Construction Co. Madison av, s e cor 64th st, No 32, 100.5x132.6. Nov 4, due, &c, as per bond. Nov 5, 1908. 5:1378. secures indebtedness of not less than 50,000
- Same to same. Same property. Certificate as to above mort. Nov 4. Nov 5, 1908. 5:1378.
- Sixty-Fourth Street Co to Buckley Realty Construction Co. Madison av, s e cor 64th st, No 32, 100.5x132.6. Oct 26, demand, 6%. Oct 31, 1908. 5:1378. note, 70,000
- Smith, Gus T and Margt Foerst to Beadleston & Woerz. West st, No 386, s e cor Christopher st, Nos 180 and 182. Saloon and hotel lease, &c. Oct 29, demand, 6%. Oct 31, 1908. 2:604. 10,000
- Stuyvesant Manufacturing and Impt Co with Achille and Theo Ginzbourger. 1st av, Nos 1965 and 1967, s w cor 101st st, No 340, 63.11x50. Extension mort. Nov 2. Nov 4, 1908. 6:1672. nom
- Tarrytown Building Co to Surety Realty Co. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Prior mort \$127,500. Oct 23, due Feb 23, 1909, 6%. Oct 30, 1908. 3:804. 10,500
- Same and Harry McNally with same. Same property. Subordination agreement. Oct 23. Oct 30, 1908. 3:804. nom
- Tarrytown Building Co and Charles Wein with Surety Realty Co. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Subordination agreement. Oct 23. Oct 30, 1908. 3:804. nom
- Tarrytown Building Co and John Holl with Surety Realty Co. 28th st, Nos 131 and 133, n s, 400 w 6th av, 53.4x98.9. Subordination agreement. Oct 23. Oct 30, 1908. 3:804. nom
- Trial Realty Co to Sarah Wohlgenuth. Edgecombe av, n w cor 166th st, No 451, runs n 40.9 to 167th st, Nos 442 to 450, x n w 231 x s 90 x e 50 x s 16.6 x e 50 x s 60 to st x e 95.1 to beginning. Oct 30, 1908, due July 30, 1909, 6%. 8:2111. 16,000
- Same to same. Same property. Certificate as to above mort. Oct 30, 1908. 8:2111.
- Thacher, Thomas with TITLE GUARANTEE & TRUST CO. 77th st, No 164 West. Subordination agreement. Nov 4. Nov 5, 1908. 4:1148. nom
- Tomasino, Catello to Lion Brewery. 117th st, No 326 East. Saloon lease. Oct 28, demand, 6%. Nov 5, 1908. 6:1688. 1,571.88
- Tedesco, Albert G to Anna J Conyngham. 21st st, No 469, n s, 40 e 10th av, 20x97.2. Leasehold. Nov 2, 4 years, 6%. Nov 4, 1908. 3:719. 2,000
- Thomsen, Bertha E admrx Charles Thomsen with Belle Block. 1st av, No 132, s e cor 8th st, 21.2x53.10. Extension mort. Sept 17. Nov 5, 1908. 2:435. nom
- Taft Realty Co to Nelson H Herzog. 117th st, Nos 519 and 521, n s, 204.6 e Av A, 43.6x100.10. Prior mort \$—. Nov 2. 1 year, 6%. Nov 4, 1908. 6:1716. 3,000
- Same to same. Same property. Certificate as to above. Nov 2. Nov 4, 1908. 6:1716.
- Terra Firma Building Co to ALBANY SAVINGS BANK. Av B, Nos 230 and 232, s w cor 14th st, Nos 542 and 544, 39x95. Nov 4, 1908, 5 years, 5%. 2:407. gold, 61,000
- Same to same. Same property. Certificate as to above mort. Nov 4, 1908. 2:407.
- Same and Rosehill Realty Corpn with same. Same property. Subordination agreement. Nov 4, 1908. 2:407. nom
- Uhlfelder, Simon and Abraham Weinberg to Ephraim Samuels of Mt Vernon, N Y. 152d st, Nos 615 and 617, n s, 200 w Broadway, 50x99.11. Oct 26, 3 years, 5½%. Nov 4, 1908. 7:2099. 43,000
- Uhlfelder, Simon and Abraham Weinberg to John Moss. 152d st, Nos 615 and 617, n s, 200 w Broadway, 50x99.11. Prior mort \$43,000. Nov 4, installs, 6%. Nov 5, 1908. 7:2099. 10,000
- Wagner, Otto to Mary A Henshaw trustee Jeannette M de Brackeleer et al. 61st st, No 239, n s, 225 e West End av, 25x100.5. P M. Oct 29, due Jan 15, 1909, 5%. Nov 5, 1908. 4:1153. 12,000
- Wolfish, Israel to Jacob Siegel. Essex st, No 167, w s, 225 s Houston st, 25x87.6. Prior mort \$25,000. Oct 30, 1908, due Dec 30, 1913, 6%. 2:412. 6,000
- Weiss, Walter M to Adolph D Bendheim. 114th st, No 119, n s, 330 w Lenox av, 35x100.11. Oct 28, 3 years, 4½%. Oct 30, 1908. 7:1824. 30,000
- Weiber, Lorenz to Franklin Pettit. West End av, Nos 491 to 497, s w cor 84th st, No 300, 108.4x100. Prior mort \$457,500. Oct 29, due, &c, as per bond. Oct 30, 1908. 4:1245. 42,500
- Williamson, Marion A, of Ridgewood, N J, to Frank M Tichenor. 121st st, No 214, s s, 173 w 7th av, 15x100.11. Prior mort \$6,700. Oct 30, 1908, due Nov 29, 1909, 6%. 7:1925. 1,000
- Wilson, Mary, and Cath H and Chas F Jenssen, of Brownsville road, Yonkers, N Y, to Eimer & Amend, a corpn. Houston st, No 162, n s, 125 w Macdougall st, 25x100. Prior mort \$31,650. Oct 26, demand, 6%. Nov 2, 1908. 2:526. note, 2,075
- Weichselbaum, Manes to Emily Cook extrx Peter Cook. 8th st, or St Marks pl, No 61, n s, 275 w 1st av, 25x85.11. All title to space in front 25x8. P M. Nov 2, 1908, 5 years, 5%. 2:450. 20,000
- Weiss, Frank G to Hannah B Anger. 78th st, No 323, n s, 300 w 1st av, 25x102.2. Oct 31, 1908, 3 years, 6%. 5:1453. 2,500
- Wood, Henry R with Business Men's Realty Co. 113th st, No 133, n s, 270 e Park av, 20x100.11. Extension of mort at increased interest from 5% to 5½%. Aug 11. Oct 30, 1908. 6:1641. nom
- Waters, Wm P with John and Peter Rafferty. 52d st, No 624, s s, 375 e 12th av, 25x100.5. Extension of mort for \$10,000, with interest reduced from 5½% to 5%. Oct 27. Oct 30, 1908. 4:1099. nom



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## BOROUGH OF THE BRONX.

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

- Abelman, Ida to Minnie A Indelli and ano. Clay av, No 1325, w s, 339.1 n 169th st, 25x81.10x25x82.1. Oct 23, due May 1, 1909, 6%. Oct 30, 1908. 11:2782. 1,200
- Avallone, Vincent, of Mt Vernon, N Y, to Goodwin Brown, of Yonkers, N Y. Webster av, w s, 376.11 s Gun Hill road, 25x110. Oct 29, 3 years, 5½%. Nov 5, 1908. 12:3355. 6,500
- \*Bentz, John E to T B Bowne & Son Co. 6th st, n s, 105 e Av C, 25x108, Unionport. Oct 15, 1 year, 6%. Oct 31, 1908. 700
- Buchholtz, John F to Amandus Mewing et al. 148th st, No. 536, s s, 174 w St Ann's av, 24.9x100. Prior mort \$10,000. July 1, 3 years, 6%. Oct 31, 1908. 9:2274. 5,000
- Becher, Ernst O to TITLE GUARANTEE AND TRUST CO. 175th st, s w cor Crotona av, runs w 26.4 x s 99.5 x e 26.4 x n 99.5. Oct 30, due, &c, as per bond. Oct 31, 1908. 18,000
- Begrish-Schorn Realty and Construction Co to Emma A Behrens. Prospect av, No 1790, e s, 95.10 s 175th st, 44x40. Oct 29, 5 years, 5½%. Oct 31, 1908. 11:2952. 10,000
- Same to same. Same property. Certificate as to above mort. Oct 29. Oct 31, 1908. 11:2952.
- Same to Millie Breyer. Same property. Prior mort \$10,000. Oct 29, 3 years, 6%. Oct 31, 1908. 11:2952. 3,000
- Same to same. Same property. Certificate as to above mort. Oct 29. Oct 31, 1908. 11:2952.
- Same to same. Prospect av, No. 1794, s e cor 175th st, 95.10x20. Oct 29, 5 years, 6%. Oct 31, 1908. 11:2952. 3,000
- Same to same. Same property. Certificate as to above mort. Oct 31, 1908. 11:2952.
- Brook Construction Co to Manhattan Mortgage Co. Brook av, n e cor 136th st, 40x100. Oct 31, 5 years, 5½%. Nov 2, 1908. 9:2264. 43,000
- Same to same. Brook av, e s, 160 n 136th st, 40x100. Oct 31, 5 years, 5½%. Nov 2, 1908. 9:2264. 43,000
- Same to LAWYERS TITLE INS & TRUST CO. Brook av, e s, 40 n 136th st, three lots, each 40x100. Three mortgages, each \$28,000. Nov 2, 1908, 5 years, 5½%. 9:2264. 84,000
- Same and Manhattan Mortgage Co with same. Brook av, e s, extends from 136th to 137th sts, 200x100. Subordination agreement. Oct 31. Nov 2, 1908. 9:2264. nom
- Brook Construction Co to LAWYERS TITLE INS & TRUST CO and ano. Brook av, e s, extends from 136th to 137th sts, 200x100. Certificate as to five mortgages aggregating \$170,000. Oct 31. Nov 2, 1908. 9:2264.
- Baird, Annie M to Otto Haas. Washington av, w s, 78 n 168th st, 18x100, except part for av. Nov 2, 1908, 3 years, 5%. 9:2390. 1,000
- Bergen, Wm C to James M Anderson as trustee James W Anderson. 198th st, n w cor Decatur av, 17.11x88.6x21.1x88.7. Oct 30, 3 years, 5%. Nov 4, 1908. 12:3284. 6,000
- Same to same. 198th st, n s, 77.7 w Decatur av, 19.11x97.6x19.9x86.10. Oct 30, 3 years, 5%. Nov 4, 1908. 12:3284. 5,500
- Same to same. 198th st, n s, 37.10 w Decatur av, 19.11x87.4x19.9x87.11. Oct 30, 3 years, 5%. Nov 4, 1908. 12:3284. 5,500
- Same to same. 198th st, n s, 17.11 w Decatur av, 19.11x87.11x19.9x88.6. Oct 30, 3 years, 5%. Nov 4, 1908. 12:3284. 5,500
- Same to same. Same property. 198th st, n s, 97.6 w Decatur av, 19.11x85.7x19.9x86.2. Oct 30, 3 years, 5%. Nov 4, 1908. 12:3284. 5,500
- Same to same. 198th st, n s, 57.9 w Decatur av, 19.11x86.10x19.9x87.4. Oct 30, 3 years, 5%. Nov 4, 1908. 12:3284. 5,500
- Bodo, Fenny to Meehan Construction Co. Whittier st, w s, 100 s Garrison av, 50x100. P M. Nov 2, 3 years, 5%. Nov 4, 1908. 10:2762. 1,200
- \*Coman, Mary A to Adele S Dodd. Story av, s s, 25 w Craighill av, 75x100. P M. June 22, 3 years, 5%. Oct 30, 1908. 672
- Connick, Andrew J with J Romaine Brown. Jerome av, late Central av, e s, 200 n 183d st, late 3d st, 125x100, with all title to strip bet above and e s of Jerome av. Extension of mort for \$18,500 at 5%. Nov 4. Nov 5, 1908. 11:3187. nom
- \*Davis, Lydia A to C W H Arnold. Prospect av, s s, 250 e Fort Schuyler road, Westchester Terrace. Prior mort \$3,500. Nov 5, 1908, 1 year, 6%. 500
- \*D'Angelo, Maria G or Maria Giagfaglione to John H Knoepfel. 220th st, late 6th av, n s, 205 w 4th av, 50x114, Wakefield. Oct 30, 3 years, 6%. Oct 31, 1908. 3,500
- Donahay, Mary R to Chas A Parker trustee. Franklin av, w s, 60.10 n 170th st, 16.7x100, except part for av. Prior mort \$6,000. Oct 26, 3 years, 6%. Nov 2, 1908. 11:2932. 1,000
- \*Draws, John to Lukas Olshewski. 223d st, s s, 205 e 4th av, 25x114, Wakefield. Oct 31, 3 years, 5½%. Nov 2, 1908. 600
- de la Cortina, Rafael D with Bertha Schmuck. Minford pl, No 1433. Extension mort. Oct 8. Oct 30, 1908. 11:2977. nom
- EAST RIVER SAVINGS INST with Matthias Haffen. 3d av, s e s, 40.10 s w 148th st, runs s w 45.9 x s e 33.2 x e 34 w s Willis av, x n e 29.3 x n w 48.11 to beginning. Extension mort. Oct 30. Nov 2, 1908. 9:2307. nom
- Egan, Wm C to Fredk R Chamberlin and ano exrs, &c, Wm B Robeson. Elmsere pl, s s, 313.3 w Southern Boulevard, 40x100. Nov 2, due, &c, as per bond. Nov 4, 1908. 11:2960. 27,000
- Fitz-Gerald, Anna M to James Johnstone. Perry av, e s, 150 s Woodlawn rd, 25x110. P M. Oct 30, 2 years, 6%. Oct 31, 1908. 12:3333. 1,700
- Feldmark, Sender of Brooklyn to Herman Lakritz. Cauldwell av, No 691, w s, 358.4 s 156th st, 16.8x115. Oct 29, 1 year, 6%. Nov 2, 1908. 10:2624. 2,500
- Fox, Peter to TITLE INS CO of N Y. Franklin av, e s, 58.11 n 170th st, runs n 25 x e 281.1 to w s Clinton av x s 68.5 to 170th st, x w 101 x n 34.1 x w 181.3 to beginning. Building loan. Oct 30, 1 year, 6%. Nov 4, 1908. 11:2936. 50,000
- Flank, Michael L with Julia Brunhill. Morris av, n e cor 167th st, runs e 298.1 to w s College av, x n 325.11 to s s 168th st, x w 185 to e s Morris av, x s 92.2 to beginning. Extension mort. Oct 30. Re-recorded from Oct 14, 1908. Nov 4, 1908. 9:2439. nom
- Gareiss, Augustus with Mary wife of George Murphy. 134th st, s s, 140 e Trinity av, 20x103.9. Extension mort. July 1. Nov 4, 1908. 10:2562. nom
- \*Glenz, George to Geo H McGuire, as trustee will Mary McGuire for John T McGuire. White Plains road, n e cor 149th st, 125x100; White Plains road, e s, 100 n 149th st, 75x111.7, Classon Point. Nov 2, 5 years, 6%. Nov 4, 1908. gold, 3,000
- Giese, John C. of New Rochelle, N Y, to Benj Benenson. 152d st, Nos 410 and 412, s s, 95 e Melrose av, 50x114.2x50x114.3. P M. Prior mort \$36,000. Oct 30, due Apr 30, 1909, 6%. Oct 31, 1908. 9:2374. 15,000
- Gaffney (J C) Construction Co to Saml J Huggins and ano trustees for Louisa Libby will John P Huggins. 163d st, w s, 44.10 n 162d st, 20.7x79.6x20.5x85.4. Nov 2, 3 years, 5%. Nov 4, 1908. 10:2690. 8,000
- Same to same. Same property. Certificate as to above mort. Oct 26. Nov 4, 1908. 10:2690.
- Same to same. 163d st, w s, 65.5 n 162d st, 20.11x73.6x20x79.6. Nov 2, 3 years, 5%. Nov 4, 1908. 10:2690. 8,000
- Same to same. Same property. Certificate as to above mort. Oct 26. Nov 4, 1908. 10:2690.
- Same to Emma Abberley. 163d st, w s, 86.5 n 162d st, 20.8x67.8x19.10x73.6. Nov 2, 3 years, 5%. Nov 4, 1908. 10:2690. 8,000
- Same to same. Same property. Certificate as to above mort. Oct 26. Nov 4, 1908. 10:2690.
- Same to Maude Marckwald. 163d st, w s, 107.1 n 162d st, 22.9x58x20.3x67.8. Nov 2, 3 years, 5%. Nov 4, 1908. 10:2690. 8,500
- Same to same. Same property. Certificate as to above mort. Oct 26. Nov 4, 1908. 10:2690.
- Gage, Eliz M to Clara Wager. Intervale av, s e s, at w s Kelly st, 90.8x40.8x34.2x90.6. Oct 31, 1 year, 5%. Nov 4, 1908. 10:2706. 1,144
- Grossman, Saml with Joseph Kandell. Brook av, s e cor 136th st, 40x100; Brook av, e s, 40 s 136th st, 40x100; Brook av, n e cor 135th st, 40x100; Brook av, e s, 40 n 135th st, 40x100; Brook av, e s, 80 n 135th st, 40x100. Extension of five mortgages. Oct 29. Oct 31, 1908. 9:2263. nom
- \*Ginsberg, Solomon and Louis Bart to Louis Gold. Plot begins 395 w White Plains road at point 525 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort \$—, Oct 28, due May 1, 1909, 6%. Nov 5, 1908. 300
- Greite, Charles to Joseph Corbett. Prospect av, e s, 70 s 187th st, 50x93. Oct 30, 3 years, 5%. Nov 5, 1908. 11:3114. 3,000
- \*Gordon, Wm J and Chas E to Julia Van Horn. 225th st, s s, 180 w White Plains rd, 100x114, Wakefield. P M. Oct 27, due &c, as per bond. Oct 31, 1908. 2,000
- \*Hildenbrand, Harry L to Cogswell-Taylor Improvement Co. 174th st, w s, 250 n Gleason av, 25x100. Prior mort \$3,500. Oct 29, installs, 6%. Oct 30, 1908. 2,100
- Heuck, Henry A to John Overbeck. Bryant av, e s, 139.10 s Freeman st, 20x100. Oct 14, due, &c, as per bond. Nov 5, 1908. 11:2993. 4,000
- Hildreth, Ruth E to Henry C Scheer. 136th st, No 354, s s, 216.6 e Alexander av, 20x100. Oct 31, 3 years, 5%. Nov 4, 1908. 9:2298. 6,500
- \*Hagerman, Kate B to Hyman Realty Co. Hancock st, w s, 400 n Columbus av, 18.9x100. P M. Oct 29, 1 year, 6%. Oct 30, 1908. 1,200
- \*Huber, Frank with Mutual Benefit Society of the Members of the Eastern German Conference of the Methodist Episcopal Church. Van Buren st, e s, abt 162.6 s Morris Park av, 25x100. Extension mort. Oct 15. Nov 4, 1908. nom
- Ilg, Lidwina to De Witt C Flanagan and ano, trustees, &c. Pelham av, No. 600. Saloon lease. Oct 13, demand, 6%. Oct 31, 1908. 11:3078. 2,795.62
- Judd, Chas F to Chas Massoth. Clinton av, w s, 86.8 s 179th st, late Lebanon st, runs w 100 x n 16.8 x e 100 to av x s 16.8 to beginning. Oct 29, 3 years, 6%. Oct 31, 1908. 11:3092. 3,000
- Janusch, Harriet K to John Eggers. 134th st, s s, 50 e Brown pl, 50x100. Prior mort \$20,000. Oct 29, 2 years, 6%. Oct 30, 1908. 9:2261. 5,000
- Jones, Anna M with Rose Lustbader. Brook av, No 1526, e s, 250 n 171st st, 25x100.11. Extension mortgage. Oct 14. Oct 31, 1908. 11:2895. nom
- \*Jordan, Patrick J to Eliz K Dooling. Castle Hill av, w s, 350 s Greene Lane av, or Zerega av, 25x105.2. Oct 15, 3 years, 5½%. Nov 2, 1908. 3,500
- \*Konig, Marie and Fredk to Bronx Security & Brokerage Co. 173d st, w s, 306.8 s Gleason av, 25x100. Nov 4, installs, 6%. Nov 5, 1908. 300
- Klein, William to LAWYERS TITLE INS & TRUST CO. Washington av, s w cor 165th st, 70x96.4x70x96.1. Nov 5, 1908, 5 years, 5½%. 9:2386. 16,500
- \*Keller, Caroline to Kathryn C Sunderman of Brooklyn. 8th st, s s, 155 w Av B, 25x126, except part for Tremont av, Unionport. Prior mort \$4,250. Oct 31, 3 years, 6%. Nov 4, 1908. 1,500
- Krouse, Samuel to Harry Held. Bryant av, No 1460, e s, 75 n Jennings st, 25x100. Prior mort \$10,750. Oct 29, installs, 6%. Oct 30, 1908. 11:3000. notes, 2,000
- Krauss, Philip to Benj L Weil and ano. 147th st, No 460, s s, 165 w Brook av, 25x100. P M. Prior mort \$14,000. Oct 29, 3 years, 6%. Oct 30, 1908. 9:2291. 6,000
- Kohler, Louise M widow to LAWYERS TITLE INS & TRUST CO. 152d st, s s, 145 e Melrose av, 25x114.2. Oct 30, 1908, 3 yrs, 5½%. 9:2374. 5,000
- Kroetz, Charles to Charles Brossard. 153d st, No 397, n s, 387.6 e Courtlandt av, 37.6x100. Oct 30, 1908, due Jan 1, 1912, 6%. 9:2400. 5,000
- Karow, Herman to Cath A Lavelle. Longfellow av, e s, 125 s Jennings st, 25x115x26.1x107.6. P M. Prior mort \$5,000. Oct 29, 3 years, 5½%. Oct 30, 1908. 11:3007. 1,000
- Same to same. Same property. P M. Prior mort \$6,000. Oct 29, installs, 5½%. Oct 30, 1908. 11:3007. 500
- Langham, Chas H and Mary A to Annie C Jamer. Briggs av, No 2866, e s, 228.8 n 198th st, 16.8x100. Prior mort \$3,000. Oct 27, 3 years, 6%. Oct 30, 1908. 12:3296. 650
- Langham, Chas H and Mary A to Edw McK Whiting exr, &c. Briggs av, No 2866, e s, 228.8 n 198th st, 16.8x100. Oct 30, 1908, 3 years, 5½%. 12:3296. 3,000
- \*Landgrebe, Harriet to Foster L Haviland trustee Fisher F Valentine. Morris Park av, n s, 245 w White Plains road, 25x70, except part for av. Oct 21, 3 years, 5½%. Oct 30, 1908. 2:443.60
- Lahr, Henry to Henrietta B Lighte. Wilkins av, e s, 100 s Jennings st, 25x90x25.2x92. Oct 30, 1908, 3 years, 5%. 11:2976. 4,000
- LAWYERS TITLE INS AND TRUST CO with Michael Madden. Beaumont av, e s, 475.6 n 187th st, 25.6x90x25x95. Extension of mort. Sept 30. Nov 2, 1908. 11:3105. nom

# KING'S WINDSOR CEMENT

For PLASTERING WALLS AND CEILINGS

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

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LAWYERS TITLE INS AND TRUST CO with Michael Madden. Beaumont av, e s (450 n 187th st, 25.6x95. Extension mort at increased interest from 5 to 5½%. Sept 30. Nov 2, 1908. 11:3105. nom

Linsmann, Henry to Peter Fox. Fordham road, s w cor Tiebout av, 31x100.5x31x102.2. Prior mort \$28,000. Oct 31, 3 years, 6%. Nov 4, 1908. 11:3148. 5,000

Levy, Celeste B and Bertha to Henry F Bolte. Prospect av, n w cor 156th st, 25.3x95.4x29x94.3. Prior mort \$15,000. Nov 2, due, &c, as per bond. Nov 4, 1908. 10:2676. 5,000

\*Lingsch, Fredk A to Geo Hauser. Lincoln st, w s, 100 s Columbus av, 50x100. Prior mort \$5,000. Nov 2, 1908, due May 1, 1910, 6%. 1,000

\*Lales, James with Nicholas J Lales and ano. Eastchester road, n e cor Chester av, 75x97, Seneca Park, Westchester. Extension mortgage. Oct 1. Oct 31, 1908. nom

\*Lales, Nicholas J and Georgé Schweppenhauser to James Lales. Eastchester rd, n e cor Chester av, 75x97, Seneca Park. Prior mort \$—. Oct 30, 2 years, 6%. Oct 31, 1908. 300

Lesley, Maud E to John J Meagher. Troy st, w s, 240 s 227th st, late Sidney st, runs w 70.5x s 157.4 to n s Kappock st x s e 4.11 to Troy st, n e — to beginning. Prior mort \$—. Oct 29, 1 year, 6%. Oct 30, 1908. 13:3407. 1,000

\*Lienhard, Cath with Kate Lurch. 2d st, n s, 405 e Av B, 100x 108, Unionport. Extension mort. Oct 31. Nov 4, 1908. nom

Lorenz, Julius with Sophia Vielberth. Prospect av, No 633, w s, 50 n 151st st, 25x100. Extension mort. Apr 6. Nov 5, 1908. 10:2674. nom

Mestanz, Emma M S to Edw C Attwood. Forest av, No 810, e s, 100 n 158th st, late Cedar pl, 25x135. P M. Nov 4, 1908, 1 year, 6%. 10:2656. 4,000

Modena Realty Co to Duncan Smith and ano trustees Wm M Prichard. Burnside av, n s, 80.9 e Morris av, 20.2x80x20x82.9. Certificate as to mort for \$7,000. Nov 5, 1908. 11:3178 and 3179.

Manhattan Mortgage Co with Frederick R Chamberlin and ano exrs, &c, Wm B Robinson. Elsmere pl, s s, 313.3 w Southern Boulevard, 40x100. Subordination agreement. Nov 2. Nov 4, 1908. 11:2960. nom

McLernon Realty and Construction Co to Eleanor Elgar et al as exrs James Elgar. 188th st, n s, abt 658.3 e Tee Taw av, 50x 95.3x50x99.5. Two mortg, each \$5,000. Oct 31, due, &c, as per bond. Nov 2, 1908. 11:3219. 10,000

Same to same. Same property. Certificate as to above mortg. Oct 31. Nov 2, 1908. 11:3219.

\*Maclay Avenue Realty Co to Fredk K Morris. Maclay av; Montgomery pl; St Peters av; w s, blk front bet Montgomery pl and St Peters av, 200x125; Maclay av; Montgomery pl; Overing av, n w cor Montgomery pl, runs n 148.3 to Overing av, x w 100 x s 50 x w 25 x s 98.3 to Montgomery pl, x e 125 to beginning; Maclay av, n e cor St Peters av, runs n 300 x e 129.5 x s 200 x w 26.7 x s 101.2 to St Peters av, x w 100 to beginning. P M. Mar 2, due, &c, as per bond, 6%. Nov 4, 1908. 50,000

Marshall, Florence P with Thos D Malcolm Construction Co. 155th st, s s, 225.6 e Courtlandt av, 50.3x100. Extension mort. Oct 12. Nov 4, 1908. 9:2401. nom

Mestanz, Emma M S to Mary A Franklin. Longfellow av, w s, 107.3 n 167th st, 100x100. P M. Prior mort \$60,000. Oct 29, 1 year, 6%. Oct 31, 1908. 10:2754. 3,250

\*Mamlock, Albert with POUGHKEEPSIE SAVINGS BANK. Westchester av, n s, 78 w Parker av, 50x67. Subordination of agreement. Oct 24. Oct 30, 1908. nom

\*Muller, Henry F to Martin D Fink. Westchester av, s s, 148.5 e Public pl, runs s 116.5 to n e s Tremont av x s e 57.8 x n 126.11 to Westchester av x w 50 to beginning. Nov 5, 1908, 3 yrs, 6%. 4,300

Massimino (John) Co to City Mortgage Co. Tremont av, n e cor 177th st, 52.7x228.2 to s Davidson av x245.1 to st x— to beginning; Davidson av, n e cor 177th st, 233.4x54.10x231.6x64.8. Building loan. Oct 29, demand, 6%. Nov 5, 1908. 11:2862. 114,000

Same to same. Same property. Certificate as to above mort. Oct 30. Nov 5, 1908.

Same to Leo M Klein and ano. Same property. P M. Prior mort \$114,000. Oct 29, demand, 6%. Nov 5, 1908. 67,500

\*Murray, Mary to James S Bolton Jr. Evadna st, s s, 94.5 e Main st, 50x100. Nov 2, 1908, 3 years, 5½%. 5,500

Mellert, Frederick M to Wm S Patten. Tiebout av, e s, 103.3 n 189th st, 5 lots, each 31x100. 5 P M mortg, each \$2,000. Prior mort \$12,000 on each. Oct 30, 2 years, 6%. Nov 4, 1908. 11:3023. 10,000

Same to same. Tiebout av, e s, 83.3 n 189th st, 20x100. P M. Prior mort \$8,000. Oct 30, 2 years, 6%. Nov 4, 1908. 11:3023. 1,000

McCarthy, Teresa A wife of and Andrew J to Mary O'Keefe. Cauldwell av, w s, 343 n 161st st, 18x100. Oct 31, 5 years, 5%. Oct 30, 1908. 10:2627. 3,000

McCabe, Mary A, of Yonkers, N Y, to HARLEM SAVINGS BANK. Fordham road, s s, 31 w Tiebout av, 34x98.6x34x100.5. Prior mort \$3,000. Oct 30, 1908, due as per bond, 5½%. 11:3148. 2,500

Modena Realty Co to Duncan Smith and ano trustees Wm M Prichard. Burnside av, No 109, n s, 80.9 e Morris av, 20.2x80x20x82.9. Nov 5, 1908, 3 years, 5½%. 11:3178-3179. 7,000

New York Boat Oar Co and Modena Realty Co with Duncan Smith and ano trustees Wm M Prichard and James A Wilsey. Burnside av, n s, 80.9 e Morris av, 20.2x82.9x20x82.9. Subordination agreement. Nov 5, 1908. 11:3178 and 3179. nom

Noll, Arthur E to Geo Ehret. 3d av, No 2550. Saloon lease. Oct 27, demand, 6%. Nov 2, 1908. 9:2314. 3,000

Pulici, Salvatore to Pasquale D'Auria. Hughes av, No 2452, e s, 20 n 188th st, 24.11x87.6. P M. Nov 2, 3 years, 5½%. Nov 4, 1908. 11:3076. 2,250

\*Peterson, Gustav A to HARLEM SAVINGS BANK. Taylor st or av, e s, 125 s Morris Park av, 25x100. Nov 4, 1908, due as per bond, 5½%. 2,000

Picken, James C to Hyman and Henry Sonn and ano. Plimpton av, w s, 75 s 170th st, runs w 100 x s 75 x s 128.11 x e 75.6 to av, x n 201.7 to beginning. Building loan. Nov 1, due May 1, 1910, 6%. Nov 2, 1908. 9:2522. 39,500

Same to same. Same property. P M. Prior mort \$—. Nov 1, due May 1, 1910, 6%. Nov 2, 1908. 9:2522. 21,500

\*Pleasants or Pleasant, Virginia to Bronx Security & Brokerage Co. 224th st, s s, 171.8 w Bronxwood av, 33.4x114. Oct 30, 2 years, 6%. Nov 2, 1908. 1,000

Riley, Thomas P and John Loughney to Benj Benenson. Woodlawn rd, e s, 52.3 n Hull av, 52.3x95.9x50x111.1. P M. Oct 30. due Mar 1, 1909, 6%. Oct 31, 1908. 12:3345. 3,800

Roehn, Chas J to GERMAN SAVINGS BANK in City N Y. Boston road, No 1392, s e s, 412.11 n e Union av, runs s e 142.8 x n e 16.9 x s e 19.7 x n w 157.1 to road, x s w 42 to beginning. Oct 31, 3 years, 5%. Nov 4, 1908. 11:2962. 31,000

Same and Eugene Hahne with same. Same property. Subordination agreement. Nov 2. Nov 4, 1908. 11:2962. nom

Riley, Thos F to Robt N Quinn and ano. Hull av, n e cor Woodlawn road, 126.5x50x111.1x50.3. P M. Prior mort \$3,000. Nov 2, due May 1, 1909, 5½%. Nov 4, 1908. 12:3345. 5,000

Richter, Joseph A to Emil G Grossmann. Wilkins pl, s e cor Jennings st, 50x96x50.5x100. Collateral security. Nov 2, 1908, due as per notes, 6%. 11:2976 and 2977. 1,500

Robertson, Alexander W of N Y, and Kate G White, of White Plains, N Y, to BOWERY SAVINGS BANK. Morris av, s e s, at n e s 184th st, 111.1x92.5x115.2x90. Oct 30, 1908, 5 years, 5%. 11:3173. 5,000

Raszewski, Ella R to Archibald M Maclay trustee Moses B MacLay for Mary B M Lawrence. Webster av, No 2042, e s, 286.5 n 179th st, 27x122.11x27x124.3. Oct 24, 3 years, 4%. Oct 30, 1908. 11:3029. 1,000

Robertson, John and Wm Gammie to UNION DIME SAVINGS INST. Intervale av, s w cor Jennings st, 65.4x110x24x117.6. Nov 2, 1908, 5 years, 5%. 11:2965. 50,000

Semke, Henry J with City Mortgage Co. Brook av, e s, 371.8 n St Pauls pl, 87.6x100. Subordination agreement. Oct 29. Oct 30, 1908. 11:2895. nom

Schwarzler (O J) Co to City Mortgage Co. Brook av, e s, 371.8 n St Pauls pl, 87.6x100.9x87.6x100.8. Building loan. Oct 29, demand, 6%. Oct 30, 1908. 11:2895. 44,000

Same to same. Same property. Certificate as to above mort. Oct 29. Oct 30, 1908. 11:2895.

Singer, Charles to Bertha Schmuck. Minford pl, No 1429, w s, 138.6 n Jennings st, 16.6x100. P M. Prior mort \$3,000. Oct 15, 3 years, 6%. Oct 30, 1908. 11:2977. 650

Same to same. Minford pl, No 1427, w s, 122 n Jennings st, 16.6x100. P M. Prior mort \$3,000. Oct 15, 3 years, 6%. Oct 30, 1908. 11:2977. 650

Same to same. Minford pl, No 1433, w s, 171.11 n Jennings st, 16.9x100. P M. Prior mort \$2,800. Oct 15, 3 years, 6%. Oct 30, 1908. 11:2977. 650

Same to same. Minford pl, No 1431, w s, 155.2 n Jennings st. P M. Prior mort \$3,000. Oct 15, 3 years, 6%. Oct 30, 1908. 11:2977. 650

Same to same. Minford pl, No 1435, w s, 188.8 n Jennings st, 16.8x 100. P M. Prior mort \$2,800. Oct 15, 3 years, 6%. Oct 30, 1908. 11:2977. 650

Same to same. Minford pl, No 1437, w s, 205.4 n Jennings st, 16.8x100. P M. Prior mort \$3,000. Oct 15, 3 years, 6%. Oct 30, 1908. 11:2977. 650

St Lukes Home for Aged Women, a corp, with John Massimino. 3d av, No 3681. Extension mort. Oct 27. Oct 30, 1908. 11:2910. nom

Seymour, Daniel to Yetta C Levy. Jackson av, No 766, e s, 255 n 156th st, 25x87.6. Nov 4, 1908, due Jan 1, 1912, 5½%. 10:2646. 5,000

Same to Henry F Strebe. Same property. Prior mort \$5,000. Nov 4, 1908, due Jan 1, 1912, 6%. 10:2646. 800

Schaufner, John H to Christina Beyerbach or Christina Schnauffer. 181st st, late Ann st, s e cor Daly av, late Catharine st, runs s e along 181st st, late Ann st, 197 x s w 125 x n w 200 to Daly av, late Catharine st, x n e 125 to beginning. Prior mort \$19,500. Oct 31, 3 years, 5%. Nov 2, 1908. 11:3128. 8,000

Same to Florence M Haas. Same property. Prior mort \$15,500. Oct 31, 3 years, 6%. Nov 2, 1908. 11:3128. 4,000

\*Seiffert, Edw O to Sarah S Jones. King av, e s, bet Elizabeth st and Sutherland st and extending to L I Sound, being lots 524 and 525, map Estate Eliz R B King, City Island. Nov 2, 1908, 3 years, 5½%. 7,000

\*Stumpf, Christopher W to Peter McBride. 172d st, e s, 331 s Gleason av, 25x100. P M. Prior mort \$3,500. Nov 2, 1908, 3 years, 6%. 950

Sherman, Lena to Cath Curran. Fleetwood av, w s, 375 s Walnut st, 25x100. Except part for av. P M. Oct 29, 5 years, 5%. Oct 30, 1908. 11:2820. 4,400

Schussler, Wm with Park Mortgage Co. Park av, No. 3772. Extension of mort. Mar 16. Oct 31, 1908. 11:2902. nom

Same with Cornelia M Nelson. Park av, No. 3774. Extension of mort. Mar 16. Oct 31, 1908. 11:2902. nom

\*Schnitger, Edw P to Jos C Luke. Louise st, e s, 100 n Columbus av, 25x100. P M. Prior mort \$3,800. Oct 30, due Apr 1, 1914, 6%. Oct 31, 1908. 1,600

\*Terray, Lena to Kath Lurch. 14th st, s s, 100 e Av B, 26.6x108, Unionport. Nov 2, 3 years, 6%. Nov 4, 1908. 2,000

Thornton Brothers Co to LAWYERS TITLE INS & TRUST CO. Findlay av, e s, 175.7 n 169th st, 3 lots, each 20x100. Three mortg, each \$4,000. Nov 2, 1908, 3 years, 5%. 11:2783. 12,000

Same to same. Same property. Certificate as to above mortg. Nov 2 1908. 11:2783.

\*Vliet, Arthur and Jessie his wife to Norbert Robillard. Zerega av, late Green lane, w s, 175 n Lyon av, 25x100, Westchester. P M. Prior mort \$4,000. Oct 29, 3 years, 6%. Oct 30, 1908. 1,475

Valentine Construction Co to Central Mortgage Co. 198th st, e s, 25.10 s e Valentine av, 25.11x92.5x25x99.1. Sept 1, 3 years, 5½%. Oct 30, 1908. 12:3302. 6,000

Same to same. Valentine av, s e s, 105.9 n e 198th st, 25x99.4x25 x99.5. Sept 1, 3 years, 5½%. Oct 30, 1908. 12:3302. 5,500

White, James A to D J Dillon Co. Concord av, No 517, w s, 217.3 n 147th st, 19.9x100. Prior mort \$5,000. Oct 29, 3 years, 6%. Oct 30, 1908. 10:2579. 2,750

Weisker, Bernard H, Jr, and Modena Realty Co with Duncan Smith and ano trustees Wm M Prichard and James A Wilsey. Burnside av, n s, 80.9 e Morris av, 20.2x82.9x20x82.9. Subordination agreement. Nov 4. Nov 5, 1908. 11:3178 and 3179. nom

Walls, Sarah W wife Thomas P Walls to Frank Drechsel. 136th st, s s, 255 e Willis av, 15x100. Prior mort \$5,000. Oct 31, due, &c, as per bond. Nov 2, 1908. 9:2280. 1,000

JUDGMENTS IN FORECLOSURE SUITS.

Madison av, n e cor 96th st, 101.10x100. Twelfth Ward Bank agt Arthur E Silverman; Wm A Lockwood, att'y; Theron R Strong, ref. (Amt due, \$25,483.33.)
Macombs Dam rd, n w cor 152d st, 85.1x109.7x74.1x69.2. Jennie Currier agt Pincus Lowenfeld et al; Pressinger & Newcombe, att'ys; David Milliken, ref. (Amt due, \$6,357.)
103d st, No 23 East. Mathilda A Stier agt Max J Kramer et al; Geo Hyde, att'y; Albert P Massey, ref. (Amt due, \$26,939.73.)
96th st, s w cor Madison av, 100.11x145. Max S Boehm agt Wm C Dewey et al; Simpson, Werner & Cardoza, att'ys; Ed A Maher Jr, ref. (Amt due, \$89,119.07.)
118th st, n s, 100 e Amsterdam av, 50x100.11. Same agt Abraham Felt et al; same att'ys; same ref. (Amt due, \$19,757.50.)
5th av, e s, 60.5 s 68th st, 40x100. Mutual Life Ins Co agt Louis S Owsley; James McKeen, att'y; John H Judge, ref. (Amt due, \$242,296.90.)
50th st, n s, 576 w 5th av, 15x100.5. Clement Le Boutillier agt Trumbull W Cleveland; Seth B Robinson, att'y; Geo H Engl, ref. (Amt due, \$1,056.67.)
118th st, Nos 443 and 445 East. Jacob Furman agt Moses I Siegel et al; Julius G Kremer, owner; Maurice Meyer, ref. (Amt due, \$2,672.06.)
Cherry st, n s, 95.5 e Scammel st, runs n 99 x e 64.9 x s 43.1 x s 97.6 x w 108.4 to beg, right, title, &c. Chas M Warner agt salvator Brewing Co et al; Henry A Rubin, att'y; Michael L Egan, ref. (Amt due \$74,321.51.)

LIS PENDENS.

Alexander av, No 165. Russell W Smith agt Richard O'Connor; specific performance; att'y, S J Liebeskind.
100th st, Nos 313 and 315 East. Av B, No 173. Levi W Rubinstein et al agt Nathan Leibson et al (partition); att'ys, Paskus, Cohen, Lavelle & Gordon.
54th st, No 156 West. Jacob Schlesinger agt Charlena Lawry et al (action to foreclose mechanics lien); att'ys, Dutton & Kilsheimer.
117th st, s s, 535.2 w 3d av, 16.2x—. 49th st, s s, 100 e 7th av, 50x98.9x50.6x92.3. 23d st, No 200 West. 7th av, No 218. 23d st, s w s, lot 195, 25x98.8. Loren P Bradley agt Mary Scofield et al (partition); att'y, T C Ennever.
90th st, No 302 West. William Laue agt Geo Nichols et al (action to declare deed a mortgage); att'ys, Bowers & Sands.
Batngate av, Nos 2281 to 2285. Chas H Montgomery agt J Harold McLaine et al (notice of attachment); att'y, G Hahn.

FORECLOSURE SUITS.

111th st, Nos 253 and 255 West. Sould Realty Co agt Louis Greenblatt et al; att'y, L S Marx. Broadway, s e cor Hawthorne st, 50x119.10x irreg. Nineteenth Ward Bank agt James S Scott, adm, et al; att'y, W A Lockwood.
South st, n e cor Market Slip, 26x80. Harry W Viemeister agt Louis Blosen et al; att'ys, Mayer & Gilbert.
Summit av, e s, 175 s 162d st, 25x100. Summit av, e s, 225 s 162d st, 30x90. Alfred C Gants et al agt Minna M Sternberger et al; att'y, E T Talianero.
Ryer av, w s, 144 s 185d st, 75.5x75.6x75x66.8. Louis Dickwort agt Wm H Danby et al; att'y, W R Osborn.
Ash st, s s, 120 w Morris av, 25x100. Twelfth Ward Bank of the City of N Y agt John Furlong et al; att'y, W A Lockwood.
Sutrook st, No 55. Meyer Jarmulowsky et al agt Meyer L Friedman et al; att'y, B Alexander.
Park av, n e cor 115th st, 75x89.6x irreg; two actions. Millie Finkelbrand agt Max Rosh et al; att'y, L A Jaffer.
Webster av, e s, 25 n Anna pl, 50x90. Amelia Mueiter agt Arnold Stern et al; att'y, G M S Schulz.
Riverside drive, e s, 224 s 127th st, 103.2x86x irreg. Beyer Realty Co agt Nettie A B Weitz et al; att'y, E L Bleichman.
2d av, Nos 787 to 791. Adam Schmalzer agt Edw P S Mulvany et al; att'ys, Jonas, Lazansky & Neuburger.
Washington av, No 1281. Jane Murphy agt Abraham Emerling et al; att'y, W S Smith.
16th st, No 653 East. Joseph W Lawrence agt Margaret MacDonald Killalea et al; att'y, E J McGuire.
Pleasant av, w s, 100.7 s 116th st, 25.5x94. New York Savings Bank agt Henry Neus et al; att'y, J Webber.
Henry st, No 328. Emil Berger agt Samuel Cohen et al; att'y, F Hemley.
Lots 65, 66 and 67, map of Bronxwood Park. Mary A Thomson agt Esmond Stiles et al; att'ys, Eustis & Foster.

Rivington st, No 182. Isador Cohn et al agt Sam Weinstock et al; att'y, C Dushkind.
Turnpike rd, leading from Westchester to Williamsbridge, e s, adj lands of Thomas Wilson and William Cooper, 40x171.4.
Main st, n e s, adj land of Frank Gass, 20x177.6. Max Aronson et al agt John Wenninger; att'y, H G Loew.
136th st, No 30 West. Millie Claman agt Julia E Ligan et al; att'y, E A Isaacs.
Fox st, e s, 230 n 156th st, 40x100. Augusta C Gloede agt Bronx Borough Realty & Construction Co et al; att'ys, Rose & Putzel.
44th st, No 307 East. John A Cullen agt Mary Schanbacher admr et al; att'y, H Hasbruck.
Brook av, No 1472. Ida Siegel et al agt Philip Fainer et al; att'ys, Manheim & Manheim.
133d st, s s, 277 e 6th av, 16x99.11. Mutual Life Ins Co of N Y agt Benedict Fienkelstein et al; att'y, J McKeen.
129th st, No 109 East. Julius E Siegel agt Abraham Gabriel et al; att'y, J Pawel.
Lewis st, w s, between Delancey st and Rivington st, lot 30, map of Wm Edgar's property. Elizabeth Betz agt Dora Graff et al; att'y, M C Gross.
Intervale av, e s, 215.5 n Freeman st, 50x100x irreg. William DeL Ward et al agt Max Powell et al; att'ys, Moses, Morris & Henderson.
6th av, No 755, lease, &c. James Everards Breweries agt James Wakely et al; att'y, C Nathan.
48th st, Nos 257 and 259 East. Merida Realty Co agt Harris Cohen et al; att'y, H H Kaufman.
48th st, s e cor 2d av, 100x50.3. Merida Realty Co agt Kalman Shapiro et al; att'y, H H Kaufman.
Kelly st, e s, 325 n 156th st, 25x100. George F Johnston agt George Baker et al; att'y, Ferris & Roeser.
Arthur av, e s, Lot 14, map of Oak Tree Plot, 96x100.7x76x100. Edmund F Crowen (exr agt John O'Leary et al; att'y, A R Bunnell.
132d st, s s, 100 w Amsterdam av, 125x99.11. Sol L Kaye agt Wm M Janpole et al; att'y, B M Kaye.
Vermilyea av, n s, 125 e Dyckman st, 125x150. Vermilyea av, n s, 250 e Dyckman st, 100x150. Broadway, s s, 225 e Dyckman st, 75x157.11. Three actions. David H Taylor agt M McCormack Construction Co et al (amended); att'y, O A Hack.
69th st, n s, 175 e Av A, 123x100.4; three actions; Jacob Morris agt Abraham Halprin et al; att'ys, Phillips & Samuels.
51st st, No 3 East. Florence L Mabee et al agt Chas S Hinchman et al (amended); att'y, H Swain.
Amsterdam av, n e cor 129th st, runs n 249 x e 100 x s 17.9 x s w 8.1 x w 96.3 to beg. Elizabeth Bache et al, exrs, agt Emilia A Peper et al (amended); att'ys, Wolf & Kohn.
Av A, w s, 50.4 n 90th st, runs w 107 x n 25 x s .0134 x e 106 x s 25.2 to beg. Joseph Herzog agt Joseph Kernhauser et al; att'ys, Foster and Cunningham.
148th st, s s, 166.8 e Brook av, 16.8x100. Jacob Berman agt Emma R Smith et al; att'y, P Hellinger.
Katonah av, s e cor 236th st, 25x85. Catharine C Hill agt Jennie C Cole et al; att'y, G Hill.
158th st, n s, 225 w Broadway, 75x229.10; except part taken for Boulevard Lafayette. Samuel Eiseaman agt Albers Realty Co et al; att'ys, Klein & Jackson.
Madison st, n s, 144 e Scammel st, 24x96. Philip Bachrach agt Michael Weisberg et al; att'l, I Cchen.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The judgments filed against corporations, etc., will be found at the end of the list.

31 Anthony, Marcus O—H E Phillips....\$150.82
31 Abbott, Peter G & Agnes—L S Meyer et al.....197.87
1 Adler, Morris—Tenement House Dept.....59.72
1 Avarello, Vincenzo—J Doelger et al.....341.22
1 Amodes, Frank—Decorative Plant Co.....11.67
4 Aarons, Sol—J Mautner et al.....1,032.86
4 Adler, Philip & Emil Manneck—C D Ruwe et al.....304.81
5 Alvarez, Jose R—Thomas C Comargo.....costs, 143.71
5 Adler, Philip & George Biales—E A Klein.....28.77
5 Amato, Nicola—L Vitelli.....130.91
5 Archer, Allison M & Archer & Co—J R Lee.....278.16
5 Altieri, Marie—P Ewald.....30.22
6 Aufenauer, Julius C—G Gennerich et al.....35.91
6 Applegate, Frank N—Law Reporting Co.....42.72
6 Amerman, Wm F—A G Evans et al.....203.85
6 Agin, Walter S & Annie E—E Reeb.....449.61
6 Agramonte, Edward—J N Glass.....226.67
31 Bunin, Noah—R J Masbach.....91.43
31 Burns, Robert D—I L Lichtenstein.....76.61
31 Bruckner, Jacob—M Froelich et al.....65.23
1 Bove, Carmella—Tenement House Dept.....59.72
1 Becker, Chas E—North American Mercantile Agency Co.....15.61
1 Biessel, Otto—E Lenhard.....251.89
1 Baschkopf, Ike—Jac Fink & Bro.....29.31
1 Bryan, Esther Du Puy—Greenhut & Co.....690.92
1 Blankman, Bernard & Paul Minken—G Robinson, Jr.....171.70

1 Bunora, Pasquara—H Bobish.....62.52
1 Bloomberg, Isaac—I Blumberg et al.....102.52
4 Brown, Frank—City of N Y.....219.67
4 Barkel, Chas M—the same.....219.67
4 Brennan, Joseph—the same.....219.67
4 Breslin, John exr—the same.....100.53
4 Bollhagen, Fernando—E A M'Alpin et al treasurer.....384.56
4 Bingham, William H Plumbing & Construction Co—G H Sargent et al.....342.40
4 Bernheim, Abraham—N Y Tel Co.....47.27
4 Bates, Hayden J—The Am Exchange Nat Bank.....1,788.13
4 Bigelow, Elliott—D Chauncey.....726.35
4 Bornstein, Joseph—A Eichenbaum et al.....91.29
4 Borgfeldt, George—C E Dowdall.....72.49
4 Birns, William—E A Weed.....1,289.68
4 Borgfeldt, Geo & Co—C E Dowdall.....50.68
5 Bennett, James—City of N Y.....120.54
5 Boeckman, Anna—the same.....48.76
5 Budd, William—R G Appel.....674.88
5 Barth, Bernard—R Van Wyck Thorne.....224.65
5 Browne, Grant H—Central Bank of Westchester County.....1,196.08
5 Burkhardt, Daniel C & Katie Blumberg—People &c.....100.00
5 Blumberg, Katie & Benjamin Weinstein—the same.....100.00
5 Barese, Tony & Dominico Santora—the same.....50.00
5 Boglioli, John & Arico Jordan—the same.....500.00
5 Berer, Benjamin & Sam Geitzholtz—the same.....100.00
5 Barnes, John J—H Reiss.....304.72
5 Bach, Frederick—G F Spencer et al.....25.20
5 Blau, Max & Rosa—Germania Bank of City of N Y.....154.71
5 Brigo, Walter J—Ernest Wiene Co.....837.07
6 Butterworth, Frank—M E Halverson.....80.28
6 Bernstein, Michael—O Heyman et al.....269.46
6 the same—the same.....270.86
6 Brande, James E & Michael Vocceli—H Delinsky.....76.25
6 Beasley, Lester W J—City of N Y.....239.78
6 Bellantoni, Maria A & Latlia Martello—S Zricaro et al.....441.65
6 Bryan, John H & Louis C Costeiges—Third National Bank of Philadelphia.....322.98
6 Bauman, Schopsa—B Tuckell.....65.54
6 Butterly, Geo P—B Solomon.....20.66
6 Ballin, Percy—the same.....26.11
6 Berger, Simon—B Buge.....87.41
6 Broschalt, David & John H Sielken—E Kelly.....341.10
6 Bayaud, Geo T—Bordens Condensed Milk Co.....75.01
6 Bechler, Stonewall J—S Glatner.....52.23
6 Butts, Stephen H & John N—West End Cottages & Casino Co.....334.15
6 Brooks, Davis—M J Cohn.....9,564.64
6 Bagaroz, Antonio A & Vincenzo Caruso—People, &c.....500.00
6 Boera, Gabriel—City of N Y.....222.48
6 Bruce, Lena—M E Towns.....99.79
31 Clement, Henry S—M G Pallister.....1,087.97
31 Cohen, Bernard—B Davis.....220.77
1 Cassino, Joseph—J Doelger et al.....84.72
1 the same—the same.....105.72
1 Cohen, Joseph—S Tischler et al.....61.42
1 Cottes, James F—S Abelloff et al.....14.41
1 Crossen, John J—the same.....24.41
1 Creighton, Patrick—the same.....70.89
1 Cameron, James W—W E Fay.....costs, 154.70
1 Cadieux, Fannie B—J F Cowan.....223.91
1 Cohn, Sophie—J Sinnott.....99.34
4 Colletti, James & Sam Golding—C Maida.....289.71
4 Cavalliero, Rocco—M J Sheeby et al.....150.82
4 Clark, John W—City of N Y.....219.67
4 Church of the Reformation Ev Lutheran—E R King.....264.51
4 Compart, Percival F—O Dommasch.....costs, 46.50
4 Curtis, William H—The Motor Car Service Co of N Y.....1,857.05
4 Chace, Chas G—Fiss, Doerr & Carroll Hose Co.....332.87
5 Cusumano, Michael & John Lauvinna—People &c.....100.00
5 Chforo, Joseph & Abraham Harnash—the same.....1,000.00
5 Caccavaio, Joseph—Wakefield Park Realty Co.....61.65
5 Corey, Margaret I—Simpson Crawford Co.....31.68
5 Coutant, Chas A—S Guiterman et al.....2,031.32
5 Cara, Carmine—City of N Y.....59.37
5 Chirumbello, Orazio—S Stark.....24.56
5 Cartagno, Antonio—A Bonagur.....70.01
5 Cantelmo, Louis D—A G Richter.....287.45
6 Cohen, Solomon D—City of N Y.....402.27
6 Criddle, Mary—Interborough Rapid Transit Co.....costs, 107.88
6 Chopak, Jacob gdn—the same.....costs, 107.88
6 Corrigan, John—F Ludwig.....169.36
6 Chase, Chas G—C O'Connor.....114.58
6 Cronin, John J—H R Doerr.....85.80
6 Coombs, Joseph—B Solomon.....47.21
6 Creamer, Joseph—the same.....48.91
6 Cottrell, John W—W F Kenny.....267.12
6 Calder, Alex—W F Clemens.....2,405.05
1 Denton, John H—A Powell et al.....80.21
1 Dougherty, John—J Sinnott.....99.34
4 Donaghe, James—City of N Y.....219.67
4 Diognardi, Giovanni—H S Hotaling.....272.26
4 Dunn, Warren H—News Publishing Co.....36.17
5 Dickerson, Geo M—C Failing.....333.52
5 Dauberstein, Samuel & Samuel Levine—P Levinson.....34.45
5 Durant, Geo T—C A Van Brocklin et al.....88.33
5 Dimenna, Michael—C J Crowley.....119.41
5 Diamont, Louis—S J Bloomingdale et al.....237.39
5 Doukras, John—Samoset Chocolates Co.....67.88
5 Doukas, John—Samoset Chocolates Co.....67.88
5 Decker, John B—City of N Y.....222.48
6 Denn, John J—W A Brown.....74.99
6 Dean, Harry W—Sefton Mfg Co.....51.15
6 Dodge, Anne—O Miller.....292.92
6 Dorfman, Reuben—City of N Y.....97.81
6 Dunne, Joseph H—B Solomon.....41.41
6 Dean, Casper W—F R Long Co.....costs, 116.42
6 Day, Albert M—T J Ryan.....costs, 87.78
6 Delenne, Ferdinand—L C Mougoin.....1,181.59
6 the same—Yere French Baker Co.....635.76
31 Evans, John T, Grace C Simons, Georgiana L Evans & Wm F Kip—L V Burbank.....4,796.56

# DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.

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31 Edwards, Wm S—E Campbell.....64.96	5 Haincs, Franklin—L Clark.....1,756.52	31 Moriya, Kengo & F Usaburo Shicho—F Fang.....169.35
1 Epstein, Isaac J—American Tooth Powder Co.....27.30	5 Hagidakis, Bazili—G N Acervi.....103.85	31 Miller, David—A Powers.....3,021.83
4 Englander, Bethoven—Henry J M Veety and John F Black—Dimock & Pink Co.....87.10	6 Hornstein, Henry—J L Wollheim.....12.41	31 Manahan, J Archobald—E L Bill.....504.57
4 Elliott, Charles R—C A Van Rensselaer.....134.46	6 Huss, Charles—City of N Y.....74.41	31 Murrell, Wm G—John A Roebing's Co of N Y.....158.87
4 Ellian, Halg—M B Miller et al.....252.00	6 Harris, Herman H & Samuel I Siegel—L B Leavitt.....325.00	31 McEnery, John—S Cohn.....66.02
5 Eakins, Frank A—Colonial Development Corp.....304.67	6 Hoadley, Geo W—E I du pont de Nemours Powder Co.....890.65	31 McCarthy, John—J Davis et al.....506.60
5 Ernst, Emma—E Ernst.....120.72	6 Haffey, Michael H—S Lynch.....costs, 327.68	1 Morris, Andrew R—North American Mercantile Agency Co.....20.15
6 Eisenberg, Abraham M—F Berenbroick.....333.27	6 Holdsworth, Jennie, admx—Robert C Fisher Co.....costs, 108.18	1 Mannion, Patrick—Mallard Distilling Co.....127.37
6 Eustaphie, Eliza—G Rouse.....125.65	6 Heintze, Otto C & Arthur P & Max H Schultze—Italian-American Trust Co.....20,609.13	1 McDonald, Catherine—Tenement House Dept.....59.72
6 Ellicott, Chas R—M H Murray.....149.62	6 Hyland, Robert M—H B Claffin Co.....267.17	1 Morris, John G—W D Quimby & Co.....36.63
31 Fromholz, Julia—F Wise.....44.97	6 Hanley, Joseph—P Brock.....30.49	1 Mattiolo, Lorenzo—Independent Wine Co.....166.32
31 Fuchs, Joseph—W L Martling et al.....77.32	6 Hutchinson, Alex R—Locke & Smith Co.....154.15	1 Miriam, Nicola—M Neuman.....46.56
31 Fitzgerald, Thomas A—G N Rigby.....46.46	6 Healy, Sommers—J Rawler.....107.66	1 Mahler, Ike & Charles Schoenfeld—J Cohen.....99.65
1 Faneli, Nicola—Halstead & Co.....38.07	6 Hurlock, Geo D—S Makeever et al.....costs, 217.15	1 Mott, Jordan L Iron Works—R J Loughran.....10,168.08
1 Firestone, Charles—Title Guarantee & Trust Co.....442.21	6 Hillman, Marcus—H Kramer et al.....155.81	1 McQuaide, Sarah S—J Holden.....192.03
1 First, Harry—F Goldman.....91.30	1 Isenberg, Esther—Tenement House Dept.....59.72	1 McCormack, James H—M E McCormack.....1,381.36
1 Feldman, Leo—B Levy.....costs, 302.41	1 Jorrich, Jennie—A C Rothstein et al.....61.60	1 McGuire, Thomas J—S Abloff.....159.91
1 Flannlacher, Louis W—Chandler & Co.....64.34	1 Jacob, George & Elias Nassif Coury—J A Campbell et al.....171.15	1 McIntosh, John R—J A McCafferty.....107.09
4 Fingerhut, Hugo A & Alice R Putraw—F Bailey.....costs, 123.22	4 Jaffe, Moses & Benj—I Riger.....1,010.00	1 Mc R T Co—E Schoonmaker.....25.00
4 Foster, Reginald L—B Hayden.....1,981.50	5 Johnson, Nils—City of N Y.....222.48	4 Import & Export Oil Co—J B Balabanoglu et al.....533.96
4 Fisher, Morris gdn—Union Railway Co of N Y City.....costs, 107.88	5 Judkins, John S—Colonial Development Corp.....372.17	4 Marin, Aurora—N Hirsch et al.....179.91
4 Faulhaber, Bert G & Co—Valencia Realty Co.....costs, 200.28	5 Jenkisson, Isabella B—Simpson-Crawford Co.....97.95	4 Medlinger, Charles D—City of N Y.....219.94
5 Farrell, Thomas I—E H Hazen.....28.22	5 Jacob, Edith S—P Gutsche.....130.79	4 Mulcahey, Edward S—S Wolfs.....64.03
5 Feller, Annie—J Zwilling.....389.72	5 Judd, Benjamin—J A Hennison.....costs, 17.67	4 Muller, William—J M Davis.....87.41
5 Fuchs, George—H Malz.....215.10	6 Jameson, Mary C—E H Swift.....224.91	4 Marx, John—E Anderson.....150.05
5 Freitag, J Daniel—A S Herr—Union Bank of Brooklyn.....382.19	6 Jordan, John—B Solomon.....18.41	4 Matthews, Louis P—G B Underhill.....251.67
5 Freitag, J Daniel Jr—the same.....340.01	31 King, Wm H—B K Bloch.....142.98	4 Margolin, M, Pres—B Siegel.....77.21
5 Fring, Charles—City of N Y.....costs, 110.75	31 Kirk, Wm F—A W Nash.....527.16	4 McGrath, Anthony—City of N Y.....219.67
5 Fell, Herbert N—A S Bard et al.....3,807.88	1 Kent, Sarah F—Tenement House Dept.....59.72	4 McGovern, Hugh J exr—the same.....201.97
6 Fox, Chas K—H L Hildreth.....135.77	1 Kerrigan, James—the same.....59.72	5 Magnus, A Hastings—Aeolian Co.....231.68
6 Francisco, Harry L—S Hoffman.....36.01	1 Keely, Joseph P & Daniel Leary—B L Willis.....225.80	5 Miller, Christian—J F De Lorme.....69.67
6 Finegan, Austen—H W Coursen.....87.08	1 Kupersmid, Abraham & Nathan S Kallman—Crown Cordial & Extract Co.....158.25	5 Miller, Harry B—J Matthews et al.....68.76
6 Frank, Samuel—Chicago Picture Frame Works.....77.66	1 Koepper, Ferdinand—City of N Y.....38.17	5 Murphy, Joseph & Siegfried Himmelbauer People & Co.....100.00
6 Frey, Harry & Fannie—A Bach.....117.69	1 Kalman, David & Emelie—J Crohn.....1,822.41	5 Marchina, Antonio & Orazio Rioli—the same.....200.00
6 Fitch, Benjamin—C A Held.....115.98	1 Koehler, Augustus H—M H Murray.....191.90	5 Meroni, Adele—B Altman.....724.59
6 Fletcher, Robert J—E Mund.....118.41	1 Kallman, Minnie—F Tausend.....costs, 108.93	5 Miller, Ann—City of N Y.....79.67
6 Fuchs, Joseph, treas—N F Mottole.....41.23	4 Kaufman, Simon—E Cuddlipp.....147.61	5 Minuth, Frederick—the same.....59.37
6 Foley, James—Nathan Anklet Support Co.....44.55	4 Kiemayer, Leiser—The State Bank.....42.65	5 Miller, Henry, Jr—the same.....79.76
6 Fuchs, Joseph, Treas—N F Mottole.....18.91	4 King, Hattie M exr—City of N Y.....100.53	5 Manganaro, Amiello—H Meyer.....48.31
6 Felton, Wm M—C D Steuer.....435.72	5 Kornan, Bruno J—F J Reessing.....114.91	5 Moldenke, Richard & Lawrence E Brower—Edgar C Riebe & Co.....2,471.91
6 Fritzel, William & Geo L—F Heullen et al.....168.54	4 Kerwin, Andrew J Jr—A Post et al.....costs, 222.64	5 Mauhs, Friedrich—B Meyborg.....293.91
31 Gourand, Rene—A Lechesne.....544.01	4 Kasover, Abraham—A F King et al.....111.90	5 McKuire, Michael J—City of N Y.....120.54
31 Galindo, Cora—A Mills et al.....23.58	4 Kempf, Mary—J J Kiernan.....75.00	6 Meagher, Thomas H—F R Powell et al.....72.67
1 Grate, Ida F—A H Grote.....111.30	4 Kissel, Gustav E, Susan Raumer, Austen G Fox, Frederick B Holden, James F A Clark, Daniel L Demmon, Charles L Lanier, J Frederick Chamberlain, James F D Lanier, Robert M Pettit and William Heydt—Chicago & E Ill R R Co et al.....3,485.27	6 Mayer, Leo M—City of N Y.....73.45
1 Goodfriend, Morris—Tenement House Dept.....59.72	4 the same—N Y Security Trust Co.....500.00	6 McDermott, John—M V Z Cady.....146.76
1 Guidici, Francesco La & Luigi Genovese—Lake Erie Wine Co.....400.90	5 Keil, Richard—P Sinnott.....522.32	6 Myers, Munroe & Ella Meyers—People, & Co.....500.00
1 Goldfinger, Adolph—I Kraus.....231.36	5 Katner, Geo J M—M E Pym.....153.04	6 Munson, Christian—Commonwealth Roofing Co.....58.91
1 Glassman, Louis & Reiser—M Perrocks et al.....450.49	5 Katz, Hyman—Ragus Tea & Coffee Co.....24.33	6 Merker, Melvin E—H W Douty.....121.57
1 Ginsburg, Isidor—D P Hays et al.....4,460.82	5 Klein Benjamin H—the same.....68.04	6 Marier, Gus—B Solomon.....208.91
4 Grant, Frederic admr—R M Morgan gdn.....150.00	5 Kosower, Abraham—P C Many.....396.09	6 MacIntosh, Neil W—T R McMann Co.....152.91
4 the same—A Grant et al.....774.70	5 Kingsland, Albert A—M G Ernest.....319.61	6 Miche, Herman—City of N Y.....222.48
4 GHickman, Morris N—City of N Y.....29.67	5 Knowles, Edw D—J Silverstein.....42.15	6 Meyer, Sadie & Emma J Mantel—M Zinnamon.....59.91
4 Gallo, Dennis M, Michael Girardi and Raffaele Cupoli—N Aquilino et al.....500.00	5 Knorpp, Philip—E F Limbeck.....104.42	6 Mazzola, Pietro, gdn—W Nichthausen.....costs, 108.18
4 Glaser, Emanuel—Edward F Sleaster.....65.10	5 Kantrowitz, Jonah & Nathan Rabinowitz—Wm A Thomas Co.....319.46	6 McMullen, James D—City of N Y.....222.48
4 Gault, John H—N Y House Wrecking Co.....54.45	5 Kimel, Leon—W F Clemmons.....107.93	6 McMurty, Alfred L—B Solomon.....16.41
4 Guggenheim, Newton S—S Phillips.....535.31	5 Ketcham, John B—W F Irish Electric Co.....16.41	1 Neuberth, Nicholas—Tenement House Dept.....59.72
4 Gottlieb, Fannie—L Trier.....35.45	6 Klosk, Louis & Isaac—I Silberman.....318.81	1 Nathan, Jerome—the same.....59.72
5 Guyer, Mary—S A Buchenholz.....131.81	6 Kelly, John—I Hirsohn.....264.41	1 Nertney, James P—G H Payson.....268.85
5 Goldstein, Adolph—J Friedmann.....36.72	6 King, Samuel J—W A Fiegelstock.....475.49	1 Nooney, James D—S Abloff.....129.74
5 the same—the same.....36.72	6 Kennedy, John J—M Zuinn.....1,500.00	4 Noehinson, Harry A—C Stearns.....30.57
5 Gould, Frederick H—Scarsdale Pub Co The Colonial Press.....79.67	6 Kaufman, Leon & David Cohen—B Sanberg.....180.77	6 Nadler, Samuel—City of N Y.....317.69
5 Goldstein, Bessie—S M Fleischmann.....36.31	31 Leavy, Edw N—C B Gumbel.....costs, 109.20	6 Newman, Ferdinand T—R Stoll.....407.63
6 Gogay, Henry B—A Yuseff.....61.40	31 Levine, Sarah & Isaac Portman—M Freedman.....155.73	6 Nachmann, Hugo—C F Nahmmacher.....164.77
6 Getzler, Elias* & Samuel Frank—Chicago Picture Frame Works.....77.66	1 Levin, Hyman—Tenement House Dept.....59.72	31 O'Donohue, Thomas—H Held.....180.76
6 Goldberg, Wolf—K Rosenberger.....130.41	1 Lohrman, Ernest A—the same.....59.72	31 O'Brien, John J—N Y Telephone Co.....40.29
6 Glavin, Eugene—City of N Y.....120.54	1 Levine, Isaac & Haji—State Bank.....345.89	31 O'Toole, Eugene E—Chesbro Whitman Co.....580.69
6 Garrigan, Peter—the same.....59.37	1 Luerman, Catherine—G Gennerich et al.....122.66	1 O'Reilly, Ellen T—Tenement House Dept.....59.72
6 Grunhut, Solomon & Morris Muschel—G A Lavelle.....484.72	1 Levin, Julius & Albert—J A McCafferty.....108.36	1 Orr, Chas G—S Abloff.....22.58
6 Gaus, Nathan—L Jacoby.....34.41	1 Lennon, Patrick & Alice—G W Steinreich.....232.22	4 Olsen, John E—H Frank et al.....219.10
6 Gallo, Giovanni & Maria—J Lazar.....115.41	4 Levy, Rachel admrx—A H Johne et al recvrs.....costs, 107.88	4 Orlov, George—L B Boudin et al.....64.31
6 Glynn, Jack or John—L Rosenbaum.....78.41	4 Landsman, Wolf—C J Lane.....52.51	5 O'Reilly, John J—City of N Y.....219.67
6 Gleason, Joseph J—S A Bossert.....184.35	4 Lynch, Oscar J—G B Underhill.....201.47	5 O'Reilly, Hugh A—L Meyer.....costs, 180.86
6 Gordon, Bernard S—Standard Mfg Co.....383.86	4 Levenson, Meyer & Abraham Gordon—J Ravitch.....costs, 76.29	5 Overton, Henry R—City of N Y.....219.67
6 Giersch, Herman—N Y Butchers Dressed Meat Co.....costs, 108.18	4 Lapin, Elias & John Brown indiv & Co—The Twelfth Ward Bank & Co.....168.89	5 O'Hare, John—Fiebing Chemical Co.....61.51
6 Goldberg, Sarah—Kniffin & Demarest Co.....153.19	4 Levee, Jeanie M—W Hawley et al.....34.51	5 the same—New England Whip Co.....53.86
6 Gower, Lewis—D Nicoll et al.....61.26	5 Levine, Isaac & Bernard Gleck—M N Clement.....1,000.00	5 Osoba, Amadues—S Mantler.....costs, 118.18
6 Glaser, Morris—M Katz et al.....75.25	5 Lasner, Andrew H—M A Charlop.....1,532.22	5 Osoba, Mary—the same.....costs, 118.18
6 Gurwitz, Charles—L C Weir.....70.75	5 Linn, Andrew H—Scarsdale Pub Co, The Colonial Press.....72.67	6 O'Neill, Andrew C—S J Bloomingdale et al.....24.78
6 Goodfellow, William—Billings, King & Co.....214.76	5 Lynch, Thomas F—M Fahey.....costs, 1,341.34	6 Oakford, Wm J—C J Schneider.....117.10
31 Holl, John—A R Chapman.....321.58	5 Lawrence, Norman W—W R H Martin et al.....33.06	6 the same—J Frank.....202.22
31 Heller, Maurice—M T Donovan.....338.16	5 Latocha, Peter—Carnegie Trust Co.....631.65	6 Oliver, Isidor—City of N Y.....402.27
31 Hutchinson, Miller R—Acton Garage.....91.01	5 Lovell, John W—Jarecki Mfg Co.....1,206.09	31 Pomeranz, Hyman—N Y Telephone Co.....73.35
31 Heritage, Alfred & Joseph N Scott—Broadway Trust Co.....23,486.32	6 Learoyd, Harold J—City of N Y.....38.98	31 Portman, Isaac & Sarah Levine—M Freedman.....155.73
1 Heffener, Fred—Tenement House Dept.....59.72	6 Lynch, Michael—the same.....324.42	31 Paley, Jacob, Barnet & John—N Y Telephone Co.....76.03
1 Hoely, John J—F E Hallfeld.....144.31	6 Levine, Boris M—Old Colony Trust Co.....85.50	31 Paletz, Jacob—the same.....41.16
1 Henry, Geo E—Neal & Brinker Co.....531.42	6 Leach, Emma—J A Sheehan.....34.40	31 Paley, Barnet—the same.....31.09
1 Horowitz, Rebecca & Joseph—A Hirschberg.....528.46	6 Levy, Isadore M—R J Lasker.....costs, 17.65	31 Pagan, Henry G—N Y Telephone Co.....43.89
1 Honig, Max—G W Martin et al.....115.88	6 Luce, Clarence—B Solomon.....24.41	31 Peckham, Sarah H—Welsbach Gas Lamp Co.....170.06
4 Huberty, Peter B—G L McLaughlin et al.....123.05	6 La Rosa, Nicola—M Larkin et al.....costs, 108.18	1 Payton, Philip A Jr—Tenement House Dept.....59.72
4 Hyman, Louis—C F Frey.....108.62	6 Labes, Louis—S Miers.....costs, 112.70	1 Petelli, Joseph—the same.....59.72
4 Hodge, James B—M W Cross et al.....235.74	31 Morris, P H—L Aldis.....71.36	1 Pisapia, Michael—the same.....59.72
4 Hamil, Frederick J—R J Hickson.....330.39	31 Mangiano, Gaetano—R L Graziano.....134.40	1 Picken, John A—J C Schrader.....5,175.74
4 Hallfeld, Fred—M Misch.....115.76		1 Power, Edmund A—M Levy et al.....24.31
4 Haft, Joseph—Marine Ice Co.....148.37		4 Paulsen, Thomas—City of N Y.....219.67
4 Holler, Peter & Hannah Schneider exrs—The City of N Y.....402.25		4 Palma, George A—the same.....219.67
4 Hearn, Geo A—E H Ellis.....1,447.74		4 Papau, William—the same.....219.67
5 Harnan, Oscar W—I Mears.....165.54		4 Patruh, Aaron, Patruh Grossman Realty & Const Co and Jacob Rechnitz—The John C Orr Co.....1,549.00
5 Hansen, Adam—Phoenix Color Works.....24.42		4 Parker, Elly Z—New Netherlands Bank of N Y.....49.86

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<p>4 Powell, Harold T—the same .....219.67          4 Pannino, Angelo—C E Gates &amp; Co. ....112.97          5 Pannos, Louis—R Talsky et al. ....39.65          5 Pomeranz, Henry &amp; Jacob—L Gerstler et al. ....77.38          5 Pletzer, Walter S—M A Goodwin .....90.58          5 Plassanne, Antonio—J Laforte et al. ....134.37          5 Parker, Max—S Farver .....131.51          6 Perkins, John H &amp; Jess C Williams—Knif-          fan &amp; Demarest Co. ....61.06          4 Quinn, Daniel J—City of N Y. ....219.67          5 Quinan, Wm J—City of N Y. ....89.95          31 Rosenber, Harry—N Y Telephone Co. ....44.07          31 Rendel, Arthur E—the same. ....158.27          31 Russo, Ernest—the same. ....31.38          31 Rosenblatt, Mollie—J Beacher. ....costs, 22.65          31 Ridley, Arthur—Brody Building Co. ....52.66          31 Roters, Anton—J Rappold et al. ....241.80          31 Rubenstein, George—M Radt. ....costs, 109.90          1 Robinson, Douglas &amp; Adrian H Joline,          receivers—K Nagy .....1,000.00          1 Ralph, Henry Jr—S Ballsump. ....44.11          1 Reiman, Edward—H Graf Distilling Co. ....54.96          1 Rhatigan, Thomas—City of N Y. ....219.94          4 Rhein, George—M Mohr exr .....50.21          4 Roberts, Edwin—City of N Y. ....219.67          4 Rieser, Solon J—C Weisman .....209.51          4 Reisler, Isaac—L A Dable .....84.13          4 Rosenthal, Walter M—M Haber et al. ....136.91          4 Rowland, Harry H—New Netherlands Bank          .....422.02          4 Robinson, Douglas &amp; Adrian H Joline as          recvrs &amp;—S Greene .....100.00          4 the same—G Greene .....500.00          4 the same—H E Kennedy .....275.00          4 Rogel, Isaac, Clarke Construction Co and          Moses Price—P Gudy .....2,766.32          4 the same—M Dasberg .....1,168.31          4 Rauth, Isadore—N J Packard et al. ....185.01          5 Root, Henry A—S W Ehrich .....4,926.95          5 Reitzfeld, Isaac—H Paley et al. ....44.31          5 Reid, Chas E—E M Caifall .....81.11          5 Rogers, Gouverneur—J C Bucher et al.          .....443.88          5 Rosenstock, Bernard, Sam Ettlinger, Phil-          ip Hornik &amp; Phylipp Weissberg—E A          Klein .....519.65          5 Rosen, Harry &amp; Morris—I Blyn &amp; Sons.          .....116.90          5 Rosenfeld, Sidney &amp; Wm H Strong—J          Abraham .....44.65          6 Ruege, Arnold* &amp; Ellic—S Dobriner. ....50.15          6 Rothien, Rosa—Tomback &amp; McPhee. ....31.19          6 Regakos, Panagis D—C D Vloyanitis. ....250.41          6 Runker, Maurice—City of N Y. ....486.82          6 Reynaud, Albert—the same .....59.37          6 Rosenholtz, Mayer—the same .....79.76          6 Robinson, Douglas &amp; Adrian H Joline          recvrs—A Vrooman .....700.00          6 Robinson, Mabelle L &amp; Chas H Williams—          P Schweickert .....64.00          6 Reynolds, Myron—R W Tailer .....479.62          6 Reich, Simon—H Kemmer et al. ....16.11          6 Rickeram, Wm H &amp; Wm B Walkinshaw—          R J Tierney .....45.71          31 Singer, Aaron—N Y Telephone Co. ....92.79          31 Stoddard, Geo S—Acton Garage .....352.27          31 Stiasney, Lina—M T Donovan .....76.07          31 Schanne, Chas D—Hencken &amp; Willenbrock          &amp; Co .....82.75          1 Shalet, Paul—J Stoloff et al. ....costs, 117.28          1 Sulzbacher, Jerome—A J Gelder et al. ....84.86          1 Siegel, Benjamin—G Spitzer et al. ....951.32          1 Sacoder, Joseph, Kalman Mehlman &amp; Chas          Farrer—S Scheftz et al. ....384.15          1 Sullivan, Frank—City of N Y. ....219.94          1 Silk, Sol—Tenement House Dept. ....59.72          1 Stiner, William—N Y Telephone Co. ....28.89          1 Spingarn, Israel—Tenement House Dept. ....59.72          1 Schenkman, August—the same .....59.72          1 Schenkman, August—the same .....59.72          1 Soubie, Bertrand—N Y Telephone Co. ....26.59          1 Sack, Pincus—the same .....35.02          1 Silverman, Samuel &amp; Joseph Cohen—the          same .....67.10          1 Stamm, Mary—the same .....68.97          1 Sakolsky, Harris—the same .....84.90          1 Sire, Meyer L—H Cohn .....330.70          1 the same—the same .....673.90          1 the same—the same .....408.90          1 the same—the same .....475.90          1 Schwartz, Adolph—A Smoke .....1,700.61          1 Seward, De Witt C—Tribune Ass'n .....179.63          1 Stoff, Sigmund, Harry M &amp; Rose—State          Bank .....425.71          1 Schreier, Martin—H C Wetterau &amp; Co. ....68.03          1 Smith, Thomas R—S J Bloomingdale et al.          .....63.88          1 Sully, Daniel J—E G Buck. ....230.40          1 Studebaker, Laura—K O'Connell et al. ....118.02          1 St George, Henry V—M Fitzgerald. ....361.24          4 Saltman, Annie—H Jablonsky .....146.30          4 Schnabel, Henry—City of N Y. ....219.67          4 Stamford, Charles D—the same. ....139.24          4 Sameth, Nathan—N Y Telephone Co. ....80.57          4 Silverstein, Abraham B &amp; Sigmund Wilt-          schek—the same .....35.61          4 Schafroek, Emil—E E Seelig. ....costs, 23.74          4 Steinmann, Theresa—N Y Telephone Co. ....24.86          4 Schneider, Adolph &amp; Raymond W Marshall          —Anchor Webbing Co. ....369.71          4 Schmidt, Fedor indiv &amp; c—E L Waldo and          others .....12,296.55          5 Strong, Wm H—J Abraham .....44.65          5 Shebata, Joseph &amp; Giovanni Ferrera—Peo-          ple &amp; c .....500.00          5 Szudzikowski, Leon &amp; Albert Fabecyncki          —M N Clement .....500.00          5 Stoff, Sigmund, Harry M &amp; Rose—State          Bank .....216.89          5 Scheyer, James—Alfred Allen Watts Co.          .....93.83          5 Sanders, Louis—Pretonia M Martin .....425.16          5 Sutherland, William—City of N Y. ....222.48          5 Seeber, Margaret—City of N Y .....59.37</p>	<p>5 Sprague, William—the same .....222.48          5 Stanard, Andrew G—the same .....222.48          5 Spinelli, Ameno, admx—J H Parker Co.          .....costs, 103.08          5 Schwartz, Fanny &amp; Herman—O J Step-          ens Inc .....221.97          5 Sciam, Herman—the same .....90.22          5 Sire, Meyer L—J Young, Jr .....98.24          5 Saxe, Eugene—Columbia Typewriter Mig          Co .....30.45          5 Sanneberg, Leo—L Nordinger .....97.38          5 Scaeler, Frederick E—W T Hanson. ....406.46          5 Schnaer, Lawrence J—Duparquet, Huot &amp;          Monseu Co. ....824.07          6 Simon, Dora—C C Minzesheimer et al. ....1,148.81          6 Stul, Jacob—Interborough Rapid Transit          Co. ....costs, 101.88          6 Sherry, David—Review of Reviews Co. ....90.91          6 Spear, Edwin C—A S Apsey et al. ....296.65          6 Stephens, Edward—M Taruri .....123.15          6 Stephens, Edward—M Taruri .....123.15          6 Sautolemma, Giovanni—F Olive .....69.41          6 Scaener, Wilhelmina—City of N Y. ....19.16          6 Shtaring, Jacob—the same .....324.42          6 Schmitt, Carl—the same .....120.54          6 Simonon, Sam—F S Clark. ....130.86          6 Scaix, Percival—S Houman .....38.94          6 Scribe, William—F A Baker. ....229.05          6 Smith, Frank C—Oliver Typewriter Co. ....16.00          6 Slinger, Hannah—S J Bloomingdale et al.          .....218.84          6 Stern, Eugene J &amp; Berthold L Weil—A Co-          nen .....38.41          6 Schultz, Lewis R—B Prucovsky. ....1,162.89          6 Shapiro, Isaac—A Klossk. ....663.04          6 Smogier, Jacob—M Rose et al. ....92.26          6 Spiegel, William—S Shanker .....124.55          6 Sims, William—M S Browne. ....6,391.80          31 Thrush, Henry—M E Reid. ....210.13          1 Tailman, Alfred A—City of N Y. ....76.72          1 Taoue, Abraham—Tenement House Dept.          .....39.72          4 Toomey, Lawrence J exr &amp; c—City of N Y.          .....130.69          4 Turnbull, Andrew exr &amp; c—the same. ....30.16          4 Towns, Mirabeau L—Sutolk County Nat          Bank. ....781.55          5 Torney, Thomas—City of N Y. ....219.67          5 Tropea, Angelo or Angelo Simopoli—S          Piana .....71.81          5 Tangney, Patrick—Lowe Electric Co. ....34.41          5 Tanyor, Henry A—G E Heyl .....1,102.91          5 Thwaites, Wm G—City of N Y. ....48.76          6 Topitz, Samson L—S Glatner. ....404.98          6 Thoma, Frederick C—H Behlen &amp; Bros. ....595.92          6 Tager, Isidor—E Riger .....383.91          6 Thompson, William—City of N Y. ....120.94          6 Taus, Samuel—H Kramer et al. ....86.41          1 Ullman, Solomon—N Y Telephone Co. ....36.61          31 Von Erlenbell, Walter—H S Kirby. ....280.69          1 Valentem, Gabriel—U Vespaziano .....1,175.44          4 Vittellie, Domenico—V Langman. ....37.51          4 Valentine, George W—City of N Y. ....219.67          5 Valente, Gabriel—F Weingarden. ....220.41          5 Volpe, Vincenzo &amp; Rocco Tucci—People          &amp; c .....200.00          31 Ward, Thomas W &amp; Mark S Thorne—B K          Bloch .....210.13          1 Wecker, Maurice S—N Y Telephone Co. ....32.05          1 Wallach, Isabel R—Tenement House Dept.          .....59.72          1 Weinblath, Charles—H Fulton Jr et al. ....46.43          1 Wurtzel, Abraham—State Bank .....43.81          1 Weber, Louis G—D Baum et al. ....204.41          1 Whalen, James A—City of N Y. ....38.02          1 Wiley, Edw R—the same .....219.94          1 Warren, Wm J—A Lutz .....31.39          1 Wooley, Wm H—S Abelloff .....20.41          1 Wolport, Abraham—M Malbin .....279.07          4 Wenner, Jacob—Otto God .....472.75          4 Waltz, William—K J Schmidt. ....228.52          4 Wilson, Henry—City of N Y. ....219.67          4 White, Henry B—the same .....219.67          4 Wilson, Myrta L A—the same .....219.67          4 Williston, Sadie S exr &amp; c—the same. ....80.42          4 Wexler, George—the same .....420.15          4 Welch, Ellen—A H Johnne et al recvrs.          .....costs, 101.88          4 Walsh, John A—N Y Telephone Co. ....63.84          4 Weintraub, Joseph—the same .....32.99          4 Wiltschek, Sigmund—the same. ....35.61          4 White, Issie—R Lewis .....106.88          4 Wolfinger, Bernhard—L W Moers. ....19.41          4 Wiggin, Edward—Sutherland Apartment Co.          .....129.00          5 Wheeler, Edw C—City of N Y. ....219.67          5 Wickes, Clarence L—the same .....219.67          5 Willetts, Thomas W—the same .....219.67          5 Wagner, John—M Weiss .....203.87          5 Weeks, Oakley—A T Bachman .....632.83          5 Wagner, Walter E—Simpson-Crawford Co.          .....171.15          5 Wilcoxon, William—J T Gersh .....128.92          5 Wood, F J &amp; Raymond L Donnell—A D          Kahn et al .....136.92          5 Ward, Caroline—H Knubnast et al. ....1,784.12          5 Wechsler, Jacob—J Stern et al .....87.57          5 Waterbury, Chas L—C P Rogers et al. ....559.20          6 Weinberger, Henry, Louis Freidman &amp; Da-          vid Goodfriend—H Goldberg .....986.90          6 Walsh, James P—Alphaduct Co. ....17.91          6 Willenkamp, Chas E—City of N Y. ....79.67          6 Warth, Mary L—the same .....79.67          6 White, Hugh—the same .....324.42          6 Willburn, Wm W—the same .....120.04          6 Whitford, Edgar K—the same .....59.37          6 Walsh, James P—Alphaduct Co. ....17.91          6 Wilburn, Wm H—City of N Y. ....120.54          6 Weeks, Eleanor—S Brown .....74.41          6 Waldron, Alfred—M H Murray .....278.58          6 Wheeler, Geo M—J Fleischer .....1,145.30          5 Yake, Costis &amp; Neclai Pangale—E Kneath.          .....45.00          6 Young, Howard J—F A Hall. ....124.53          31 Zeitlin, Samuel—F Aue .....79.79          31 Zapart, Anthony—D Beckermann et al. ....166.67</p>	<p>1 Zank, Charles &amp; Morris—Raynor &amp; Per-          mas Envelope Co. ....100.00          4 Zampell, Angelo—G W Conterio. ....60.00          5 Zanis, Max—C D Stedler. ....31.12</p> <p style="text-align: center;">CORPORATIONS.</p> <p>31 Washington Heights Pub Co—A T Stephens.          .....100.21          31 Bureau of Social Requirements—J Bennett.          .....619.96          31 Forty-Second Street, Manhattanville &amp; St          Nicholas Avenue Ry Co—J B Kelly. ....1,008.12          31 Putnam Holding Co—J Thompson et al. ....1,031.10          31 Trench Mining Co, Mevin Stephens, James          B Birmingham &amp; James Van Sicel—F L          Daniels .....2,019.08          31 Kugel, Schatz Co—S Dresser. ....39.94          31 Mann Electrical Co—Westinghouse Lamp          Co. ....91.89          31 Park View Co &amp; Victor Electric Co. ....111.09          31 French Embroidery &amp; Button Hole Works—          M Butzer .....91.79          31 M Fine Realty Co—J Lange. ....420.00          31 Johnsonowa Mocha Mills Co—Salvator de          Rimini .....costs, 12.41          1 Afro-American Realty Co—Tenement House          Department .....39.72          1 Columbia Fireproof Door &amp; Iron Co—Van          W Tyler .....323.68          1 Steel Vault Light Construction Co—N Y Tel-          ephone Co. ....33.88          1 J I Story Co—Link Chain Belt Co. ....89.61          1 Trinity Slot Machine Co—N Y Telephone Co.          .....53.06          1 Joseph Fuchs Co—Billins Ring Co. ....60.51          1 Consolidated Gas Co of N Y—J L Wells et          al. ....costs, 114.55          1 Fidelity Funding Co—Western Bank Note          &amp; Engraving Co. ....1,422.03          1 the same—the same .....644.91          1 Fidelity Funding Co &amp; Federal Construc-          tion Co—the same .....1,086.26          1 Larmer A Cushman Baking Co—Tenement          House Dept .....59.72          1 L I Dyeing &amp; Cleaning Co—W Hill .....331.51          1 N Y Credit Guide Co—J N Streep. ....31.16          1 N Y Finance Co—W H Gardner .....2,664.84          1 Powers Realty Construction &amp; Cement Co—W          R Jones .....5,042.57          1 Rotnar &amp; Slater Mfg Co—L T Weiss. ....224.00          1 Steel Concrete Construction Co—City of N          Y .....211.20          1 Stewart &amp; Aboon Ltd—the same .....115.46          1 Straub Envelope Co—the same .....44.75          1 Stella Park Amusement Co—American News-          paper Pub Assn .....404.61          1 City of N Y—H Bloomingdale et al. ....costs,          1,001.12          1 American-west Africa Trading Co &amp; Geo          F Montgomery—C J Edwards. ....118.95          1 Truitt Seeker Co—City of N Y. ....154.19          1 Bruatour Co—Western German Bank. ....225.32          1 Williams Engineering &amp; Contracting Co—          H A Metz. ....costs, 341.35          1 Western Electric Co—A Steinert. ....1,366.08          4 Tropical American Publishing Co—J W          Hunn et al .....207.32          5 American Mineral Water Machine Co—          National Lead Co .....357.37          5 Bronx Borough Realty &amp; Construction          Co—Olm J Stephens Inc .....185.39          5 Buzzini Equipment &amp; Construction Co—M          Downey .....468.76          5 Compania Transatlantica De Barcelona—A          Capaldo .....2,650.70          5 Degau Construction Co—J O'Brien .....400.00          5 Fidelity Funding Co &amp; Patrick J Kiernan          —T A Ennis et al .....35,988.14          5 Hildreth Varnish Co—J W Eyles. ....158.91          5 Edward Johnson Building Co—H W          Johns-Manville Co .....868.51          5 N Y City Ry Co—J L Tynan .....2,000.00          5 Rockland Lake Trap Co—Vilas National          Bank of Plattsburgh. ....costs, 83.36          5 Siegel-Cooper Co—S Frahm .....2,185.50          5 the same—E Frahm .....5,254.10          5 H G Alfred Co—G W Plumbo .....350.51          5 Joseph Fuchs Co—H G Disbrow et al. ....75.93          5 American Playlovers Corp—Met Printing          Co .....334.51          5 N Y Elevated R R Co, Manhattan Ry Co          &amp; Int R T Co—Trustes of Columbia          College &amp; c .....9,270.31          5 N Y Elevated R R Co &amp; Manhattan Ry          Co—the same .....31,482.92          5 Industrial Law League—Kenfield Leach          Co .....63.16          5 Union Painless Dentists—Allen Advertis-          ing Agency .....202.41          5 Weissberg Rosenstock Ettlinger &amp; Hornik          Inc—E A Klein .....264.65          6 N Y City Ry Co—G P Gilmore. ....50.00          6 N Y &amp; Spring Valley Realty Co—City of          N Y .....483.54          6 Southern Match Co—the same .....148.29          6 Good Clothing Co—the same .....97.81          6 Fidelity Funding Co &amp; Patrick J Keiran—          Brewster &amp; Co. ....15,428.49          6 Magnetic Control Co—City of N Y. ....39.08          6 United Owners Realty Co—the same. ....70.52          6 Richmond Borough Pub &amp; Printing Co—          the same .....80.27          6 Hillside Motor Car Co—Continental Caot-          chouc Co. ....437.54          6 St Dunston Society—AJ Picard. ....12.41          6 National Business Show Co—Fidelity &amp;          Casualty Co of N Y. ....148.58          6 Florence Realty &amp; Construction Co—M          Weltfisch .....149.41          6 Belmont Pharmacy—Allegretti Chocolate          Cream Co .....16.15          6 Industrial Law League—H T Miller Jr et          al .....63.35</p>
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 6 Whiting Mfg Co—C E Buckley.....costs, 154.74  
 6 Union Ry Co of N Y City—C Bulger.....750.00

### SATISFIED JUDGMENTS.

Oct. 31, Nov. 2, 4, 5 and 6.

Berg, Louis S—Carnegie Trust Co. 1908. \$15,114.03  
 Brennan, Robert T—Aeolian Co. 1908.....121.54  
 Bloch, Philip—F A Pacher. 1898.....203.16  
 Coppola, Vincenzo—W P Bernagozzi. 1908.....368.82  
 Craven, James B—G Barrie et al. 1908.....104.88  
 Coleman, Daniel, Harry F & John—D P Nicholas et al. 1903.....759.68  
 Same—same. 1904.....99.50  
 Davis, Bernard—G R Read et al. 1901.....94.15  
 Davis, William—S Lessner. 1908.....102.41  
 Duncan, Isidore—L Helene. 1899.....256.98  
 Espee, Louis H De L—Food Trade Pub Co. 1907.....221.41  
 Epstein, Philip & Geo H—P Levitt. 1908.1,007.13  
 Epstein, Henry & Jacob Wener—C A Shafer et al. 1908.....495.15  
 Freedman, Samuel & Isaac Rosenwasser—People, &c. 1907.....1,500.00  
 Faber, Chas P—C J Kellar. 1908.....1,174.77  
 Greenstein, Joseph—G Kleinfeld et al. 1906.....462.85  
 Greenstein, Joseph and Kalman Hirsch—W R Bell et al. 1905.....673.57  
 Gleason, Joseph J—L Hirsch. 1908.....118.57  
 Hunt, Frederick S—Scarsdale Pub Co, The Colonial Press. 1908.....125.29  
 Hewitt, Edw G—City of N Y. 1908.....412.19  
 Same—same. 1903.....157.66  
 Same—same. 1906.....379.07  
 Halley, Benjamin R & Samuel J Goldsmith—I Lawkowitz. 1908.....507.46  
 Hally, Thomas—F Huhn. 1908.....100.00  
 Heal, Wm S—J J Pheelan. 1908.....194.41  
 Hutchinson, Chauncey E—J H Van Tine. 1908.....932.75  
 Henderson, Blanche & Robert Passley—People, &c. 1908.....300.00  
 Jacobson, Nicholas—S Stransman. 1908.....873.78  
 Keen, Joseph & Morris Levin—F Baldwin. 1908.....390.83  
 Lusher, Archibald—S Broom et al. 1908.127.41  
 Levy, Julius, Louis Prager—P Olken et al. 1908.....112.91  
 Lesser, Peter & Ira Levison—S Epstein. 1908.....477.91  
 Same—same. 1908.....269.51  
 Levy, David H—European American Bank. 1908.....285.21  
 McClatchey, Thomas G—Olin J Stephens Inc. 1908.....39.84  
 Morris, Robert S—F G Ormsby. 1908.....522.95  
 Meegan, Frank W—N L Guckert et al. 1908.....67.21  
 Martenhoff, Chas E—H B Kirk & Co. 1903.....100.07  
 Mott, J Varnum—T Seamon. 1907.....4,362.60  
 Moore, James B & John A—New Netherlands Bank of N Y. 1908.....1,800.62  
 Moore, John A—W Farrell et al. 1908.....2,406.21  
 Moore, John A—Chelsea Exchange Bank. 1908.....5,061.17  
 Nachod, Friedrich, Alphonse Jacobson & Max Hessberg, Percival Kuhne and Max Jaffe—Bankers Money Order Assn. 1907.....34,373.63  
 Naumann, Henry C—S Battista et al. 1908.103.56  
 Newman, William—People, &c. 1908.....500.00  
 Neubauer, Andrew—J Kovacs. 1908.....64.40  
 O'Donnell, Frank A, James B Bouck, John J Brady, Edward Todd, Samuel Strasburger, Nicholas Muller & Frank Raymond, comrs—H Bloomingdale. 1908.....1,001.12  
 Oliver, John F—H Morris. 1905.....170.55  
 Pell, Theo E—J J Michael. 1908.....106.81  
 Powers, Charlotte E—J D Merriman. 1908.....380.41  
 Paynter, Wm H—Swift & Co. 1908.....99.92  
 Raynor, Alvin—J Collins. 1908.....97.71  
 Rudd, Wm W—Thos D Murphy Co. 1908.....28.15  
 Rosenberg, Morris—S Godkin. 1908.....265.95  
 Smerling, Morris & Louis Borowitz—State Bank. 1908.....664.82  
 Schnee, Sigmond—H J Nathanson. 1908.....89.65  
 Searles, Geo A—C F Atherton. 1908.....2,373.43  
 Simmons, John P and Joseph P—M Mezer. 1901.....149.76  
 Stone, Samuel H—E E Tullis. 1906.....1,485.06  
 Sands, Philip—J Watson et al. 1908.....724.38

Schumacher, Charles & Meyer Bieler—N Green-span. 1908.....1,634.88  
 Soenneker, Gustave—Valley Dew Distilling Co. 1908.....119.65  
 Schultz, Carl R—J Schanz. 1908.....434.41  
 Schnugg, Francis J—L P Mahler. 1903.2,474.54  
 Tropp, Jacob—L Weinberger et al. 1908.....111.90  
 Towne, Chas A—Denver National Bank. 1908.....633.23  
 Weilandt, Michael—L Marcus. 1908.....96.65  
 Wax, Rosa & Nathan—Cudahy Packing Co. 1904.....69.21  
 Waters, Leeds V—J B Leavy. 1902.....319.13  
 Weilandt, Michael—L Marcus. 1908.....96.65

### CORPORATIONS.

Austro, Hungarian Hospital—N Friedman. 1902.....843.70  
 Alcorn Woolen Mfg Co—S G Siegel et al. 1908.....823.19  
 Burrowes E T Co—H H Fuller. 1908.....116.76  
 Car Trust Investment Co—W W Miller. 1906.....6,041.77  
 Insurance Co of North America, its president, directors, &c—J Battle. 1908.....475.00  
 Knickerbocker Trust Co—A Iselin Jr. 1907.....6,017.97  
 Same—same. 1907.....67.00  
 Lordi, Pernetti & De Respiris Construction Co—J Conforte. 1908.....113.41  
 O L Schwencke Land & Investment Co—J H Kelly. 1908.....86.36  
 Same—same. 1908.....534.67  
 Mutual Reserve Life Ins Co—W P Hunter. 1907.....256.78  
 Same—same. 1907.....451.96  
 Same—same. 1904.....901.65  
 Same—same. 1908.....149.30  
 Same—L C Cunningham. 1908.....136.28  
 Fleischman Floral Co—Schloss Bros. 1908.219.66  
 United States Title Guarantee & Indemnity Co—E Griffin. 1908.....121.33  
 Mutual Reserve Life Ins Co—J H Tillotson. 1907.....116.85  
 Pain Mfg Co—W L Johnson. 1908.....70.10  
 Tarrytown Building Co—J T Meeker. 1908.783.78  
 Same—same. 1908.....1,338.11  
 Mutual Reserve Life Ins Co—J Moore. 1907.....4,158.83

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied on appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

### MECHANICS' LIENS

Oct. 31.

250—Health av, w s, 240 n Hub Terrace, 25x100. Van Nest Wood Working Co agt Michael Maloney & Charles Peterson.....\$60.00  
 251—179th st, s s, 100 e Clinton av, 25x100. Same agt Filomena Di Lorenzo & Charles Peterson.....292.00  
 252—Riverside Drive, n e cor 138th st, 100.3x145x99.11x132.6. John Bell Co agt Charles Hensle Realty Co & Patrick O'Rourke.....650.00  
 253—Satisfied.  
 254—Riverside Drive, n e cor 136th st, 102.6x122.10x99.11x145.7. Same agt Penco Realty Co & Patrick O'Rourke.....1,200.00  
 255—Satisfied.  
 256—Lexington av, No 679. Josiah P La Feure agt Henry F Deane and Levin & Levin Contracting Co.....550.00  
 257—116th st, No 28 West. Lorenz F J Weiher agt Louis N Adler.....50.00  
 258—3d av, No 1765.....|  
 98th st, No 200 East.....|  
 Max Zwerdling agt William Brown and Fleischer & Bardinsky.....70.00  
 259—Essex st, No 175. Charles Staiger agt B E Winham & Charles Pache.....475.00  
 260—Cromwell av, e s, 266 n 169th st, 50x100. Bernard Greenhal agt Michael F Maher Jr.....150.00  
 261—3d st, w s, lot 757, map of Village of Wakefield, Bronx, 25x105. Albert Pfoden-hauer agt Nunzia Valentine.....65.00

Nov. 2.

1—27th st, Nos 109 and 111 West. D B Pershall et al agt Marmac Construction Co & Duke Iron Works.....136.00

2—133d st, No 64 West. Charles Appel agt Max J Klein & Max Zimmerman.....93.75  
 3—Lexington av, n e cor 30th st, 40x100. Cutler Mfg Co agt Michael Benincasa.....135.00  
 4—77th st, Nos 305 and 307 East. Jerome Pergano & Co agt Pincus Lowenfeld, William Prager & Julius Miller.....50.00  
 5—55th st, No 540 West. National Fire Proofing Co agt John Doe & William Brill.....20.50  
 6—Park av, No 471. Harry Geller agt Denmore-Compton Building Co and Columbia Fireproof Door & Trim Co.....65.00

Nov. 4.

7—Rivington st, No 144. Morris Weinberg et al agt Mrs Rose Therment & Sam Heins.....55.65  
 8—Delancey st, No 168. Iverson Gustafson & Co agt Herman & Annie Leiman.....650.00  
 9—Grand av, w s, 130 s Burnside av, 45x64. Standard Damp Proofing & Roofing Co agt Johnson & Jones and Fordham Cornice Wks.....50.00  
 10—Prospect av, e s, 400 n 187th st, 100x55. Same agt Summer & Spring and Fordham Cornice Works.....50.00  
 11—Terrace View av, s s, 445.2 w Jansen av, 25x100. Coleman & Krause agt E M Sutting et al and E H Watson & Co.....30.40  
 12—54th st, No 156 West. Jacob Schlesinger agt Charlena Lawry and Edith Simmons.....1,217.00  
 13—83d st, No 1 West. Robert Schnaier agt Mary S Dodge and Edward L Angell.....753.00

Nov. 5.

14—156th st, Nos 512 to 522 West. Joseph Krulish agt John Berliner & James Greenberg.....950.00  
 15—Garfield st, e s, 100 n Van Nest av, 30x100. Morris Schwartz agt First Van Nest Hebrew Congregation.....615.00  
 16—120th st, No 140 West. Paul Miklowitz agt Ralph Scheuer & Mrs Ralph Scheuer.....122.00  
 17—Lexington av, Nos 767 and 769. David Kerens et al agt Henry F Deane and Levin & Levin Contracting Co.....815.00  
 18—Bowery, No 295. Glassman Bros agt Carrie Schile, Joseph Polansky & Ida Cohen.....200.00  
 19—Washington av, Nos 1154 and 1156. August Mugler et al agt Carmine Altieri.....2,224.99

Nov. 6.

20—65th st, No 68 West. Louis Seidman agt Waubun Co & Nicholas Niemeyer.....67.50  
 21—125th st, No 543 West. Ross Lumber Co agt O D Potter.....126.13  
 22—Chambers st, No 92. Edw J Brady Co agt Herzog Estate.....178.00  
 23—79th st, n s, 98 e Av A, 125x102.2. Maurice Newmark agt Estate of Jackson S Schultz & B W Rod Co.....445.00  
 24—64th st, No 32 East. Barr, Thaw and Fraser Co agt Sixty-fourth Street Co; Buckley Realty Construction Co.....1,703.05

### BUILDING LOAN CONTRACTS.

Nov. 2.

188th st, n s, 658.9 e Tee Taw av, 50.11x99.6x irreg. Eleanor, Benjamin F, Alfred Q & Francis C Elgar loan McLernon Realty & Construction Co to erect a — sty building; 3 payments.....\$5,000  
 Same property. Same loans same to erect a — sty building; 3 payments.....5,000  
 Hill av, e s, 200 n Randall av, 50x100. N Y & Suburban Co-operative Building & Loan Assn loans Frances Kelly to erect a 2-sty dwelling; — payments.....3,000

Nov. 4.

27th st, Nos 121 and 123 East and 28th st, No 118 East. State Realty & Mortgage Co loans Brunswick Realty Co to erect a — sty building; — payments.....115,000  
 170th st, n w cor Clinton av, 101x34.9x irreg. to Franklin av. Title Insurance Co of N Y loans Peter Fox.....50,000

**LUXFER** can be installed by any contractor, or we will do the work anywhere in the U. S. It is needed, probably, in your present undertaking.

**AMERICAN LUXFER PRISM CO.,** 507-509 WEST BROADWAY, NEW YORK  
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Nov. 5.

Riverside Drive, s e cor 113th st, 104.4x100.11 x117.6. Metropolitan Life Ins Co loans Akron Building Co to erect a 12-sty apartment; 10 payments .....400.00

Nov. 6.

Mapes av, s w cor 181st st, 26.1x100. North American Mortgage Co loans T Mulhare Construction Co to erect a 4-sty apartment; 15 payments .....10,000

**SATISFIED MECHANICS' LIENS.**

Oct. 31.

Goerck st, No 31. Nathan Rubenstein agt Hurwitz & Levy et al. (Jan 9, 1905). \$427.90  
Elizabeth st, Nos 255 to 261. Jacob A Rice agt Henry Pasinsky. (Aug 27, 1908). 102.00

Nov. 2.

80th st, Nos 505 and 507 East. Rogers Terra Cotta Co agt Fanny Heilbrunn et al. (Sept 21, 1908) .....166.66

<sup>2</sup>Roosevelt st, s e cor Water st. Jonas Kantrowitz et al agt Isaac Nacht et al. (Oct 14, 1908) .....1,095.00

Broadway, Nos 305 to 309. Ward & Upright Engineering Co agt Mutual Reserve Life Ins Co. (Dec 16, 1907) .....85.00

Lexington av, No 2085. Thomas C Miller agt Samuel Greenfield et al. (Nov 19, 1906) .....113.98

<sup>3</sup>Decatur av, w s, 350 s Woodlawn rd. Rothman & Zalwsky agt Charles Schroeder et al. (Aug 28, 1908) .....250.00

<sup>1</sup>Whitlock av, w s, 250 s Tiffany st. Harbison Walker Refractories Co agt Albert Rothermel et al. (March 6, 1908) .....462.75

Nov. 4.

Decatur av, No 3079. Muller & Brown agt Charles H Schroeder et al. (Sept 11, 1908) .....4,540.00

Nov. 5.

<sup>2</sup>116th st, s s, 312 w 5th av. David Schuldiner et al agt Louis N Adler et al. (Aug 19, 1908) .....224.00

<sup>2</sup>Same property. Andrew Galligan agt same. (July 28, 1908) .....45.00

<sup>2</sup>110th st, Nos 10 to 18 East. Jacob Schwartz agt Oşcar Lowenstein et al. (Oct 24, 1908) .....240.00

120th st, No 126 West. J Dickman & Co agt Fannie Rosenstein. (Nov 24, 1907) .....90.85

<sup>2</sup>109th st, No 62 East. Markus Rotholz agt Herman Schapierer. (Aug 25, 1908) .....54.00

Dongan st, n s, between Fox and Simpson sts. John Bell Co agt American Real Estate Co et al. (Oct 31, 1908) .....1,700.00

Broadway, s e cor 162d st, 99.11x100. Same agt C M Silverman & Son. (Oct 31, 1908) .....650.00

<sup>2</sup>Vestry st, No 35. Daniel J O'Brien agt James S Maher Building Construction Co et al. (Oct 21, 1908) .....269.14

<sup>2</sup>Same property. Harbison Walker Refractories Co agt same. (Jan 21, 1908) .....277.14

<sup>2</sup>Same property. Griffin Roofing Co agt same. (Feb 3, 1908) .....160.00

143d st, No 523 West. Alfred Atruck Co agt J H Davis et al. (Oct 13, 1908) .....1,770.00

Nov. 6.

14th av, No 405. Benjamin Gillespie Co agt William Pitt et al. (Oct 29, 1908) .....153.00

4th av, No 73. Joseph P Zuila et al agt Morris Weinstein et al. (April 9, 1908) .....78.00

<sup>1</sup>Discharged by deposit.<sup>2</sup>Discharged by bond.<sup>3</sup>Discharged by order of Court.**ATTACHMENTS.**

Oct. 30.

Reis, Wm C. Wm Van Hollen by gdn; \$10,000; Cohen, Creevey & Richter.

Nov. 4.

Hare, Lionel R & Kathryn E; Thomas H Ray; \$56,667; Walradt & B.

Georgia Cotton Co; Louis Clarke; \$3,204.36; Guggenheimer, Untermeyer & Marshall.

American Pure Water Corporation; Albert Oliver; \$2,930.94; H C Hunter.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

Benedict, F B. Highbridge and Washington av. Abendroth Bros. Ranges. \$59

Berliner & Greenberg. 156th st near Amsterdam av. Baron De Hirsch Fund. Plumbing Fixtures. 44,000

Berliner & Greenberg. 156th st near Amsterdam av. Hy F Schwartz. Plumbing Fixtures. 45,000

Berliner & Greenberg. 510-514 W 156th. Hudson M & M Co. Mantels. 900

Davies & Cohn. 77 Lexington av. Raisler H Co. Radiators. 530

Friedman & Smith. 2410 2d av. Union S Works. Ranges. (R) 287

Felt C Co. 31-33 E 27th. National E Co. Elevator. 5,000

Graham, M. 548 E 82d. A Spiro. Chandeliers, &c. 450

Same. 300 E 117th st and 2276 2d av. Same. 350

Same. 542 E 82d. Same. Same. 450

Hungarian C B H Hagudal. 242 E 7th. The Albert G F Co. Gas Fixtures. (Corrects error in last week's issue when name was spelled Hagdol.) 500

Korenblum, B. 1765 Lexington av. M Cooperman. Plumbing Fixtures. 300

Kaufman, S. 47 Division. Raisler H Co. Heating Fixtures. 1,550

Neskamhus, P. 99 E 1st. Washington G F Co. Gas Fixtures. 60

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