

# 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 STATEMENT is frequently made by the opponents of any limitation in the height of buildings that the establishment of an effectual law would inevitably have the effect of increasing rents, but it seems to the Record and Guide that this consequence is frequently predicted without sufficient consideration. Whether or not a restriction in the height of office buildings would be followed by a burdensome increase in extent would depend wholly upon the nature of the restriction. Unquestionably any radical curtailment of the existing freedom, such, for instance, as an absolute denial of the right to build a structure more than seven or eight stories high, would have as its eventual consequence an increase of rentals in the financial district and little by little in other neighborhoods, which might well be burdensome to business. Allowance must be made in Manhattan, for the fact that the amount of space available for improvement within a certain radius of one point is a rigidly fixed quantity; and if the amount of possible rental space within a given area is cut down too much the price of accommodations within that area would have a tendency to become excessive. But we do not believe that any limitation as yet seriously proposed would be drastic enough to accomplish such a result. The financial district could extend over a much larger area than it does at present without seriously incommoding business. If it occupied the whole neighborhood bounded, say, by Maiden Lane and the water front, the distance between the two farthest points within these boundaries would not be sufficient to cause much inconvenience. Such a large proportion of business, particularly in the financial district, is now transacted by telephone that a much wider distribution of brokers and bankers and corporation offices is possible than was formerly the case. Within the given area some locations would, of course, be more desirable than others, but the less desirable and cheaper locations would remain satisfactory to many firms, and the competition between the less and the more desirable locations would be sufficient to prevent rents in the heart of the city from becoming extortionate. Care must simply be taken to allow buildings to be erected so high that the demand for rental space will not tend to distribute financial business over an area which would be inconveniently large; and there is no reason to believe that a restriction cannot be established which will do away with the manifest dangers and evils of the existing unrestrained freedom, and at the same time avoid the alternative error of carrying regulation to the point of burdensome expense. It must also be remembered that the unrestricted freedom allowed by the existing Code is in one respect extremely wasteful. It enables corners to be used to the utmost advantage, but the construction of every additional well-lighted office on a corner is usually paid for by the denial of light and air to other offices not so favorably situated. These darkened offices command much lower rentals, so that the space gained in one spot is partly counterbalanced by the diminished earning power of other spaces in the same neighborhood. No subterfuges can evade or disguise the fact that the amount of building which can be economically erected within a certain area has its limit. That limit will not be properly ascertained and fixed by allowing property-owners to build as high as they please, because the absence of all restriction merely enables some favorably situated owners to obtain an enormous advantage over their neighbors. The task of the commission is to ascertain what

the limit is and to formulate a rule which will permit buildings to be erected as high as possible consistent with economy, public safety and public health.

THE REPLIES which Controller Metz and Mr. Lawson Purdy have made to Mr. Edgar J. Levey's recent letter upon the financial condition of New York have both contributed interesting light upon the situation, but they hardly affect the pith of Mr. Levey's warning to the taxpayers of the city. What Mr. Levey said in substance was that if the municipal budget increased during the next ten years as it has increased during the past ten years, the burden imposed upon the taxpayers would be almost ruinous; and the Record and Guide believes that this statement cannot be successfully controverted. Just where the responsibility for this condition lies is, however, another and a wholly different question. Assuredly, it cannot be placed either upon Mayor McClellan or upon Controller Metz. Those gentlemen, throughout the whole of their terms of office, have done their best to protect the interests of the taxpayers and to arrange for the economical expenditure of the city's money. Both of them have frequently incurred unpopularity and abuse by resolutely and successfully opposing specific instances of waste and extravagance. The Mayor, through the Commissioners of Accounts, has brought to light a large amount of extravagance connected with borough administration, for which he is in no way responsible, and which he is powerless effectually to prevent. The Controller has done more to introduce order into his own office, and to improve the methods under which the city's money is disbursed than any Controller in the history of New York. If during their terms of office expenditures have been increasing in a dangerous rate, the responsibility for that deplorable fact cannot be placed on their shoulders. The existing extravagance is grounded in causes which are beyond the power of any one or two men to remove, no matter how important the positions they occupy. It is grounded in generations of wasteful financial methods, in inefficient organizations, in a defective and incompetent civil service, and in the dissipation during earlier times of sources of revenue which should now be accruing to the city. A thoroughgoing reform consequently demands much more than a proper system of accounting and the elimination of the many opportunities for actual graft. It demands an organization of the executive work of the city which will do away with the existing division of responsibility among the officials who spend and those who appropriate the money. It demands a more effectual control over the municipal employees, and a higher standard of administration work. It demands the sedulous exploitation of every possible source of municipal revenue. The necessary reorganization is so drastic that it can be accomplished only little by little; but the value of such an appeal as that of Mr. Levey to the taxpayers of New York consists precisely in its tendency to create a body of public opinion, that will insist upon the adoption of any measure necessary to secure economical administration.

MR. LAWSON PURDY'S answer to Mr. Levey is an extremely able document. It contains a collection of facts and arguments which must always be kept in mind in considering questions connected with municipal expenditure in general. An obvious weakness in Mr. Levey's argument was his assertion that the expenditures of a city should not increase any faster than its population—to which Mr. Purdy was able to retort that there is a world-wide tendency for municipal expenditures to increase at a larger ratio than the population. It was entirely relevant, also, for Mr. Purdy to point out that during a period of rising prices the wages of civil servants should rise also, and that in general the increase in municipal expenditures must be traced to an increase in unavoidable municipal responsibilities. Considerations of this kind must always be kept in mind, because a campaign on behalf of municipal economy may easily degenerate into a campaign in favor of mere parsimony. Possibly the most extravagance which a city like New York could possibly commit would be to refuse to spend money that should be spent for desirable public improvements. The question is not so much the actual total of expenditure, however large, as the business judgment with which the money is appropriated, and the honesty and efficiency with which it is expended. There is no reason why New York should not spend \$156,000,000 a year, provided the city gets 156,000,000 dollars' worth for its money. The impression is general and well-founded that such is not the case at the present time, and



Mr. Purdy practically admits the truth of this impression. He proposes, for instance, certain desirable changes of method and organization, which will serve, in his opinion, to keep down expenditures in the future. He points out the hideous waste of money which seems to be unavoidable under the existing method of condemning land—a method which robs the city largely for the benefit of certain commissioners appointed by the courts, chiefly for political services. He asserts that the cost of city improvements, involving the condemnation of land, could be very much reduced, in case the city had the power to acquire a certain amount of adjoining land in excess of the specific requirements. He is right in saying that we shall soon be forced to do without public improvements unless we adopt the principle of excess condemnation and reform the methods both of condemnation and assessment for benefit. Finally, he declares, as the Record and Guide has always declared, that charter revision is an essential condition of a more economical expenditure of the city's money—a revision which, in Mr. Purdy's own words, will do away with the "lack of coordination in the various branches of the municipal government and the divided responsibility." The Record and Guide believes that certain changes in the Charter must precede any really effectual and permanent reform—and the final plan of the existing Charter Commission will be awaited with expectancy and hope.

THE increasing activity on Washington Heights is an indication that the real estate market is broadening in a thoroughly wholesome direction. So far as Manhattan is concerned that district is obviously the line of least resistance for a building movement. It is, in fact, the only remaining neighborhood in the central borough available for improvement with middle and better-class apartment houses. For over two years little building has been under way thereabouts, partly because of local and partly because of general conditions, but the obstacles which brought the first building movement to an end have now been removed. Vacancies in the district have been reduced to a minimum, and the builders of new apartment houses are assured at least for one year of a good demand for their rentable space. Neither is it probable that money or the cost of construction will become burdensomely dear. It is extremely probable, consequently, that somewhere between \$15,000,000 and \$20,000,000 will be invested on the Heights during 1909, that the era of fire-proof buildings on upper Broadway will begin, and that the movement will spread into the Dyckman tract above. The first period in the building-up of the district has been passed, and the transition to the second period has caused less loss than is frequently the case in new residential districts. Washington Heights has become established as an extremely desirable place in which to live—so desirable in fact that it is beginning to draw tenants from the older districts to the south. It has been discovered that for the same money somewhat larger and frequently pleasanter accommodations can be secured on the Heights. Neither need this district fear the competition of the large areas of cheaper land which are being opened up for settlement in New Jersey and Long Island. Unquestionably an ever larger proportion of the inhabitants of New York are destined to live outside of Manhattan; but the Heights and Inwood contain the only large body of unimproved land in Manhattan, and the advantages of those sections as places of residence will be sufficient to attract an increase of population, sufficient during the next ten years to complete their settlement.

### CONVENTION SEASON AT HAND.

A number of national and State conventions are to be held in the East within the next few months. A list of some of the most noteworthy is given herewith:

Annual meeting of National Association of Cement Users, at Cleveland, O., January 11 to 16, inclusive; Richard L. Humphrey, Philadelphia, president.

Annual meeting of Association of American Portland Cement Manufacturers at Hotel Knickerbocker, New York, December 7 to 9, inclusive; Percy H. Wilson, Philadelphia, secretary.

Annual meeting of the New York State Retail Hardware Association at Rochester, N. Y., February 16 to 19, inclusive; Louis J. Ernst, Rochester, chairman of Convention and Exhibition Committee.

Annual meetings of the American Ceramic Society, the National Brick Manufacturers' Association and the National Clay Machinery Association at Rochester, N. Y., February 1 to 3, inclusive; Theo. A. Randall is secretary.

Annual meeting of the New England Hardware Dealers' Association at Springfield, Mass., March 10 and 11; Chas. L. Underhill, Somerville, Mass., secretary.

Annual meeting of the American Institute of Architects at Washington, D. C., December 15 to 17, inclusive; Glenn Brown, Washington, D. C., secretary; D. E. Waid, New York, secretary of New York Chapter.

Annual meeting of the American Society of Heating and Ventilating Engineers in Engineering Societies Building, New York, January 19 to 21, inclusive.

Annual exhibition of the Architectural League of New York in the Fine Arts Society Building, 215 West 57th st, January 31 to February 20, inclusive.

International convention of Cement Manufacturers' and Users' at Toronto in the first week of February, under the auspices of the Canadian Cement and Concrete Association. The Dominion Government will be asked for an appropriation with which to conduct cement and concrete tests. Gustave Kahn, Toronto, is a member of the committee of arrangements.

Annual meeting of the National Association of Builders' Exchanges at New York, March 2 and 3; headquarters at Builders' Exchange Building, West 33d st; Edwin S. Williams, Scranton, Pa., president.

In addition to these Eastern gatherings the second annual Cement Show in Chicago will be held February 18 to 24, inclusive. More than 250 exhibitors can be accommodated in the Coliseum, where the exhibition will be held.

### VARIETY OF COLORS AND SHADES OF BRICK GREATLY INCREASED.

"It is not so many years ago," remarked Mr. Carter, of Carter, Black & Ayers, "that an architect would select his brick from four or five standard colors. Now in one color alone, red, there are as many as ten distinct shades produced. In speckled brick the designer has nearly as great a variety of shades. Add to this the display carried by face-brick concerns in their offices, and the work of the architect has been simplified, as an attractive front is made easier. There are times when the brick manufacturer goes even farther to meet the wants of the architect. When the architect is undecided which brick he should use, as he is not sure of its appearance, he can have a sample wall sent to him or built in his studio.

"In respect to the colors and shades of brick America is far in advance of Europe. The brick available across the Atlantic is used to excellent advantage, but much better results could be produced if the manufacturers increased the number of colors, if not shades."

### OBITUARY NOTES.

James J. Duffy, prominent as a wrecking contractor, was instantly killed Nov. 23 by a fatal fall through an elevator shaft in his own warehouse and stable at 533 West 24th st. He was 47 years of age. Mr. Duffy was prominent in Republican politics and was the Republican nominee for Borough President against Mr. Ahern, the present incumbent. He was president of the Assembly District Republican Club and a member of the Republican County Committee. Mr. Duffy was widely known and highly esteemed. He leaves a widow, a son, William J. Duffy, 25 years old; a married daughter, Mrs. Nathan Shaw, of Jersey City; a younger son, James J. Duffy, Jr., aged 5, and a 17-year-old daughter, Irene.

William H. Jackson, head of the firm of William H. Jackson Co., of Union square, and president of the Jackson Architectural Ironworks, died on Nov. 24, at his residence, 825 Madison av. The Jackson Architectural Ironworks was the first iron foundry to make a specialty of castings for buildings. The works were established in 1840. The firm in Union square was founded in 1827. Mr. Jackson was born in this city in 1829, the son of Nathan H. Jackson, and was therefore 79 years of age. His business extended into many States. He was a member of the New York Chamber of Commerce, vice-president and a director of the New York Savings Bank, president of the General Synod of the Reformed Church in America, a member of the Union League and Republican Clubs, Sons of the Revolution, New England Society, Metropolitan Museum of Art, Natural History Museum, the General Society of Mechanics and Tradesmen of New York, a trustee of the Presbyterian Hospital, an elder of the Madison Avenue Reformed Church, and the senior member of that church. He was married twice. His second wife, who was Mrs. Sarah A. Perrine, of Hightstown, N. J., survives him. He also leaves four daughters, Sarah L. Jackson, Mrs. Marianna J. Hunter, Mrs. Samuel H. Bremner and Mrs. Henry Sillcocks, all of this city.

STEEL SHIPMENTS.—Next March will see the completion of the vast warehouses and interchanging railroad yard for the U. S. Steel Corporation on Newark Bay. Export shipments will then begin, and the corporation will make most of its shipments for foreign ports from here, instead of from Baltimore, as at present.





# CONSTRUCTION



## NEW YORK CENTRAL STATION BUILDING STARTED.



So stupendous a work as the complete making-over of a great railway terminal such as the Grand Central Station is of direct personal interest to many thousands of people, and the following data, showing as it does the rapid progress that is being made, is gratifying.

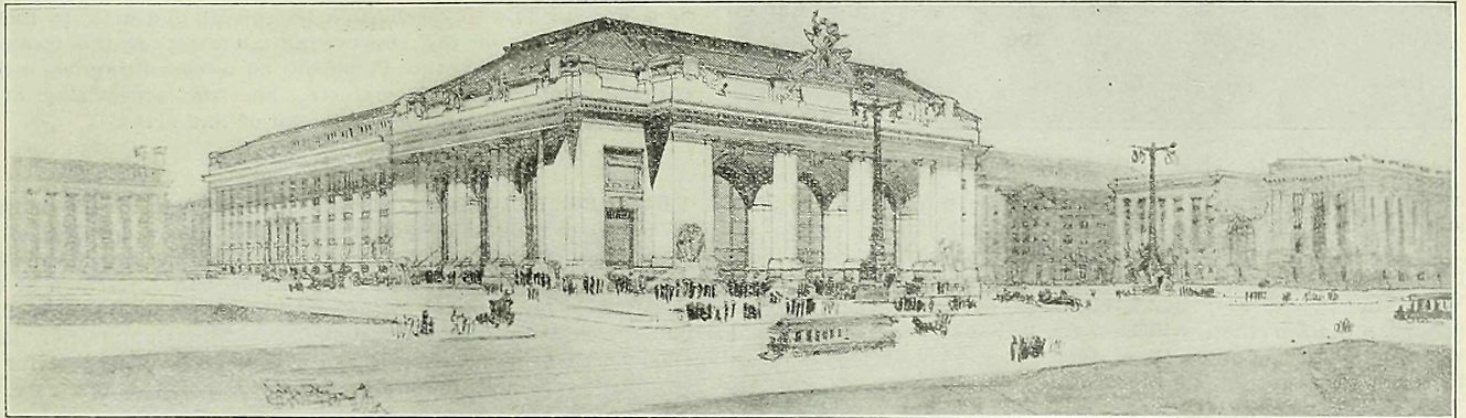
All of the train movements into and out of Grand Central Station are made by electrical power, the transfer from electric power to steam being made at High Bridge and Yonkers on the Hudson Division, and Wakefield on the Harlem Division. Work is now well under way to extend the electric service to Harmon on the Hudson Division, thirty-three miles from New York, and White Plains on the

that there are over 700 train movements to and from Grand Central Terminal daily, the work is being carried on without any interruption in the service.

### NEW STATION BUILDING UNDER WAY.

There are now nineteen tracks in the Lexington Avenue Temporary Terminal, and this has given room in the old yard for the erection of the northeast corner of the new station building and the work is well under way by Terry & Tench, the sub-contractors for the steel work.

The progress of the improvements has necessitated the removal of the train shed that was erected in 1871. This shed was constructed of steel and glass and was 530 feet long and 100 feet high. The arches and trusses contained 1,250 tons



EXTERIOR VIEW OF THE NEW GRAND CENTRAL STATION.

Harlem Division, twenty-four miles from New York, covering what is known as the Electric Zone.

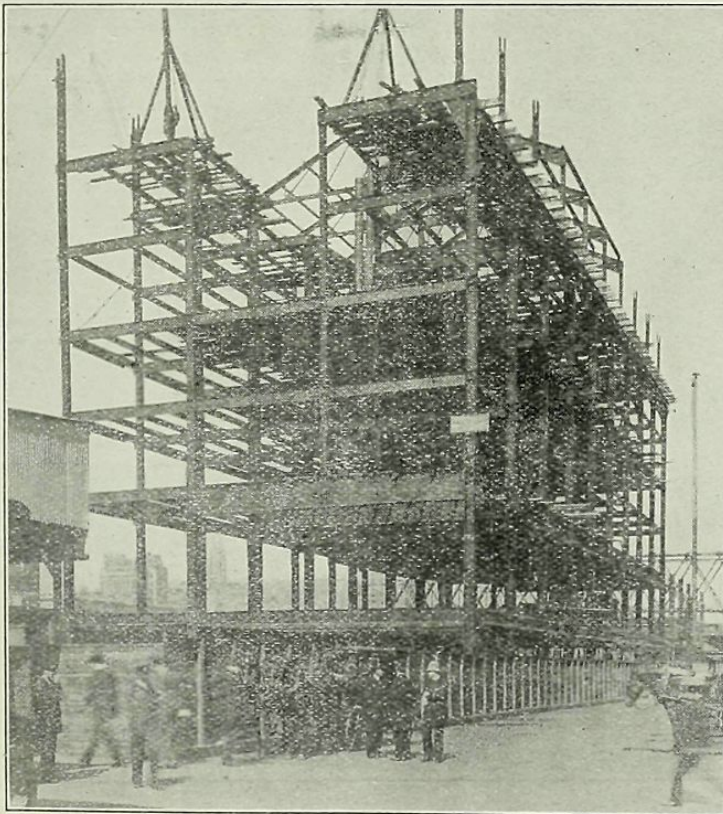
Regarding the excavation, it may be premised that owing to the changes in the plans since the work was begun, and it having been determined to do the work on a much larger scale than was at first proposed, there have been excavated in the four and one-half years many thousands more yards of material than was originally contemplated, and for the accomplishment of which five years were allotted. Since the beginning of the

of iron and steel, and in its walls were about 750,000 bricks, while two acres of glass were used to cover this enormous shed. All of the shed has now been removed, and a temporary roof over the concourse has been constructed.

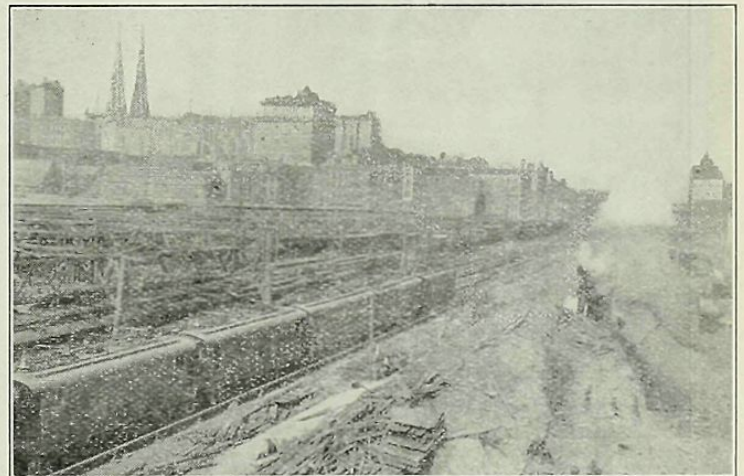
### FOUR-TRACKING AND LOOPS.

The anticipated increase in frequency of train service with electric traction and the urgent necessity of removing causes of congestion in this important entrance to New York City, make mandatory the construction of additional main tracks so that there will be separate tracks in each direction for high and slow-speed service; and, where possible, additional tracks for the exclusive movement of freight.

In line with this policy, new main tracks are now under construction within the suburban zone, in conjunction with the elevation of grade crossings and improvement of local facilities. The four tracks on the Harlem Division are being extended from Woodlawn Junction to North White Plains with long middle sidings at frequent intervals, for the passage of passenger trains around freights. The double and triple main tracks on the Hudson Division as far out as Harmon are being increased to four, and in some places, as for instance between Spuyten Duyvil and Yonkers, two additional tracks have been



STEEL STRUCTURE FOR THE NORTHEAST CORNER OF THE NEW GRAND CENTRAL STATION.



EXCAVATING OPERATIONS IN THE NEW YORK CENTRAL YARD.

work to date, there have been removed 1,116,637 yards of material, or about 42½ per cent. the total excavation. One of the noteworthy feats in the excavation was the removal during the month of June of 28,733 yards of rock, which is the largest number of yards that has been taken out in any one month. There are three enormous steam shovels at work, which remove 1,000 yards of material a day. Notwithstanding the fact

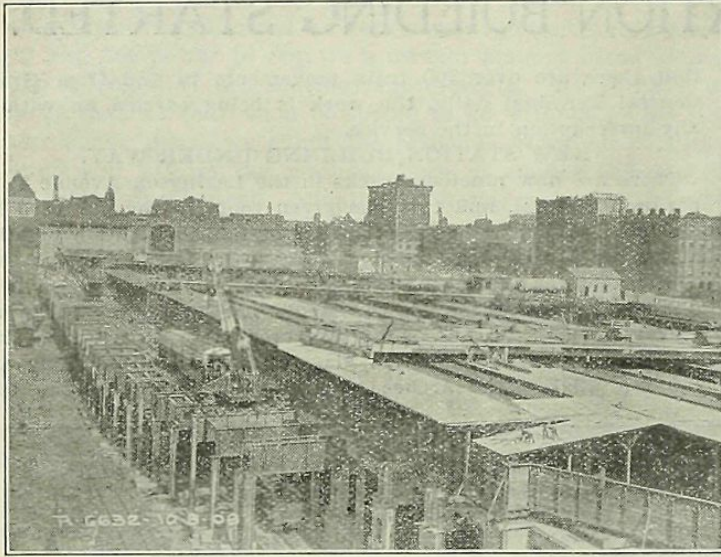
provided for the exclusive use of freight trains. As on the Harlem Division, middle tracks are being built where needed for keeping freight trains out of the way of passenger service.

At Harmon and North White Plains loops are to be built for the turning of suburban trains without crossing the express traffic at grade. It will be noted that, with loops at all three termini and the freedom from grade crossings at Mott Haven Junction, opportunity is given for the constant flow of traffic,



with an absence of the usual obstructions that cause congestion.

By the use of electricity it becomes possible to depress the roadbed at Grand Central Station south of the low points at 56th st on either side of the railroad, and thus permit the utilization of the full width of the avenue, 140 feet, without affecting its use by the public. The depression also admits of the extension of Park av for its full width south of 50th to 55th sts over the tracks of the yard, and the connection by east



A SCENE IN THE NEW YORK CENTRAL YARDS.

and west viaducts of the ends of the streets from 45th to 56th sts, inclusive, now separated by the terminal.

To the twenty-three acres in the old terminal has been added, by purchase, seventeen acres, making a total of forty acres. With the twenty-four acres obtained by excavation for the suburban station there will be a total area in the new terminal when completed of more than sixty acres. This is equal to an increase over the present space of 178 per cent.

## ARCHITECTURAL CONVENTION.

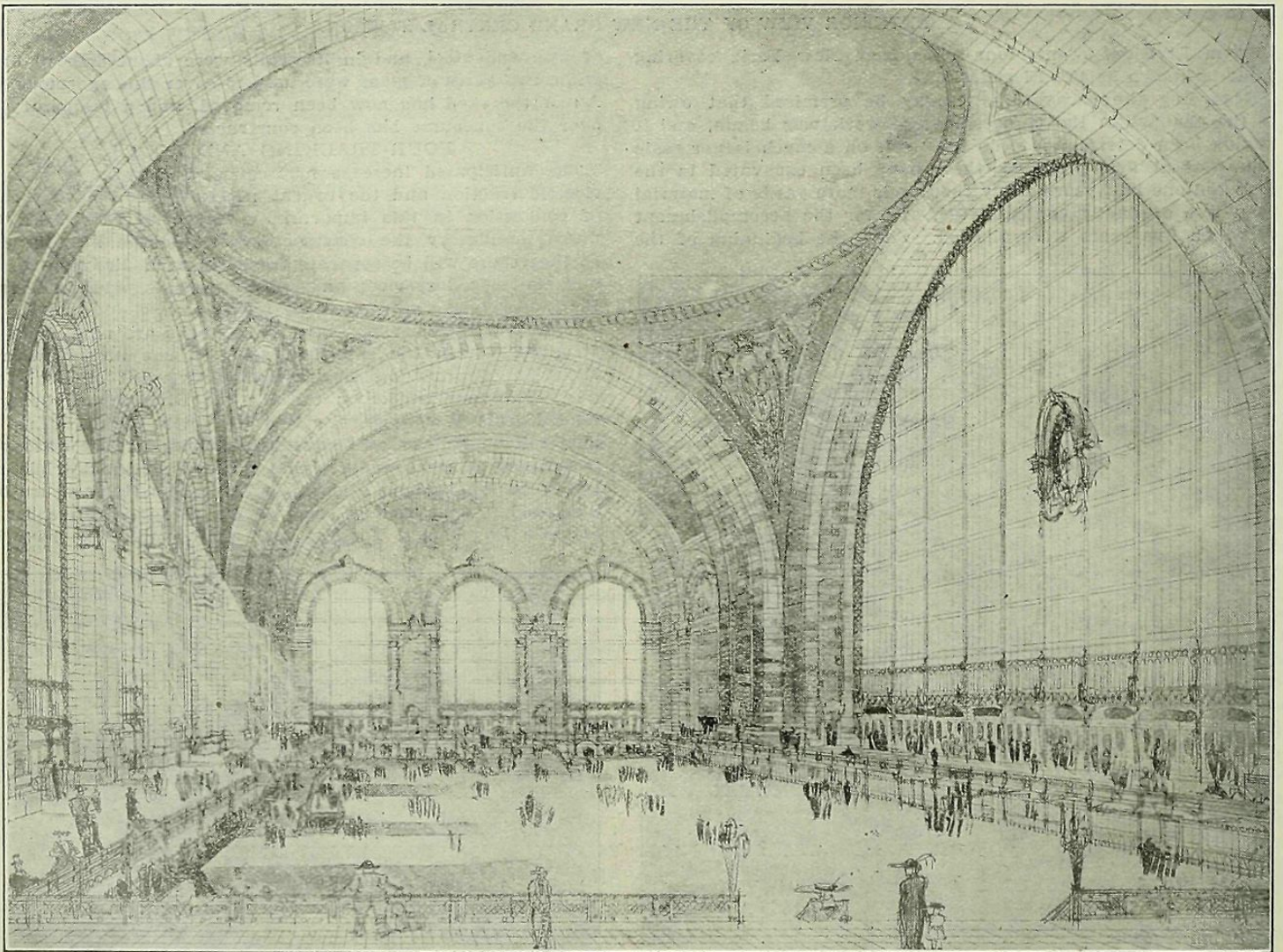
NEW YORK will take a prominent part at the annual convention of the American Institute of Architects, to be held at Washington, D. C., December 15 to 17, inclusive. The president of the organization is Cass Gilbert, of this city. The chairman of the committee appointed at the convention last year to consider the principal topic to be discussed, "The Relation of the National Government to Art," is S. B. P. Trowbridge, of New York, and one of his associates on the committee, W. A. Boring, is also a New Yorker. One of the leading addresses is to be delivered by Nicholas Murray Butler, president of Columbia University, New York.

Other speakers are to be James R. Garfield, Secretary of the Interior; Henry M. Prichett, president of the Carnegie Educational Trust; United States Senator Francis Newlands, of Nevada, and Francis B. Leupp, Commissioner of Indian affairs.

Other members of the committee of which Mr. Trowbridge is chairman are Glenn Brown, of Washington, D. C., secretary of the Institute, and W. S. Eames, of St. Louis. The New York Chapter will probably send a delegation to the convention.

The convention will open with a reception in the Corcoran Gallery of Art the evening of December 15, when the work of Augustus Saint-Gaudens will be viewed. It will close with a banquet on the evening of December 17. The committee of arrangements appointed last year will recommend the passing of a Federal law to establish a bureau of fine arts, to include the jurisdiction of the supervising architect of the treasury; the appointment by the President of a consulting council of eminent architects, painters, etc., and the supervising of all public works by the proposed bureau of fine arts.

**FUTURE SUBWAY BUILDING.**—A check to the building of new subways will likely follow the recent decision of the Appellate Division of the Supreme Court in Brooklyn which sustained the claim of owners of property in Joralemon st that the awards for damage to their holdings by the building of the underground road were insufficient. The Comptroller lately affirmed that these damages are paid out of the budget for the ensuing year, and therefore directly affect the tax rate. It



INTERIOR VIEW OF THE NEW GRAND CENTRAL STATION.

When the Grand Central Terminal is completed, there will be thirty-nine tracks on the upper level to be used by express trains, and fifteen tracks on the lower level for local trains.

These radical changes will necessitate the removal of the present Grand Central Station, originally built in 1871 and enlarged in 1898 and 1900, and the substitution of a much larger and handsomer structure, suited to the new motive power and entirely adequate for the proper handling of the rapidly increasing traffic.

is reasoned that if the same ratio of damage applied under the decision referred to is applied to Fulton st the total of the city's liability, in the event of the decision being sustained, will equal about \$25,000,000. If this ruling is upheld by the court it is likely that the municipality will be obligated to pay damages greatly exceeding the actual construction cost of the subways. The decision is based upon the grounds that the municipality in constructing a subsurface road deprived the abutting owners of substantial property rights.



# THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.

## THE LATEST FIFTH AVENUE MANSION.

Plans were filed November 5 for what will be one of the handsomest of upper Fifth avenue's many mansions, at the northeast corner of 85th st, for James B. Clews, the banker. The plans are by Horace Trumbauer, of Philadelphia, Pa., who also designed the George Gould house at 5th av and 67th st and the I. Townsend Burden mansion at 5th av and 92d st.

In its planning the edifice will show at least one departure from the ideas heretofore carried out in corner residences on upper 5th av, in that it will have the entrance on the avenue front instead of on the street. The site was purchased by Mr. Clews from the New York and Harlem Railroad Company, and it is estimated that building and site will represent an in-



5th Avenue, northeast corner 85th Street.

JAMES B. CLEWS' NEW RESIDENCE.

Horace Trumbauer, Architect.



vestment of over \$300,000. The style of architecture will be the French Renaissance, with the exterior both on the avenue and street of Indiana limestone. The work of excavating and preparing foundations is in progress, and it is expected that the operation will be finished within a year. At each side of the main entrance on the first floor will be a small reception-room. The middle section of the house on this floor, about 34x 25 ft., will be devoted to the main hall, with the dining-room

at the rear. This hall will be of imposing proportions and will be elaborately finished in Caen stone and marble. These materials will also be used on the interior. There will be eight bath rooms in the house. Henry F. Booth, No. 1123 Broadway, has the general contract. Mr. Clews is a member of the banking firm of Henry Clews & Co., with offices at 15 Broad street.

## TO HAVE SIX COMPLETE UNDERGROUND FLOORS.

Giant Building to be Erected at 50 Broadway to Bring Big Revenue for Space Below Street Line.

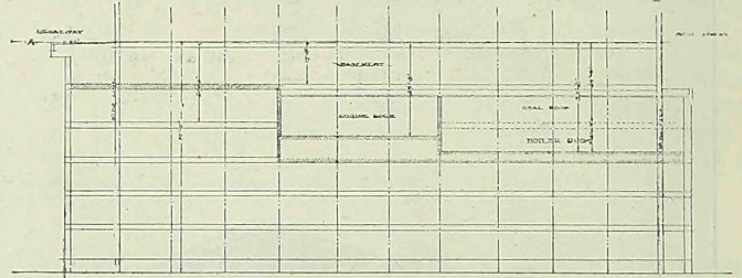
WILL there ever be an agitation to limit the "depth" of buildings? The plans for the skyscraper to be erected at 50 Broadway, prepared by Architect Wm. C. Hazlett, appear to indicate that such a movement is not beyond the range of possibility. They are especially interesting in view of the growing objections to cloud cleavers. The fact that they provide for six complete stories below the Broadway level is significant at a time when it is proposed to prevent the duplication of the altitude of the Singer and Metropolitan buildings on crowded business thoroughfares. In fact, an agreement has been made already for the lease of the five floors below the New street level. The total rent for the number of years stipulated approximates \$1,000,000. The tenants in the first four floors, beginning from the bottom, will be in offices beneath the water level. They will have special elevator service. A photograph of a cross section of the structure below Broadway is reproduced, showing the part of the fourth and fifth floors reserved for the engine, boiler and coal rooms, which will be really suspended above the first three of the underground floors. All of the six stories referred to will be about eight feet high clear. As No. 50 Broadway is to be 38 stories above new street level, it will really be a 43-story structure.

The building now on the site is eleven stories and was the first "tower" building to be put up in New York. The excavations for the foundations of its successor will make a hole into which the average 5-story apartment house could be dropped and covered over. Water level is about 20 feet below the pavement and rock about 50 feet further down. The frontage on Broadway is 81 feet 9 inches, the property extending back to New st, where the width is slightly less. The depth on the north side is 159 feet 6 inches and on the south side practically 175 feet.

One of the accompanying illustrations shows the facade on the north side above the 14th floor. As the Astor Exchange

20 feet high are to be placed in the third floor of the Broadway facade.

The main court, as indicated in the floor plan, will be 30 by 63 feet. White enamel brick, with terra cotta trimmings, will be used for its facade. Two small courts, also indicated in the floor plan, will provide ventilation for the toilets below the top of the adjoining building.

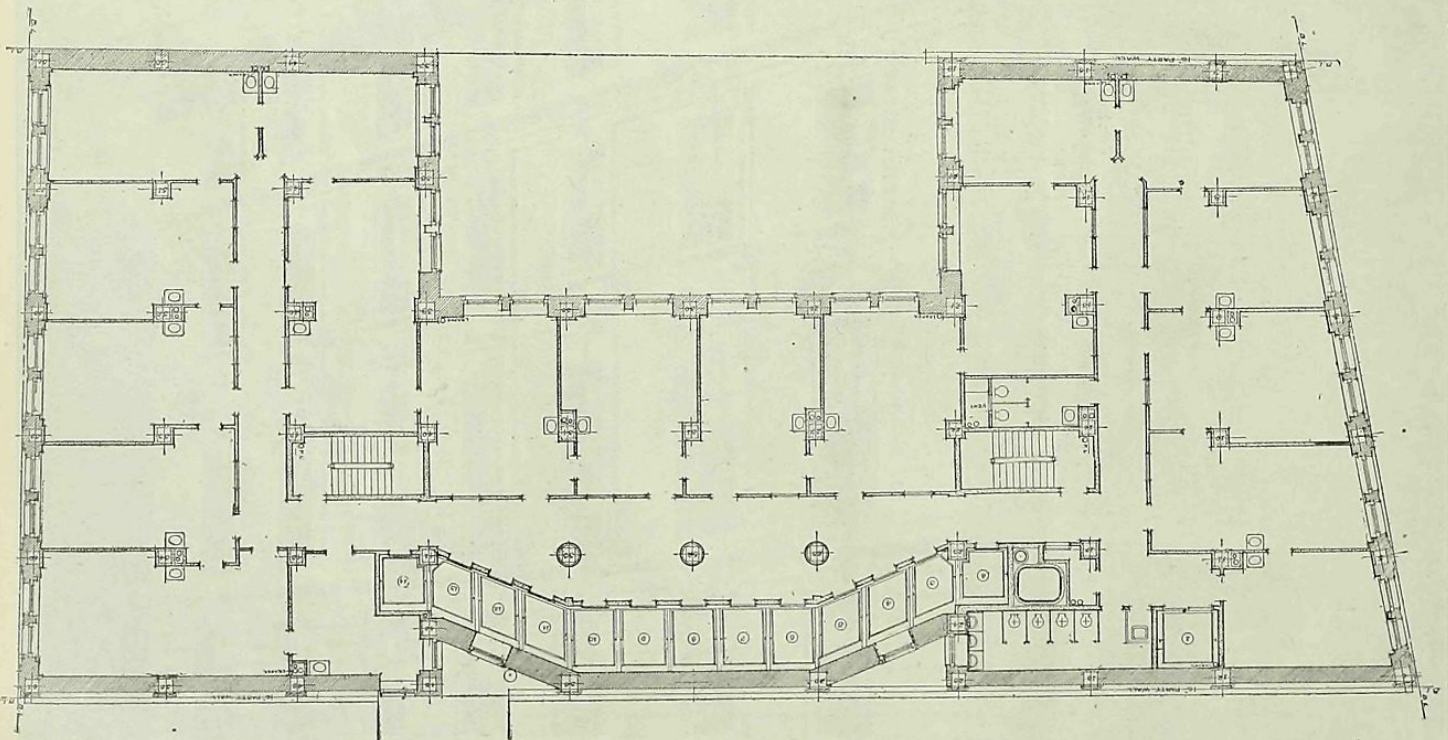


CROSS SECTION OF BUILDING BELOW STREET LEVEL.

How proof the structure will be against fire was succinctly stated in the remark made by Mr. Hazlett that "there won't be enough wood used to make a toothpick." Between 9,000 and 10,000 tons of steel will be required. The typical floor will contain about 8,000 square feet. The floor space above the street level will be approximately 289,000 square feet, and below the street level about 52,000 square feet.

### AN AUTO CLAYSCRAPER.

At a garage in Newburgh an odd looking adaptation of an automobile is to be seen. The car is an ordinary runabout, but it has an equipment that is unique. Under the platform is a secondary platform, in front of which is what resembles a



TYPICAL FLOOR PLAN, SHOWING MAIN AND MINOR COURTS.

Court Building is only 12 stories, No. 50 Broadway will tower 26 stories above it. The building to the south is 21 stories, so that the facade of the new skyscraper on that side will be only 17 stories high.

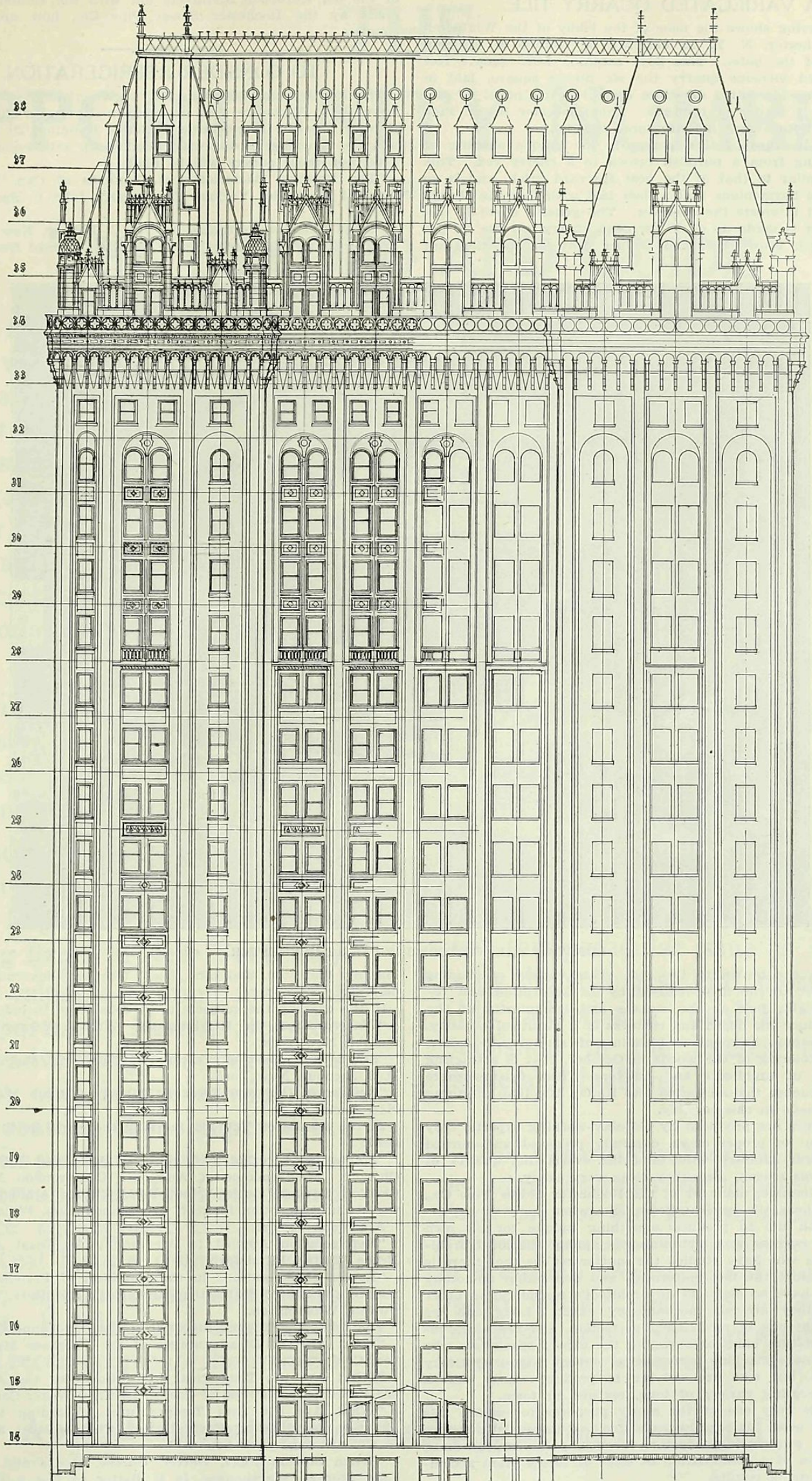
The main entrance will be on Broadway leading to the elevators, the arrangement of which is indicated in the floor plan reproduced. There are 16 provided for, including those to be used for freight. The ground floor will have a clear height of 16 feet 6 inches and the upper floors a clear height of about 11 feet. The mansard roof, which will be of copper, will run through five floors, beginning at the 33d. One dormer window in the south elevation will be seven stories high. The dormers, except in the metal roof, are to be of terra cotta. Incidentally six highly ornamental terra cotta, canopied niches

scraper. The platform is movable and is controlled by a series of levers and chains.

The machine as it stands is the working out of an idea of Hiram Walsh, brick manufacturer, for use on brickyards. It is an automobile scraper and spreader. The soil is forced back on the platform of the machine by the forward motion of the car. Then by means of other levers it is cast out and spread. Mr. Walsh will experiment with the machine. Maybe it will work.

—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.





FACADE OF NORTH ELEVATION ABOVE THE 14TH FLOOR OF THE BUILDING FOR 50 BROADWAY.

William C. Hazlett, Architect.



### A VARIEGATED QUARRY TILE.

The engraving shows the floor of the lobby of the Whitcomb House, Rochester, N. Y., as designed by Gordon & Madden, architects of the hotel. This floor contains 4,000 square feet of variegated vitreous quarry tile six inches square, laid in panels, with wide joints of white cement; each panel is surrounded by a border of terrazzo. The Rochester Sewer Pipe Company, of Rochester, manufactured the tile.

The chief feature of this quarry is the unique shading of color, running from a purplish brown to a cherry red. This effect is similar to that of the best Harvard brick, and is so pleasing and harmonious that a floor laid with this tile always attracts and interests the observer. The general effect is red, but the floor is made up of 60 per cent. cherry red tile, 10 per cent. purplish brown tile, and 30 per cent. of the tile that

of the old European architects did with tile similar to those made by the Rochester Sewer Pipe Co., now and in this country.

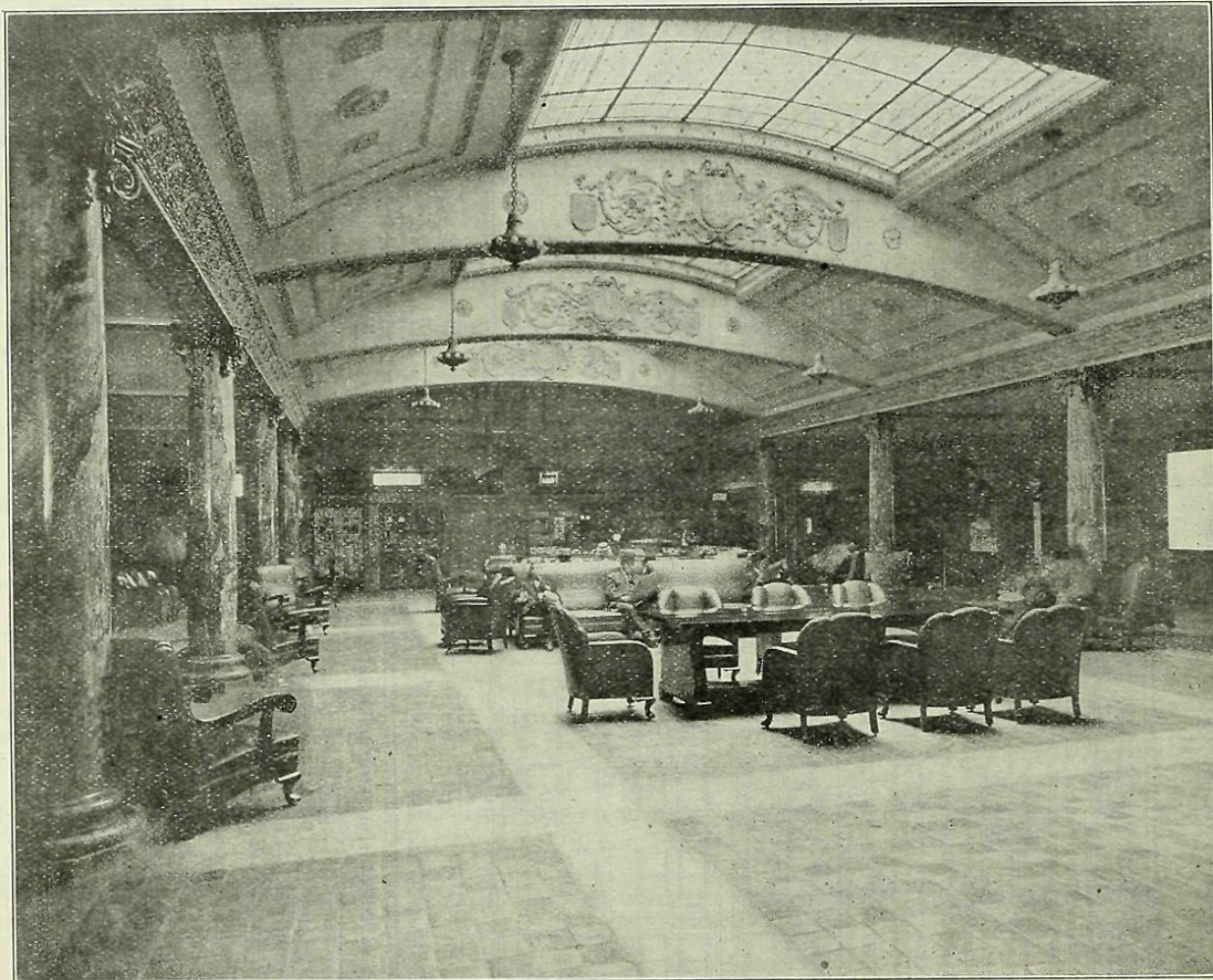
### TO CONSIDER REFRIGERATION.

The fourth annual meeting of the American Society of Refrigerating Engineers will be held on November 30 and December 1 in the Engineering Societies Building, 29 West 39th st. The morning session will be taken up with reports, in the afternoon these papers will be read:

"The Relative Bacteriological Contents of Can, Plate and Natural Ice Under Various Conditions," John C. Sparks, New York.

"Ethyl Chloride Refrigeration," C. C. Palmer, New York.

"The Construction and Actual Results Obtained from an Ice-



LOBBY OF THE WHITCOMB HOUSE AT ROCHESTER.

shades from the brown to the red. This variety of shading imparts "life" to the floor, caused by an absorption and reflection of light, just as the weaves and irregularity of the threads produce the depth and richness of a beautiful tapestry. It is this happy, harmonious blending of shades and colors, so like the coloring of the woods in October, that is attracting the interest of architects and builders. This feature more nearly approaches the old Dutch and Italian tile than anything heretofore made in this country.

As these tiles are produced by old clay-working experts, they are made out of proper clays, carefully prepared and burned to insure their sanitary value and the everlasting quality of flint. For this reason, also, they clean very easily.

Wm. H. Gorsline, manager of the Rochester Sewer Pipe Co., originated these tile several years ago when he was experimenting with tile to produce something unique for his own home. The success was instantaneous among the local architects. Those who have studied the matter realize that there is a revolt against the flat uniformity and depressing monotony of tile that have no claim to an architect's consideration other than that they are all mechanically exact. Long ago we arrived at the age of mechanical perfection, and are now "returning to nature" and encouraging the expert specialists who not only achieve machine perfection of outline where necessary or desirable, but who are striving to produce wares with a natural, appealing variety of tone, texture, or form.

Flooring is only one of the many purposes for which this tile may be used. It readily lends itself to the artistic embellishment of wainscoting, hearths, facades, pergolas, sun-dials, etc. The use of a combination of sizes or forms often accomplishes surprising results.

Nothing seems to halt the progress of concrete unless it be the objection to its cold, inartistic appearance in the finer public buildings or dwellings. By encrusting these variegated quarries upon concrete surfaces, such as walls, floors, columns and fireplaces, architects can have the advantage of this construction and yet secure as fine and as warm effects as many

Making Plant of Moderate Size," Charles Dickerman, Philadelphia.

In the evening the subjects to be considered include:

"Waterproofing in Refrigerating Work," Edward W. De Knight, New York.

"Standard Method of Testing Refrigerating Machines," Dr. D. S. Jacobus, New York.

"Reinforced Concrete Freezing Tanks," William M. Torrance, New York.

At the session on Tuesday morning there will be three papers read:

"Points in Selecting Refrigerating Apparatus," Otto Luhr, Chicago; "Performance of Ammonia Compression Machines," Charles Edward Lucke, New York; "Does Ammonia Disintegrate in Absorption Plants?" H. Dannenbaum, Philadelphia.

Afternoon topics:

"Refrigeration Applied to Air Supply for Blast Furnaces," Bruce Walter, Pittsburgh.

"Recent Investigations in the Handling of Perishable Products by the United States Department of Agriculture," G. Harold Powell, Washington.

The following "topical discussions" are also announced:

"What Are the Disadvantages of the Voorhees Multiple Effect Compressor?"

"What Are the Theoretical Limitations for the Amount of Ice Produced per Pound of Coal in Distilled Water Can Plants?"

"What Are the Best Temperatures, according to Modern Practice, for Holding Eggs, Butter, Cheese, Meat and Fruits in Cold Storage Warehouses?"

"When Storing Eggs, Butter, Cheese, Meats and Fruits in Cold Storage Warehouses, Is It Better to Use a Forced Air Circulation or to Pipe the Rooms?"

—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.



# THE OPPORTUNITY NUMBER

OF

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will be published

**December 19, 1908**

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**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



## BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

## PRICES CURRENT.

**BRICK.**—The good ship Prosperity is coming up the harbor. Hudson River common hards have touched the six-dollar mark in the manufacturers' market. Orders of good proportions are coming from all parts of the metropolitan district. A large share is being landed at 158th st and also at West Farms, which indicates active building on Washington Heights and in the Bronx. Dealers have also been stocking up.

Jersey brick are in good demand, as well. Sayer & Fisher report that all their boats are in service.

The improvement in the market has been well defined for three weeks. The continued mild weather is encouraging to builders.

	Cargo Lot, Per M.
<b>BRICK.</b>	
Hudson River, Common.....	\$5.75@ \$6.00
Hudson River, Light Hard.....	4.00 4.50
Hudson River, Pale.....	.....
New Jersey, Hard.....	5.50 6.00
Croton Point—Brown, f. o. b.....	12.50 .....
Croton Point—Dark and red.....	12.50 .....
<b>Frosts:</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.....	68.00 65.00
Seconds, etc.....	40.00 45.00

**CEMENT.**—The American Portland Cement Manufacturers' Association has asked the Ways and Means Committee at the national capitol for the retention of the present duty on cement. The association's attorney, Mr. De Knight, said that the average price at the mills had been reduced and had fallen one-third, or from \$1.61 to \$1.11 per barrel. If the present year's figures were taken, the price would be considerably below \$1. That the duty under the present tariff is not excessive and has not had the effect of restricting imports was shown by the reports of the United States Geological Survey.

The manufacture of Portland cement, said Mr. De Knight, is essentially a labor proposition. It is the labor in the quarry, labor in the raw material, labor in the coal-grinding plant, labor in the finishing mill, and labor in the pack house, and what is not actual labor in and around a cement mill is practically labor in coal, which represents so large a proportion of the weight of the finished product; in point of fact, nearly 50 per cent. thereof.

In conclusion, Mr. De Knight argued that there is no trust in the Portland cement industry, and the course of prices during the year 1907 indicated this very clearly.

"If there is any possibility that one large cement corporation can acquire control of most of the available deposits of cement material in the United States, it will be possible to form a real American 'cement trust' to defy competition and to raise prices to an unwarranted level," concluded the witness.

"If, on the other hand, it is impossible to form such a corner in cement rock or in cement-making processes or permanently to control transportation, it will be impossible for any consolidation to raise prices permanently above the normal."

Current trade in cement is influenced by reasonable conditions, but is more active than manufacturers expected. The surplus being large, quotations are unchanged.

## CEMENT.

Rosendale, or Natural, in wood,  
per bbl.....@ \$0.95  
Portland, Domestic, in cloth\*..... 1.48  
(\*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)  
Manufacturers' Quotations:

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.....	2.85 .....

**IRON AND STEEL.**—The Eastern iron furnaces are reported to be busy. Many Southern furnaces are temporarily out of the market. The buying of pig iron is larger in volume than in any previous month of this year.

Numerous structural steel contracts of importance are being placed throughout the country, but the metropolitan district is an exception, as work is slow in coming out here. The order for the 550 tons required for the Long Beach Hotel has gone to the Cambria Steel Co. The Currier pier sheds to be erected by the Boston & Albany Railroad at Boston, requiring 2,000 tons, have been awarded to the Boston Bridge Co., and the order for the Safe Deposit & Trust Co., at Boston, 2,200 tons, has gone to the New England Structural Co.

A large amount of work is being given out in Chicago. The Vendome Hotel project will take about 4,000 tons. Orders from railroads for bridge material are expected to be heavy before the year closes.

## 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:

<b>Northern:</b>	
No. 1 x Jersey City.....	\$17.50@ \$17.75
No. 2 Foundry x Jersey City....	17.00 17.50
No. 2 Plain.....	16.00 16.50
<b>Southern:</b>	
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.

	From store.
Mill prices, f. o. b. dock, N. Y.	
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).

<b>ROUND AND SQUARE IRON.</b>	
1 to 1½, base price.....	@ \$1.80
¾ to ¾ in.....	1-10c. extra
1 to 1½ base price (nominal)....	@ \$1.80

## FLAT IRON.

1½ to 4 in. x 5 to 1 in., base price.....	1.80
1½ to 4 x ¼ x 5-16.....	2-10c extra
2 to 4 in. x 1½ to 2 in.....	5-10c extra
4 to 6 in. x 11-16 to 1½ in.....	4-10c extra
Norway Bars.....	3.30 .....
Norway Shapes.....	3.30 .....
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.

¾ 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	\$3.80
No. 18.....	2.95	3.40
No. 20.....	.....	.....
No. 22.....	3.00	3.35
No. 24.....	.....	.....
No. 26.....	3.05	3.40
No. 27.....	3.10	3.45
No. 28.....	3.20	3.50

## RUSSIA, PLANISHED, ETC.

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

## SOLDERS.

Half and Half.....	20 @ 21½
No. 1.....	18 18½

## SPELTER.

Ton lots.....	5¼ 6
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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
Ton lots.....	4¾ 5
Less.....	5 5¾

## ZINC.

Sheet, cask lots.....	per lb. 7½
Sheet.....	per lb. 8

The quotations given in this list are the wholesale prices to the retail trade on well manufactured and graded stock, according to the inspection rules at present obtaining. It is not practicable to give a line of retail quotations thoroughly reliable, because terms of sale and other factors influence prices.

**LIME AND PLASTER.**—The lime trade reports a good average business for this season. The year is expected to make as good a record as 1908. Dealers also notice an enlarging use of finishing lime. Prices are steady at previous quotations. An improved market is also reported in the plaster trade.

At the tariff hearing in Washington, this week, Claude N. Bennett, of the Congressional Information Bureau, Washington, presented a request from the William G. Norcross Company and Berry & Ferguson, of Boston, large dealers in building materials, for a reduction of the duty on manufactured gypsum from \$2.25 a ton to \$1.75.

Importers of gypsum from Nova Scotia were unanimous in asking for free trade, while the manufacturers of the product in this country want the duty increased from 50 cents to \$1 a ton.

## 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
Rockland-Rockport, L., per bbl..	1.12 .....
Rockland-Rockport, special, 320 lbs ..	1.42
Select finish, per 350 lbs., net....	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
Palmer, com., S.....	.85
Palmer, com., L.....	1.25
Palmer, finishing, S.....	.95
Palmer, finishing, L.....	1.40

## PLASTER PARIS.

Calcined, ordinary city, in barrels,	
250 lbs.....	1.45
In barrels, 320 lbs.....	1.60
In bags, per ton.....	8.00 10.00
Calcined, city casting, in barrels,	
250 lbs.....	1.45
In barrels, 320 lbs.....	1.65
Neat wall plaster, in bags, per ton....	9.25
Wall plaster, with sand, per ton.....	5.25
Browning, in bags, per ton.....	4.25
Scratch, in bags, per ton.....	.....

Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

**LUMBER.**—The new work starting up in the metropolitan district has distinctly improved the technical position of the local market, which is also being influenced by the upturn in building throughout the country. The retail yards are more disposed to stock up. They are reporting in most cases a better trade, but there is still much left to be desired. Quotations are being firmly held, though this being a short week, owing to the Thanksgiving holiday, there have been no marked developments.

Dr. Judson Clark, head of the Forestry Department of British Columbia, remarked, in a recent address, that the United States is using half the sawn timber of the world, and that within a couple of decades, at this rate, this country will have to import. It therefore, he



adds, devolves on Canada to settle the timber problem of the world. Transportation is the great problem, but in a few years, with increased railway facilities, timber will come out of the Canadian forests in large quantities.

The majority of the Ways and Means Committee of the United States House of Representatives is reported to be in favor of reducing the tariff on lumber. Some of the biggest lumber dealers in the country have appeared before the committee. Those favoring the removal of the duty were of the opinion that free lumber would not hurt the lumber business in this country and would conserve the forests. Those opposed said it would give Canada an advantage in the best markets on this side.

It was said that as the tariff stood at \$2 per M., the Canadians had an advantage of \$3.35 per M. over their American competitors on lumber laid down in Buffalo. The advocates of free lumber said there might be a small reduction to the consumer, but his principal benefit from free trade would be uniformity in prices and the prevention of a rise in lumber prices.

SPRUCE.

Table with 2 columns: Description (2 inch cargoes, 6 to 9 inch cargoes, 10 to 12 inch cargoes) and Price (\$20.00@23.00, 20.00 23.00, 23.00 25.00)

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

PINE, YELLOW—Long Leaf.

Table with 2 columns: Description (Building orders, Yard orders, Ship stock, Heart face siding, 1 in. wide boards, etc.) and Price (\$25.00@27.00, 29.00 31.00, 30.00 32.00, etc.)

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

LONG-LEAF YELLOW PINE FLOORING.

Table with 2 columns: Description ("A" Heart face rift, "B" Heart rift, "C" Heart rift, etc.) and Price (\$54.00@56.00, 48.00 50.00, 32.00 34.00, etc.)

WHITE PINE.

(Rough or dressed.)

Table with 2 columns: Description (Good Uppers, Shelving, Cutting up, etc.) and Price (\$90.00@95.00, 50.50 50.50, 37.00 39.50, etc.)

HARDWOOD FLOORING.

Table with 2 columns: Description (K. D. Bored, End Matched or Butted and Bundled, 13-16 Oak, etc.) and Price (\$86.00, 49.00, 80.00, etc.)

Table with 2 columns: Description (Plain Oak, 4 in. 1sts and 2ds, 5-4, 6-4 and 8-4 in. 1sts and 2ds, etc.) and Price (\$48.00@50.00, 49.00 52.00, 34.00 37.00, etc.)

HARDWOOD.

Table with 2 columns: Description (White Ash, Brown Ash, Basswood, Red Birch, etc.) and Price (\$52.00@55.00, 36.00 38.00, 38.00 40.00, etc.)

PREVAILING PRICES ON ROUGH NORTH CAROLINA PINE.

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

Table with 4 columns: Description (No. 1 Edge, No. 2 Edge, No. 3 Edge, Box Edge) and Price (\$25.50, \$23.00, \$16.00, \$13.00)

Table with 2 columns: Description (Red Heart Edge, Mill Culls, Red Heart and Mill Culls, etc.) and Price (\$9.50, 9.50, 11.50, etc.)

SHINGLES.

(New York Lighterage Limits.)

Table with 2 columns: Description (6 x 18 No. 1 Heart Cypress Shingles, 6 x 18 No. 1 Primes or A's, etc.) and Price (\$7.50 per M., \$6.50 per M., \$4.50@4.75)

PAINTS AND OILS.—Linseed oil is reported on the basis of 48 cents for city raw in five-barrel lots to the trade. A better demand for white lead is noted; also a steady improvement in the demand for domestic brands of zinc, with a brisk call for deliveries on outstanding accounts. In dry colors, demand has been fairly good in routine lines. Demand for varnish gums is moderate.

OILS, City Prices.

Table with 2 columns: Description (Linseed Oil, raw, 5 bbl lots, Linseed Oil, boiled) and Price (\$0.48@0.49, .50 .51)

PAINTS, Dry.

Table with 2 columns: Description (Lead, red, American, in kegs, Litharge, American, in kegs, etc.) and Price (.06%, .07, 8.50 16.00, etc.)

PAINTS IN OIL.

Table with 2 columns: Description (Lead, white, American, in oil; Lots of 500 lbs. or over, etc.) and Price (.06%, .07%, 10%, etc.)

STONE.—Manufacturers and dealers report new work of size in granite and cut stone slow coming out, but with good business in hand for some concerns, tho' not enough for all. Estimates are still

being figured on a very advantageous basis for builders.

Mr. John Peirce was present in person at St. Louis when the contract for the Central Library was signed. F. W. Lehmann, president, signed on behalf of the library board. Two unusual provisions are embodied in the contract. One is that the board is allowed eight months to determine whether it wants to install the ornate granite balustrade which borders the top of the terrace surrounding the building. The other pertains to the arbitration of differences between the contractor and the board.

The Biroc Stone Renovating Company reports having passed through a successful season in its line, in spite of the prevailing depression in business. Stone renovating to-day is no longer merely rubbing down, washing stone with acid, but requires men skilled in the work and competent superintendence. In imitating stone, when making repairs, the mere adding of color to cement does not result in satisfactory work. The firm did a good piece of work in No. 1 Gramercy Park; also on the cornice above the Post Office front in 34th st. It has also been successful with stucco work, which is an old and popular building method in Europe that is having a revival in this country, and an interesting example can be seen at 55 East 61st st.

The value of the limestone quarried in the United States in 1907, exclusive of that burned into lime and of the large quantity used in the manufacture of Portland cement, was \$31,737,631—an increase of \$4,410,489 as compared with that of the output in 1906, and \$5,712,421 in excess of the value of the product of 1905. The large increase shown by the 1907 statistics was due chiefly to gains in the value of crushed stone and blast-furnace flux.

The largest item of value of the limestone production of the United States is for stone crushed and used for road making, railroad ballast, concrete, etc. In 1907 the value of this material amounted to \$13,675,453, representing 23,532,897 short tons. The increase in 1907 over 1906 was 3,246,308 short tons in quantity and \$2,602,188 in value. The average price per ton in 1907 was 58 cents, as against 55 cents in 1906.

Limestone used for building purposes, including rough and dressed stone sold by the producers, was valued in 1907 at \$4,580,226, as against \$5,098,631 in 1906, a decrease of \$518,405. Indiana ranks first in the production of limestone for this purpose, with an output valued at \$2,378,008, or 51.92 per cent. of the total building limestone for 1907. The State second in rank in 1907 was Missouri, with an output valued at \$538,114.

STONE.—Wholesale rates, delivered at New York.

Table with 2 columns: Description (Nova Scotia in rough, Ohio freestone, Minnesota freestone, etc.) and Price (\$0.90@, .85 .80, .75 .75, etc.)

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

Table with 2 columns: Description (Genuine No. 1 Bangor, No. 1 Chapman, No. 1 Red, etc.) and Price (\$5.25@6.50, 5.25 6.00, 10.00 12.00, etc.)



## BUILDING OPERATIONS.

### The New Equitable Building May Soon Be Started.

BROADWAY.—The board of trustees of the Equitable Life Assurance Society, Paul Morton, president, will hold a meeting on Monday, November 30, to consider the building plans prepared by Architects D. H. Burnham & Co., of Chicago, Ill., for the proposed office and tower building to be erected at Broadway, Nassau, Pine and Cedar sts, which is estimated to cost over \$10,000,000. At this meeting it will, in all probability, be decided when actual building operations will be begun. Upon investigation, the rumor that the general contract had been awarded to a well-known Manhattan firm of builders was strongly denied on Tuesday. It is also considered quite probable that if the building is erected the proposed height will be lessened. The original plans, as filed, call for a building rising 909 feet above the curb, exclusive of a flagstaff, to contain forty acres of floor space, 5,200 windows, 4,800 radiators, 25,000 electric lights, 38 electric elevators, and 3,600 offices, accommodating between 20,000 and 21,000 people.

### John H. Parker Co. to Build Brooklyn Church.

DEAN ST.—The general contract was awarded this week to the John H. Parker Company, 42 East 23d st, Manhattan, for the new edifice for the First Church of Christ Scientists, at the corner of Dean st and New York av, Brooklyn, which will be a departure from the usual style of ecclesiastical architecture. Unlike other denominations, the Christian Scientists have no traditional forms to preserve in building their places of worship, and, consequently, the architect, Henry Ives Cobb, 42 Broadway, Manhattan, had no precedent to follow. The structure will be in the style of Romanesque. The exterior will be faced with Indiana limestone, on a granite base; shingle tile roof and leaded glass windows. The main entrance will be on New York av through two towers at the north and south corners. The auditorium will be 83x83 ft., octagonal in shape, constructed without columns or posts. The seating capacity will be about 1,200.

### Theatre and Office Building for 47th St.

47TH ST.—The Record and Guide was informed on Friday that plans are now nearing completion for a new 10-sty theatre and office building to be erected in West 47th st, the exact location and owners' names being withheld for the present. It is said that final arrangements have practically been settled for the erection of the building, although the plans have not as yet been put out for bids. The architect is William H. McElpatrick, of No. 1402 Broadway. All further details regarding construction, cost, materials and character of the project will be given in later issues. Announcement of the proposed building was first made in issue Nov. 7, 1908.

### New Theatre for Brooklyn.

FULTON ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a fireproof brick theatre to be erected at the corner of Fulton and Essex sts, Brooklyn. The building is to be 43 ft. front, 93 ft. rear, 100.11 ft. deep, and stand on a plot 50 ft. front, 100 ft. rear and 113 ft. 11 ins. deep. The construction is to be of steel and the fireproofing of the floors and ceiling of approved concrete flat arch. The interior ornamental work will be of plaster, decorated with mural paintings. The facade is designed in a modern type of Italian

Renaissance architecture. Work will be started at once.

### Old Lawyers Title Building to Be Renovated.

LIBERTY ST.—The Lawyers Title Insurance & Trust Co. is having plans prepared by Messrs. Clinton & Russell, 32 Nassau st, for extensive alterations to the 11 and 12-sty buildings it formerly occupied at 37 Liberty st and 46 Maiden lane. The floors used by the company itself had been arranged to suit its own purposes, and will be made more available for general offices. The entrance on both streets will also be altered and enlarged, and the large interior court will probably be rebuilt. The work is to be finished before May 1.

### Rumor of Another Theatre in 42d St.

42D ST.—During the week rumors were in circulation that a theatre and (Greek) restaurant building would be erected in West 42d st, in the vicinity of the Lyric Theatre and Broadway. It is said that property for this purpose is under serious consideration, and that preliminary figures are now being obtained from local builders. Careful investigation on the part of the Record and Guide has so far failed to disclose the names of the backers of the enterprise. The architect for the plan, according to report, resides in another city.

### Broadway and 180th St. Corner.

BROADWAY.—Building operations will soon be under way at the southwest corner of Broadway and 180th st, where R. Ferguson & Sons, 119 Manhattan av, will erect a 6-sty high-class apartment house, costing in the neighborhood of \$225,000. The structure will cover a plot measuring 111.4x87.4 and 139.1 ft. The architects, Messrs. Schwartz & Gross, 347 5th av, are now completing the working plans. Figures are being received on cut stone, terra cotta and iron work. Work on the excavation is going on.

### Plans for a New Brooklyn School.

GROVE ST.—A new school building will be erected at Grove st and St. Nicholas av, Brooklyn, for the Roman Catholic Church of St. Brigid. Elliott Lynch, architect, of 341 5th av, Manhattan, is now taking approximate estimates. The structure will be constructed of granite and limestone, will be fireproof, 4-stys, and have basement. The size will be about 70x96 ft.

### Nine-Story Loft Building for 22d St.

22D ST.—Architect Frederick C. Zobel, 114 East 28th st, has been commissioned to prepare plans and specifications for the improvement of the plot, measuring 45x98.9 ft., at Nos. 147 to 149 West 22d st, with a 9-sty business building, for Mr. Max Solomon. The cost is estimated at about \$175,000. No building contract has yet been placed.

### Six Flat Houses for Hoe St.

HOE ST.—Harry T. Howell, 3d av and 149th st, is preparing plans for six 5-sty flat houses to be erected in the east side of Hoe st, 310 ft. south of Bancroft st, for the Gaines Roberts Co., adjoining the five houses now in course of erection by the same owners. Brick and stone fronts, all improvements, to cost \$180,000.

—How does the world at large gauge the condition of 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.

### Apartments, Flats and Tenements.

BARROW ST.—L. Ramazzotti, owner and architect, 31 Barrow st, will improve the 3-sty tenement, No. 31 Barrow st.

41ST ST.—John H. Knubel, 318 West 42d st, has plans for alterations to the 4-sty tenement, No. 311 West 41st st, owned by S. Littman, 243 West 46th st.

11TH ST.—P. Schlachetzky, 1853 Madison av, owner of four 4-sty tenements, No. 333 East 11th st, will improve same at a cost of \$10,000. O. Reissmann, 30 1st st, is planning.

41ST ST.—F. G. Meres, 131 East 112th st, is making plans for interior changes to the four 3 and 4-sty tenements, Nos. 344-346 West 41st, owned by Catherine A. Gay, 45 Broadway.

MULBERRY ST.—Otto L. Spannhake, 233 East 78th st, has prepared plans for extensive interior changes to the 5-sty tenement, No. 186 Mulberry st. H. Wittenberg, 153 East 110th st, owner.

170TH ST.—Cocker & Martin Cooke, 2010 5th av, have plans ready for a 6-sty flat building, 75x86.6 ft., for John Yule, 943 Grant av, to be erected in the north side of 170th st, 100 ft. west of Audubon av, to cost about \$85,000.

Harry T. Howell, 3d av and 149th st, has plans for one 6-sty tenement, to be erected on the south side of 3d st, 45.4 ft. east of Goerck st, 45x75.11 and 80.4 ft., to cost \$25,000. Lena and Charles W. Laue, of 38 Fulton st, are the owners.

BROADWAY.—Architect John P. Boyland, 103 East 125th st, has completed plans for the 6-sty flat building, 103x132 x90 ft., which Alexander Grant, 866 East 163d st, is to erect at the northwest corner of Broadway and 178th st at a cost of \$130,000.

### Banks.

WHITESTONE, L. I.—The First National Bank of Whitestone has just completed negotiations for the purchase of a plot on the west side of 8th av, between 18th and 19th sts, and will erect a commodious building, to be occupied by the bank. Plans have not been fully decided upon.

### Churches.

NORFOLK, VA.—Architects Watson & Hucker, 1211 Walnut st, Philadelphia, Pa., have been engaged to prepare plans for a stone church for the Christ Episcopal Congregation to be erected at Norfolk, Va. The cost is placed at about \$100,000.

HOLYOKE, MASS.—Architects Allen & Collins, of Boston, Mass., have completed sketches for a new edifice for the Second Congregational Church, to be erected at High and Hamilton sts, Holyoke. The scale drawings will probably not be ready until spring. The exterior materials will be brownstone, and the size 140x40 ft.

BRIDGEPORT, CONN.—Plans have been completed by Architect Joseph W. Northrop, of Bridgeport, for the proposed chapel to be erected on Laurel av for the Peoples Presbyterian Society. The auditorium will have a seating capacity of 500, and plans call for a frame exterior, with stucco and brick corners and shingle roof. The Sunday school will accommodate 200. H. O. Taylor is chairman of the building committee.

### City Halls.

SCHENECTADY, N. Y.—Architects Stoddart & Weathers, Schenectady, are now taking figures on the new county court house to be built at Schenectady.

SAN FRANCISCO, CAL.—A bond issue of \$5,000,000 will be asked for by the people of San Francisco, in January, for the construction of a new City Hall.



The building committee is composed of Supervisors Rexford, Broderick, Booth, Pollok, McLeran, Murphy and Bancroft.

#### Competitions.

**HARTFORD, CONN.**—An appropriation of \$4,000 has been made for the technical high school commission. It is proposed to construct a building to accommodate about 1,200, and cost from \$350,000 to \$500,000. A portion of this appropriation will probably be used for prizes in an architects' competition. Address President Technical High School Commission, Hartford, Conn.

**HARTFORD, CONN.**—The Municipal Art Society, of Hartford, Conn., has announced a competition for a design for an electrolier, to be located at Pearl and Trumbull sts, Hartford. Drawings will be received until January 13, 1909, and should be sent to H. R. Buck, secretary. Architect Benjamin W. Morris, 345 5th av, Manhattan, is a member of the committee. Fifty dollars will be paid to the successful competitor.

**STAMFORD, CONN.**—Plans prepared in competition by Architect Henry Marvin have been selected for the proposed eight-room school to be erected in Wall st, Stamford. The matter will now be reported to the town meeting to be called soon, and an appropriation of \$50,000 asked to secure a site and erect the building. The designs show a brick structure of an attractive design, with slate roof and copper cornice. The heating will be by steam, and an improved ventilating system will be installed. When completed the structure will be one of the finest grammar schools in the State.

#### Dwellings.

**LONG BRANCH, N. J.**—The contract for erecting Harry W. Green's new Westwood av house has been awarded to Theodore Cramer. Leon Cubberley is the architect. The contract price is \$8,000.

**STAMFORD, CONN.**—Architect Nelson E. Emmens, of Stamford, is drawing plans for a residence to be erected at the lower corner of Summer and 4th sts for J. J. Lynch. Frame, eight rooms, provided with steam heat and every convenience.

**RIDGEFIELD, CONN.**—Wilson Eyre, architect, No. 35 West 21st st, Manhattan, is preparing plans for a dwelling to be erected at Ridgefield, Conn., for Henry Vesey, of that place. The cost is placed at \$17,000, and is to be constructed of stone and brick.

**21ST ST.**—Plans have been prepared by Architect G. B. Webb, Glen Ridge, N. J., for extensive interior improvements to the two 4-sty dwellings, No. 42 East 21st st, Manhattan, owned by John A. & A. M. Hadden, 16 West 51st st. Estimated cost is \$12,000.

#### Factories and Warehouses.

**TROY, N. Y.**—The Universal Brush Co., of Troy, is about to erect a 2-sty brick factory building at the corner of 2d st and 9th av, at an estimated cost of \$5,000.

**PATERSON, N. J.**—The Columbia Ribbon Co., of Paterson, has awarded the contract for a new silk mill to John W. Ferguson Co., 152 Market st, Paterson, N. J. Mill construction, brick, four stories, 58x158 ft. Approximate cost, \$50,000.

**GLOVERSVILLE, N. Y.**—Bellis & Klein, dealers in glove materials, on South Main st, are making preparations for the erection of a large warehouse and salesroom in Cayadutta st, on the site of the old McSwiney factory. The dimensions of the building will be 100x40 ft., but the height is still a matter of doubt.

**12TH AV.**—No contract has yet been awarded for the cold-storage warehouse and power plant to be located at the

southeast corner of 131st st and 12th av for C. F. Hinrichs & Co. (poultry), 33 Hewitt av, New York City. Brick and concrete (fireproof), three stories, 73x123 ft. Ed. N. Friedman, 90 West st, is the architect.

**SPRINGFIELD, MASS.**—The H. Wales Lines Co. will in a few days begin work on the foundations for an immense factory which the United States Envelope Co. is to build in Springfield, Mass. The building will be five stories, 300x105 ft. There will be a wing, 100x40 ft. As yet, the company has awarded only the contract for the foundations. The plans for the superstructure have not yet been completed.

**WATERVILLE, CONN.**—Work on the concrete factory for the Blake & Johnson Co., in Waterville, has been pushed forward at a rapid pace. It will be fireproof and the largest 1-sty concrete factory under one roof in New England. This company manufactures piano and organ hardware, rivets, pins, studs, screws, wire-forming machines, power and foot presses, rolling mill and bicycle machinery. It has outgrown its present facilities.

**BINGHAMTON, N. Y.**—S. O. & H. A. Lacey are drawing plans for a brick factory building for the Georgian Mfg. Co., of this city. Four other fireproof buildings are under contract to be erected for the same concern by A. E. Stephens & Co., builders; namely, a foundry, to have floor space of 8,000 square feet; a storage house of about the same size; a pattern storage house, with floor surface of 2,500 square feet, and a coal, coke and sand shed of 1,600 square feet.

#### Halls and Clubs.

**WEST HAVEN, CONN.**—Bids have been received for the library building to be erected at Campbell av and Elm st, West Haven. It is expected that contracts will be let soon. The plans are by Architects McLean & Wright, of Boston.

**NORTHAMPTON, MASS.**—Plans are being completed by Architects E. C. & G. C. Gardner, of Springfield, for a new clubhouse for the Northampton Golf Club, to be erected at Northampton. Figures will be taken immediately. The construction will be frame, and the building will measure 43x83 ft.

#### Hospitals and Asylums.

**BLACKWELLS ISLAND.**—Bids will be received by the Department of Public Charities, Tuesday, December 1, for removing the four hospital pavilions located on the grounds of Bellevue Hospital and erecting same at the Metropolitan Hospital, Blackwells Island.

**INDUSTRY, N. Y.**—State Architect Franklin B. Ware has about completed plans for an addition to the hospital at Industry, N. Y., for the New York State Agricultural School. Consists of addition to industrial building, hospital for contagious diseases, 4 cottages for boys and 5 cottages for employees. To be built of brick, stucco and wood.

**BUFFALO, N. Y.**—Buffalo will get a new \$250,000 contagious-disease hospital. That is, the Aldermen have gone on record as in favor of it by a vote of 20 to 4. The Mayor has endorsed the project, and the Councilmen, in interviews, have said they will not hold the matter up. Dr. Julius Ullman, representing the Buffalo Academy of Medicine, is interested. Dr. Porter is chairman of the Sanitary Committee.

**26TH ST.**—Bids will be received by the President of the Board of Trustees, Bellevue and Allied Hospitals, Monday, November 30, for the excavating, piling, mason, fireproofing, waterproofing, carpenter, steel, electric, heating and ventilating, plumbing and other work for the boiler house and coaling station of

the new Bellevue Hospital, situated in 1st av, and bounded by 26th and 29th sts, Manhattan.

**WOODHAVEN, L. I.**—Work will soon be begun at Woodhaven on a Catholic Home for the Aged. Surveyors have been busy of late on the survey of a piece of property on the northeast corner of Woodhaven av and Fulton st, Woodhaven. The Roman Catholic Home for the Aged owns five hundred feet frontage. The building, when completed, will be a substantial structure that will cost in the neighborhood of \$50,000.

**BLACKWELLS ISLAND.**—Bids will be received by the Commissioner of Public Charities, Wednesday, December 2, for materials and labor required for the complete conduiting, electric wiring and all other work in connection with the installation of a complete electric lighting and power system for certain of the buildings and grounds under the jurisdiction of the Department of Public Charities, and included in the metropolitan hospital district, Blackwells Island.

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**Municipal Works.**

**BROOKLYN.**—The President of the Borough of Brooklyn will receive bids on Wednesday, December 2, for paving and sewer work.

**NORTH BROTHER ISLAND.**—Bids will be received by the Board of Health, Wednesday, December 2, for labor and materials necessary to construct an iron and tile trunk sewer and branch tile sewers throughout the grounds of the Riverside Hospital, North Brother Island.

**CATSKILL, N. Y.**—Engineers Knight & Hopkins, of Rome, N. Y., are making preliminary sketches for a new water system, to cost about \$150,000, for the town of Catskill, N. Y. Will include reservoir, 2 miles of vitrified pipe, gate house, earth and reinforced concrete dams, etc.

**BRONX.**—Borough President Haffen will receive bids on Tuesday, December 1, for 22 contracts for public work, as follows: Paving portions of 165th st, Clay av, East 179th st, Jerome av, Elm pl, East 150th st, East 152d st, Jennings st, East 139th st. Regulating, grading, etc., portions of Garrison av, Mohegan av, West 162d st. Constructing sewers and appurtenances in portions of Mosholu Parkway, Jerome av, East 208th st, East 210th st, Kossuth pl, Steuben av, Van Cortlandt av, Rochambeau av, Nelson av, East 139th st and Mohegan av.

Estimates will be received by the Park Board, City of New York, Thursday, December 3, as follows: No. 1—For furnishing and erecting three rail pipe fences around the grass plots in Tompkins Square Park, Manhattan. No. 2—For labor and materials required for furnishing and erecting an iron railing around the grass plot in Broadway, between 60th and 61st sts, Manhattan. No. 3—For labor and materials for reconstructing the roadway of the Eastern Boulevard in Pelham Bay Park, including surfacing with asphaltic mixture, from a point 400 ft. north of the split rock road to the northerly approach of the new bridge over Eastchester Bay, and from the southerly approach of said bridge to the southern boundary of Pelham Bay Park in the Borough of the Bronx. No. 4—For constructing 40 metal storage cabinets for laboratories, new west wing, American Museum of Natural History, Manhattan.

**Office and Loft Buildings.**

**BROOKLYN.**—Plans are said to be in course of preparation by a firm of Manhattan architects (name withheld) for the construction of a 10-sty office building in Brooklyn. Particulars will be stated in later issues.

**CAMDEN, N. J.**—Seymour & Paul A. Davis, architects, 1600 Chestnut st, Philadelphia, Pa., have been engaged to prepare plans for a brick pasteurizing building, 40x129 ft., to be erected at Camden, N. J., for Clements & Moore, milk dealers.

**WHITE ST.**—No contracts have yet been awarded for the 5-sty store and loft building, 21.1x85 ft., which H. T. Weeks, 18 East 42d st, is to erect at No. 123 White st, costing \$20,000. Architect B. Hustace Simonson, 234 5th av, has prepared the plans.

**CENTRE ST.**—The Commissioner of Bridges will receive bids until 2 P. M., on Thursday, December 3, for the construction of the foundations of the municipal building to be erected in Centre st and Park Row. Estimated cost is \$8,000,000. Messrs. McKim, Mead & White, 160 5th av, are the architects.

**LAFAYETTE ST.**—Libman Const. Co. has secured the contract to erect the store, offices and loft building in the east side of Lafayette st for Morris Weinstein, of 1968 Broadway. Bernstein & Bernstein, 24 East 23d st, are the archi-

itects. It will be seven stories (semi-fireproof), of brick, limestone and terra cotta, 27x87 ft.

**NEWARK, N. J.**—Directors of the Firemen's Insurance Co., of Newark, N. J., have authorized a committee to have plans drawn for a 16-sty office structure, to cost between \$500,000 and \$750,000, to be erected at the corner of Market and Broad sts, Newark. The spot chosen is the site of the company's present structure, and is the center of the city's business section.

**Power Houses.**

**ROCHESTER, N. Y.**—An addition to the gas plant is contemplated in Vincent st and Genessee River, Rochester, N. Y., by the Rochester Railway & Light Co., of which company R. M. Searle, of Rochester, is the general manager. Brick, concrete and steel. No engineer has yet been selected or any definite details settled. Approximate cost is \$150,000.

**Schools and Colleges.**

**PASSAIC, N. J.**—Bids will be opened on December 19 for a new school building for Passaic, N. J., to cost in the neighborhood of \$200,000. Plans have been prepared by Seymour & Paul A. Davis, architects, 1600 Chestnut st, Philadelphia, Pa.

**BLOOMFIELD, N. J.**—Architect C. G. Jones, 280 Broadway, Manhattan, is taking estimates on 200 metal lockers for the Berkeley school addition at Bloomfield, N. J. Bids close on Monday, Dec. 7, at 8.30 P. M., at the board room, of the high school, Bloomfield.

**FLEMINGTON, N. J.**—There is an addition to be built to the school at Flemington, N. J., to cost about \$40,000. H. E. Deats is clerk at Flemington. Architect Francis E. Bent, of the State House, Trenton, N. J., is now taking bids. Building will be 2½ stories, brick, and will contain about 8 rooms.

**WATERBURY, CONN.**—A petition for the erection of a new school in the vicinity of Willow st, between Ludlow st and Wildwood av, has been presented to the Board of Aldermen, and the Board of Education has petitioned the Board of Finance to make provision for a new schoolhouse in that vicinity.

**NEWARK, N. J.**—Architect E. F. Guilbert, city architect, of Newark, N. J., is making plans for a new district high school, to be erected in Newark, in the Essex County Eastern District. Fred K. F. Guild is president, and Geo. W. Tomkins vice-president, Board of Education. Brick and stone. Approximate cost, \$250,000.

**STAMFORD, CONN.**—Sealed proposals will be received until December 10 for the erection of the proposed addition to the high school building. Boring & Tilton, 32 Broadway, Manhattan, are the architects. Bids for the plumbing, steam heating, metal work and slating will be received separately. Only local contractors will be asked to submit estimates.

**NEW BRITAIN, CONN.**—The following special committee was appointed to consider the need of increased school accommodations: Judge B. F. Gaffney, E. A. Moore and Dr. J. L. Kelley. Superintendent S. H. Holmes recommends the erection of an addition to the high school of 16 rooms, or else a new trade school, and four room additions to the Rockwell school, the Bartlett school and the South school.

**PELHAM MANOR, N. Y.**—At a recent election an appropriation was voted for a new school in Pelham Manor, N. Y. R. A. Holmes, 840 Broadway, Manhattan, and Huge Herndon, of 60 Wall st and Pelham Heights, N. Y., are connected with the Board of Education. No architect has yet been selected for this build-

ing, but it is expected that plans will be ready in about one month.

**CHAUTAUQUA.**—At a special meeting of the trustees of the Chautauqua Institute, November 18, held at the Hotel Lafayette in Buffalo, bids were received for erecting a fireproof colonnade or business building on the assembly grounds at Chautauqua. The bids ranged from \$40,000 to \$50,000. Contract was not awarded. A new 2-sty fireproof post office and printshop, 125x50 ft., estimated to cost about \$25,000, will also be erected. An arts and crafts building, one story, frame, 210x35, will be built by the institute itself at an estimated cost of \$10,000. Address Secretary Board of Trustees, Chautauqua, N. Y.

**Stables and Garage Buildings.**

**98TH ST.**—Louis C. Maurer, 22 East 21st st, has completed plans for the 5-sty brick stable and storage building, 25x96.11 ft., which the Riverdale Van & Express Co., 102 West 96th st, will erect at No. 46 West 98th st, at a cost of \$15,000. Mr. M. H. Ludecke, 102 West 96th st, is president and secretary.

**Bids Opened.**

Bids were opened by the Board of Education, Monday, November 23, for the installing of reinforced concrete lens pavement lights at P. S. 37, Borough of the Bronx. American Prism Co. put in the lowest bid.

**Contracts Awarded.**

The New Jersey Terra Cotta Co., 108 Fulton st, has contracts to supply its material for a public school at Chelsea, Mass.; Public School No. 17, at Jersey City; a public school at Haverhill, Mass.; and the building being erected on the site of the Sinclair Hotel, Broadway and 8th st.

**LIBERTY ST.**—Charles T. Wills, Inc., 156 5th av, has received the contract for the erection of two 2-sty store buildings for the Central Railroad Company, of New Jersey, at No. 144 Liberty st, through to No. 101 West st, to cost about \$20,000. J. O. Osgood, of Plainfield, N. J., prepared the plans.

**DOUGLAS MANOR, L. I.**—The Queens Home Realty & Construction Co., Capt. Harold B. Christensen, president, No. 139 East 59th st, Manhattan, has received the contract from Harriet E. Brownson to erect a 2½-sty stucco dwelling at the northeast corner of Bay st and Shore rd, Douglas Manor, L. I. The estimated cost of the dwelling will be about \$8,000. Kenneth G. How is the architect. The same company received a contract from Albert Blum to erect a stucco dwelling at Knollwood av and West Drive, Douglas Manor, to cost about \$12,500.

**Government Work.**

Bids will soon be asked by the Isthmian Canal Commission for furnishing 48 sheets of sheet brass; also a number of bridge builders' taper reamers.

Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received the 8th day of December for the construction (complete) of the United States Post Office at Gainesville, Ga. James Knox Taylor, supervising architect.

**SAULT SAINTE MARIE.**—Proposals will be received until the 4th of January for the construction, complete (except elevator) of the United States Post Office at Sault Sainte Marie, Mich. James Knox Taylor, supervising architect, Washington, D. C.

Proposals will be received until the 7th of December for alterations to the 12th st entrance at the United States Post Office, Court House and Custom House building at Wheeling, West Virginia. James Knox Taylor, supervising architect, Washington, D. C.



**NILES, MICH.**—Proposals will be received until the 5th of January for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Niles, Mich. James Knox Taylor, supervising architect, Washington, D. C.

Sealed proposals will be received until 3 o'clock P. M., on the 26th day of December, for the construction (including plumbing, heating apparatus, electric conduits and wiring) of the United States Post Office at Americus, Georgia. James Knox Taylor, supervising architect, Washington, D. C.

Proposals will be received until 3 o'clock P. M. on the 23d day of December for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of the United States Post Office at Alexandria, Minnesota. James Knox Taylor, supervising architect, Washington, D. C.

A large quantity of machinery steel will soon be purchased by the Isthmian Canal Commission, and a circular calling for bids will be issued at an early day. They will consist of flats, hexagon, rounds and squares; also a quantity of tool steel of various grades and kinds; also high-speed tool steel, cold rolled steel and 19 sheets,  $\frac{3}{4}$ x72x144 inch of sheet steel.

The superintendent of the United States Capitol building and grounds has made the following awards: For furnishing dumbwaiters for the Senate office building bids opened October 24, to the Marine Engine and Machine Company, 230 West 13th st, New York City, at \$3,865; for furnishing the necessary kitchen and pantry fixtures for the Senate office building, bids opened October 21, to the Bramhall-Deane Company, 262 Water st, New York City, \$6,394; for furnishing electric lamps for the United States Capitol building, bids opened October 14, to the General Electric Company, Schenectady, N. Y., \$5,725.28.

#### Brief and Personal.

The annual meeting of the National Veneer and Panel Manufacturers' Association will be held at Chicago, December 8 and 9.

Mr. Isaac A. Hopper, president of the Building Trades Employers' Association, has returned from Florida, where he spent a week.

It is rumored in the trade that Mr. William Randolph Hearst is again giving some thought to his skyscraper project for Columbus Circle.

The Housesmiths and Bridgemen's Union has applied for readmission by representation to the General Arbitration Board in the building trades.

The annual meeting of the National Builders' Supply Association will be held at Louisville, Ky., Feb. 8 and 9. Headquarters will be at the Seelback Hotel.

The newly elected officers of the Philadelphia Chapter of the American Institute of Architects are as follows: President, D. K. Boyd; first vice-president, W. D. Hewitt; second vice-president, M. B. Medary; secretary, Arnold Moses; treasurer, C. L. Borie.

The total number of plans filed with the Manhattan Bureau of Buildings for the week of November 21 to November 27, inclusive, totaled, for new buildings, 7, amounting in cost to \$2,865,000; for alterations, plans were filed for improving 36 buildings at an estimated cost of \$57,109.

Ralph C. Davison, secretary of the Concrete Association of America, is the author of an interesting article on "Ornamental Concrete Flower Pots and How to Make Them," which appears in this week's issue of the Scientific American. Among the illustrations are those of the

flower pots included in the display of the Vulcanite Portland Cement Co., in the rooms of the Concrete Association.

One of the most important lumber deals of recent years, by which a \$20,000,000 syndicate will take control of the pine forests of northern Minnesota, is near completion. Representatives of the three big interests involved—the Weyerhaeuser Co., of Cloquet, Minn.; the Cooke & O'Brien Co., of Duluth; and the Edward Hines Lumber Co., of Chicago—met in Chicago this week to discuss the plan by which the Hines company, either by itself or operating through a syndicate, is to take control of the properties.

Mr. Samuel B. Donnelly, secretary of the General Board of Arbitration in the building trades, with offices at 1123 Broadway, has been appointed Public Printer for the United States government at Washington. Mr. Donnelly is also a member of the New York Board of Education. He was three years president of the New York Typographical Union, and two years president of the International Typographical Union. He was a member of a commission which was sent this present year by the President to investigate labor conditions on the Isthmus of Panama. Before he became president of the printers' union. Mr. Donnelly was employed in the Record and Guide printing house. He was born at Franklin, Pa. His fitness for the position is so apparent that the Government is to be congratulated, and the President commended for appointing him.

#### A New Kind of Drawer Slide.

A new kind of drawer slide which the manufacturers claim is a great improvement over any drawer slide heretofore invented, is now being placed on the market. It consists of four grooved steel bars, two of which remain stationary, while the other two move between them on steel balls fitted into the grooves. The device is strong, remarkably easy to operate and so simple it cannot get out of order. It is attached to the bottom of the drawer in such a manner as to take up very little room (can be attached to drawers not made especially for it), allows the drawer to be opened fully four-fifths of its length, and will not permit the drawer to pinch or bind at any point. It works so easily that a slight push, applied at any point on the front end of the drawer will close it.

Although the slide has been on the market a very short time, it is awakening the interest of a great many architects and contractors who make a specialty of the kind of work in which this device can be so advantageously used, namely: bank and office furniture and fittings, store and merchandise show rooms and fine cabinet work, where a great number of easy running and durable drawer slides are required. Full particulars will be given by the Record and Guide upon request.

#### Progress Amid Difficulties.

The number of contracts signed for space in the exhibition department of the Building Trades Employers' Association, Builders' Exchange Building, West 32d st, is more than the number of the exhibits in the Baltimore exhibition, which was started about four years ago, and more than the number in the Philadelphia exhibition, which is one of the oldest in the country. The New York exhibition was started last May, and the spaces have been available less than six months. Add to this the handicap of having undertaken this new feature of the Employers' Association in a year of serious industrial depression, that the beginning was made shortly before the dull season of the year for contractors and dealers, that many of those concerns

that have secured space have not been diligent in installing their exhibits, and the progress made so far can be measured with some degree of accuracy. The director of the exhibition, J. J. Conroy, states that each week shows more general interest being taken and that there will soon be enough exhibits in place to justify a formal opening.

#### Brick Competition for Ritz-Carlton.

In a competition among about fifteen face-brick manufacturers for the brick to be selected for the facade of the Ritz-Carlton Hotel, Madison av, 46th and 47th sts, the panel supplied by Carter, Black & Ayers, 1 Madison av, was selected. The panels were placed in the rear of the building at 3 East 33d st, occupied by the architects for the hotel, Warren & Wetmore. The winning brick is a genuine New England Harvard, about 850,000 being required.

The same concern has the contract to supply 350,000 buff impervious brick for the Nassau Hotel that is being erected at Long Beach, L. I. Lewis R. Kaufman is the architect.

#### When?

A building or tower is to be erected in New York 1,000 feet high, 100 feet higher than the proposed Equitable building.—El Paso (Tex.), Herald, and a thousand others.

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## PROJECTED BUILDINGS

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

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

### BOROUGH OF MANHATTAN.

#### SOUTH OF 14TH STREET.

Liberty st, No 144 two 2-sty brk and stone stores and passageway, West st, No 101 various sizes, felt and slag roof; cost, \$18,000; Central Railroad Co of N J, 143 Liberty st; ar't, J O Osgood, Plainfield, N J.—495.  
Scammel st, s e cor Monroe st, 1-sty brk and stone store, 25.2x86.5; cost, \$2,500; Joseph M Goldberg, 157 East Broadway; ar't, H Horenburger, 122 Bowery.—500.  
White st, No 123, 5-sty brk and stone store and loft building, 21.1 x85, tar and gravel roof; cost, \$20,000; H T Weeks, 18 E 42d st; ar't, B Hustace Simonson, 234 5th av.—499.

#### BETWEEN 14TH AND 59TH STREETS.

Depew pl, at its intersection with the northerly line of East 43d st, 1-sty iron and frame temporary passageway, 20x50; cost, \$1,100; N Y C & H R R Co., Grand Central Station; ar't, W L Morse, 335 Madison av.—498.  
54th st, Nos 438-440 West, 2-sty brk and stone loft building, 50x38, tar and gravel roof; cost, \$6,000; Virgil Thurkauf, 301 W 55th st; ar't, John H Knubel, 318 W 42d st.—496.

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

89th st, No 56 East, 1-sty brk and stone storage oil house, 7.4x29.10, iron roof; cost, \$350; Margaret L V Shepard, Scarborough-on-Hudson, N Y; ar't, H P C Browne, 817 8th av.—501.  
5th av, e s, 46.8 n of 109th st, 1-sty brk and stone concert hall, 28.4x100; cost, \$500; Bartleson & Abramowitz, 340 Delancey st; ar'ts, Bernstein & Bernstein, 24 E 23d st. Corrects error in last week's issue as to description of building to be erected.—492.

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

86th st, s s, 100 e Riverside Drive, 12-sty brk and stone apartment house, 100x83.2, slag or plastic slate roof; cost, \$525,000; Henry Schiff, 320 W 113th st; ar'ts, Neville & Bagge, 217 W 125th st.—506.  
98th st, No 46 W, 5-sty brk and stone stable and storage building 25x96.11, plastic slate roof; cost, \$15,000; Riverdale Van & Express Co, 102 W 96th st; ar't, Louis C Maurer, 22 E 21st st.—505.  
Broadway | the blk, 12-sty brk and stone apartment house,  
Amsterdam av | 342.9x52; cost, \$1,800,000; Belnord Realty  
86th and 87th sts | Co, 165 Broadway; ar't, H H Weekes, 1123  
Broadway.—497.

#### NORTH OF 125TH STREET.

Broadway, n e cor 164th st, 6-sty brk and stone apartment house, 100x96; cost, \$175,000; J O'Brien and M Carvatta, 647 6th av; ar'ts, Denby & Nute, 333 4th av.—502.  
Broadway, n w cor 178th st, 6-sty brk and stone store and tenement, 103x132 and 90, slag or felt roof; cost, \$130,000; Alexander Grant, 866 E 163d st; ar't, John P Boyland, 103 E 125th st.—503.  
St Nicholas av, w s, bet 158th and 159th sts, 6-sty brk and stone tenement, 203.3x34.7 and 70.9; cost, \$200,000; Broad Const Co, 516 W 162d st; ar't, L F J Weiher, 103 E 125th st.—504.

### BOROUGH OF THE BRONX.

Beck st, n s, 107.5 e Av St John, three 4-sty brk tenements, 33.4x64 each; total cost, \$60,000; Montgomery Maze, 43d st and Lexington av; ar't, Geo P Crosier, 223d st and White Plains av.—936.  
Hewitt pl, e s, 125 n 156th st, 5-sty brk tenement, 50x88; cost, \$50,000; Beck St Realty Co, 836 Westchester av; ar'ts, Daube & Kreymborg, 830 Westchester av.—946.  
Parkview pl, s s, 418.3 e Tee Taw av, three 2½-sty frame dwellings, peak shingle roofs, 20.4x38 each; total cost, \$16,500; Thos F Murray, 2417 Jerome av; ar't, J J Vreeland, 2019 Jerome av.—927.  
Taylor st, w s, 225 s Morris Park av, 2-sty frame dwelling, 21x54; cost, \$5,500; Jos Gamache, Van Buren st; ar't, B Ebeling, 1136 Walker av.—934.  
145th st, s s, 105 e Southern Boulevard, 1-sty frame shed, 22x20; cost, \$125; R H Doher, 1049 Washington av; ar't, Chris F Lohse, 627 Eagle av.—938.  
178th st, n e cor Honeywell av, four 3-sty brk tenements, 19.6x55, 26.1x78 and 20.1x54; total cost, \$40,000; Emilie A Winter, 768 Fairmount pl; ar't, D H Spring, 861 Elmsere pl.—939.  
225th st, s s, 180 w White Plains av, four 2-sty frame dwellings, 22 x54 each; total cost, \$20,000; Wm J Gordon, 761 E 219th st; ar't, Geo P Crosier, 223d st and White Plains av.—929.  
Belmont av, e s, 350.4 s 177th st, 2-sty frame stable and carriage house, 16x20; cost, \$500; Karl and Anna B Jaeger, 1892 Belmont av; ar't, Henry Jaeger, 1892 Belmont av.—940.  
Castle Hill av, w s, 525 s Green lane, 2-sty frame store and dwelling, 25x55; cost, \$4,500; Jos Golio, 359 E 159th st; ar't, Robert Glenn, 371 E 149th st.—947.  
Creston av, w s, 99.9 s 198th st, three 3-sty brk tenements, 25x81.6 each; total cost, \$36,000; Paul J Exner, 149 E 15th st; ar't, General Bldg & Con Co, 149 E 15th st.—943.  
Decatur av, w s, 175 s Woodlawn road, two 2-sty frame dwellings, 21x56 each; total cost, \$12,000; Susie Johnstone, 3284 Hull av; ar't, James Johnstone, 3284 Hull av.—942.  
Elton av, w s, 63.4x s 162d st, 5-sty brk tenement, 31.8x92.3 and 111.7½; cost, \$25,000; Jos C Corbett, 390 E 162d st; ar't, Harry T Howell, 149th st and 3d av.—949.  
Longfellow av, w s, 107.3 n 167th st, four 4-sty brk tenements, 25x84 each; total cost, \$80,000; Emma M S Mestanz, 1837 Lexington av; ar'ts, Goldner & Goldberg, Jackson and Westchester avs.—932.  
Nelson av, w s, 686.3 n Featherbed lane, 3-sty brk tenement, 21x65; cost, \$10,000; Peter Hoey, 618 St Nicholas av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—931.  
Prospect av, e s, 70 s Tinton av, two 5-sty brk tenements, 40x88 and 41.10x82; total cost, \$80,000; Mercury Realty Co, 674 Westchester av; ar'ts, Goldner & Goldberg, Jackson and Westchester avs.—948.  
Southern Boulevard, w s, 243 s Westchester av, five 5-sty brk tenements, 40x89 each; total cost, \$150,000; The Gaines-Roberts Co, on premises; ar't, Harry T Howell, 149th st and 3d av.—930.

Southern Boulevard, w s, 443 s Westchester av, five 5-sty brk tenements, 40x89 each; total cost, \$150,000; The Gaines-Roberts Co, Southern Boulevard and Westchester av; ar't, Harry T Howell, 149th st and 3d av.—944.  
Tinton av, e s, 148.11 s 156th st, 1-sty brk amusement hall, 25.6 x98.2; cost, \$3,500; Isadore Levy, 111 E 109th st; ar'ts, Gross & Kleinberger, Bible House.—937.  
Tiebout av, e s, 83.3 n 189th st, six 4-sty brk tenements, five 31x65, one 20x65; total cost, \$87,000; Fred M Mellert, 1690 Monroe av; ar'ts, Schaefer & Jaeger, 461 Tremont av.—928.  
Tremont av, s s, 116.9 w Av B, 1-sty brk stable, 12x12; cost, \$500; Mrs Caroline Keller, E 179th st; ar't, B Ebeling, 1136 Walker av.—935.  
Vyse av, w s, 157.6 n Tremont av, five 2-sty frame dwellings, 20x60 each; total cost, \$27,500; Irving Const Co, Richard Keil, 531 Tremont av, president; ar't, Henry Nordheim, Tremont av and Bronx st.—941.  
Valentine av, e s, 280.9 n 198th st, 2-sty frame dwelling, 21x55; cost, \$5,000; Wm Cobin, 585 E 167th st; ar't, Chas W Hewitt, 95 Fulton av, L I City.—933.  
Whitlock av, w s, 100 n Tiffany st, eight 3-sty brk tenements, 21x56 each; total cost, \$72,000; Enal Const Co, P E Lane, 140 W 42d st, president; ar'ts, Daube & Kreymborg, 830 Westchester av.—945.  
Woodlawn road, n s, 26 w Hull av, three 2-sty frame dwellings, 21x55.6 each; total cost, \$16,500; Riley & Laughney, Perry av and 209th st; ar't, Wm Kenny, 2600 Decatur av. Corrects error in last issue, when location was Woodlawn road, n s, 26 w Holt st.—908.

## ALTERATIONS.

### BOROUGH OF MANHATTAN.

Charlton st, No 4, 2-sty brk and stone rear extension, 21x36.5x irreg, to 2½-sty brk and stone dwelling; cost, \$1,200; Anacleto Sormolino, 40 W 8th st; ar't, L F J Weiher, 103 E 125th st.—2257.  
Chrystie st, No 214, windows, alter sinks, to 6-sty brk and stone tenement; cost, \$1,000; Charles McManus Sons, 99 Nassau st; ar't, Henry J Feiser, 150 Nassau st.—2258.  
Delancey st, Nos 258-260, partitions, windows, to two 5-sty brk and stone tenements; cost, \$300; A & B Stevans, 52 Division st; ar't, M Muller, 115 Nassau st.—2255.  
Grand st, No 366, 1-sty brk and stone rear extension, 17.8x29.5, partitions, show windows, to 3-sty brk and stone store and dwelling; cost, \$1,500; Sidney S Conger, 401 Grand st; ar't, Max Muller, 115 Nassau st.—2247.  
Goerck st, s w cor 3d st, install columns, girders, to 3 and 4-sty brk and stone loft, stable and dwelling; cost, \$500; Russek, Klinger & Karp Realty Co, 192 Broadway; ar't, M Zipkes, 353 5th av.—2239.  
Henry st, No 216, partitions, to 3-sty brk and stone store and tenement; cost, \$250; Arthur B Conger, Rosemont, Pa; ar't, Clement Brun, 1 Madison av.—2256.  
Henry st, No 204, partitions, windows, to 4-sty brk and stone tenement; cost, \$500; J Barsky, 204 Henry st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2248.  
Hudson st, n e cor Watt st, erect sign, to 3-sty brk and stone dwelling; cost, \$354; Martin Lardi, 87 Varick st.—2263.  
Monroe st, No 285, tank, to 6-sty brk and stone factory; cost, \$500; Louis M Cramp, 349 West End av; ar't, John Brandt, 1511 3d av.—2262.  
Monroe st, No 158, galvanized iron cornice, stair header, to 6-sty brk and stone stable; cost, \$500; Martin Shrenkeisen, 1123 Broadway; ar'ts, Markowitz & Elliott, 32 Union sq.—2236.  
Stanton st, Nos 196-198, alter floor beams, to two 4 and 5-sty brk and stone tenements; cost, \$800; Max Schwartz, 257 East Houston st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2261.  
West st, No 206, partitions, windows, to 4-sty brk and stone hotel; cost, \$7,500; Caroline Mohlman, 15 Van Ness pl; ar't, David M Ach, 1 Madison av.—2254.  
Worth st, Nos 130-132, girders, beams, columns, to 5-sty brk and stone store and loft buildings; cost, \$1,500; John Vicario, 243 Canal st; ar't, Richard Rohl, 128 Bible House.—2238.  
11th st, No 299 East, toilets, partitions, windows, skylights, to 5-sty brk and stone tenement; cost, \$1,000; estate of Ascher Weinstein, 1966 Broadway; ar't, Max Muller, 115 Nassau st.—2233.  
21st st, No 42 East, toilets, partitions, floor beams, to two 2 and 4-sty brk and stone dwellings; cost, \$12,000; John A and A M Hadden, 16 W 51st st; ar't, G B Webb, Glen Ridge, N J.—2243.  
42d st, No 561 West, toilets, partitions, skylights, windows to 4-sty brk and stone tenement; cost, \$500; Pauline Dastler, 59 W 87th st; ar't, John H Knubel, 318 W 42d st.—2231.  
55th st, No 21 East, 2-sty brk and stone rear extension, 9.6x18.2, plumbing, partitions, to 5-sty brk and stone residence; cost, \$4,000; Fanny R G Ely, Black Hall, Lynne, Conn; ar't, G B Webb, Glen Ridge, N J.—2259.  
73d st, No 211 East, vent shaft, toilets, partitions, windows, tank, to 5-sty brk and stone store and tenement; cost, \$6,000; East 73d St Co, Max Wolper, President, 211 E 73d st; ar't, Fred Ebeling, 420 E 9th st.—2244.  
80th st, No 125 East, add 1 sty, light shaft, toilets, walls, partitions, to 3-sty brk and stone residence; cost, \$11,000; Joseph Howland Hunt, Greenwich, Conn; ar't and ow'r.—2245.  
135th st, No 500 West, 1-sty brk and stone rear extension, 36x10, to 5-sty brk and stone store and tenement; cost, \$900; Heyman & Kuh, 130 W 131st st; ar't, J C Cocker, 2010 5th av.—2241.  
135th st, Nos 48-50 West, partitions, cut doorways, to two 3-sty brk and stone dwellings; cost, \$500; Clarence Terrence McGuire, Bedford Park, N Y; ar'ts, Williams & Tandy, 8th av and 46th st, Metropolitan Realty Bldg.—2232.  
Av A, No 199, partitions, toilets, to 4-sty brk and stone tenement; cost, \$200; James R Candler, 183 E 64th st; ar't, Matthew Frey, 231 E 29th st.—2252.  
Av B, s w cor 3d st, alter show windows, to 4-sty brk and stone store and tenement; cost, \$900; Morris Freedman, 205 W 119th st; ar't, B Sackheim, 354 Grand st.—2250.  
Broadway, Nos 707-709, elevator shaft, windows to 10-sty brk and stone store and loft building; cost, \$1,000; Mary C Ward, 656 Broadway; ar't, J Odell Whitenack, 99 Vandam st.—2253.  
2d av, Nos 100-103, toilets, partitions, windows, skylights, to 5-sty brk and stone tenement; cost, \$1,000; Ella Cushing and others, care Wm Dewitt, 88 Nassau st; ar't, C H Dietrich, 143 W 45th st.—2246.  
2d av, Nos 1023-1025, toilets, windows, partitions, to two 5-sty brk and stone tenements; cost, \$3,000; Mrs Minnie Rinaldo, 138 E 74th st; ar't, Max Muller, 115 Nassau st.—2234.  
2d av, No 1021, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,500; Minnie Rinaldo, 138 E 74th st; ar't, Max Muller, 115 Nassau st.—2235.



3d av, No 308, partitions, alter fire escapes, to 5-sty brk and stone store and tenement; cost, \$500; Edith Coventry, Henley, Eng; ar't, E Rossbach, 2010 Broadway.—2249.

5th av, Nos 386-390, cut windows, to 8-sty brk and stone store and loft building; cost, \$505; Gorham Mfg Co, 386 5th av; ar'ts, McKim, Mead & White, 160 5th av.—2260.

6th av, Nos 656-658, toilets, partitions, dumb waiters, to 5-sty brk and stone hotel; cost, \$300; Samuel Marks, 158 W 84th st; ar't, Chas H Richter, 68 Broad st.—2242.

6th av, No 288, alter shaft, windows, skylights, to 7-sty brk and stone department store; cost, \$1,800; Siegel Cooper Co, on premises; ar't, T R Cutler, 522 W 112th st.—2237.

8th av, No 2072, build bake oven, partitions, to 5-sty brk and stone tenement; cost, \$1,000; Abraham King, 214 W 68th st; ar't, John H Knubel, 318 W 42d st.—2230.

8th av, Nos 121-123, 3-sty brk and stone rear extension, 29x6, alter roof, columns, girders, plumbing, to two 3-sty brk and stone stores and dwellings; cost, \$4,000; James Nealis, 1883 Madison av; ar'ts, Thain & Thain, 4 E 42d st.—2251.

11th av, No 599, partitions, skylights, fire escapes, to 4-sty brk and stone tenement and store; cost, \$500; Berthold Weil, 198 Broadway; ar't, C B Meyers, 1 Union sq.—2240.

#### BOROUGH OF THE BRONX.

132d st, n s, 66 w Alexander av, new roof, tank, new supports, &c, to 6-sty brk factory; cost, \$3,000; Christian A Jacob, 539 W 39th st; ar'ts, The Rusling Co, 39 Cortlandt st.—583.

135th st, No 435, 1-sty frame extension, 6x16.5, to 2-sty frame dwelling; cost, \$100; Jacob Martin, on premises; ar't, Louis Falk, 2756 3d av.—575.

144th st, Nos 209 and 211, new beams, new concrete arches to 3-sty brk factory; cost, \$2,000; Edward Dart, on premises; ow'r and ar't.—581.

222d st, n s, 79 e Carpenter av (rear), new chimney, doors and windows, to 2-sty frame dwelling; cost, \$1,500; S M De Pasquale, 666 E 222d st; ar't, J X Cahill, 4448 Furman av.—574.

222d st, n s, 79 e Carpenter av, new chimney, new store front, &c, to 1-sty frame store and dwelling; cost, \$1,000; S M De Pasquale, 666 E 222d st; ar't, J X Cahill, 4448 Furman av.—573.

Boston road, n s, 446 e 5th av, 1-sty frame extension, 29.7x4.8, and new partitions to 1-sty frame shop; cost, \$200; Geo Zink, Eastchester; ar't, J Melville Lawrence, Pleasantville, N Y.—579.

Courtlandt av, No 726, new water closets to 3-sty frame store and tenement; cost, \$300; John Fries, 364 E 156th st; ar't, Jacob Fries, 364 E 156th st.—576.

Cruger av, e s, 125 s Van Nest av, new beams, new floors to 2-sty frame dwelling; cost, \$200; A Capiuolo, on premises; ar't, Timothy J Kelly, 685 Morris Park av.—580.

Morris av, No 630, new toilet rooms to 4-sty brk store and tenement; cost, \$450; Karl Gutcher, on premises; ar't, C Baxter, Jr, 2835 3d av.—577.

Stuben av, w s, 100 n 210th st, move 2-sty and attic frame dwelling; cost, \$600; Mosholu Realty Co, Inc, 235 Broadway; ar't, Robt Glenn, 371 E 149th st.—578.

White Plains av, e s, 50 n 207th st, 1-sty brk extension, 16.2x15.1 (bakers oven) to 1-sty brk bakery; cost, \$500; Jas Butler, 390 Washington st; ar't, Geo P Crosier, 223d st and White Plains av.—582.

**BUILDING HEIGHT IN CHICAGO.**—In view of the agitation in New York to limit the height of building construction, it is interesting to note that there is an ordinance before the Building Committee of the City Council of Chicago to cut down the present limitation of 260 ft. to 160 ft. The Real Estate Board of Chicago is opposed to the proposed reduction, and individual property owners with large holdings are reported as favoring the existing limitation. Plans are in progress for the erection of several structures 200 and 260 ft., and these projected enterprises would have to be abandoned if the 160-ft. ordinance became effective. A number of the pro and con arguments relating to the new ordinance are similar to those advanced in New York.

**THEO. STARRETT SUES.**—The daily press contain reports of the action brought against the Thompson-Starrett Company, of 51 Wall st, by Theodore Starrett, its former president, as the case came up for argument in a special term of the Supreme Court. Decision was reserved. The action, begun last February, is instituted by Theodore Starrett, former head of the concern, and is based on the refusal of the company to pay Mr. Starrett certain money which he alleges is coming to him in accordance with a profit sharing agreement entered into between him and the reorganized company. Mr. Starrett and Henry S. Thompson, latterly Superintendent of Buildings for this borough, organized the company in 1899, with \$100,000 capital, \$50,000 of which was paid in. In 1901 a stock dividend of \$450,000 was declared, increasing to \$500,000 the capital stock, which in 1902 was further increased to \$1,000,000. In 1903 the company was reorganized, the old stock was retired and \$1,000,000 new stock was issued. The papers in the case allege that the stock was subject to a contract entered into on March 9, 1903, between Mr. Starrett and the company, by which 50 per cent. of the profits should go to the stock and of the remaining 50 per cent. 65 per cent. was to go to Mr. Starrett and his three brothers, Ralph Starrett, Goldwin Starrett and William A. Starrett, to be divided by them in accordance with an agreement existing between them, the remaining 3 per cent. of 50 per cent. to go to a fund which was to be divided among deserving and efficient employees. The business was to be conducted by two committees, one of which, the finance committee, was to be controlled by the new stockholders, represented by the Title Guarantee & Trust Co., and was to take care of the financial affairs of the firm, while the other, the executive committee, was to be controlled by Theodore Starrett, and was to have charge of the construction work. Of the nine members of the board of directors, five were to be selected by the new interests and four by Mr. Starrett.

## NATIONAL HARDWARE CONVENTION.

The East was well represented at the fourteenth annual convention of the National Hardware Association, which was held at Memphis, Tenn., Wednesday, Thursday and Friday of last week. Mr. Jas. H. Kennedy, editor of the Hardware Dealers' Magazine, who was present, states that the keynote of the gathering was the fraternal feeling between the North and South and the satisfaction that the elections are passed. The convention was opened by President W. S. Wright, and an address of welcome by Mayor Malone, of Memphis. There were few addresses delivered, the business proceedings being largely the reports of committees and discussion of the same.

The annual banquet closed the convention on Friday evening. Speeches were made by Chas. W. Asbury, president of the American Hardware Manufacturers' Association; Hon. A. T. Stebbins, president of the National Retail Hardware Association; Wm. Starke, president of the Canadian Wholesale Hardware Association; W. L. Corey, secretary of the National Retail Hardware Association; J. Hardy, secretary-treasurer of the Canadian Wholesale Hardware Association, and F. D. Mitchell, secretary-treasurer of the American Hardware Manufacturers' Association.

A special car from New Britain, Conn., carried 26 delegates from that section to the convention. The firms of New England and contiguous States represented were as follows:

Maine—Edwards & Walker Co. and Emery Waterhouse Co. both of Portland; N. H. Bragg & Sons, of Bangor.

Maryland—Duke, Peterson Hardware Co. and W. C. Nimmo Co., both of Baltimore.

New York—Sickles & Nutting Co., Valance & Grosjean Mfg. Co., American Sheet & Tin Plate Co., American Wringer Co., Challenge Cutlery Corporation, Sargent & Co., all of New York City; Albany Hardware & Iron Co., Albany; Weed & Co., and Niagara Machine & Tool Works, Buffalo; Barker, Rose & Clinton Co., and Irving D. Booth, both of Elmira; Matthews & Boucher and Weaver, Palmer & Richmond, of Rochester; Burhans & Black Co., Syracuse; Treman, King & Co., Ithaca; C. T. Harn Mfg. Co., Rochester; Savage Arms Co., Utica; Yale & Towne Co.

Pennsylvania—Supplee Hardware Co., Enterprise Mfg. Co., G. & H. Barrett Co., Carver File Co., Harry Diston & Sons, Biddle Hardware Co., Merchant & Evans Co., and T. James Fernley, all of Philadelphia; Logan-Gregg Hardware Co., and Jas. C. Lindsay Hardware Co., of Pittsburg.

Rhode Island—Belcher & Loomis Hardware Co., American Screw Co., Nicholson File Co., Providence.

Connecticut—American Shear & Knife Co., Hotchkissville; P. & F. Corbin, Corbin Screw Corporation, Hart & Cooley Co., Landers, Frary & Clark, Stanley Rule & Level Co., Union Mfg. Co., Russell & Erwin Mfg. Co., all of New Britain; Empire Knife Co., of Winsted; Gilbert & Bennett Mfg. Co., Georgetown; Lockwood Mfg. Co., South Norwalk; Meriden Cutlery Co. and Chas. Parker Co., Meriden; Wm. Schollhorn Co., New Haven.

Massachusetts—Ames Shovel & Tool Co., Standard Horseshoe Co., both of Boston; Goodell-Pratt Co., Greenfield; J. C. Pearson Co., Boston; Simonds Mfg. Co., Fitchburg; Wright Wire Co., Worcester.

New Hampshire—Goodell Co., Antrim; Pike Mfg. Co., Pike.

New Jersey—Woodhouse Chain Works, Trenton.

## HOW HONESTY WON A CONTRACT.

A New York business man decided to erect a large modern structure, and he took bids last year when the panic had made competition unusually keen. In the efforts to capture the contract, several firms submitted alternate estimates, which were not requested, but which cut down the cost by thousands of dollars. One of the leading contracting companies in the city succeeded in convincing the owner that its method of construction and bid was the best possible combination for him. Very shortly afterwards a rival concern submitted an alternate estimate that made a cut of \$10,000.

"You said that you would meet any of your competitors," said the owner to the representative of the firm whose method had been favorably considered, "what can you do about this?"

A little time was asked and readily granted. The following morning the reply to the \$10,000 reduction was ready. It was as follows:

"Mr. X., if you want to ruin your building by using the method which will save you \$10,000, we will do the same work for \$25,000 less than our estimate for a much better system." Mr. X. said very little, but thought a great deal. That a firm should make a reduction of \$25,000 when it could have secured the contract by one of \$11,000 or \$12,000, impressed him very much. It did not take him long to decide in favor of the bidder who was frank and also to accept the method of construction suggested before the lowest alternate bids were submitted.

—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.



# 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.	
		Nov. 20 to 25, inc.	Nov. 22 to 27, inc.		
Total No. for Manhattan	196	Total No. for Manhattan	156		
No. with consideration	10	No. with consideration	7		
Amount involved	\$548,875	Amount involved	\$570,500		
Number nominal	186	Number nominal	149		
		1908.	1907.		
Total No. Manhattan, Jan. 1 to date	8,705	Total No. Manhattan, Jan. 1 to date	11,347		
No. with consideration, Manhattan, Jan. 1 to date	629	No. with consideration, Manhattan, Jan. 1 to date	754		
Total Amt. Manhattan, Jan. 1 to date	\$33,303,095	Total Amt. Manhattan, Jan. 1 to date	\$45,841,340		
CONVEYANCES.		1908.		1907.	
		Nov. 20 to 25, inc.	Nov. 22 to 27, inc.		
Total No. for the Bronx	107	Total No. for The Bronx	90		
No. with consideration	7	No. with consideration	3		
Amount involved	\$57,050	Amount involved	\$17,500		
Number nominal	100	Number nominal	87		
		1908.	1907.		
Total No., The Bronx, Jan. 1 to date	6,830	Total No., The Bronx, Jan. 1 to date	8,306		
Total Amt., The Bronx, Jan. 1 to date	\$4,551,831	Total Amt., The Bronx, Jan. 1 to date	\$6,734,333		
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>15,535</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>19,653</b>		
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$37,854,926</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$52,575,673</b>		

### Assessed Value Manhattan.

1908.		1907.	
Nov. 20 to 25, inc.		Nov. 22 to 27, inc.	
Total No., with consideration	10	Total No., with consideration	7
Amount involved	\$548,875	Amount involved	\$570,500
Assessed value	\$360,000	Assessed value	\$404,500
Total No., Nominal	186	Total No., Nominal	149
Assessed value	\$8,268,600	Assessed value	\$8,540,300
Total No. with consid., from Jan. 1 to date	629	Total No. with consid., from Jan. 1 to date	754
Amount involved	\$33,303,095	Amount involved	\$45,841,340
Assessed value	\$28,825,640	Assessed value	\$34,175,400
Total No. Nominal	7,076	Total No. Nominal	10,593
Assessed value	\$403,857,800	Assessed value	\$351,144,400

### MORTGAGES.

1908.		1907.	
Nov. 20 to 25, inc.		Nov. 22 to 27, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	128	Total number	81
Amount involved	\$2,862,740	Amount involved	\$478,407
No. at 7%	110	No. at 7%	126
Amount involved	.....	Amount involved	.....
No. at 6%	53	No. at 6%	63
Amount involved	\$434,340	Amount involved	\$222,852
No. at 5 1/2%	.....	No. at 5 1/2%	.....
Amount involved	.....	Amount involved	.....
No. at 5%	3	No. at 5%	16
Amount involved	\$140,000	Amount involved	\$81,800
No. at 4 1/2%	.....	No. at 4 1/2%	.....
Amount involved	.....	Amount involved	.....
No. at 4%	42	No. at 4%	14
Amount involved	\$1,689,650	Amount involved	\$58,692
No. at 3 1/2%	7	No. at 3 1/2%	1
Amount involved	\$191,250	Amount involved	\$11,000
No. at 3%	.....	No. at 3%	.....
Amount involved	.....	Amount involved	.....
No. at 2%	.....	No. at 2%	.....
Amount involved	.....	Amount involved	.....
No. with interest not given	23	No. with interest not given	12
Amount involved	\$407,500	Amount involved	\$77,563
No. above to Bank, Trust and Insurance Companies	37	No. above to Bank, Trust and Insurance Companies	11
Amount involved	\$1,632,600	Amount involved	\$25,000

1908.		1907.	
Nov. 21 to 27, inc.		Nov. 23 to 29, inc.	
Total No., Manhattan, Jan. 1 to date	7,704	Total No., Manhattan, Jan. 1 to date	11,089
Total Amt., Manhattan, Jan. 1 to date	\$245,942,800	Total Amt., Manhattan, Jan. 1 to date	\$297,657,958
Total No., The Bronx, Jan. 1 to date	6,346	Total No., The Bronx, Jan. 1 to date	7,438
Total Amt., The Bronx, Jan. 1 to date	\$36,739,086	Total Amt., The Bronx, Jan. 1 to date	\$66,912,475
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>14,050</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>18,527</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$282,681,886</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$364,570,433</b>

### PROJECTED BUILDINGS.

1908.		1907.	
Nov. 21 to 27, inc.		Nov. 23 to 29, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	13	Manhattan	11
The Bronx	64	The Bronx	12
Grand total	77	Grand total	23
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$2,892,950	Manhattan	\$1,060,500
The Bronx	935,625	The Bronx	84,700
Grand total	\$3,828,575	Grand total	\$1,145,200
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$67,009	Manhattan	\$147,850
The Bronx	9,850	The Bronx	6,050
Grand total	\$76,859	Grand total	\$153,900
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	578	Manhattan, Jan. 1 to date	921
The Bronx, Jan. 1 to date	1,686	The Bronx, Jan. 1 to date	1,833
<b>Manhtn-Bronx, Jan. 1 to date</b>	<b>2,264</b>	<b>Manhtn-Bronx, Jan. 1 to date</b>	<b>2,754</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$77,225,451	Manhattan, Jan. 1 to date	\$72,244,100
The Bronx, Jan. 1 to date	18,328,575	The Bronx, Jan. 1 to date	19,313,419
<b>Manhtn-Bronx, Jan. 1 to date</b>	<b>\$95,554,026</b>	<b>Manhtn-Bronx, Jan. 1 to date</b>	<b>\$91,557,519</b>
Total Amt. Alterations:		Total Amt. Alterations:	
<b>Manhtn-Bronx, Jan. 1 to date</b>	<b>\$10,649,231</b>	<b>Manhtn-Bronx, Jan. 1 to date</b>	<b>\$17,070,078</b>

### BROOKLYN.

CONVEYANCES.		1908.		1907.	
		Nov. 19 to 24, inc.	Nov. 21 to 26, inc.		
Total number	.....	405	374		
No. with consideration	.....	23	21		
Amount involved	.....	\$359,125	\$175,775		
Number nominal	.....	332	353		
<b>Total number of conveyances, Jan. 1 to date</b>	<b>24,404</b>	<b>Total number of conveyances, Jan. 1 to date</b>	<b>30,607</b>		
<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$15,955,574</b>	<b>Total amount of conveyances, Jan. 1 to date</b>	<b>\$18,308,610</b>		

### MORTGAGES.

1908.		1907.	
Nov. 19 to 24, inc.		Nov. 21 to 26, inc.	
Total number	370	Total number	389
Amount involved	\$1,412,049	Amount involved	\$1,475,189
No. at 6%	206	No. at 6%	233
Amount involved	\$636,170	Amount involved	\$782,007
No. at 5 1/2%	.....	No. at 5 1/2%	.....
Amount involved	.....	Amount involved	.....
No. at 5%	118	No. at 5%	108
Amount involved	\$589,300	Amount involved	\$535,649
No. at 4 1/2%	.....	No. at 4 1/2%	.....
Amount involved	.....	Amount involved	.....
No. at 4%	27	No. at 4%	31
Amount involved	\$149,890	Amount involved	\$118,900
No. at 3 1/2%	1	No. at 3 1/2%	1
Amount involved	\$7,500	Amount involved	\$3,600
No. at 3%	.....	No. at 3%	.....
Amount involved	.....	Amount involved	.....
No. at 2 1/2%	1	No. at 2 1/2%	1
Amount involved	\$450	Amount involved	\$1,333
No. with interest not given	17	No. with interest not given	15
Amount involved	\$28,739	Amount involved	\$33,700
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>22,955</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>31,035</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$80,269,846</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$132,810,126</b>

### PROJECTED BUILDINGS.

1908.		1907.	
Nov. 19 to 24, inc.		Nov. 21 to 26, inc.	
No. of New Buildings	130	No. of New Buildings	77
Estimated cost	\$1,575,125	Estimated cost	\$480,805
Total Amount of Alterations	\$35,395	Total Amount of Alterations	\$73,508
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>5,730</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>7,925</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$34,888,319</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$61,072,913</b>
<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$4,975,719</b>	<b>Total Amount of Alterations, Jan. 1 to date</b>	<b>\$6,119,060</b>

## THE WEEK.

REALTY investors are flocking back into the market, and the steady absorption of properties that has been going on for the past few weeks continues. The class of buying is excellent, and many parcels which have been battered round, more or less, for the past year are rapidly falling into stable hands. Builders are able to negotiate loans, and are beginning new operations. Buyers are getting excellent results from their investments, due to the splendid renting conditions. Another feature that has come strongly to the notice of real estate men is the decided increase in the number of yearly leases. Where a few years ago apartments could be obtained on a monthly basis, now agents are insistent that a lease be signed, and in the majority of cases the tenants comply willingly. As to the private dwelling situation, the demand has never been better. There is a disposition on the part of lessees to purchase residences after having been in the house for some time. Brokers are experiencing great difficulty in procuring suitable dwelling houses at reasonable figures. Those people fortunate enough to own this class of property are stiff on their prices and unwilling to make considerable sacrifices.

Holidays are not conducive to increased business as a general rule, and men in all lines of trade look forward to weeks in which they occur with dread, as it is difficult to get clients down to a point where they are willing to close contracts. The present week, however, has been a striking example of the opposite. The market has been buoyant ever since election, and is rapidly increasing in volume. Sales were splendidly distributed, those sections which have lain dormant for months past being the first to feel the effects of renewed buying. This condition is the healthiest imaginable. It spells encouragement not only from a broker's standpoint, but also from that of the owner and investor. Many doleful predictions were made about the Washington Heights section a couple of years ago, when the boom stopped "over night." Not only was it claimed by these pessimists that prices were too high, but there was a serious overproduction of building, the class of construction was unsatisfactory, the cost too high and people would be unwilling to pay the rents that the owners would have to demand in order to get out whole on their investment.

Just what has been the result? There was virtually no easing off of prices, except in isolated cases, due to individual



overspeculation, the lack of vacancies disprove the overproduction theory, the buildings are still standing, and the bills for repairs are not in excess of expectations, and no serious complaints are heard on account of the amount of rent paid. In building up a new section a course of education is necessary. People, as a general rule, imagine because they move into a district where they have never lived before that they are "pioneers," and therefore should receive concessions of considerable size. This may be all well and good when referring to a suburban proposition, but will not hold good when speaking of any part of Manhattan. Means of transit has been provided, though rapidly becoming insufficient; the houses have been equipped with every modern convenience, besides having the natural advantages of location, which are surpassed in no other part of town and equaled by few.

The sale of the Audubon Park property is one of first magnitude. This tract has been held by the Grinnell estate for years, and has never been put on the market, though many brokers, from time to time, tried to get hold of it to place before their clients. This is part of the James John Audubon homestead, and was considered far out of town when purchased by him one hundred years or so ago. Without doubt the new owners will cut it up into building plots and sell to builders, who will improve with apartment houses. The location is ideal as a residential section, having a superb view of the river, and being only a minute from the subway station, makes travel to the downtown districts comparatively easy. The American Bank Note Co.'s purchase, reported in last week's Record and Guide, is of special significance, not only on account of the large amount of money involved, but also because of the direct bearing it will have on the neighborhood. This company employs approximately 2,500 men at the present time, though it is contemplated doubling this number. The men working for this concern are of the highest skill, and spend more money on their home surroundings than almost any other class of workmen, in proportion to the salary earned. They devote, for the most part, a greater percentage of their salary in beautifying their homes, and less in other forms of amusement.

## THE AUCTION MARKET

FOR the first time in many months the Exchange Salesrooms resembled "old times." The crowd was large, the bidding at times was brisk, and the general air around the room was one of optimism. The offerings were attractive, and the prices obtained, taken as a whole, were better than was expected. Investors have found considerable difficulty in finding anything to suit their ideas at private sale, consequently have come back into the auction room, endeavoring to pick up some bargains.

Not only were the faces of the "regulars" in evidence among the crowds that attended during the week, but also a large number of "strangers," in many instances their first visit to the Vesey street salesroom. They were somewhat bewildered by the rush and go with which the parcels were disposed of, but after a few more visits they will be accustomed to all this commotion and will see that, after all, it was most noticeable. It certainly looks as though the auction market was quickly coming into its own, and that it would be safe for realty owners to offer their property at voluntary sale in the near future.

At the stand of Joseph P. Day, on last Tuesday, the 4-sty hotel and store, 125 Macdougall st, 20x65.9, at the northwest corner of 3d st, was sold to Newton McGovern for \$24,300. This property is subject to a first mortgage of \$16,500, bearing interest at the rate of five per cent. and due October 1, 1912. One of the terms of sale provided that the owner would take back a second mortgage of \$3,500 at six per cent. for a term of either one or two years, at the option of the purchaser.

The Holly Realty Co. bought No. 1381 Madison av, a 6-sty apartment house, located at the northeast corner of 96th st, 101.1x100. This sale was due to an auction in foreclosure brought to satisfy a judgment amounting to \$25,814.10. Besides this, the property was subject to two mortgages aggregating \$232,500. The price paid by the highest bidder was \$257,744. The northeast corner of Amsterdam av and 118th st, known as Nos. 1161 to 1171 Amsterdam av, a 6-sty flat and store, occupying a plot 74.10x100, was knocked down to the plaintiff in the action for \$158,930. The amount due was \$31,552.55, and the property was also subject to a prior mortgage amounting to \$145,000.

A sale of considerable importance is scheduled for Thursday, December 3, when the holdings belonging to the estate of Stephen Whitney will be sold under the direction of Edward G. Whitaker, referee, Joseph P. Day being the auctioneer. In the main, the properties involved consist of old buildings along Pearl, Front and Madison sts, though several other desirable parcels are also included. The terms of sale include provisions that 70 per cent. of the purchase price may remain on bond and mortgage at five per cent. for one, two or three years; the purchaser must pay the mortgage tax and the charges for drawing and recording of papers. The properties are sold subject to all requirements and notices of municipal departments or violations thereof, if any there be, and subject to existing leases and tenancies.

## LAW DEPARTMENT

### "THE LAW OF APARTMENTS, ETC."

In our recent review of the little volume by William George, Esq., bearing the above title, from the press of the Fallon Law Book Co., 83 Nassau st, New York City, we made the usual perfunctory review, but later and more careful use of the little volume convinces us of its great use and value to the layman as well as to the lawyer. Were the apartment house owner, the agent and the tenant all made to pass a civil service examination on its contents, and "made wise" by the reading of its valuable collection of matter, a great burden of useless contention and disagreement, as well as much wasteful litigation, would be certainly avoided.

The "Duty towards your tenant," as well as the "Duty towards your Landlord," under appropriate heads and subdivisions, give the point of view of each, their respective duties as well as rights; most useful in this day and generation when most all legal authors, as well as political orators, are busy only with the Rights of Man, rather than the Duties.—Editor.

### UNPAID TAXES.

To the Editor of the Record and Guide:

Will you be kind enough to answer the following questions through the "Record and Guide Law Department," and oblige a regular reader:

A. and B. are tenants in common, owning dwelling and lots in New York City. They having failed to date to pay taxes, assessments, etc., due on their property for the last five years. There is also a first mortgage due on property of about \$2,000, and with taxes and assessments due added would be liable to leave the owners still in debt if property were sold by city at foreclosure to pay balance due, or even if sold by owners. C. is a property owner in his own right. [Editor: A. and B. are two sisters—tenants in common, as property owners. C. is the brother owning property in his own right.]

Question 1—How long can a property owner leave taxes, assessments, mortgages, etc., remain unpaid on property before the city can, by law, sell property on which unpaid liens exist? Must not the city notify the owners first before it (the city) can sell, by foreclosure, etc., such property in arrears? How does city proceed in such case, according to law?

Can city sell, foreclose, or levy on C.'s property after it (the city) sold A. and B.'s and still found liens on A. and B.'s property?

What action, if any, should C. take to prevent city from selling C.'s property to pay A. and B.'s liens and secure to C. a safeguard against sale of C.'s property?

Answer.—These questions seem too confusedly stated for much intelligent answer. We take it, however, that C. is afraid by reason of being the brother of A. and B. that he will be held responsible for any deficiency judgment arising against them on foreclosure. This is not the fact—also C. will have no judgment ever granted against him that will affect his property, until he has been first duly served with a court summons, when he would do well to consult an attorney at law.

The city only sells at long intervals, and for taxes and assessments of very long arrearages. Public advertisement is made in the newspapers, great noise is made about it in the news columns of the daily papers, and scarcely any one who reads can fail to be notified. Personal notice is not given, as few of the owners' names on public tax records are those of the present owners.

C. can always pay off his sister's mortgage if over-due and pressed for payment, taking an assignment of it to protect himself. He cannot safely pay the taxes on their land.—Editor.

### DAMAGE FROM BLASTING.

To the Editor of the Record and Guide:

We live near where some blasting is going on in the street, and a blast recently caused stones or dirt to break some of the windows and some china glassware. Can I hold the contractor?

Answer.—If the damage is direct, resulting from an actual physical trespass upon adjoining land, the person blasting is liable without any proof of negligence. On the other hand, where the injury is not direct, but consequential, such as is caused by concussion, which by shaking the earth injures property, there is no liability in the absence of negligence. This is the law, and we should believe the person blasting to be liable for damage caused by falling stones, earth, etc., without question. As to what damage may have arisen through mere concussion of the atmosphere, you would be compelled to show negligence.—Editor.

### A TOKEN OF GOOD WILL.

To the Editor of the Record and Guide:

A is in real estate business, and has charge of property for several persons and estates, working only on commissions. One of these, named B, told A he wanted to buy a house. A applied to many brokers for their list of houses for sale in the desired vicinity. A looked at 70 houses at least, and recommended four or five of the number. B did not care for any of them. One day B saw a house that he liked with a "For Sale" bill



on it. He looked at it, and asked A to ascertain the price. A found that one of the brokers from whom he had obtained lists, had it for sale and he named the price. B would not give that price, but made an offer through his agent A to the broker, and the offer was accepted. A few days after the sale the broker sent a check to A for a part of the commissions which he had received from the former owner. A had made no demand for the broker's commissions, or even mentioned commissions or recognition of any kind from the broker. Should A hand over the amount received to B, send it back to the other broker, or keep it?

Answer.—The question is an ethical one rather than a legal one. We do not see that B has any claim whatever to it. A has no legal claim, but if he wants to keep it as a token of good will on the part of the broker, and as such it was evidently intended, we see no objection. We assume, of course, absolute good faith by all the parties.—Editor.

#### INTENTION OF CONTRACT.

To the Editor of the Record and Guide:

A has a yearly contract with B which calls for certain work to be done. A clause in the contract reads that bills shall be rendered monthly, and payment shall be made in 30 days after rendering bill. At the expiration of the contract does this clause remain binding or is A entitled to his money at the date of expiration?

Answer.—It was evidently the intention of both parties that B shall have in every case thirty days after bills were rendered to audit them and provide the money for their payment, and it being the duty of the courts in construing a contract to ascertain if possible the intention of the parties (*Spofford vs. Pierson*, 45, *State Reporter* 442; *Robinson vs. Grannis* 67, ditto 25), it would also seem to be the duty of the courts to carry out such intention. We find, however, no case covering the exact point in question.—Editor.

#### THE ROLL-CALL AFTER THE PANIC.

Every one knows it is easier to demolish a frame house than a brick or stone structure; likewise they know it is easier to tear down a brick or stone edifice than one constructed of steel, with all joints securely bolted and riveted and foundation securely anchored.

An old maxim says, "Real estate is the last security to be effected by periods of depression;" this applies to improved as well as unimproved property. Prices of securities generally are effected by the law of supply and demand, except in times of depression, when confidence is shaken. At such times, the most liquid assets, such as railroad stocks and bonds, are thrown on the market and converted into cash, which is locked up in strong boxes and safety deposit vaults. Real estate is not easily or quickly convertible into cash, and so must be held until the storm blows over, and confidence restored. And this is what the majority of holders of New York real estate have done. What is the result? There has been little, if any, recession in values, and there would have been none, had the property owners who attempt to manage their own properties, not advertised in the public press, "Great Reduction in Rent," etc., while the agent and his entire force were laboring day and late into the night to secure the full rents, so as to render a good account to his panic-stricken owner on the first of the following month.

Notwithstanding these obstacles, the agents in New York City (and they represent nearly 80 per cent. of all the real property) have few vacancies, and in nearly all cases have maintained prices at great expense and labor, in order to demonstrate to the owner that his property is worth just as much to-day as it ever was.

The great residential area west of Central Park looks just as well and healthy to-day as it did before the panic, and the rent rolls in most of the offices are quite as large as in former years.

#### BOARD OF ALDERMEN PASS BUDGET.

On Tuesday last the Board of Aldermen passed the city's budget, amounting approximately to \$156,000,000. This is the amount adopted recently by the Board of Estimate. It takes a two-thirds vote to reject a budget recommended by this Board. All told there were forty-one votes in favor of its adoption, while only forty were necessary. Many speeches were made, and considerable time was given to what is probably the most important matter, of the whole year, to the taxpayer. Alderman Sullivan, as spokesman for Tammany, said:

"Democrats must make this budget an issue and vote for it. Tammany Hall does not stand responsible for all that is being done at present, but it does stand for less expenditure and less extravagance. For that much Tammany Hall stands. For other things Tammany is not responsible and will not stand.

"The Democratic members of this Board repudiate the budget as much as the Republican members, but we take the stand that we will not stand for official ridicule if we do not pass it. If we do not it will become a law within a week anyway. For this reason I will drop my opposition and vote aye and urge every Tammany Hall man to do so."

## REAL ESTATE LAWS.

### THE NEED FOR UNIFORM LAWS GOVERNING THE TRANSFER OF REAL PROPERTY.

By WALTER R. TAYLOR.\*

REAL ESTATE LAWS may have had less consideration than others by those favoring uniformity because of the fixed character of the commodity. Real estate cannot of course be changed from one State into another, and a few generations ago it may have been uncommon for a resident of one State to own land in another, but now the spirit of commercial activity and the extension of great industrial enterprises into all parts of the country make non-resident ownership very common; steam and electricity carry the descendants of the pioneer to all points of the compass, and their conveyances as heirs come back from all the other States. We may consider that we have four well-known methods of transferring land; by deed, by descent, by will, and by judicial process, thereby increasing the need for uniformity fourfold.

In the case of will the need for uniformity has been so painfully apparent, and the lack of it has so often resulted in defeating the clearly expressed wish of the testator, that many States have already provided that a will duly admitted to probate without the State, and in the place of the testator's domicile, may be duly admitted to probate and recorded in the State by filing an exemplified copy of the will and of the record admitting it to probate, and that such will shall then have the same force and effect as if originally proved and allowed in the State. But in the absence of such statutes the weight of authority is that the construction of the will and its admissibility to probate must be governed by the law of the State where the land lies, a rule which has often resulted in intestacy.

#### WILL INVALID.

Thus, where a will was executed with a number of witnesses sufficient by the law of the State where the testator was domiciled, but insufficient by the law of the State where the land is situate, it has been invalid. *Crolley v. Clark*, 20 Fla. 849; *Knight v. Wheedon*, 104 Ga. 309; *Nelson v. Potter*, 50 N. J. L. 324; and a holographic will, good by the law of the testator's domicile, but not by the law of the State where the land is situated, does not pass title to such land. *Lynch v. Miller*, 54 Iowa, 516; *Jones v. Robinson*, 17 Ohio St. 171.

Such knowledge as a testator or even his solicitor has of executing a will is usually confined to the law of his own domicile, and it is not always possible for even well equipped lawyers in the exigencies which sometimes attend the making of wills to ascertain the detail and minutia of the laws of other States regarding the manner in which the instrument must be executed.

The natures and customs of people in various parts of a large country no doubt call for variant laws on some subjects, but the desirability seems very apparent for uniformity as to laws concerning the transfer of land by any one of the four methods heretofore mentioned.

The evident necessity in the case of wills is equally apparent with reference to descent. To illustrate this point, a man in Kansas who recognizes an illegitimate child as his own, though without marrying its mother, thereby makes such child his heir, but if he owns real estate in Missouri the child would not as to such real estate be his heir, and is thereby deprived of the inheritance intended for it.

#### CONFLICTING LAWS.

A volume might be written on the confusion and injustice resulting from a conflict of laws relative to involuntary conveyances through judicial process, but brief reference will be made to one feature only, that of the lien of judgments. A Michigan man buying a lot in Chicago might forget altogether to look for judgments, or if the land had been held by some owner with a very common name, he might be frightened out of his intention when confronted with all the judgments in force against the numerous individual. On the other hand a lawyer in Illinois as well as those of some other States, receiving a Michigan abstract to examine, begins with a general condemnation of the abstracter for not including a certificate as to judgments, and sometimes weeks of persuasion and citation have been necessary to convince such a lawyer that such a certificate was unnecessary.

Like Chief Justice Doe, I would like to see uniformity of law on this subject unless by adopting the Michigan rule, which does not permit a small judgment to encumber the title to all the defendant's real estate by the simple entry of the judgment, nor create a cloud on all the land of every innocent person who happens to have a similar name, but requires the judgment creditor to file a notice of levy describing the land from which he seeks to get his dues, and from the moment of filing such notice his lien on the real estate described therein begins.

I recently saw an article written in 1890 by an eminent member of the New York bar advocating the abolition of the general

\*From a speech delivered before the American Association of Title Men at Des Moines, Iowa.



lien of judgments and other general liens on land, and certainly nothing better could be done toward simplifying the transfer of real estate, decreasing expense and trouble for the seller and increasing the security of the buyer, to say nothing of relief for the abstractor and examiner of abstracts.

Considering one or two features only of transfer by deed, in what States is it necessary that a deed be sealed, acknowledged or witnessed, and where and under what circumstances and with what formalities should husband and wife join in conveying the property of either? To answer these questions in the briefest way would exhaust your patience, but a few comparisons to illustrate the desirability of more uniform rules will be given.

A certificate of acknowledgment as to all of the grantors is required in most States, but in Maine and Massachusetts acknowledgment by one grantor is sufficient. In some States insufficiency in acknowledging or witnessing affects the validity of the deed, in others such requirements are only necessary for recording or to make the deed effective as notice or as evidence. In Alabama, Georgia and South Carolina acknowledgment can be dispensed with, but in the neighboring State of North Carolina, unless the intent of the wife to convey dower is expressed in the deed and her separate acknowledgment of such intent certified, the deed is vitiated. Several States still require the wife to appear separate and apart from her husband in acknowledging deeds, and in a few a statutory form of acknowledgment is necessary to the validity of the deed.

Hardly any two States agree exactly as to the rights of husband and wife and the rules as to their joining in conveyances of lands. Some States have abolished by statute the common law right of dower, and most of them have abolished the husband's estate of courtesy. Rhode Island makes the distinction that a husband has such an estate in the lands of his deceased wife if the wife had a child by him born alive.

#### CO-OPERATION NECESSARY.

In about half the States the co-operation of the husband is still necessary to convey the separate property of the wife, and in North Carolina his separate consent will not suffice, he must join in the deed. The property acquired after marriage in California, Idaho, Louisiana, Nevada, and perhaps some other States, is known as community property, but may generally be conveyed with only the husband's signature, he being recognized in law, if not in fact, as the head of the community.

An Indiana widow takes an undivided interest in the lands of her deceased husband in lieu of dower, the exact share depending on the value of the estate. The rule is probably now uniform in all the States that both husband and wife must join in conveying a homestead, though in some States the deed, in case both fail to sign, is absolutely void, and in others is void only as to the one who does not execute it.

The following anecdote is fictitious as to events but serves to show what might happen. A shrewd Connecticut Yankee desiring to make some real estate investments selected a parcel in the State of New York, and in looking up the title discovered to his surprise that it was shown by county records, and not those of the town. He knew that the seller was married, but did not require the wife's signature to the deed because in his own State the widow has dower only in the lands of which her husband dies seized. He discovered too late that a New York widow is entitled to dower in all lands owned by the husband during the coverture, and so, when he made his next investment, in Detroit, he insisted on conveyance by the wife, but as he accepted a separate conveyance from her in which the intent to bar dower was not expressly stated, he later on had to buy her out also. With a wisdom born of experience, he insisted in his next purchases, which were in Massachusetts and South Carolina, that the husband and wife should sign the same deed, but as neither of his conveyances recited the statutory form without which dower is not barred in those States, he was obliged to make a settlement with these wives also. He made another purchase in Kentucky and this time insisted that the deed should contain every form known to the conveyancer's art. The wife was away on a trip to Europe, but had left a power of attorney complete in every detail as to conveyances of every nature, and the deal was closed, but on the wife's return from Europe the Yankee received a letter from her attorney informing him that a resident wife could not bar her dower in Kentucky real estate through an attorney in fact, and he had to see her. This serves to show some of the pitfalls which are open through a variety of State laws to the investor in real estate, and many others might be mentioned. It may also impress one with the difficulty of obtaining uniformity out of so much chaos, but difficulties should always inspire effort.

The main question as to whether uniform laws respecting the transfer of real estate are desirable would seem to admit of but one answer. It may be said that the country has prospered and values advanced under diverse laws. Not because of the diversity, however, but in spite of it. People got along and prospered in a way when the money of one State was not good in another, but no one would care to return to that plan. Uniformity of laws concerning real estate means greater simplicity and safety in its transfer; the market value of land would be increased enormously, and millions of value would in a sense be created thereby. 1

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET. Tenement Changes Hands.

SPRING ST.—Finestone, Albert & Co., in conjunction with E. Carlucci & Co., sold 9 Spring st, a 7-sty tenement, with stores, 25x101, for S. Guardino & Sons.

WATER ST.—Ruland & Whiting Co. sold for Henry Leerberger to George D. Waas the property 233 Water st, a 5-sty store and loft building. This is a part of the parcel purchased by Mr. Leerberger a week ago.

12TH ST.—John H. Dye Co. sold for Sandford & Green 250 West 12th st, a 4-sty dwelling with extension, 20x85. This is the property sold to Sandford & Green through the same brokers about a month ago. The present buyer is Mrs. Kathryn Cole.

13TH ST.—Van Vliet & Place sold for the Village Realty Co. 319 West 13th st, a 5-sty flat, 30x103.3.

13TH ST.—Justice Chas. F. MacLean bought from Wm. M. Wotherpoon, 426 to 430 West 13th st, a 5-sty building, 75x103.3, for \$42,000.

15TH ST.—The Duross Co. sold for Alice L. Carroll, 223 West 15th st, a 4-sty dwelling, 20x103.3. The mortgage on the property at the present time is for \$8,000. The date for passing title is the middle of December, but some questions have arisen which may cause a postponement. It seems that there are some violations on the premises which, as yet, have not been removed.

16TH ST.—Peter P. Sherry sold for the Abingdon Reconstruction Co. the 6-sty and basement stable, 26x92, at 445 West 16th st, to James S. Hannon, a truckman.

19TH ST.—Lowenfeld & Prager sold to Wolf & Jacobs 423 and 425 East 19th st, a 3-sty building used for bakery purposes, 50x100.8.

### Hotel Latham Bought for Investment.

28TH ST.—Gen. Charles Miller, of Franklin, Pa., bought as an investment the 12-sty Hotel Latham, at 4 to 8 East 28th st, 75x100. The property was sold by the Gotham Building & Construction Co. The structure was built about 4 years ago, and is under a long lease to the Latham Hotel Co. Adjoining on the east is the Prince George Hotel, a 12-sty fireproof building with a frontage of 93 ft. on 27th st. Across the st is the Hotel Seville extension, a 11-sty fireproof structure. The property just sold is located 125 ft. east of 5th av.

38TH ST.—Equitable Realty Co. sold to Edward Quinn 227 West 38th st, a 4-sty and basement building, 20x98.9.

### 47th Street Activity.

47TH ST.—Pease & Elliman sold for J. de C. Ireland 15 East 47th st, a 4-sty high-stoop stone front dwelling, 25x100.5, to the Charter Realty Co., I. N. Stokes, president.

47TH ST.—E. H. Wendell & Co. sold for Macdonald DeWitt 76 West 47th st, a high-stoop brownstone dwelling, 19x70, to Arthur Brisbane. The house is now occupied by the former owner, Dr. William Payne Simpson, who sold the house last week through the same brokers. Title will be passed in about ten days. Dr. Simpson received \$40,000 for the property.

49TH ST.—Malvine R. Thurber sold to a Mr. Eisen 233 West 49th st, a 3-sty dwelling, 18x100.5.

51ST ST.—Taylor Bros. sold for the estate of Leonidas Palk Williams 52 West 51st st, a 4-sty and basement brownstone dwelling, 21x100.5, Columbia College leasehold, to Thos. R. A. Hall.

55TH ST.—The Taylor-Sherman Co. sold for Chas. A. Gould 41 West 55th st, a 2-sty building, 25x101.6. The buyer is Mrs. Annie B. Kellogg Dale.

### Large 5th Avenue Property Sold.

5TH AV.—Negotiations are said to be practically closed for the sale of 236 and 238 5th av, by the J. C. Lyons Building & Operating Co. The property consists of an 11-sty store and loft building, 56x125, and irregular, adjoining the northwest cor of 27th st. The consideration in the deal is about \$1,250,000. This property has been vacant up to a short time ago, when several floors were disposed of. This was due to the fact that the owners were in the hands of a receiver.

5TH AV.—Albert B. Ashforth sold for C. Grayson Martin to Chas. T. Wills, a client of F. W. Sharp, the two 5-sty business buildings 286 and 288 5th av, 40 ft. north of 30th st, 34x125. This property has been held for \$600,000. The buyer is an investor.

### Valuable Property Changes Hands.

5TH AV.—Albert B. Ashforth sold for the estate of Chas. B. Isham to Frank J. Cassidy the 5-sty building 329 5th av, 24.9x100, adjoining the southeast cor of 33d st. This is the first time this property has changed hands since 1858. It was held at \$350,000. No. 327 5th av, as well as the adjoining parcels on the south side of 33d st, is owned by William Waldorf Astor. Title to the cor stands in the name of Harrison G. Dyer and others.

7TH AV.—George Dudley Waring sold for the estate of Abbie I. Van Wart the 3-sty building 164 7th av, adjoining the southwest cor of 20th st, 23x85.

### NORTH OF 59TH STREET.

#### Handsome Dwelling Bought.

64TH ST.—Herbert A. Sherman sold to James J. Hill for Stuart Duncan, as trustee, 9 East 64th st, a 4-sty high-stoop brownstone house, 70x100, adjoining the residence of Orme Wilson and the property of Charles Steele. Mr. Hill's residence is directly in the rear, at 8 and 10 East 65th st, and he also owns 12 and 14 East 65th st, adjoining.

70TH ST.—Pease & Elliman sold for Mrs. William B. Oliver 16 East 70th st, a 4-sty high-stoop brownstone dwelling, 17.6x100, to a client for investment.

75TH ST.—William Wolff's Son sold 163 East 75th st, a 4-sty flat, 20x70x102.2, for a client to J. Burke.

#### Tenement Changes Hands.

79TH ST.—William Wolff's Son sold 414 East 79th st, a 5-sty tenement house, 25x90x102.2, for Charles Hammel & Co., to Julius Stich. This is one of 4 houses recently purchased by that company.

80TH ST.—Harris Mandelbaum sold the 3-sty dwelling 122 East 80th st, 18.4x100. The buyer is Sumner Gerard.

80TH ST.—John J. Kavanagh sold for Louis G. Friess 116 East 80th st, a 3-sty and basement dwelling, 18.4x102.2.

83D ST.—John R. & Oscar L. Foley sold for Marie True to George Rosenfeld 328 West 83d st, a 6-sty fireproof elevator apartment



house, having one apartment of 12 rooms and 3 baths on each floor, erected on a plot 60x102.2, adjoining the cor of Riverside Drive. The purchaser pays all cash for the property.

84TH ST.—Mrs. Ray Frisch sold the 5-sty triple flat 212 W 84th st, 26x90x102.2, to an investor.

92D ST.—Helen M. Edgar sold to Solomon Barnett 66 West 92d st, a 3-sty and basement dwelling, 20x100.8, for \$24,600.

95TH ST.—Samuel Hoffman sold his 3-sty brownstone dwelling, 49 West 95th st, 18x100.8, to a Mr. Killian. The building has a depth of 60 ft. Title will pass about Dec. 15.

#### Trade Consummated.

102D ST.—Wm. P. Rooney bought from Cecilia Herrman 169 West 102d st, a 5-sty double flat, 25x100. Each apartment has 6 rooms and bath. The building is 76 ft. in depth. In exchange Mr. Rooney gives 511 Manhattan av, a 3-sty and basement brownstone dwelling, 15x90.

108TH ST.—Abraham P. Krakaur sold 103 to 107 West 108th st, 1 and 2-sty buildings, 75x100.11.

110TH ST.—Chas. A. Person resold 10 to 18 East 110th st, five 5-sty flats, 128x100.11. The present sellers bought this property last October from Moritz L. and Carl Ernst. The property is mortgaged for \$137,500.

112TH ST.—George Backer sold for the Meteor Realty & Construction Co. 4 lots on the north side of 112th st, 225 ft. east of Broadway. The buyer will erect an 8-sty apartment house on the site. Title will pass on Dec. 12.

114TH ST.—Gross & Gross Co. sold for the estate of Mary E. Lewis the 5-sty American basement dwelling 550 West 114th st, 18.9x100, to Joseph E. Ritter, of the Staats-Zeitung.

#### Makes Quick Resale.

118TH ST.—Chas. E. Hess resold 421 West 118th st, a 6-sty apartment house, 50x100.11, adjoining the northeast cor of Amsterdam av. Mr. Hess acquired the property together with the cor house in foreclosure Tuesday for \$64,000. The amount due on the judgment was \$20,275.55; prior mortgages amount to \$53,000.

119TH ST.—Frank K. Phelan sold for Mary A. Bowe to Dr. L. F. White 80 West 119th st, a 3-sty dwelling, 16x100.11.

AMSTERDAM AV.—Alfred V. Amy & Co. sold for James J. Martin 573 Amsterdam av, a 5-sty flat, 25x100, to Gertrude Keller. There are 3 apartments on a floor, ranging from 4 to 5 rooms and bath each. The building has a depth of 88 ft.

#### Activity on Broadway.

BROADWAY.—Robt. S. Clark sold to a builder for improvement 100.8x100 at the northwest cor of Broadway and 90th st.

BROADWAY.—Gibbs & Kirby sold for the A. C. & H. M. Hall Realty Co. to a client of Benjamin R. Lummis the Castle Court apartment house at the southeast cor of Broadway and 122d st, 92x100. The property was held at \$290,000. The sale is a cash one over the existing mortgage of \$165,000, which bears interest at the rate of 4½%, and is held by the Sage estate. Gibbs & Kirby some time ago placed this mortgage, as well as one for \$185,000, on the plot on the northeast cor of Broadway and 121st st. The Sage estate was also the lender in the latter mortgage.

#### The Devonshire Changes Hands.

BROADWAY.—A. C. & H. M. Hall Realty Co. sold the new Devonshire apartment house, a 10-sty structure, 125x125, at the southeast cor of Broadway and 112th st. The buyer is John W. Butler and the price \$875,000. The Devonshire, although completed only a few months ago, is fully tenanted, with an annual rent roll of \$92,000. Mr. Butler, who is a wholesale butter merchant, has been a large investor in apartment properties in the neighborhood of his latest purchase. He also owns the northeast cor of Broadway and 113th st, and the southwest cor of Broadway and 114th st. There are altogether 47 apartments in the building, and 6 stores. It is of fireproof construction, and is modern in every particular. The Devonshire is situated at the Broadway opening of the st that is faced by the Cathedral of St. John the Divine, is within 2 blocks of the e110th st. Subway station, and just south of the imposing group of institutional buildings that characterize Cathedral Heights as one of the choicest residential sections of the upper west side.

#### Lexington Avenue In Demand.

LEXINGTON AV.—Abraham Schwab sold 582 Lexington av, a 3-sty and basement stone front dwelling, 20x90, bet 51st and 52d sts. to George Fountain.

LEXINGTON AV.—Herman H. Moritz sold 2013 to 2017 Lexington av, three 3-sty dwellings, 43.9x60, to a Mr. Dunn. Mr. Moritz also owns the 3 adjoining houses at the northeast cor of 122d st.

MADISON AV.—A. B. Mosher & Co. sold for John Ingle 1845 Madison av, near 120th st, a 3-sty and basement dwelling, 16x88.

MANHATTAN AV.—Wm. P. Rooney sold to Cecilia Herrman 511 Manhattan av, a 3-sty and basement brownstone dwelling, 15x90. The 5-sty double flat, 169 West 102d st, is given to Mr. Rooney in exchange.

3D AV.—The Harlem Savings Bank sold its property at the southeast cor of 3d av and 124th st. It is a 5-sty building occupying a plot fronting 41.6 ft. on the av and 80 ft. on the st. The property served as the quarters of the bank for about 40 years. The bank is now located in its new building on 125th st, near Lexington av. The buyer is A. Finkenber, a furniture dealer.

5TH AV.—Pease & Elliman sold for Mrs. J. Mitchell Clark to Geo. E. Weller the new 5-sty dwelling at 1053 5th av, 50 ft. north of 86th st, 19x102.2. This property has been held at \$150,000. The house contains many unusual features, having been remodeled for the former owner from plans by Herts & Tallant.

#### WASHINGTON HEIGHTS.

##### Sells From Plans.

BECK ST.—Jacob Leitner sold to the Beck Street Realty Co. the 4-sty single flat, on the east side of Beck st, 74 ft. north of 156th st. The building was sold from the plans.

139TH ST.—Edward J. O'Connor sold for Mrs. Lillian Kilcokne to Mrs. Nora Shannon 515 West 139th st, a 5-sty apartment house, 50x99.11.

140TH ST.—Lowenfeld & Prager bought 520 West 140th st, a 3-sty American basement dwelling, 15x99.11.

##### Sells With Building Loan.

170TH ST.—H. O. Bader & Bro. resold with building loan for Max Marx to the Helene Realty & Construction Co. the plot, 100x100, on the north side of 170th st, 100 ft. west of Amsterdam av.

170TH ST.—Max Marx bought through H. D. Baker & Bro. from a Mr. Freyer 100x100 on the north side of 170th st, 100 ft. west of Amsterdam av.

Originator  
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Pioneer of  
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Persistent  
Advertising

Supreme Court Partition Sale. Estate of Stephen Whitney, Deceased. Under direction of Edward G. Whitaker, Referee.

## 31 PARCELS, Thursday, Dec. 3d, 1908

At 12 o'clock noon, EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY  
BOROUGH OF MANHATTAN

90 Washington Street  
5-story and basement brick building.

31 West Street  
5-story brick building.

21 Pearl Street  
2-story brick building.

35 Pearl St. & 24 Bridge St.  
5-story and basement brick building.

S. E. Cor. Moore & Pearl Sts.  
Known as 32-34 Pearl St. & 1 Moore St.  
4-story brick tenement with one store.

121 Broad Street  
4-story brick building.

31 Front Street  
5-story brick building.

46 Front Street  
4½-story brick building.

THE FOLLOWING LOTS, the buildings whereon belong to the tenants under privilege of renewal or removal:

201-203-205 Monroe St.  
Size of each lot 20.4x87.1 and 20.5x85.6 and 20.8x82.9.

302 Madison Street  
Size of each lot 20x106.

376 Madison Street  
Size of lot 25x80.

663 Broadway  
Running through to 230 Mercer St.  
5-story brick building.

47 Front Street  
4-story brick building.

65 Front Street  
4½-story brick building.

298 Madison Street  
3-story and basement brick tenement.

211 Monroe Street  
3-story and basement brick building.

108-110 Norfolk Street  
Two 5-story brick tenements, with stores.

418 Sixth Street  
5-story brick tenement.

420 Sixth Street  
5-story brick tenement.

88-90 First Avenue  
Size of each lot 24.8x100.

316-318-320 Sixth St.  
Size of each lot 25x97.

414-416 Sixth street  
Size of each lot 25x97.

#### FRIDAY, DECEMBER 4th

At the Brooklyn Real Estate Exchange, 189 Montague St., Brooklyn  
125-127 Pearl St., and 4-6 Tallman St.  
2 3-story and attic frame dwellings.

**70%** of purchase price may remain on mortgage for 1, 2, or 3 years at 5 per cent. Policies of Lawyers Title Ins. & Trust Co. Free of Cost to Purchasers.

J. Frederic Kernochan, Esq.  
Atty. for Plaintiff, 44 Pine St.

Henry F. Miller, Esq.  
Atty. for Defendants, 44 Pine St.

Send for booklet, which contains letter of instruction on how to buy at auction sales.

### JOSEPH P. DAY, Auctioneer

3 NA SAU STREET

NEW YORK CITY

173D ST.—Louis Becker & Co. sold for May Levelle McDermott the 4-sty brk and stone American basement house, 554 West 173d st. The purchaser will occupy the premises as a residence.

174TH ST.—H. O. Baker & Bro. resold, with building loan, for Max Marx, to the Helene Realty & Construction Co. the plot, 75x90, on the north side of 174th st, 150 ft. west of Amsterdam av.

178TH ST.—R. Ferguson & Sons sold the new 6-sty apartment house 663 and 665 West 178th st, 50x100, adjoining the northeast cor of Broadway.

182D ST.—The estate of Martin H. Ray sold 555 and 557 West 182d st, a 2-sty frame dwelling, 50x79.9, 50 ft. west of Audubon av.

#### Trust Company Sells Holding.

AMSTERDAM AV.—The Hudson Trust Co. sold through Chas. I. Fleck & Co. the 2 new 6-sty apartment houses, 100x100, at the northwest cor of Amsterdam av and 170th st. The property has been held at \$190,000. The mortgage is \$125,000 and the gross rental \$21,000. Title will be taken on Dec. 28.

AUDUBON AV.—Morris Weiss sold for B. Altman to R. Steinthal the southeast cor of Audubon av and 167th st, two 5-sty apartment houses with stores, 80x95.

BROADWAY.—A. L. Mordecai & Son sold for James A. Deering to Adolf Hirschfeld for improvement 7 lots at the southeast cor of Broadway and 136th st.

#### Elevator Apartment Changes Hands.

BROADWAY.—F. R. Wood & Co. sold for the Geo. A. Fisher Co. the new 6-sty elevator apartment house, northeast cor of Broadway and 144th st, 100x100. This house has only been completed since last September, and although it contains 6 families on each floor and has 7 stores fronting on Broadway, it is now practically fully rented. The purchaser is an investor, who will withdraw it from the market and place it under the management of F. R. Wood & Co., as agents. He was represented in the transaction by E. W. Scott. The property immediately adjoins the Healy Building, at the southeast cor of Broadway and 145th st, owned and erected by Adolf Lewisohn, by whom it was leased to J. J. & P. J. Healy for a long term of years.

BROADWAY.—The Booss estate sold to the Geo. A. Fisher Co. 99.11x150, at the southwest cor of Broadway and 144th st.

BROADWAY.—The estate of Charles T. Barney sold the block front on the west side of Broadway, bet. 152d and 153d sts, to Max Marx. Considerable work has been done on the grade of 152d st, bet. Broadway and Riverside Drive. A few years ago this hill was so steep that it was impossible to drive teams on it, but since the grade of the Drive has been established it has been made possible to materially lessen the grade of the st.

#### Audubon Park Bought by Speculators.

BROADWAY.—Adolph M. Bendheim, Sonn Bros. and Max Marx bought from the Lansing Co. a plot of about 83 lots, located bet. 155th and 158th sts, Broadway and Riverside Drive. This property is known as Audubon Park, after John James Audubon, the naturalist, who built his residence opposite the property just sold and at one time was its owner. James N. Butterly was the broker who negotiated the transaction, which involves, according to the purchasers, about \$1,500,000. The Lansing Co. is incorporated with a capital of \$600,000; Geo. B. Grinnell, president; Louis D. Spier, secretary; Horace Martin, treasurer. These officers and J. C. Grinnell and C. R. Smith are named as directors. This company represents



the Grinnell estate heirs, it having last changed hands about 69 years ago. The property is located directly north of Trinity Cemetery, which it partly faces, and occupies a frontage in the north side of 155th st, beginning about 25 ft. east of Riverside Drive; of 275 ft. running to the south side of 156th st, directly in the rear of the Numismatic Museum and the Hispanic Society of America buildings, with a frontage of 225 ft. on 156th st, and extends along Riverside Drive 185 ft., occupying the entire Riverside Drive frontage bet. 155th and 156th sts, with the exception of a small gore lot, about 25x74, that occupies the northeast cor of the Drive and 155th st. The block bet. 156th and 157th sts occupies a frontage of 618 ft. in 156th st, 427 ft. in 157th st, and about 235 ft. along the angle formed by Broadway and the Boulevard Lafayette on the east and Riverside Drive on the west. The triangle formed by the junction of Riverside Drive and Boulevard Lafayette constitutes the northerly side of the 157th and 158th st block, the dimensions of which are 306 ft. on 157th st, 229 ft. on Riverside Drive, and 203 ft. in Boulevard Lafayette, the property terminating below the south side of 158th st. This sale is of special significance, coming as it does upon the heels of the announcement that the Board of Estimate and Apportionment had adopted plans that will make it possible to complete the Drive to Spuyten Duyvil, and also to eliminate the sharp turns about 156th st. The cost of this plan will be approximately \$1,800,000 for the Drive and \$5,760,000 for the park. This property is only a short distance from the Subway, and will be cut up into lots and disposed of at private sale. This plot is the last remaining one of size south of 157th st, the holdings of other estates having been nearly all sold during the activity a few years ago.

**BROADWAY.**—A. M. Bendheim, Sonn Bros. and Max Marx sold the northeast cor of Broadway and 156th st, 99.11x100, to the Gross & Herbener Co. for immediate improvement with a 9-sty elevator apartment house. This is one of several resales that have been closed in the Audubon Park property purchased by Bendheim, Sonn & Marx on Saturday.

**BROADWAY.**—L. J. Phillips sold for the Barney Estate Co. the block front on the west side of Broadway, bet. 171st and 172d sts, to George F. Johnson, Jr.

**BROADWAY.**—The Fort Washington Syndicate, of which Henry Morgenthau is president, sold the plot, 109x122x irregular, at the northwest cor of Broadway and 179th st. The buyer is the McDowell Construction Co.

**BROADWAY.**—L. J. Phillips & Co. resold for Clifford Marshall 100x100 at the northeast cor of Broadway and 141st st, to T. J. McLaughlin's Sons, who will erect an elevator apartment house.

**BROADWAY.**—L. J. Phillips & Co. sold for A. H. Barney to Daniel B. Freedman the southeast cor of Broadway and 153d st, 24.11x100.

**ST. NICHOLAS AV.**—Lowenfeld & Prager bought 842 St. Nicholas av, a 4-sty American basement dwelling, 22x67.

**ST. NICHOLAS AV.**—Duff & Brown sold for Chas. D. Ward the northeast cor of St. Nicholas av and 185th st, 57x100.

#### Corners Sell Rapidly.

**WADSWORTH AV.**—Frederick Zittel sold for Rose C. Newman and Emil Rudolph to Elias Gussaroff the southwest cor of 180th st and Wadsworth av, 75x100. Mr. Gussaroff will build a 6-sty elevator apartment house on the site.

**WADSWORTH AV.**—The Sound Realty Co. resold 188 and 190 Wadsworth av, southwest cor of 183d st, two 5-sty flats with stores, 104.11x100. The present sellers bought this property from Robert Wallace, Jr., last month. The buildings have a depth of 90 ft. each.

**WADSWORTH AV.**—Gibbs & Kirby sold 100x100 at the northeast cor of Wadsworth av and 174th st, for the Barney Estate Co. to a builder for improvement with an elevator apartment.

#### BRONX.

**DEVOE ST.**—William Peters & Co. sold for Anthony W. Eustis to A. C. Van Siclen the cottage 2511 Devoe st.

**GARFIELD ST.**—William Peters & Co. sold for Basilius Busch to Bernard P. Maloney 3 lots on the west side of Garfield st, south of Morris Park av.

#### Sales in Kelly Street.

**KELLY ST.**—The Henry Morgenthau Co. bought through B. Morris the southwest cor of Kelly st and Westchester av, three 3-sty frame tenements with stores, 78 ft. on Westchester av and 37 ft. on Kelly st.

**KELLY ST.**—Jacob Leitner sold to a syndicate to Kellwood Realty Co. 200x100 on the west side of Kelly st, 106 ft. north of Longwood av. The Kellwood Realty Co. will immediately erect five 40-ft. houses, similar to the ones they built adjoining, one of which they sold last week.

**PELHAM ROAD.**—Steven B. Ayres sold for D. Roy Shafer to James Forbes and another a parcel of land on the Pelham road known as lot 1A on the Valentine map. This parcel consists of about 17 lots.

**135TH ST.**—Paul Bultmann sold for William Mellen the 4-sty double flats 607 East 135th st, 25x100.

**179TH ST.**—Noble & Gauss Construction Co. sold 446 and 450 East 179th st, two 4-sty double flats, 33x67x85, to Margaret J. Ellis, who gives in trade 3 lots on the west side of Eagle av, 300 ft. south of 156th st.

#### Facing Washington Bridge.

**AQUEDUCT AV.**—John R. & Oscar L. Foley sold for Chas. V. Halley 50x100 on the east side of Aqueduct av, facing the east entrance to the Washington Bridge. The buyer will improve.

**BATHGATE AV.**—John A. Steinmetz sold to the Adamant Realty Co. 1685 Bathgate av, northwest cor of 173d st, a 6-sty tenement, 5 families on a floor and 6 stores, 44.5x100.

#### Prominent Corner Disposed of.

**BOSTON ROAD.**—Cleveland A. Dunn sold the new 6-sty apartment house, with stores, at the southeast cor of Boston road and 170th st, running through to Prospect av. The property has frontages of 43.6 ft. on Boston road, 58.7 ft. on 170th st and 62 ft. on Prospect av, with a rear line of 100 ft.

**BRIGGS AV.**—Francis Haff sold for M. Wolff the plot 75x125 on the easterly side of Briggs av, north of 198th st. The buyer is a builder, who will immediately improve his new purchase.

**BRUNER AV.**—The Whitehall Realty Co. sold the plot 50x97.5 on the east side of Bruner av, 300 ft. south of Nereid av, in the Bathgate estate tract, to Amelia Schlessinger.

**CLAY AV.**—William Peters & Co. sold to Benjamin Ianucelli 1689 Clay av, a dwelling, 50x100.

#### Disposes of Plottage.

**EAGLE AV.**—Margaret J. Ellis sold 3 lots on the west side of Eagle av, 300 ft south of 156th st, to the Noble & Gauss Construc-

tion Co., who give in trade 446 and 450 East 179th st, two 4-sty double flats, 33x85, built 67 ft. deep.

**GRACE AV.**—Martin Pletscher sold to Marcus Nathan the 2-family house on the west side of Grace av, 175 ft. south of Lyon av, 25x100.

**GRACE AV.**—Martin Pletscher sold the 2-family house 17 Grace av to Marcus Nathan, who gave in exchange 62x100 in Bronxwood Park.

**HUGHES AV.**—London & Epstein sold for a client to J. Danson, with a building loan, 45x87.6, at the southwest cor of Hughes av and 188th st.

#### Hunt's Point Activity.

**HUNT'S POINT ROAD.**—Jas. F. Meehan sold to Max Holtz 2 lots on Hunt's Point road, 102 ft. north of Seneca av. This parcel adjoins the holdings of the Economy Real Property Co., in which Mr. Holtz is heavily interested, and is included in what is considered the best block in the Hunt's Point section.

**LONGFELLOW AV.**—Mrs. H. Sloane sold the 3-sty 2-family brk house 1424 Longfellow av, 25x125, to William Bickelhaupt.

**PARK AV.**—The Henry Morgenthau Co. sold through L. Morris 4465 Park av, a 2-sty frame dwelling, 18x87.

**PROSPECT AV.**—Sound Realty Co. sold to Edward Hirsch the northwest cor of Prospect av and 161st st, 97x120.

#### American Real Estate Company's Purchase.

**PROSPECT AV.**—Henry Morgenthau and Frederick Johnson sold through Jacob Leitner to the American Real Estate Co. the Johnson Building, at the junction of Westchester and Prospect avs, having frontages of 295 ft. on Westchester av and 267 ft. on Prospect av, on a plot of about 27,000 sq. ft. The property has been held at \$450,000. The Cosmopolitan Bank, Longwood Club and the Prudential Life Insurance Co. have offices and stores in this building. It is one of the most prominent corners in the Bronx, being at the junction of Westchester, Longwood and Prospect avs, and at the Prospect av Subway station, which ranks second in importance among those in the Bronx. An interesting story is told in connection with this plot. It was sold in the boom of 1904, and the buyer, although he had paid only \$2,500 to bind the bargain, sold his contract at a profit of \$40,000.

**SOUTHERN BOULEVARD.**—The Mutual Life Insurance Co. sold the plot of 17 lots on the south side of Southern Boulevard, 54.7 ft. east of Av. St. John, 420.7x102.7x397.9x100. The company took the property in foreclosure last May.

**SOUTHERN BOULEVARD.**—Jacob Leitner sold for James F. Meehan to the Tully Construction Co. 50x100 at the southeast cor of Tiffany st and the Southern Boulevard. The property will be improved with two 4-sty apartment houses.

**VALENTINE AV.**—Fitzgerald & Broderick sold for Wm. C. Bergen 2141 Valentine av, a 3-sty dwelling.

**VYSE AV.**—Cahn & Cahn resold the 2-sty brk 2-family house 1486 Vyse av, 25x100, for Charles Bellows.

**WILKINS AV.**—Jacob Leitner sold for the Hudson Realty Co. to the Henry Morgenthau Co. 86x118 on the west side of Wilkins av, 100 ft. north of the Southern Boulevard. The buyers own the property on both sides of this plot, and now control the entire frontage of 635 ft. on Wilkins av, from the Southern Boulevard to Intervale av.

#### LEASES.

Wm. Wolff's Sons leased for S. Klepner to the Rodolph Sholom Sisterhood the 3-sty dwelling 147 East 103d st.

E. S. Willard & Co. leased for five years 143 West st, to George Kasner. Horace S. Ely & Co. represented the owner.

Van Vliet & Place rented the dwelling 102 Bedford st to M. R. Begley, and that at 245 West 133d st to Morgan C. Richards.

Ferdinand Nagel leased for Mary Daily 461 West 166th st; for Luke A. Burke 510 West 168th st, and for Mrs. A. Woelcher 594 West 168th st.

The James F. Maher Building & Construction Co. leased the 6-sty warehouse and office building at 35 Vestry st to the United Woolen By-Products Co. for a long term.

The Chas. F. Noyes Co. leased for a long term of years for ex-Mayor Chas. A. Schieren to the Toxaway Tanning Co. the 6-sty building 26 and 28 Ferry st, 50x110.

Frederick Fox & Co. leased for Moses Sahlein for a long term of years the entire 4-sty and basement dwelling, 27 West 15th st. The lessee will alter the building for business purposes immediately.

Gross & Gross leased for Isaac H. Peller the store, basement and 1st loft in 381 5th av for 10 years, at an aggregate rental of \$250,000, to Wm. B. Quaintance; also for I. S. & M. S. Korn to Elizabeth Kennedy the store in 5 East 41st st for a term of years, at an aggregate rental of \$12,000.

Joseph A. Dwyer and Peter Dooley leased from R. Carvel for 21 years the plot of 14,000 sq. ft. at the southeast cor of 57th st and 12th av, and will erect thereon a fireproof building covering the entire property, suitable for manufacturing purposes. Franklin Stephenson negotiated the deal.

M. Morgenthau, Jr., & Co. leased for the Colonial Realty Co. the building 59 West 14th st, north side, 100 ft. east of 6th av, a 4-sty structure, 24.1x103.3. The lessees are John & James Dobson, the Philadelphia carpet dealers, who for many years had a store in this city at the southeast cor of 14th st and 5th av. They will occupy the entire building, and will move there after alterations have been completed, some time in January. The lease is for a term of years.

#### Many Dwellings Leased.

Pease & Elliman leased 327 West 85th st for Thos. H. Divine to Edward E. Spaulding; 37 West 39th st for General Howard Carroll to T. Edward Liddy; 127 East 73d st for Charles Dana Gibson; 65 East 66th st for Mrs. George Tiffany; 216 West 72d st for T. H. Raymond to Lemuel C. Benedict; 441 Madison av for Louis T. Haggin; 111 East 61st st for John W. Peale; 129 East 78th st for Henry B. Montgomery; 297 Madison av for Ferris Thompson, of Paris; 127 East 40th st for Mrs. Wm. B. Fisher; 11 West 16th st for Mrs. Edward Spencer; 332 West 89th st for Emerson Howe; 203 West 78th st for Mrs. Alice Holmes; 145 East 39th st for Beverley Ward; 22 West 48th st for Chas. S. Phillips to Arthur Coppell; 112 West 73d st for Mrs. H. A. Buchman; 165 East 61st st for Thomas Robins; 55 West 48th st for H. Ward Ford; 145 West 73d st for Mary T. Bringham; 16-18 East 40th st for Michael Friedsam; 355 Central Park West for Wm. H. Gutchins; 49 East 63d st for Mrs. A. J. Gran-niss; 323 West 82d st for Henry Parsons; 120 East 38th st for Miss Humbert to Oren Root, Jr.; 42 East 62d st for Henry Dailey; 1056 5th av for Mrs. Chas. L. Perin; 61 East 73d st for Mrs. Florence D. Howe; 20 East 66th st for Mrs. Donald Sage Mackay; 255 West End av for Mrs. Alice M. Rycroft; 251 West 82d st for Herbert Dupuy; 122 West 81st st for Mrs. M. C. Carnow, and 176 West 72d st for Caryl Bensel.





# 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.

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

WANTED, Salesman of experience in our uptown office, on commission basis. EDGAR & CURTIS, 546 5th avenue.

WANTED—Loft, 2,500 sq. ft., on West Side, north of Fourteenth St. INSURERS FIRE EQUIPMENT CO., Singer Bldg., New York.

WANTED properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

A YOUNG ARCHITECT with three years' experience in Berlin, Germany, who is practical on plans for warehouses, apartment buildings, hospitals, etc., also in estimating and executing work in the building, is looking for a suitable position. He has a little experience in the English language. JOSEPH BRAUN, care of Record and Guide.

## Rule for Valuing Fractional Lots in Manhattan

The rule for valuing fractional lots in Manhattan Borough, prepared by Henry Harmon Neill, has been printed by The Record and Guide on a sheet of cardboard suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each.

Apply at office of The Record and Guide, 11 to 15 East 24th St.

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## REAL ESTATE NOTES

Francis McFarlan, formerly with Geo. R. Read & Co., has taken charge of the renting department of William J. Roome & Co., 177 Madison av.

R. Noel Hammond and Paul L. Hammond, formerly with Sidney W. Hughes, beg to announce that they have opened a real estate and mortgage office, under the firm name of Hammond & Hammond, at 2 Rector st.

William Lemberg, real estate broker, formerly of 220 Broadway, has incorporated the William Lemberg Co., and have opened offices in the Realty Trust Building, 60 Liberty st. The company will conduct a general brokerage business.

At the stand of Bryan L. Kennelly on Dec. 16, in the Vesey st. salesroom, the Yerkes mansion will be sold under foreclosure. This property is located at the southeast corner of 5th av and 68th st. The Mutual Life Insurance Co., which is the mortgagee, secured the judgment.

Alphonse Hagenneck sold to Frank H. Ainsworth a strip of land 6 inches by 100 feet between the two houses Nos. 306 and 308 West 102d st. Mr. Ainsworth is the owner of No. 306. Mr. Hagenneck built a row of houses at the point, but neglected to use the strip just sold in his operation. The consideration is said to have been \$100.

At Corrigan Hall, Broadway and 157th st, last night there was a meeting of the Washington Heights Taxpayers' Association. Among the important things discussed was the proposed station at Fort George and its connections, the deficiency of water supply and the proposal by the Interborough Co. to abandon the Kingsbridge express service.

Joseph P. Day, auctioneer, 31 Nassau st, will sell at public auction 31 parcels of estate of Stephen Whitney, deceased, at

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12 o'clock noon, Thursday, December 3, at the Exchange Salesroom, 14 Vesey st, Manhattan, and on Friday, December 4, at the Brooklyn Real Estate Exchange, 189 Montague st; 70 per cent of purchase price may remain on mortgage for 1, 2 or 3 years at 5 per cent, and policies of Lawyers Title Insurance & Trust Co. free of cost to purchasers. See advertisement in this week's issue of the Record and Guide, in reading pages.

## UNCLASSIFIED SALES

The total number of sales reported is 104, of which 21 were below 59th st, 56 above, and 27 in the Bronx. The sales reported for the corresponding week last year were 23, of which 6 were below 59th st, 9 above, and 8 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 128, as against 155 last week and in the Bronx 110, as against 115 last week. The total amount involved is \$3,969,895, as against \$3,873,188 last week.

The amount involved in the auction sales this week was \$931,978, and since January 1, \$51,262,637. Last year the total for the week was \$303,377, and from January 1, \$36,622,478.

22D ST.—F. R. Wood & Co. sold for Harriet W. Smith 121 to 125 East 22d st, a 5-sty storage warehouse, 75x98.9. The property has not been transferred since 1849.

84TH ST.—Theodore Kilian sold 111 West 84th st, a 5-sty double flat, 40x102.2.

5TH AV.—Douglas Robinson, Charles S. Brown & Co. sold for Potter & Bro. and Daniel B. Freedman 3 5th av, a 5-sty building, 27x100, Sailors' Snug Harbor leasehold, just south of 8th st.

BROADWAY.—Geo. R. Fearing sold to a Mr. Levy the northwest cor of Broadway and 141st st, 99.11x100.

BROADWAY.—Hall J. How & Co. sold for a client 5 lots at the southeast cor of Broadway and 180th st, to the Barnard Realty Co. Alonzo B. Kight, president. The property will be improved with a high-class elevator apartment house.



# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**GROTE ST.**—Petition for paving, etc., with asphalt blocks Grote st, between 182d st and Southern boulevard will be presented by Borough President Haffen to Local Board on Dec. 3.

**HOLLAND AV.**—Petition for laying out on the map Holland av, as a 50-ft. avenue from New Haven Railroad northerly to Morris Park av, Van Nest, will be presented by Borough President Haffen to Local Board on Dec. 3.

**COSTER ST.**—Petition for regulating, etc., where necessary, in Coster st, from Lafayette av to Spofford av will be presented by Borough President Haffen to Local Board on Dec. 3.

**QUARRY ROAD.**—Petition for paving with asphalt blocks Quarry road, from 3d av to Arthur av will be presented by Borough President Haffen to Local Board on Dec. 3.

**GARDEN ST.**—Petition for paving, etc., Garden st, between Grote st and Southern boulevard will be presented by Borough President Haffen to Local Board on Dec. 3.

**164TH ST.**—Petition for paving with asphalt blocks 164th st, between Prospect and Stebbins avs, will be presented by Borough President Haffen to Local Board on Dec. 3.

**185TH ST.**—Petition for regulating, etc., where necessary in 185th st, between Prospect av and Southern boulevard will be presented by Borough President Haffen to Local Board on Dec. 3.

**GRAND AV.**—Petition for regulating, etc., where necessary in Grand av, from West 181st st to West 184th st will be presented by Borough President Haffen to Local Board on Dec. 3.

**GUN HILL ROAD.**—Petition for regulating, etc., where necessary in Gun Hill road, from Jerome av to Mosholu parkway will be presented by Borough President Haffen to Local Board on Dec. 3.

**BURNSIDE AV.**—Petition for laying and relaying flagging where necessary on Burnside av, between Webster av and Aqueduct av, will be presented by Borough President Haffen to Local Board on Dec. 3.

**193D ST.**—Petition for constructing receiving basin on southerly side of East 193d st, at intersection of Morris av, will be presented by Borough President Haffen to Local Board on Dec. 3.

## CONDEMNATION PROCEEDINGS.

**3D AV.**—Widening on its easterly side, from Willis av to East 149th st. Commissioners Ernest Hall, Mark F. Healy and Robt. C. Ten Eyck will present their final report in this proceeding to Supreme Court on Dec. 7.

**A NEW AVENUE.**—Opening and extending between Fort Washington av and Haven av, and extending from West 177th st to its northerly terminal, about 434 ft. north of West 181st st. Commissioners Vincent Nellamy, Emil Green and Jas. Owens have completed their estimate and damage in this proceeding. Objecting parties will be heard at 90-92 West Broadway on December 17, at 3 P. M. Area of assessment as follows:

On the west by a line midway between the new avenue to be opened and Haven av, south of West 181st st, and Northern av, north of West 181st st, and these lines prolonged southwardly and northwardly; on the east by a line midway between the new avenue to be opened and Fort Washington av, and said line prolonged southwardly and northwardly; on the north by a line 100 ft. north of the northerly side of the new street, extending from the northerly terminus of the new avenue to be opened to Broadway, as shown on the map adopted by the Board of Estimate and Apportionment on December 11, 1903; and on the south by a line 100 ft. south of the southerly side of West 177th st, and parallel therewith, as such area is shown upon maps.

## ASSESSMENTS.

**WEIHER COURT.**—Opening, between Washington av and 3d av. Assessment entered Nov. 25. Area of assessment bounded and described as follows: Beginning at the point of intersection of the easterly line of Park av with a line parallel to and distant 100 ft. northerly from the northerly line of East 165th st; running thence easterly along said parallel line and its easterly prolongation to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Cauldwell av; thence southerly along said last parallel line to its intersection with a line parallel and distant 100 ft. southerly from the southerly line of East 164th st; thence westerly along said last parallel line to its intersection with the easterly line of Brook av; thence northerly along the easterly line of Brook av and the easterly line of Park av to the point or place of beginning. Payable within 60 days.

**WHITE PLAINS ROAD.**—Temporary sewer in west side, between East 208th (Elizabeth) st and East 205th (King) st. Proposed assessment completed and ready for examination.

**BRYANT AV.**—Sewer between East 177th st and Boston road. Proposed assessment completed and ready for examination.

**12TH AV.**—Paving with granite block, curbing and recurbing from 48th st to 50th st. Proposed assessment completed and ready for examination.

**141ST ST.**—Extension of sewer in 141st st, between Harlem River and end of present sewer. Proposed assessment completed and ready for examination.

## ROADWAYS AND PROPERTY VALUES.

A well-paved roadway, especially throughout a residential community, is a medium through which many properties are sold, and in these days of ever increasing dusty and broken highways it is imperative that some substantial type of roadway other than obnoxious and dangerous asphalt and macadam be constructed in order that there may be no check to the otherwise upward trend in values.

Perhaps the most damaging effects from improper paving result from dusty macadam parkways or thoroughfares frequented by automobiles. Oftentimes, even during a moderately dry spell the clouds of dust which envelop dwellings on roadways of this type have been so objectionable as to cause occupants to seek quarters in other parts. The almost continuous presence of this nuisance, unless checked, is likely to result in a recession in the established values of real property not only along the offending roadways but throughout the affected zone.

It is frequently argued by both engineers and property interests that carefully laid vitrified brick is the solution of the vexing problem, and from close observation it would seem that this contention is entitled to weight. The objections in the past with respect to the use of brick for pavement purposes is said to be chiefly due to the manner in which it is customarily laid.

In a paper on the proper construction of brick pavements Will. P. Blair traces the causes of failure to improperly built sub grades and concrete foundations. After canvassing this subject in a comprehensive manner, he says:

"Next in order is the laying of brick in the street. Much money is often wasted to the contractor, and, in some cases to the brick men, by practices that are wholly bad from an economical point of view, as well as lacking in methods assuring the best results. It is necessary that the brick be placed in the street with the best edge up. This is a rule universally required of brick construction in masonry work. In order that this shall be done, the brick should be delivered to the person who drops them into the street with the face placed to suit the hand operation of such person, who may be called the bricklayer. This is best done by the men either bringing them in by board, or by use of a gravity carrier. The edge of the brick that is most subjected to the action of the flame and the chemical influence wrought in the burning, the chipped corner, the warped edge and extreme kiln mark should go down, and not up. Any intelligent person can soon train a whole gang of workmen as to which is the face edge of a brick. It is determined by several little factors as easily contra-distinguished as the countenance of one man is from another."

Judging by the increased interest shown by property owners in brick pavements it seems inevitable that the use of this material for the purpose referred to will become quite general hereabouts. Brick has many advantages over other forms of paving material, and any improvement in the direction indicated must make itself felt by a corresponding benefit to property values.

## CHIMNEY FIRES.

According to insurance data, the losses by fires caused by defective chimneys are reaching large proportions. In the State of Ohio alone they amounted to nearly \$350,000 in 1907. Fires which result from defective chimneys generally begin above the attic floor and are often caused by the settling of a foundation. With this in mind, every owner of improved real estate should inspect his chimney before the temperature drops below the freezing-point. Certain kinds of brick disintegrate, even mortar drops out or crumbles, leaving openings through which sparks may come. No chimney is safe unless entirely free from structural defects.

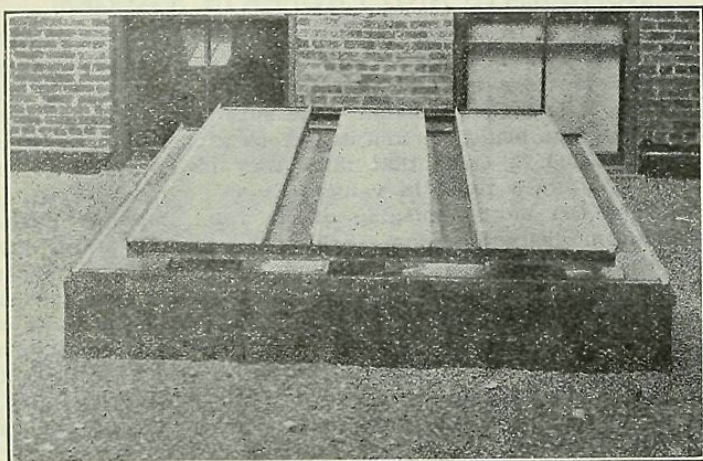
—The chance of a generation is now open to investors. Real estate is cheap, can be bought under the guidance of a good broker, so that profits are inevitable. You can see what the bargain counter offers by reading the Record and Guide December 19—the big "Opportunity Number."



## NOVEL VENTILATING DEVICE.

Every improvement to a building contributing toward the comfort of tenants renders the property benefited proportionately more desirable both as an investment and for the purpose of speculation. Not the least important of the legion of inventions applicable to buildings is a recently patented attachment which affords ready ventilation, excluding rain and dust. The device referred to is particularly adaptable to skylights and cellar gratings and will not shut off the light passing through the closure. It automatically opens or closes all ventilators throughout the building, and at the same time is said to accurately locate undue rise of temperature. The ventilating device will besides register the number of the apartment, number of room, and degree of heat contained therein.

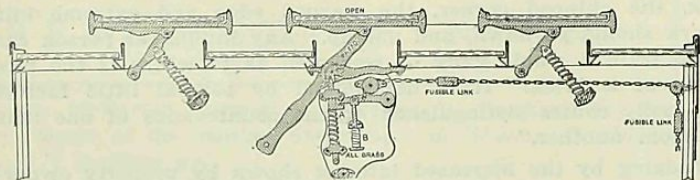
It will be seen by the illustration that the skylight opening or the opening over a cellar grating or other space to be provided with daylight illumination, and yet to be protected against



VENTILATOR WHEN OPEN.

rain and the elements generally, is covered by a number of parallel lines of skylight glass, leaving parallel open spaces through which the air below can pass into the outer atmosphere above. To use the language of the inventor, these long open air spaces are covered by the movable part of the skylight which is constructed not unlike a large grid. The metal framework of the grid is designed, as shown in the illustration, to support level stretches of skylight glass directly over and somewhat overhanging the air openings. The air can thus readily pass from below the skylight in large volumes in an unrestricted way, something not the case with the ordinary skylight, while in ventilating position the overhang prevents a driving rain or snow storm from reaching the interior.

The movable metal framework is carried by levers as indicated, with one of these levers at each end attached to a fusible link and held in position by a mechanism which can be released when a high temperature reaches the fusible metal, such as would occur in the case of an incipient fire. The temperature at which the mechanism can be made to come into operation automatically can be chosen as desired and this detail rests in the fusible links shown in the chain by which the skylight is normally opened or closed. When the fusible metal



FUSIBLE MECHANISM.

in the link melts the coiled springs shown release the catch so that the entire movable part of the skylight is free to move, falling by gravity.

The mechanism belonging to the automatic closing arrangement is of brass and impervious to the assaults of corrosion, and the metal work of the skylight in general may be of copper, galvanized or cast iron. The point is made that no special machinery is required to manufacture it, and its cost is low when compared with other forms of ventilating skylights.

The inventor asserts that the invention is designed for use in entire buildings, or in any part of a building, and is expected to be of great service in case of fire. In this respect it is claimed that where a building is furnished throughout with the ventilators, and the control centered in one spot, the firemen will be able to open or shut the entire system as they may think necessary. The fact that one man can enter a burning building and close up the structure tight from one place, or, if gas were generating, could open all ventilators with equal ease would, it is reasoned, greatly aid the work of extinguishing a fire.

The manufacturer contends that the ventilating system described saves one-third in material in framing large roofs, one-third in weight of supporting walls, one-third in time and one-third in cost. From the standpoint of hygiene, the almost

perfect system of light and ventilation afforded by the use of the device should recommend it to all owners of apartments and tenements.

## TAXPAYERS' CONGRESS.

The Real Estate Board of Brokers in a statement to the Record and Guide says:

Organization of the Taxpayers' Congress is progressing in a manner highly satisfactory to real estate leaders. They realize that a work of such magnitude must proceed slowly at the start. After the most influential interests in all sections shall have united in sufficient numbers to form strong local organizations in the 41 divisions into which Manhattan has been divided, the work is expected to go ahead rapidly.

Property owners from all parts of the greater city have poured congratulations into the New York Real Estate Board of Brokers, which is supporting the movement, during the past week. They are unanimous as to the need of a central organization which shall represent all owners and all parts of the city completely and impartially. They are eager to help start the organizations in their localities.

Owners in other boroughs have been prominent in the correspondence. They want the Taxpayers' Congress extended without delay into their sections. The Board of Brokers has appointed chairmen for the 41 Manhattan districts only. The governors intend to take up the organization in other boroughs as soon as the Manhattan work shall have been started successfully. Prominent volunteers in the other boroughs urge the advisability of organizing the entire city at once, and it is probable that the organization will be extended to the other boroughs within two or three months.

In that event, the complete congress would consist of 700 delegates. The basis of representation adopted is one delegate for every 200 individual real estate owners, and one delegate for every \$40,000,000 of assessed valuation. Available owners in the greater city are estimated at 106,000, which would give 530 delegates; and the total assessed valuation is \$6,722,415,780, which would give 170 more. Manhattan's 20,000 owners and \$4,589,536,430 assessed valuation would send 100 and 110 delegates respectively, a total of 210. From Brooklyn would come 225 delegates representing 45,000 owners and 34 for its \$1,334,864,835 assessed valuation, or 259 in all. The Bronx would send 100 from 20,000 owners and 11 from its \$441,228,718 assessed valuation, or 111. Queens would be entitled to 75 delegates from its 15,000 available owners and 8 from its \$296,458,980 assessed valuation, a total of 83. From Richmond would come 32 delegates, 30 to represent 6,000 owners and 2 for \$65,326,825 assessed valuation. Many small owners do not live in the greater city, especially owners of suburban building lots or acreage, and they are not counted among available members for the local organizations in their divisions.

Chairmen of divisions have been instructed that the minor organization details of the Taxpayers' Congress are merely temporary. The chief aim is to get a complete and impartial representation. After the local bodies have been formed, and especially after the delegates to the Congress shall have assembled for business, the details of organization will be entirely in the hands of the Congress, and it can regulate all such matters in accordance with the will of the taxpayers themselves as expressed through their decisional bodies. It is possible to devise a system for representing each assessed parcel of realty instead of each individual owner. There are 98,657 such parcels in Manhattan, 61,107 in the Bronx, 188,828 in Brooklyn, 106,254 in Queens, 27,110 in Richmond.

## REALTY EQUITIES AT STAKE.

Considerable interest has lately been manifested by commuters on the Erie Railroad with reference to a small opening alongside the railroad tracks on Pavonia av, Jersey City. The presence of the excavation gave rise to the rumor that the Hudson and Manhattan Railroad Co. were about completing the Jersey end of the system of underriver tunnels, and that subway trains would connect with the Erie by the first of the year. Inquiry at the office of the Hudson Companies, in Church st, proves the report to be premature. It was learned, however, that while great progress is being made in the way of completing that important link, trains would probably not be in operation before the latter part of May or June.

In this regard, it can be asserted that the success of many realty operations in northern New Jersey hinges upon the early connection of the Erie with the tunnel system, and unless the work is completed before the advent of another fall a considerable loss of capital will result. The extent of realty speculation in North Jersey includes the territory lying chiefly in the districts traversed by the Northern Railroad of New Jersey, and takes in such places as Morsemere, Leonia, Englewood and Tenafly. Even as far north as Norwood there are unmistakable signs of large subdivision operations. It is safe to assume that many of these enterprises are being carried on with little capital, and the failure of the allied transportation interests to delay completing the important connection at Jersey City will undoubtedly spell ruin to more than one homesite company.



**JOSEPH P. DAY**  
**REAL ESTATE**  
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 WILLIAM N. HARTE, Treasurer  
 Hon. ABRAHAM R. LAWRENCE, Counsel

**NOTICE TO PROPERTY OWNERS.**

**HEARINGS FOR THE COMING WEEK.**

At 90-92 West Broadway.  
 Monday, Nov. 30.

The Parkway, opening from Concourse to Claremont Park, at 3 p m.  
 Sedgwick av, etc, widening, at 4 p m.  
 Exterior st, extending from 64th st to 81st st, at 10 a m.  
 Boston rd, opening from White Plains rd to northern boundary city, at 2 p m.  
 Unnamed st (Bennett av) opening, at 2 p m.  
 Tremont av, opening from Aqueduct av to Sedgwick av, at 3 p m.  
 A new st, opening from Bowery to Elm st, at 4 p m.  
 Grand Boulevard (southerly) opening, at 4 p m.  
 Austin pl, opening from St Josephs st to 149th st, at 4 p m.  
 East 140th st, opening from Park av to Morris av, at 10.30 a m.  
 Westchester av, opening from Bronx River to Main st, at 10.30 a m.  
 East 227th-228th sts, opening, at 12 noon.  
 West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m.  
 Glebe av, etc, opening, at 3 p m.

Tuesday, Dec. 1.

Barnett pl, opening between Garrison av and Tiffany st, at 2 p m.  
 Trafalgar pl, opening from 175th to 176th st, at 3 p m.  
 Northern av, opening north of 181st st, at 4 p m.  
 Zeraga av, opening from Castle Hill av to Castle Hill av, at 1 p m.  
 Bronx st, opening from 177th st to 180th st, at 2 p m.

Wednesday, Dec. 2.

Briell st (Queens), opening, at 11 a m.  
 West 178th st, opening from Cedar av to R R, at 2 p m.  
 City Island Bridge, at 1 p m.  
 East 222d st, opening from 7th av to Hutchinson river, at 4 p m.  
 Riverside drive, widening from 139th to 142d st, at 2 p m.  
 West 163d st, opening from Fort Washington av to Riverside drive, at 1 p m.  
 Castle Hill av, etc, opening, at 11 a m.  
 East 214th st, opening from White Plains rd to Barnes av, at 11 a m.  
 Freeman st (widening assessment), at 3 p m.

Thursday, Dec. 3.

Tremont av, closing from Aqueduct av to Sedgwick av, at 1 p m.

Friday, Dec. 4.

Main st (City Island), extending, at 3 p m.  
 Rosedale av, etc, opening, at 12 noon.

Monday, Nov. 30.

Fort George, rapid transit, at 10 a m.  
 Whale Creek, dock, at 1.30 p m.  
 20th-21st sts, school site, at 2 p m.  
 Brooklyn Bridge, at 2 p m.  
 Bridge 3, Section 3, at 2 p m.  
 New st, adjoining Manhattan Bridge, at 3 p m.  
 Centre, White & Canal sts, rapid transit, at 2 p m.

Tuesday, Dec. 1.

Brooklyn Bridge, at 10.30 a m.  
 Westchester av, rapid transit, at 11 a m.  
 Loop No 4, at 1 p m.  
 Centre and Walker sts, rapid transit, at 2 p m.  
 Pier 51, at 3 p m.

Wednesday, Dec. 2.

Pier 36 (briefs), at 10.30 a m.  
 15th-18th sts, dock, at 10.30 a m.  
 Centre, Canal & Howard sts, rapid transit, at 2 p m.

Thursday, Dec. 3.

Fort George, rapid transit, at 10 a m.  
 Brooklyn Bridge, at 2 p m.  
 Roanoke av, school site (Queens), at 3 p m.

Friday, Dec. 4.

Westchester av, rapid transit, at 11 a m.  
 Broome st & Cleveland pl, rapid transit, at 1 p m.  
 15th-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. 27, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

Macombs Lane n w cor 152d st, 85.1x109.7x 152d st | 74.11x69.2, vacant. (Amt due, \$6,808.80; taxes, &c, \$322.81; sub to a prior mort of \$14,000.) John H Bodine....\$19,796  
 \*118th st, No 421, n s, 100 e Amsterdam av,

50x100.11, 6-sty brk tenement. (Amt due, \$20,255.55; taxes, &c, \$—.) Chas E Hess. ....65,000  
 Madison av, No 1381 n e cor 96th st, 101.10x 96th st, No 51 | 100, 6-sty brk tenement. (Amt due, \$25,814.10; taxes, &c, \$—; sub to two morts aggregating \$232,500.) Holly Realty Co .....257,744  
 \*Amsterdam av, Nos 1161 to 1171 n e cor 118th 118th st, Nos 423 and 425 | st, 74.10x100, 6-sty brk tenement and store. (Amt due, \$31,552.55; taxes, &c, \$—.) Chas E Hess. ....158,930  
 100th st, No 224, s s, 205 w 2d av, 25x100.11, 5-sty brk tenement. (Amt due, \$5,029.10; taxes, &c, \$712.95; sub to a mort of \$15,000.) Anna Taylor, party in interest.....17,385  
 124th st, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. (Amt due, \$14,071.72; taxes, &c, \$225.96.) Louis Mannheim .....14,800  
 \*Goerck st, No 109, on map No 105, w s, 74.11 s Stanton st, 25x100, 6-sty brk tenement and store. (Amt due, \$2,941.11; taxes, &c, \$579.50.) George Kocher.....30,124  
 \*Goerck st, No 111, on map No 103, w s, 99.11 s Stanton st, 25x100, 6-sty brk tenement and store. (Amt due, \$2,959.11; taxes, &c, \$572.15.) George Kocher .....30,424  
 3d av, Nos 3684 to 3690 s e cor 170th st, runs 170th st | s 89 x e 209 x s 50 x e 109.2 x n e 50 x n 120 x w 322 to beg, 2 and 3-sty frame hall and vacant. (Amt due, \$62,701.09; taxes, &c, \$3,965.91.) Maurice Fiest .....90,000  
 143d st, Nos 348 and 350, s s, 181.6 e Alexander av, 29.6x100, two 2-sty frame buildings. (Bankruptcy sale.) Elizabeth T Bell....8,000  
 105th st, Nos 213 to 217, n s, 125 w Amsterdam av, 75x100.11, two 5-sty brk tenements. (Exrs sale.) Alfred C Bachman .....106,400  
 8th st, No 46, s s, 130.5 w Macdougall st, 25 x120, 3-sty and basement brk stable. (Trustee's sale.) Philip Smith .....27,100  
 Macdougall st, No 125, n w cor 3d st, 20x65.9, 4-sty brk hotel with store. (Voluntary.) Newton McGovern .....24,300  
 Lexington av, No 1711, n e cor 107th st, 17.7x 65, 5-sty brk and stone tenement with stores. (Voluntary.) Harry B Smith...21,000  
 142d st, No 514 (old number), s w cor Morris av, 9x112.5x60.5x100, 2-sty frame dwelling with shop. (Voluntary.) Withdrawn.....  
 150th st, No 475 (old number), n s, 100 w Morris av, 25x118.5, 2-sty front and rear frame buildings. (Exrs sale.) Julia O'Connor .....5,825  
 97th st, Nos 204 to 208, s s, 100 e 3d av, 81x 100.11, three 4-sty brk tenements. (Voluntary.) Bid in at \$39,650.....  
 \*Dupont st, e s, — n Eastern Boulevard and being parcel beg at a point 241.3 s Leggett av and 330 e land of N Y, N H & H R R, runs s 314 x w 143.6 x n 253.4 x e 130 to beg, vacant. (Amt due, \$7,809.22; taxes, &c, \$—; sub to first mort of 9,220.) Jacob Leitner .....10,150  
 24th st, No 146, s s, 318 w 3d av, 26x98.9, 3-sty brk stable. (Amt due, \$27,016.46; taxes, &c, \$3,000.) Mechanics Bank of Brooklyn .....45,000

**SAMUEL GOLDSTICKER.**

109th st, Nos 338 and 430, s s, 109.2 w 1st av, 58.10x100.11x150.6x136.4, 2 and 3-sty brk stable. (Amt due, \$16,257.65; taxes, &c, \$1,089.78; sub to a first mort of \$15,000.) adj sine die .....  
 Total ..... \$931,978  
 Corresponding week, 1907 ..... 303,377  
 Jan 1st, 1908, to date .....51,262,637  
 Corresponding period, 1907 .....36,622,478

**VOLUNTARY AUCTION SALES.**

Dec. 1.

D. PHOENIX INGRAHAM & CO.

West 43d st, No 253, 5-sty double apartment, 25x100.4.

Dec. 2.

BRYAN L. KENNELLY.

Houston st, n w cor Greene st, 6-sty and cellar brk & stone loft bldg, 20x79.  
 139th st, Nos 302, 304, 306 & 308, 75 w Alexander av, four 4-sty and basement brownstone & brk dble flats, 18.9x100 each.  
 Franklin av, No 1407, 3-sty & basement fr single flat, 16.9x94.9.

**ADVERTISED LEGAL SALES.**

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

Nov. 28.

No Legal Sales advertised for this day.

Nov. 30.

Cherry st, Nos 394 to 400, n s, 95.5 e Scammel st, 108.4x97.6x107.10x99, 5-sty brk brewer- and 2-sty brk office.  
 Scammel st, Nos 36 to 44 | s e cor Monroe st, Monroe st, Nos 222 to 226 | runs s 107 x e 95.10 x n 108 x n w 96.6, 3-sty brk tenement and store and 5-sty brk storage building.  
 Chas M Warner agt Salvator Brewing Co et

al; Henry A Rubino, att'y, 15 William st; Michael J Egan, ref. (Amt due, \$74,669.31 taxes, &c, \$308.67.) Mort recorded Nov 4, 1904. By Joseph P Day.

Dec. 1.

Broadway, w s, 9,220.11 n of s s 155th st, runs w 464 x n 138.9 x e 458 x s 138 to beg.  
 Broadway, w s, — n 155th st, 50x240x67.3x240.7. Title Ins Co of N Y agt Wm F Connor et al; A Lincoln Wescott, att'y, 135 Broadway; Gilbert H Montague, ref. (Amt due, \$52,026.35; taxes, &c, \$2,004.84.) By Joseph P Day.  
 Washington Square South, No 63 | s, 25 w West 4th st, No 72 | Broadway, 25x 55.3, 3-sty brk loft and store building. Isabel T Nelson admr agt John B Ireland et al; Chas F Tuttle, att'y, 83 North 10th st, Brooklyn; Peter Zucker, ref. (Amt due, \$15,573.92; taxes, &c, \$1,288.43.) Mort recorded June 30, 1899. By Bryan L Kennelly.  
 172d st, Nos 506 and 508, s s, 125 w Amsterdam av, 75x95, 5-sty brk tenement. Erastus B Treat agt Minnie A Blanchard et al; Frank L Mayham, att'y, 35 Nassau st; Henry G Schackno, ref. (Amt due, \$14,396.01; taxes, &c, \$3,513.71.) By Chas A Berrian.  
 89th st, No 446, s s, 107 w Av A, 25x100.8, 4-sty stone front tenement. Richard Schimek agt Maurice Sandberg et al; Gustav Goodmann, att'y, 346 Broadway; Frank A Spencer Jr, ref. (Amt due, \$5,025.88; taxes, &c, \$748.75.) By Joseph P Day.  
 7th av, No 2226, w s, 24.11 n 131st st, 25x75, 2 and 3-sty brk and frame tenement and store. Josephine Corbett agt Peter C Fleming et al; James A Deering, att'y, 135 Broadway; S L H Ward, ref. (Partition.) By Joseph P Day.  
 50th st, No 45, n s, 576 w 5th av, 15x100.5, 4-sty stone front dwelling, leasehold. Clement Le Bouillier agt Trumbull W Cleveland et al; Seth B Robinson, att'y, 35 Nassau st; Geo H Engel, ref. (Amt due, \$1,199.89; taxes, &c, \$2,127.07; sub to two prior morts of \$10,500.) Mort recorded June 1, 1895. By Joseph P Day.  
 St Nicholas av, Nos 925 & 927 | w s, 51.9 n 156th 156th st, No 411 | st, runs n 51.10 x w 97.3 x s 99.11 to 156th st, x e 25 x n 49.11 x e 86 to beg, two 6-sty brk tenements, stores on street. Susan Vran Praag agt Niemer Co et al; Henry H Kaufman, att'y, 115 Broadway; Joseph P Morrissey, ref. (Amt due, \$51,062.06; taxes, &c, \$2,390.01.) Mort recorded Feb. 6, 1907. By Joseph P Day.  
 Lenox av n e cor 113th st, runs n 201.10 to 114th 113th st | st, x e 125 x s 201.10 x w 125 to beg, 114th st | 5-sty brk hotel "Balmoral." Sphinx Realty Co agt Herman Harris et al; House, Grossman & Vorhaus, att'ys, 115 Broadway; Louis B Hasbrouck, ref. (Amt due, \$27,671.83; taxes, &c, \$5,182.02.) Mort recorded June 24, 1908. By Joseph P Day.  
 Madison av | s w cor 96th st, 100.11x145, 6-sty brk 96th st | tenement. Max S Boehm et al agt Cades Realty Co et al; Simpson, Werner & Cardozo, att'ys, 52 Broadway; Edw A Maher, Jr, ref. (Amt due, \$184,867.92; taxes, &c, \$6,456.28; sub to a mort of \$350,000.) Mort recorded May 28, 1906. By Joseph P Day.  
 Walton av, e s, 47 n 183d st, 50x100, vacant. Nelson Smith agt Sarah B McAdam admr et al; Nelson Smith, att'y, 2 Rector st; John J Lenehan, ref. (Amt due, \$1,888.35; taxes, &c, \$927.) Mort recorded May 24, 1907. By Joseph P Day.  
 3d av, w s, 150.3 s 171st st, 232.3x149.1x245.11x 162.10, vacant. Wm G Gaston agt Clementine M Silverman et al; Wm C Orr, att'y, 51 Chambers st; Geo E Weller, ref. (Amt due, \$71,123.72; taxes, &c, \$2,200.) Mort recorded Nov 19, 1904. By Samuel Goldsticker.  
 118th st, Nos 443 and 445, n s, 127.6 w Pleasant av, 39.6x100.10, two 3-sty brk dwellings. Jacob Furmann et al agt Eiga Z Heilperin et al; Julius G Kremer, att'y, 350 Broadway; Maurice Meyer, ref. (Amt due, \$2,947.99; taxes, &c, \$279.24; sub to two morts aggregating \$14,000.) Mort recorded Jan 26, 1906. By Joseph P Day.

(Continued on page 1041.)



# OFFICIAL LEGAL NOTICES

## REAL ESTATE INVESTORS, ATTENTION.

The Orange Poor Farm, situated in one of the most desirable suburban spots in Essex County, is for sale. It is located in the City of East Orange, on South Orange Avenue, just east of Clinton Street, and has a frontage of 1,130 feet on South Orange Avenue and a depth of 1,335 feet on the westerly side and a depth of 1,405 feet on the easterly side and is about 1,000 feet wide on the north, and can be easily cut up and divided into building lots of great value. A trolley line connecting South Orange with Newark runs past the property and it takes but fifteen minutes to ride from the property to Newark, the County seat of Essex County. Its desirability because of its accessibility and the easy transit facilities therefrom to Newark and New York cannot be over-estimated.

Bids for this property will be received and opened at a meeting of the Common Council of the City of Orange, on Monday, December 7, 1908, at eight o'clock P. M., in the Common Council Chamber, No. 18 Canfield Street, Orange, N. J. No bids for less than Ninety Thousand Dollars (\$90,000) net to the City of Orange will be accepted, and every bidder must accompany his bid with a certified check for Five Thousand Dollars (\$5,000). Possession of the property will be given and deed delivered to the successful bidder not later than June 1, 1909, on or before which time the balance of the purchase money must be paid in cash.

The successful bidder will be required to execute a contract in a form to be approved by the City Counsel.

Bidders who require possession at an earlier date than June 1, 1909, shall so state in their bids.

The Common Council of the City of Orange reserves the right to reject any and all bids.

All bids to be enclosed in a sealed envelope and addressed to the City Clerk and endorsed proposal for the purchase of the Poor Farm Property.

BY ORDER OF THE COMMON COUNCIL OF THE CITY OF ORANGE.

WILLETT B. GANO, Clerk.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF November 24 to December 9, 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 BROOKLYN:

30TH WARD, SECTION 17. 46TH STREET—OPENING, between 12th and 17th Avenues. Confirmed September 17, 1908; entered November 23, 1908.

HERMAN A. METZ, Comptroller.  
City of New York, November 23, 1908. (7550)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF November 26 to December 11, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

5TH WARD, SECTION 1. 15TH WARD, SECTION 9. 26TH WARD, SECTIONS 5 & 13 & 28TH WARD, SECTION 11. LAYING CEMENT SIDEWALKS on the southeast side of LITTLE STREET, between Evans and United States Streets; south side of RICHARDSON STREET, between Manhattan and Graham Avenues; southeast side of PALMETTO STREET, between Hamburg and Knickerbocker Avenues; northwest side of JAMAICA AVENUE, between Barbey and Warwick Streets; south side of FLUSHING AVENUE, between Bushwick Avenue and Bremen Street; south side of SUTTER AVENUE, between Van Sicklen Avenue and Hendrix Street; north side of ST. MARK'S AVENUE, between Hopkinson and Rockaway Avenues; southeast side of GREENE AVENUE, between St. Nicholas Avenue and the Borough of Queens; southeast side of PILLING STREET, between Bushwick and Evergreen Avenues; and southwest side of EVERGREEN AVENUE, between Pilling Street and N. Y. & Manhattan Beach Railroad. 8TH WARD, SECTION 3 and 29TH WARD, SECTION 16. 20TH STREET—SEWER, between Terrace Place and Vanderbilt Street, and VANDERBILT STREET—OUTLET SEWER, between 20th Street and East 5th Street. 8TH WARD, SECTION 3 and 30TH WARD, SECTION 18. LAYING CEMENT SIDEWALKS on 45TH STREET, north side, between 5th and 6th Avenues; on 72D STREET, north side, between 3d and 4th Avenues; and on 79TH STREET, north side, between Shore Road and 3d Avenue. 62ND STREET—SEWER, between 3d and 5th Avenues, and 3RD AVENUE—OUTLET SEWER, from 62d to 63d Streets. 9TH & 22D WARDS, SECTIONS 3 & 4. LAYING CEMENT SIDEWALKS on WASHINGTON AVENUE, east side, between Classon Avenue and Washington Place; on WINDSOR PLACE, north side, between 10th and 11th Avenues; on 5TH STREET, north side, between 4th and 5th Avenues; on 8TH AVENUE, east side, between 19th and 20th Streets; on 19TH STREET, both sides, between 8th Avenue and Prospect Park West; on 18TH STREET, north side, between Prospect Park West and 11th Avenue. 22D WARD, SECTION 4. WINDSOR PLACE—GRADING A LOT between 8th Avenue and Prospect Park West. 9TH STREET—SEWER BASINS, at the northwest and southwest corners of 6th, 7th and 8th Avenues, and both sides of 9TH STREET midway between 5th and 6th Avenues, 6th and 7th Avenues, and 7th and 8th Avenues. 28TH WARD, SECTION 11. HIMROD STREET—RECONSTRUCTING A SEWER between Evergreen and Knickerbocker Avenues. 29TH WARD, SECTION 16. ROGERS AVENUE—SEWER, be-

tween Linden Avenue and Martense Street. 30TH WARD, SECTION 18. BAY RIDGE PARKWAY—REGULATING, SETTING OR RESETTING CURB, from 5th to 7th Avenues, and LAYING BRICK GUTTERS, from Shore Road to 1st Avenue, and from 5th to 7th Avenues, and LAYING CEMENT SIDEWALKS, between Shore Road, and 7th Avenues. 30TH WARD, SECTION 19. BENSON AVENUE—SEWER, between Bay 11th and Bay 13th Streets.

HERMAN A. METZ, Comptroller.  
City of New York, November 24, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF November 26 to December 11, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST AVENUE (LOCKWOOD STREET)—REGULATING, GRADING, CURBING. RECURRING FLAGGING AND LAYING CROSSWALKS, from Washington to Webster Avenues. 6TH AVENUE (BARTOW STREET)—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Broadway to Graham Avenue. 7TH AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Jackson to Washington Avenues. 14TH AVENUE—CONSTRUCTING A SEWER, from Broadway to Newtown Road. 16TH AVENUE—REGULATING, GRADING, CURBING, RECURRING, FLAGGING AND LAYING CROSSWALKS, from Wilson to Flushing Avenues. FREEMAN AVENUE—REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Academy Street to the Crescent. POMEROY STREET (8TH AVENUE)—REGULATING, GRADING, CURBING AND FLAGGING, from Grand to Potter Avenues. POTTER AVENUE—REGULATING, GRADING, CURBING, RECURRING AND FLAGGING, from 9th to 10th Avenues. WEBSTER AVENUE—REGULATING, CURBING, PAVING AND GRADING, from Vernon Avenue to East River. 2ND WARD. ST. NICHOLAS AVENUE—REGULATING, GRADING, AND CURBING, from Gates to Myrtle Avenues. 3D WARD. BRADFORD AVENUE—FLAGGING, both sides, from Jagger Avenue to Lawrence Street, at Flushing.

HERMAN A. METZ, Comptroller.  
City of New York, November 24, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF November 27 to December 11, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF THE BRONX:

23D WARD, SECTIONS 9 & 10. WEIHER COURT—OPENING, between Washington Avenue and Third Avenue. Confirmed October 24, 1908; entered November 25, 1908.

HERMAN A. METZ, Comptroller.  
City of New York, November 25, 1908.

## PUBLIC NOTICES.

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

### BOROUGH OF BROOKLYN.

- List 9771, No. 1. Regulating, grading, paving with asphalt, curbing and laying cement sidewalks in Sutter avenue, between Sheffield and Pennsylvania avenues.
- List 9839, No. 2. Regulating, grading, curbing and laying cement sidewalks in Lincoln avenue, between Atlantic and Glenmore avenues.
- List 9877, No. 3. Regulating, grading, curbing and laying cement sidewalks on Sterling place, between Utica and Schenectady avenues.
- List 9906, No. 4. Regulating, grading, curbing, and laying cement sidewalks on Ninety-fifth street, between Fourth and Marine avenues.
- List 9999, No. 5. Regulating, grading, curbing and laying cement sidewalks on Forty-first street, between Thirteenth and New Utrecht avenues.
- List 6, No. 6. Regulating, grading, curbing and laying cement sidewalks on Hart street, between Wyckoff and St. Nicholas avenue.
- List 7, No. 7. Regulating, grading, curbing and laying cement sidewalks on Ninety-fifth street, between Third and Fifth avenues.
- List 29, No. 8. Grading lot on north side of Sixteenth street, between Prospect Park West and Tenth avenue.
- List 91, No. 9. Grading a lot on the south side of Union street, between Rogers and Bedford avenues, and on the north side of President street, between Rogers and Bedford avenues.
- List 98, No. 10. Paving with asphalt, curbing De Sales place, between Bushwick avenue and Evergreen Cemetery.
- List 142, No. 11. Sewer in Bay Twenty-third street, between Bath and Cropsey avenues.
- List 144, No. 12. Sewer basin on the southerly corner of Bleecker street and St. Nicholas avenue.
- List 191, No. 13. Sewer basins at the northeast and northwest corners of East Sixteenth street and Cortelyou road.
- List 192, No. 14. Sewer in Eighty-first street, between First and Second avenues.
- List 198, No. 15. Sewer in Fourth avenue, east side, between Ninety-fifth and Ninety-seventh streets.

List 200, No. 16. Sewer in Fifty-fourth street between Sixth and Seventh avenues.

List 221, No. 17. Sewer basins on all four corners of Eighth avenue and Sixtieth street.

List 247, No. 18. Sewer basin at the northeast corner of Westminster and Cortelyou roads.

List 249, No. 19. Sewer in Fifty-seventh street, between Fourteenth avenue and Fifteenth avenue.

List 250, No. 20. Sewer in Forty-first street from the summit west of Seventh avenue to Seventh avenue.

List 251, No. 21. Sewer in Ovington avenue, between Sixth and Seventh avenues.

List 252, No. 22. Sewer in Eightieth street, between First and Second avenues.

List 253, No. 23. Sewer basin at the northeast corner of Seventy-ninth street and Seventh avenue.

List 254, No. 24. Sewer basin at the northeast and northwest corners of East Twenty-fifth street and Foster avenue.

List 255, No. 25. Sewer in Fifty-third street, between Sixth and Seventh avenues.

List 270, No. 26. Sewer in Bay Eleventh street, between Eighty-sixth street and Benson avenue.

List 271, No. 27. Sewer in Ninety-seventh street, between Shore Road and Marine avenue.

List 272, No. 28. Sewer in Eighty-fourth street, between First and Second avenues.

List 274, No. 29. Sewer in Seventy-fifth street, between Shore road and Narrows avenue, and from First to Second avenue, and outlet sewer in Shore road, from Seventy-fifth street to Seventy-first street.

List 269, No. 30. Sewer in Webster avenue, between Ocean Parkway and Gravesend avenue.

List 273, No. 31. Sewer in Fifth avenue, between Ninetieth and Ninety-fourth streets.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 29, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.  
ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER, Secretary.  
No. 320 Broadway, City of New York, Borough of Manhattan, November 27, 1908.

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

### BOROUGH OF MANHATTAN.

List 226, No. 1. Paving with granite block pavement, curbing and recurling Twelfth avenue, from Forty-eighth street to Fiftieth street.

List 275, No. 2. Extension of sewer in One Hundred and Forty-first street, between Harlem River and end of present sewer.

### BOROUGH OF THE BRONX.

List 301, No. 3. Sewer in Bryant avenue, between East One Hundred and Seventy-seventh street and Boston Road.

List 356, No. 4. Temporary sewer in White Plains road, west side, between East Two Hundred and Eighth (Elizabeth) street and East Two Hundred and Fifth (King) street.

### BOROUGH OF QUEENS.

List 87, No. 5. Temporary sewer in Twentieth street, between Fifth and Seventh avenues, Third Ward.

List 131, No. 6. Sewer in Thirteenth avenue, from Vandeventer avenue to Flushing avenue, First Ward.

List 167, No. 7. Sewer in Lockwood street, from Broadway to Grand avenue, First Ward.

List 169, No. 8. Sewer in Ninth street, from Elmhurst avenue to a point 360 feet south of Lamont avenue, and in Tenth street, from Elmhurst avenue to a point 125 feet south of Lamont avenue, Second Ward.

List 176, No. 9. Sewer in Pomeroy street, from Flushing avenue to Potter avenue, First Ward.

List 183, No. 10. Sewer in Third street, between Orchard street and Ludlow avenue, Second Ward.

List 184, No. 11. Sewer in Third avenue, from crown south of Pierce avenue to Graham avenue, First Ward.

List 185, No. 12. Sewer in Thirteenth avenue, from Broadway to Jamaica avenue, First Ward.

List 186, No. 13. Sewer in Victor place, from Broadway to Third street, Second Ward.

List 187, No. 14. Sewer in Whitney avenue, between Broadway and Eleventh street, Second Ward.

List 243, No. 15. Paving with asphalt blocks Seventh avenue, from Broadway to Graham avenue, First Ward.

List 244, No. 16. Sewer in Sixth avenue (Bartow street), from Broadway to Graham avenue, First Ward.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before December 29, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For all particulars see City Record.  
ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.  
WILLIAM H. JASPER, Secretary.  
No. 320 Broadway, City of New York, Borough of Manhattan, November 27, 1908.



**ADVERTISED LEGAL SALES.**

(Continued from page 1039.)

West End av, No 48, e s, 75.5 s 62d st, 25x100.  
 West End av, No 42, e s, 25.10 n 61st st, 25.1x100, two 5-sty brk tenements and stores.  
 Harry Hein et al agt Moss Realty Co et al;  
 Chas A Strauss, att'y, 261 Broadway; John H Judge, ref. (Amt due, \$6,621.40; taxes, &c, \$1,150; sub to a mort of \$12,000.) Mort recorded Oct 31, 1905. By Samuel Marx.  
 3d av, Nos 3664 to 3668, e s, 189 s 170th st, 75x209.7x75x209.4, two 3-sty frame tenements and stores and vacant. Max Hirschkind agt Cecilia Benson et al; Louis Wertheimer, att'y, 302 Broadway; Edw L Patterson, ref. (Amt due, \$11,546.49; taxes, &c, \$710.99.) Mort recorded July 5, 1906. By Joseph P Day.  
 West End av, No 44, e s, 51 n 61st st, 25.1x100, 5-sty brk tenement and store. Mamie Cowen agt Moss Realty Co et al; Strouse & Strauss, att'ys, 261 Broadway; John H Judge, ref. (Amt due, \$4,369.97; taxes, &c, \$691.80; sub to two mortg aggregating \$12,000.) Mort recorded Dec 6, 1906. By Samuel Marx.  
 Dec. 3.  
 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.  
 Madison av, No 1236|s w cor 89th st, runs w 89th st, No 22 | 138.10 x s 100.8 x e 63.10 x n 75 x e 75 x n 25.8 to beg, 7-sty brk hotel. Edw V Loew Jr agt Franklin J Wood et al; John V Irwin, att'y, 203 Broadway; Robert J H Powell, ref. (Amt due, \$58,824.87; taxes, &c, \$—; sub to two mortg aggregating \$200,000.) Mort recorded July 25, 1906. By Joseph P Day.  
 Water st, Nos 220 and 222|n w cor Beekman st, Beekman st, Nos 115 to 119| 56.9 x 63.4 x 50.9 x 57.7, vacant. Annie J Gruner et al trustees agt Geo P Macready et al; Bowers & Sands, att'ys, 31 Nassau st; Jermain Savage, ref. (Amt due, \$27,224.05; taxes, &c, \$1,022.68.) Mort recorded Jan. 10, 1907. By Joseph P Day.  
 Norfolk st, Nos 108 and 110, e s, 175.7 s Rivington st, 50.2x100, two 5-sty stone front tenements and stores.  
 West st, No 31, e s, 172.1 n Morris st, 21.8x104.10x19.5x101.7, 5-sty brk loft and store building.  
 Washington st, No 90, w s, 40.6 s Rector st, 25.1x92.6x24.8x89.6, 5-sty brk loft and store building.

Pearl st, No 21, n s, 50.8 w Whitehall st, runs n 63.6 x w 18.10 x s 25.3 x s w 40.4 x e 25.4 to beg, 2-sty brk stable and shop.  
 Pearl st, No 35 | n s, 126.6 e Whitehall st, 34.6 Bridge st, No 24 | x75.8 to Bridge st, x 35.1x86.5-sty brk loft and store building.  
 Pearl st, Nos 32 and 34|s e cor Moore st, runs s Moore st No 1 | 57.1 x e 33.10 x n 4.6 x w 6.4 x n 52.6 x w 28.10 to beg, 4-sty brk tenement and store.  
 Broad st, No 121, e s, 107 s Front st, 22.4x75.8 x21.9x75.10, 4-sty brk loft and store building.  
 Front st, No 31, s s, 105 e Broad st, 28.6x119x28.7x116, 5-sty brk loft and store building.  
 Front st, No 47, s s, 71.5 e Coenties Slip, 20.7x81.9x20.4x81.5, 4-sty brk loft and store building.  
 Front st, No 46, n s, 51.5 e Coenties Slip, 19.10x90.19.10x90.5, 4-sty brk loft and store building.  
 Front st, No 65, s s, 94.9 w Old Slip, 20.6x86.10, 4-sty brk loft and store building.  
 Madison st, No 298, s s, 53 e Montgomery st, 18x49.9, 3-sty brk tenement.  
 Madison st, No 302, s s, 89 e Montgomery st, 20x106x20x105, 3-sty brk tenement.  
 Monroe st, Nos 201 to 205, n s, 65.3 w Gouverneur st, 61.3x87.10x67.11x83.6, three 3-sty brk tenements.  
 Monroe st, No 211, n s, 15.9 w Gouverneur st, 16.5x48.9x16.5x48.7, 3-sty brk tenement.  
 Madison st, No 378, s s, 100.3 w Jackson st, 25.1x79.5x25x81, 3-sty brk stable and shop.  
 Broadway, No 663|w s 225 s 3d st, 25x200 to Mercer st, No 230| Mercer st, x24.10x200, 1 and 5-sty brk hotel "Raleigh."  
 6th st, Nos 316 to 320, s s, 225 e 2d av, 75x97, three 5-sty brk tenements and stores.  
 1st av, Nos 88 and 90, e s, 97 s 6th st, 48.6x100, two 5-sty brk tenements and stores.  
 6th st, Nos 414 to 420, s s, 200 e 1st av, 86.6x106.9x131x97, two 5-sty and two 6-sty brk tenements and stores and three 4-sty brk tenements in rear.  
 Mary S Kernochan agt Eweretta C Whitney et al; J Frederic Kernochan, att'y, 44 Pine st; Edw G Whitaker, ref. (Partition.) By Joseph P Day.  
 52d st, No 110, s s, 180 w 6th av, 20x76.9x20.4x80.5, 4-sty brk tenement and store. Abner T Bowen agt Raymond S Wood et al; Niles & Johnson, att'ys, 11 Wall st; Thomas W Churchill, ref. (Amt due, \$5,196.58; taxes, &c, \$1,344.28; sub to a first mort of \$16,250.) By Joseph P Day.  
 29th st, No 409, n s, 150 e 1st av, 25x98.9, 5-sty

brk tenement. Fannie Schumacher agt Pasquale Pati et al; Leventhal & Goldstein, att'ys, 302 Broadway; Wm C Reddy, ref. (Amt due, \$3,796; taxes, &c, \$—; sub to a mort of \$12,000.) Mort recorded Feb 10, 1908. By Joseph P Day.  
 Ridge st, No 55, w s, 150 s Delancey st, old line, 25x100, 5-sty brk tenement and store and part 5-sty brk loft building on Delancey st, 3d av, No 2918, e s, 51.3 s 152d or Rose st, 30x87.  
 George Eckhardt agt Henry Eckhardt et al; Henry W Helfer, att'y; Rudolph A Seligmann, ref. (Partition.) By H C Mapes & Co.  
 Dec. 4.  
 107th st, No 60, s s, 175 e Madison av, 25x100.11, 5-sty brk tenement and store. Sheriff's sale of all right, title, &c, which Israel Jacobson had on Oct 1, 1908, or since; Joshua Haberman, att'y, 132 Nassau st; Thomas F Foley, sheriff. By Joseph P Day.  
 104th st, Nos 111 to 117, n s, 137 w Columbus av, 88x100.11, 6-sty brk tenement. Henry Borges agt Joseph Rosenberg et al; Harold Swain, att'y, 176 Broadway; Elihu B Frost, ref. (Amt due, \$21,529.73; taxes, &c, \$2,967.20.) Mort recorded Dec 16, 1905. By Herbert A Sherman.  
 79th st, n s, 223 e Av A, 225x102.2, 1-sty brk and frame building and vacant. Joseph Hamerslag agt Abraham Ruth et al; Nash & Jones, att'ys, 63 Wall st; Edw J Maroney, ref. (Amt due, \$17,590.21; taxes, &c, \$1,252.71.) Mort recorded June 15, 1905. By Herbert A Sherman.  
 Dec. 5.  
 Hazel st, e s, 300 n Syracuse av, 100x100, Eastchester. Annie V Taylor agt Julia A Woodson et al; De La Mare & Morrison, att'ys; Henry G K Heath, ref. (Amt due, \$700.31; taxes, &c, \$250.) By Henry G K Heath on premises at 10 o'clock A. M.  
 Dec. 7.  
 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, which John B Ireland had on May 20, 1908, or since; Forster, Hotelling & Klenke, att'ys, 59 Wall st; Thomas F Foley, sheriff. By Joseph P Day.  
 Walton av, w s, 68 s 183d st, 200x95, vacant. Augusta Isaacs et al agt Frank B Doughty et al; J C Levi, Weil & Newhouse, att'ys; Emanuel Blumenstiel, ref. (Amt due, \$14,659.63; taxes, &c, \$282.89.) Mort recorded June 13, 1905. By Joseph P Day.

**REAL ESTATE RECORDS**

Key to abbreviations:

- 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all 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**

**BOROUGH OF MANHATTAN.**

Nov. 20, 21, 23, 24 and 25. (No. 48.)

Allen st, No 102, e s, 154.1 s Delancey st, old line, 24.9x87.6, 5-sty brk tenement. Samuel Held to Abe Licht. Mort \$37,500 and all liens. Nov 20. Nov 21, 1908. 2:414—37. A \$24,000—\$39,000. other consid and 100  
 Bond st, No 50, n s, 163.3 w Bowers, runs n 100 x e 0.4 x n 25 x e 25.8 x s 50 x e 5.4 x s 75 to st x w 31.6 to beginning, 4-sty brk loft and store building. Jonas Weil et al to Edward Moss. Mort \$50,000. Nov 17. Nov 24, 1908. 2:530—43. A \$35,000—\$70,000. nom  
 Cathedral Parkway (110th st), n s, 341.8 w Amsterdam av, 108.4 x100, vacant. Vadrick Realty Co to Gracehull Realty Co. Mort \$86,666.67. Nov 19. Nov 20, 1908. 7:1882—15 to 17 and part of lot 19. other consid and 100  
 Carmine st, Nos 60-64½, on map Nos 60-64 | s w cor Bedford st, 3 Bedford st, No 37 | lots, each 75x60, 6-sty brk tenement and store. Carmine Realty Co to Therese Schmeidler. All liens. Nov 23, 1908. 2:528—76. A \$40,000—P \$80,000. other consid and 100  
 Chambers st, No 144, s s, 75.2 w West Broadway, 24.11x75x25x75, 5-sty brk loft and store building. Henry O Heuer et al EXRS, &c, Henry Heuer to Joseph T B Jones. Mort \$55,000. Nov 16. Nov 23, 1908. 1:137—34. A \$25,000—\$38,000. 85,000  
 Chambers st, No 144, s s, abt 75 w West Broadway, 25x75, 5-sty stone front loft and store building. Joseph T B Jones to Henry O Heuer, Otilie M Boschen, Albertine M Melius and Diedrich Heuer EXRS, &c, Henry Heuer decd. Mort \$55,000. Nov 23. Nov 25, 1908. 1:137—34. A \$25,000—\$38,000. 85,000  
 Columbia st, No 88, e s, 175 n Rivington st, 25x120, 5-sty brk tenement and store and 4-sty brk tenement in rear. Kramnitz Realty & Commercial Co to Michael Josephsohn. Mort \$33,000. Nov 23. Nov 24, 1908. 2:334—46. A \$20,000—\$34,000. 100  
 East Broadway, Nos 265 and 267 | s e cor Montgomery st, 75x39, 6-Montgomery st, No 7 | sty brk tenement and store. Max Fleischer et al to Joseph Vidootzky. Mort \$89,000. Nov 19. Nov 20, 1908. 1:287—22. A \$50,000—\$85,000. other consid and 100

Houston st, No 160, n s, 142.9 w 1st av, 16.8x81.1x16.11x80, 4-sty brk tenement and store. Samuel Newman to Szere wife of Samuel Newman. Mort \$14,500. Nov 24. Nov 25, 1908. 2:442—46. A \$11,000—\$15,000. nom  
 Mangin st, No 25, w s, 125 n Broome st, 25x100, 5-sty brk tenement. Bernard Chapnik, of Brooklyn, to Molly Chapnik his wife. Mort \$19,500. Nov 2. Nov 20, 1908. 2:322—21. A \$12,000—\$18,000. nom  
 Monroe st, Nos 212 and 214 | s e cor Gouverneur st, 50.5x69.10x Gouverneur st, No 56 | 50.2x66.2, two 5-sty brk tenem'ts and stores. Nathan Orlans to Morris Goodman. ¼ part. Mort \$59,000. Nov 23. Nov 25, 1908. 1:261—73 and 74. A \$36,000—\$55,000. 100  
 Rivington st, No 247, s s, 25.3 w Sheriff st, 24.9x57, 5-sty brk tenement and store. Chone Jaffe to Abraham J Katz. ½ part. Mort \$22,250. Nov 19. Nov 21, 1908. 2:338—58. A \$15,000—\$21,000. other consid and 100  
 Thompson st, Nos 40 and 42 | s e cor Watts st, runs s 41 to n s Watts st | 5 ft alley, x e 94 x n 41 x w 94 to s s Watts st, x w — to beginning, 7-sty brk tenement and store. Archibald E Isaacs to Lena Soviers. All liens. Nov 12. Nov 23, 1908. 2:476—61. A \$26,000—\$65,000. nom  
 Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40x100, 6-sty brk tenement and store. Con Taub et al to Gussie Horowitz. B & S. All liens. Nov 20. Nov 24, 1908. 2:476—40. A \$27,000—\$58,000. other consid and 100  
 Vesey st, No 45, s s, 175.1 w Church st, 25x81.5x24.9x81.5, 6-sty brk loft and store building.  
 Vesey st, No 47, s s, 200.1 w Church st, 25x82, 5-sty brk loft and store building.  
 Joseph T B Jones to Henry O Heuer, Otilie M Boschen, Albertine M Melius and Diedrich Heuer EXRS and TRUSTEES Henry Heuer. Mort \$130,000. Nov 12. Nov 24, 1908. 1:85—12 and 13. A \$72,900—\$104,000. 200,000  
 Vesey st, No 45, s s, 175.1 w Churchst, 25x85, 6-sty brk loft and store building. Joseph T B Jones to Henry O Heuer, Otilie M Boschen, Albertine M Melius and Diedrich Heuer EXRS, &c, Henry Heuer. Q C. Nov 12. Nov 24, 1908. 1:85—13. A \$36,400—\$60,000. other consid and 100  
 White st, No 123, s w s, abt 95 e Centre st, —x—, vacant. Serafino Piana INDIVID and EXR, &c, Clotilla Piana to Henry T Weeks. Mort \$19,500. Nov 19. Nov 20, 1908. 1:167—35. A \$15,000—\$15,000. other consid and 100



West st, No 406 | n e cor Charles st, 20.11x86.5x20.3  
Charles st, Nos 169 and 171 | x92, 4-sty brk tenement and  
store. Christoph F Bode and ano EXRS, &c, Adolph H Bode  
to Rodolfo G Barthold. Nov 16. Nov 21, 1908. 2:637-1. A  
\$22,000-\$29,000. 28,000  
4th st E, No 250, s s, 90 e Av B, 25x96, 7-sty brk tenement and  
store. Maria Berliant to Rachel Gordon. Morts \$41,000. Nov  
18. Nov 20, 1908. 2:386-11. A \$17,000-\$36,000. nom  
6th st E, No 538, s s, 123 w Av B, 23x97.10x29x97.4, 6-sty brk  
tenement and store. Samuel Lipman to Martin Seidner of  
Brooklyn. Morts \$42,500. Nov 19. Nov 21, 1908. 2:401-29.  
A \$17,000-\$38,000. other consid and 100  
6th st E, No 746, s s, 155 w Av D, 22x97, 3-sty brk dwelling.  
Release mort. Amelia Wiegand to Chone Jaffe. Nov 21, 1908.  
2:375-32. A \$12,000-\$15,000. nom  
7th st E, No 74, s s, 200 w 1st av, 25x90.10, 6-sty brk tenement  
and store. Harris Weisberg to Dora Weisberg. 1/2 part. Mort  
\$33,500. Nov 24. Nov 25, 1908. 2:448-21. A \$19,000-\$39,  
000. other consid and 100  
7th st E, No 76, s s, 162.6 w 1st av, 37.6x90.10, 6-sty brk tene-  
ment and store. Harris Weisberg to Dora Weisberg. 1/2 part.  
Mort \$63,600. Nov 24. Nov 25, 1908. 2:448-22. A \$30,000  
-\$60,000. other consid and 100  
9th st E, No 612, s s, 193 e Av B, 20x93.11, 4-sty brk tenement and  
store and 2-sty brk building in rear. Adolf Moskovitz to Gizella  
wife Adolf Moskovitz. All liens. Nov 19. Nov 20, 1908. 2:391  
-13. A \$13,000-\$17,000. nom  
10th st E, No 351, n s, 118 e Av B, 25x94.9, 5-sty brk tenement  
and store. Herman Milstein et al HEIRS Daniel Milstein et al  
to Kati Klein. Mort \$22,500. Nov 19. Nov 20, 1908. 2:393  
-60. A \$17,000-\$23,000. other consid and 100  
10th st E, No 215, n s, 225 e 2d av, 25x94.10, 6-sty brk tenement.  
Samuel Lipman to Martin Seidner of Brooklyn. Morts \$35,  
000. Nov 19. Nov 21, 1908. 2:452-50. A \$17,500-\$38,000.  
other consid and 100  
11th st E, No 507, n s, 95.6 e Av A, 25x103.3, 5-sty brk tenement  
and store. Simon Grun to Morris Davidowitz and Tony Grun.  
Mort \$18,000. Nov 23. Nov 25, 1908. 2:405-58. A \$18,000-  
\$27,000. nom  
11th st E, No 215, n s, 204.6 e 3d av, 12.9x100.  
11th st E, No 217, n s, 217.3 e 3d av, 13.1x100. Mort \$6,000.  
11th st E, No 219, n s, 230.4 e 3d av, 16.8x100. Mort \$8,000,  
three 4-sty brk tenements.  
Eugenie J Smith et al to The Joseph Smith Realty Co. Nov 23,  
1908. 2:467-52 to 54. A \$27,500-\$36,000. nom  
12th st W, No 250, s s, 217.9 w Greenwich av, 20.8x83.7x20.7x81.9,  
3-sty brk dwelling. Neerg Realty Co to Kathryn Cole. Mort  
\$8,500. Nov 23. Nov 24, 1908. 2:615-22. A \$9,500-\$11,  
500. other consid and 100  
12th st W, No 250, s s, 217.9 w Greenwich av, 20.8x83.7x20.7x81.9,  
3-sty brk dwelling. Ella L Gatenby to Neerg Realty Co. Nov 23,  
Nov 24, 1908. 2:615-22. A \$9,500-\$11,500. other consid and 100  
13th st W, Nos 426 to 430, s s, abt 26 e Washington st, —x—,  
three 4-sty brk tenements and stores. CONTRACT. Wm W  
Wotherspoon with Chas F MacLean. All liens. Nov 23, 1908.  
2:645-26. A \$38,000-\$50,000. 42,000  
13th st E, No 537, n s, 170 w Av B, 25x103.3, 5-sty brk tenement.  
Barnet Goldfein to Myron Ritter. All liens. Nov 16. Nov 20,  
1908. 2:407-42. A \$16,000-\$34,000. other consid and 100  
14th st E, No 432, s s, 419 e 1st av, 25x94.2 to c l former Stuy-  
vesant st, x29.10x110.6, 6-sty brk tenement and store. Martin  
Goldfarb to Marcus Rosenthal. Morts \$36,000. Nov 23. Nov  
25, 1908. 2:441-23. A \$19,000-\$44,000. nom  
16th st W, No 445, n s, 234.4 e 10th av, 26x92, 6-sty brk stable.  
The Abington Reconstruction Co to James S Hannon. Morts  
\$29,000. Nov 24, 1908. 3:714-11. A \$9,500-\$28,000.  
other consid and 100  
16th st E, No 619, n s, 288 e Av B, 25x92, 6-sty brk tenement and  
store. Rose Grun or Rosie Green to Hannah Taylor. All liens.  
Nov 24. Nov 25, 1908. 3:984-14. A \$7,500-\$21,000.  
other consid and 100  
21st st W, s s, 73.9 e 6th av, strip 0.3x100. Hannah W Blodgett to  
estate of Bradish Johnson. Q C. May 29, 1907. Nov 25, 1908.  
3:822. nom  
Same property. Lucy A Carroll to same. Q C. Jan 8, 1907. Nov  
25, 1908. 3:822. nom  
Same property. Josephine H Wetmore (Lee) divorced to same.  
Q C. Nov 2, 1908. 3:822. nom  
Same property. Herbert C and Pauline Wetmore to same. Q C.  
Oct 27, Nov 25, 1908. 3:822. nom  
Same property. Henry Whitney to same. Q C. Jan 8, 1907. Nov  
25, 1908. 3:822. nom  
Same property. Sarah R Forsyth to same. Q C. Jan 15, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Louisa J Whitney to same. Q C. Jan 4, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Sarah E Townsend to same. Q C. Feb 11, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. C Conrad Johnson to same. Q C. Nov 18, 1908.  
Nov 25, 1908. 3:822. nom  
Same property. Frances A Johnson widow to same. Q C. Jan 7,  
1907. Nov 25, 1908. 3:822. nom  
Same property. Louisa W Dickey to same. Q C. Jan 10, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Helen B Bulkley to same. Q C. Jan 10, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Eugene W Johnson to same. Q C. Oct 26, 1908.  
Nov 25, 1908. 3:822. nom  
Same property. Louis F Bound to same. Q C. Jan 16, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Schuyler L Parsons trustee, &c, Helena J Parsons  
to same. Q C. Jan 7, 1907. Nov 25, 1908. 3:822. nom  
Same property. Amy R Bates (Johnson) to same. Q C. Jan 19,  
1907. Nov 25, 1908. 3:822. nom  
Same property. Estella J wife of John C Seymour to same. Q C.  
Jan 31, 1907. Nov 25, 1908. 3:822. nom  
Same property. James S Greves and ano exrs, &c, Helen W  
Bound to same. Q C. Nov 23, 1908. Nov 25, 1908. 3:822. nom  
Same property. Nicoll Johnson et al to same. Q C. Jan 7, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Edwin A Johnson et al to same. Q C. Jan 9, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Henry M Johnson to same. Q C. Jan 9, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Bradish Johnson to same. Q C. Jan 24, 1907.  
Nov 25, 1908. 3:822. nom  
Same property. Bradish W Johnson to same. Q C. Oct 27, 1908.  
Nov 25, 1908. 3:822. nom  
Same property. Sarah E Townsend trustee Cuthbert S Johnson to  
same. Q C. Feb 11, 1907. Nov 25, 1908. 3:822. nom  
Same property. Louis St J Johnson to same. Q C. Nov 7, 1908.  
Nov 25, 1908. 3:822. nom  
Same property. Chas F Bound to same. Q C. Jan 7, 1907. Nov  
25, 1908. 3:822. nom

22d st W, Nos 147 and 149, n s, 255 e 7th av, 45x98.9, two 4-sty  
brk dwellings. Holland Holding Co to Max Solomon. B & S.  
Morts \$55,500. Nov 20. Nov 23, 1908. 3:798-17 and 18. A  
\$43,000-\$48,000. other consid and 100  
22d st W, Nos 147 and 149, n s, 255 e 7th av, 45x98.9, two 4-sty  
brk dwellings. Everett Jacobs and ano to Holland Holding Co.  
Morts \$45,500. Nov 19. Nov 20, 1908. 3:798-17 and 18. A  
\$43,000-\$48,000. other consid and 100  
22d st E, Nos 144 to 148, s s, 170 w 3d av, 60x98.9, 6-sty brk  
tenement. Harris J Packman et al to Bernard Ratkowsky and  
Kassel Simon. Morts \$91,000. Mar 17, 1903. (Re-recorded from  
Mar 19, 1903.) Nov 21, 1908. 3:877-57. A \$48,000-\$115,  
000. other consid and 100  
24th st W, Nos 203 and 205, n s, 78.2 w 7th av, 43.3x98.9, two 3-  
sty brk dwellings. Seymour Realty Co to Franmor Realty Co.  
Nov 25, 1908. 3:774-33 and 34. A \$23,500-\$28,500. nom  
27th st W, No 238, s s, abt 265 e 8th av, 24.10x98.9, 4-sty brk  
tenement and store. John H Schriever to Henry J Schriever. Nov  
19. Nov 23, 1908. 3:776-60. A \$13,500-\$17,500.  
other consid and 100  
30th st W, No 345, n s, abt 250 e 9th av, —x—, 3-sty brk dwell-  
ing. 3:754-16. A \$14,000-\$18,000.  
23d st, No 364, s s, abt 55 e 9th av, —x—, 4-sty brk dwelling.  
3:746-76. A \$15,000-\$17,000.  
Elizabeth st, No 163, w s, abt 12 n Delancey st, —x—, 4-sty brk  
tenement and store. 2:479-25. A \$21,000-\$23,000.  
Crosby st, No 11, e s, abt 140 n Howard st, —x—, 6-sty brk  
tenement and store and 6-sty brk tenement in rear. 1:233-3.  
A \$23,000-\$30,000.  
Walker st, No 93 | s w cor Lafayette st, —x—, 5-sty brk  
Lafayette st, Nos 100 to 104 | tenement and store and vacant.  
1:195-17. A \$38,000-\$40,000.  
Edwin M Taylor to Emily F Eagle. All right, title and inter-  
est. B & S. Jan 2, 1900. Nov 21, 1908. nom  
30th st E, No 315, n s, 177.9 e 2d av, 19.5x98.9, 4-sty stone front  
dwelling. Ethel A and Geo L Dow to Wm L Shearer, of Fal-  
mouth, Mass, and Helen L Emerson, of Cambridge, Mass. All  
title. Oct 29. Nov 25, 1908. 3:936-12. A \$7,800-\$11,000.  
nom  
33d st W, n s, 350 w 7th av, 22x98.9, vacant. Pennsylvania Tunnel  
& Terminal Railroad Co to Stuyvesant Real Estate Co. C a G.  
Nov 17. Nov 20, 1908. 3:783-22. A \$20,000-\$20,000. nom  
35th st W, No 34, s s, 455 w 5th av, 20x75.3, 3-sty brk store.  
Jacob Needle to 34 West Thirty-fifth St Co, a corpn. Mort \$75,  
000. Oct 23. Nov 20, 1908. 3:836-62. A \$73,000-\$83,000.  
other consid and 100  
36th st E, No 149, n s, 200 e Lexington av, 19x98.9, 3-sty stone  
front dwelling. Christine wife Wallace Straiton to Fred Ingra-  
ham of Hempstead, L I. All title. Nov 19. Nov 20, 1908.  
3:892-31. A \$19,000-\$24,000. nom  
36th st W, No 46, s s, abt 385 e 6th av, —x—, 4-sty stone front  
dwelling. Mary E Armstrong late of Elmira, N Y (by will) to  
Henry L Armstrong as EXR and TRUSTEE under said will in  
trust. Aug 20, 1901. Nov 24, 1908. 3:837-71. A \$46,000  
-\$51,000.  
38th st W, No 243, n s, 359.10 e 8th av, 17.1x98.9.  
38th st W, No 245, n s, 342.9 e 8th av, 17.1x98.9.  
two 4-sty brk dwellings.  
Emma E Horn et al to Mary C McCaffrey. Mort \$29,000. Nov  
23, 1908. 3:788-24 and 25. A \$30,000-\$36,000.  
other consid and 100  
38th st W, No 243, n s, 359.10 e 8th av, 17.1x98.9, 4-sty brk  
dwelling. Release dower. Emma wife of Joseph J Frank to  
Emma E and Pauline A Horn and Elena E Goodale. Nov 16.  
Nov 23, 1908. 3:788-25. A \$15,000-\$18,000. nom  
38th st E, No 305, n s, 100 e 2d av, 25x99.1x27.7x110.9, 1-sty brk  
store. 3:944-5. A \$11,000-\$12,000.  
36th st E, No 223, n s, 275 e 3d av, 22.6x98.9, 3-sty brk tenement.  
3:917-14. A \$9,500-\$11,500.  
36th st E, No 219, n s, 233 e 3d av, 21x98.9, 4-sty brk tenement  
and 3-sty frame tenement in rear. 3:917-12. A \$9,000-\$13,  
000.  
37th st E, No 212, s s, 175 e 3d av, 25x98.9, 5-sty brk loft and  
store building. 3:917-51. A \$10,500-\$17,000.  
36th st E, No 149, n s, 200 e Lexington av, 19x98.9, 3-sty stone  
front dwelling. 3:892-31. A \$19,000-\$24,000.  
Also stocks, bonds, &c.  
Assignment of interest to extent of \$2,000 in 1-5 of estate of  
Valentine Cook, dec'd. Christine wife Wallace Straiton to Fred  
Ingraham, of Hempstead, L I. Sub to all liens. Nov 19. Nov  
20, 1908. Decedents estates.  
40th st E, No 317, n s, 250 e 2d av, 25x56x27.4x67.2, 4-sty frame  
building and store. Samuel Levy to Leonard Weill. B & S. All  
liens. Nov 20. Nov 21, 1908. 5:1333-11. A \$6,500-\$6,500.  
nom  
Same property. Leonard Weill to Wm J Whittaker. Mort \$5,000.  
Nov 20. Nov 21, 1908. 5:1333. other consid and 100  
42d st W, Nos 200 to 208 | s w cor 7th av, —x—, 13-sty brk and  
7th av, Nos 592 to 598 | stone hotel and 4-sty stone front hotel.  
Lands, chattels, &c. Deed of trust for benefit of creditors. Tim-  
othy F Paddell to Boudnot Keith in trust. B & S. Nov 23,  
1908. 4:1013-34 to 36 1/2. A \$610,000—P \$751,000. nom  
47th st W, No 76, s s, 41 e 6th av, 19x70, 3-sty stone front  
dwelling. CONTRACT. William P Simpson with Macdonald De  
Witt. Morts \$37,000. Nov 14. Nov 21, 1908. 5:1262-73. A  
\$30,000-\$34,000. 40,000  
48th st E, No 319, n s, 250 e 2d av, 25x100.5, 5-sty brk tene-  
ment. Gaetano Tantillo to Antonio Bongiorno. 1/2 part. All tit-  
le. Q C. Nov 16. Nov 25, 1908. 5:1341-11. A \$9,000-\$22,  
000. other consid and 100  
48th st W, No 52, s s, 616.9 w 5th av, 18.9x100.5, 4-sty stone  
front dwelling. The TRUSTEES of Columbia College of N Y to  
Merritt B Miller. All liens. Nov 18. Nov 24, 1908. 5:1263  
-63. A \$38,000-\$43,000. 45,250  
52d st E, No 47, n s, 300 w Park av, 25x100.5, 2-sty brk stable.  
Geo W Vanderbilt to Wm K Vanderbilt, of Islip, L I. Mort  
\$50,000. Nov 10. Nov 23, 1908. 5:1288-24. A \$60,000-  
\$63,000. nom  
52d st E, No 427, n s, 339 e 1st av, 20x62.9x—x66.4, 4-sty stone  
front tenement. Paul Gross to Katherine Ebel. Morts \$10,000  
and all liens. Nov 21. Nov 23, 1908. 5:1364-15. A \$4,000  
-\$8,500. other consid and 100  
61st st W, No 106, s s, 110.4 w Columbus av, 40x100.5, 6 and  
7-sty stone front tenement. Agnes T Sohl to Katherine Galla-  
her. Morts \$51,000. Nov 19. Nov 23, 1908. 4:1132-38. A  
\$22,000-\$50,000. nom  
65th st W, No 136, s s, 458 e Amsterdam av, 20x100.5, 4-sty and  
basement stone front dwelling. James I Brokaw to Wm W  
Strouse, of East Orange, N J. Mort \$20,000. Nov 10. Nov 24,  
1908. 4:1136-46. A \$12,000-\$19,000. other consid and 100  
65th st W, No 136, s s, 458 e Amsterdam av, 20x100.5, 4-sty and  
basement stone front dwelling. Wm W Strouse to Alfred H Tay-  
lor. Nov 21. Nov 25, 1908. 4:1136-46. A \$12,000-\$19,000.  
other consid and 100



- 66th st W, No 245, n s, 150 e West End av, 25x100.5, 5-sty brk tenement. Bernard Gordon to Charles Greenberg. Mort \$11,500. Nov 24. Nov 25, 1908. 4:1158-7. A \$6,000-\$15,000. other consid and 100
- 66th st W, No 245, n s, 150 e West End av, 25x100.5, 5-sty brk tenement. Jacob Gordon to Bernard Gordon. All title. Q C. Nov 23. Nov 24, 1908. 4:1158-7. A \$6,000-\$15,000. nom
- 70th st W, No 112, s s, 100 w Columbus av, 20x100.5, 4-sty and basement brk and stone dwelling.
- 88th st W, No 18, s s, 195 w Central Park West, 20x100.8, 4-sty and basement stone front dwelling. U S Trust Co as TRUSTEE Mary T Heckscher to St Lukes Hospital, a corp. Nov 21. Nov 24, 1908. 4:1141-37. A \$14,000-\$20,500; and 1201-40%. A \$13,500-\$31,500. nom
- 70th st E, No 173, n s, 141.8 w 3d av, 16.8x100.5, 3-sty and basement stone front dwelling. Mary C Booth widow et al to Lawrence B Elliman. Mort \$12,000. Nov 23. Nov 25, 1908. 5:1405-30%. A \$13,000-\$17,000. nom
- 70th st E, No 173, n s, 141.8 w 3d av, 16.8x100.5, 3-sty and basement stone front dwelling. Lawrence B Elliman to Edyth C wife of Lawrence B Elliman, N Y, and Mary C Booth of Tenafly, N J, widow. Mort \$14,000. Nov 25, 1908. 5:1405-30%. A \$13,000-\$17,000. other consid and 100
- 71st st W, No 23, n s, 275 w Central Park West, 19.7x102.2, 4-sty and basement stone front dwelling. Leopoldine Frankenhaimer to Ida and Rosie Frankenhaimer, joint tenants. Nov 17. Nov 23, 1908. 4:1124-21. A \$18,000-\$35,000. gift, and 100
- 72d st E, No 129, n s, 30 w Lexington av, 125x102.2, 7-sty brk tenement. Winifred Tucker to Grace P Lyon. Mort \$285,000. Mar —, 1908. Nov 23, 1908. 5:1407-11. A \$230,000-\$320,000. other consid and 100
- Same property. Grace P Lyon to Elbert A Bennett. Mort \$285,000. Mar —, 1908. Nov 23, 1908. 5:1407. nom
- 76th st E, Nos 221 and 223, n s, 255 e 3d av, 50x102.2, two 4-sty stone front tenements. Julius Karlsberg et al to Franziska Holt-haus. Mort \$24,000. Nov 12. Nov 20, 1908. 5:1431-11 and 12. A \$22,000-\$33,000. other consid and 100
- 77th st E, No 343, n s, 175 w 1st av, 25x102.2, 4-sty stone front tenement. Jenny Braun et al to Bernard Drachman. Mort \$15,300 and all liens. Nov 12. Nov 20, 1908. 5:1452-19. A \$9,000-\$16,000. other consid and 100
- 79th st E, No 8, s s, 175 e 5th av, 35x102.2, vacant. J C Lyons Building and Operating Co to Sarah V Baker. Nov 21. Nov 25, 1908. 5:1393-65. A \$130,000-\$130,000. other consid and 100
- Same property. Sarah V Baker to Louis C Raegener. B & S. Mort \$85,000. Nov 21. Nov 25, 1908. 5:1393. other consid and 100
- 80th st E, Nos 505 and 507, n s, 123 e Av A, 50x102.2, 1-sty brk and frame buildings. Release mort. American Mortgage Co to Louvre Realty Co. Nov 24. Nov 25, 1908. 5:1577-6 and 7. A \$15,000-\$15,000. 16,000
- 80th st E, No 158, s s, 89.6 e Lexington av, 16.6x102.2, 3-sty stone front dwelling. Thomas B Briggs to Hermine Guidez. Mort \$10,000. Nov 20. Nov 21, 1908. 5:1508-49. A \$8,500-\$14,000. nom
- 86th st W, No 18, s s, 287 w Central Park West, 25x102.2, 5 and 6-sty stone front dwelling. Lillie R Fleischmann and ano to Edward D Farrell. Mort \$65,000 and all liens. Nov 20. Nov 23, 1908. 4:1199-44. A \$27,000-\$77,000. other consid and 100
- 86th st W, No 115, n s, 150 w Columbus av, 20x100.8, 4-sty and basement brk and stone dwelling. Jennie Cohn to Henry A Guinzburg. Mort \$27,000. Nov 23, 1908. 4:1217-28. A \$16,500-\$30,000. other consid and 100
- Same property. Henry A Guinzburg to Leonie K wife of Henry A Guinzburg. Mort \$27,000. Nov 23, 1908. 4:1217. nom
- 87th st W, No 327, n s, 325 w West End av, 16x100.8, 4 and 5-sty stone front dwelling. Sadie G McDonald to Agnes C Raywood. Mort \$25,000. Feb 6. Nov 23, 1908. 4:1249-19½. A \$9,500-\$24,000. other consid and 100
- 87th st E, No 439, n s, 142 w Av A, 21.6x100, 3-sty stone front dwelling. Theresa Pecht to John B Pecht. ½ right, title and interest. B & S. All liens. Nov 24. Nov 25, 1908. 5:1567-19. A \$7,500-\$10,500. nom
- 91st st E, No 304, s s, 100 e 2d av, 25x100.8, 5-sty stone front tenement. Kathrina Ulmer to Antonia Wenzel. Mort \$15,000. Nov 20. Nov 21, 1908. 5:1553-48. A \$8,500-\$20,500. other consid and 100
- 92d st W, No 66, s s, 184.4 e Columbus av, 20x100.8, 3-sty and basement brk and stone dwelling. CONTRACT. Helen M Edgar with Solomon Barnett. Mort \$16,000. Nov 18. Nov 24, 1908. 4:1205-56½. A \$11,500-\$19,000. 24,600
- 94th st E, No 241, n s, 131.4 w 2d av, 25.9x100.8, 5-sty brk tenement. FORECLOS. Oct 14, 1908. James B Kilburn referee to Clara Thorman. Nov 23. Nov 24, 1908. 5:1540-19. A \$8,000-\$17,000. 18,100
- 95th st W, No 75, n s, 80.5 e Columbus av, 19.7x100.8x9.2x101.3, 4-sty and basement brk and stone dwelling. Irving I Kempner to Toch Realty Co. Mort \$10,000. Nov 23, 1908. 4:1209-4½. A \$8,500-\$13,500. other consid and 100
- 96th st E, No 170, s s, 160 w 3d av, 30x100.8, 4-sty stone front tenement. Toch Realty Co to Irving I Kempner. Mort \$25,500. Nov 16. Nov 23, 1908. 5:1524-43. A \$15,500-\$25,000. other consid and 100
- 96th st E, No 109, n s, 75 e Park av, 25x101.10, 5-sty stone front tenement. Robt W Schumann to John A Schumann. All title. All liens. Nov 25, 1908. 6:1624-4. A \$15,000-\$28,000. nom
- 97th st E, No 305, n s, 125.1 e 2d av, 25.1x100.11, 4-sty brk tenement. Rose Jacobsohn to Henry L Harburger. Mort \$10,466 and all liens. Nov 16. Nov 21, 1908. 6:1669-6. A \$7,000-\$14,000. other consid and 100
- 98th st W, Nos 148 and 150, s s, 310 e Amsterdam av, 40x100.11, two 5-sty brk tenements. Wm J Casey to Mishkind-Feinberg Realty Co, a corp. Mort \$30,000. Nov 25, 1908. 7:1852-51 and 51½. A \$17,600-\$44,000. other consid and 100
- Same property. Mishkind-Feinberg Realty Co to Louis Walter. Mort \$30,000. Nov 25, 1908. 7:1852. other consid and 100
- 98th st E, No 216, s s, 260 e 3d av, 25x100.9, 5-sty brk tenement and store. Annie Fishman to Irving Bachrach and Isaac Schmeidler. All liens. Oct 21. Nov 25, 1908. 6:1647-38. A \$9,000-\$20,000. other consid and 100
- 99th st E, Nos 227 and 231, n s, 105 w 2d av, 75x100.11, two 6-sty brk tenements and stores. Morris Zucker to Bertha Zucker. All right, title and interest to 14-22 parts. Mort \$78,000. Aug 3. Nov 25, 1908. 6:1649-18 and 20. A \$27,000-\$90,000. nom
- 101st st E, No 56, s s, 150 e Madison av, 20x100.11, 5-sty brk tenement and store. Abraham A Levin to Minnie Shopiro, of Syracuse, N Y. Mort \$18,000 and all liens. Nov 17. Nov 25, 1908. 6:1606-46. A \$8,000-\$16,000. nom
- 101st st E, No 104, s s, 31.10 e Park av, 15.11x100.11, 3-sty brk dwelling. Arthur Erber to Abraham Gabriel. Mort \$7,000. Nov 20. Nov 23, 1908. 6:1628-71. A \$6,000-\$7,500. 100
- Same property. Colonial Mills, a corp, to Arthur Erber. Correction deed. Mort \$7,000. Nov 20. Nov 23, 1908. 6:1628. 100
- 102d st W, s s, 150 w West End av, strip 0.6x100.11. Alphonse Hogenauer et al to Frank H Ainsworth. Q C. Nov 20. Nov 25, 1908. 7:1889. nom
- 103d st E, Nos 205 and 207, n s, 110 e 3d av, 37.6x100.11, 6-sty brk tenement and store. Jacob Klein to Emma F Garnsey. Mt \$45,600. Nov 24. Nov 25, 1908. 6:1653-5. A \$13,500-\$47,500. nom
- 103d st E, No 63, n s, 195 e Madison av, 25x100.11, 5-sty stone front tenement. Carmine Realty Co to Therese Schmeidler. All liens. Nov 23, 1908. 6:1609-29. A \$11,000-\$21,000. other consid and 100
- 106th st E, No 59, n s, 150 e Madison av, 25x100.11, 5-sty brk tenement and store. Maximilian Fraade to Jacob Klein. Mort \$25,000. Nov 24. Nov 25, 1908. 6:1612-27. A \$12,000-\$21,000. nom
- Same property. Barbara J Jordan to same. Q C. Nov 25, 1908. 6:1612. nom
- 106th st W, No 109, n s, 125 w Columbus av, 25x100, 5-sty brk tenement. Sophie Halm to Dora W Pope. Mort \$15,000. Nov 25, 1908. 7:1861-27. A \$13,000-\$19,000. 100
- 106th st W, No 303, n s, 100 w West End av, 19x100.11, 5-sty brk dwelling. Adolph Morris to Mary W Umlerfeld. Mort \$35,000. Nov 19. Nov 20, 1908. 7:1892-12. A \$13,600-\$37,000. other consid and 100
- 107th st E, No 228, s s, 225 w 2d av, 25x100.11, 4-sty brk tenement. Minnie Grossman to Charlotte Weiner. B & S and C a G. Mort \$17,000 and all liens. Nov 21. Nov 23, 1908. 6:1656-34. A \$8,000-\$17,000. nom
- 107th st E, No 228, s s, 225 w 2d av, 25x100.11, 4-sty brk tenement. Charlotte Weiner to Margaret Graham. Mort \$17,000 and all liens. Nov 21. Nov 23, 1908. 6:1656-34. A \$8,000-\$17,000. nom
- 107th st E, No 228, s s, 225 w 2d av, 25x100.11, 4-sty brk tenement. Frederick Maier to Minnie Grossman. B & S. Mort \$16,000. Oct 30. Nov 21, 1908. 6:1656-34. A \$8,000-\$17,000. nom
- 108th st E, Nos 171 and 173, n s, 216 e Lexington av, 33.6x100.11, two 4-sty stone front tenements. Rachel Arnowitz to Mary E Brady. Mort \$21,000. Nov 20, 1908. 6:1636-30 and 30½. A \$13,000-\$20,000. other consid and 100
- 110th st E, No 250, s s, 100 w 2d av, 16.8x100.11, 2-sty brk dwelling. Adolph Loewe et al to Annie M Jones. Mort \$4,500. Nov 19. Nov 20, 1908. 6:1659-29. A \$5,000-\$6,000. other consid and 100
- 110th st E, Nos 223 to 231, n s, 266.8 w 2d av, 83.4x100.11, two 6-sty brk tenements and stores. Mishkind-Feinberg Realty Co to Jennie Schwab. Mort \$84,000. Nov 24. Nov 25, 1908. 6:1660-11 and 13. A \$27,000-\$96,000. other consid and 100
- 110th st E, s s, 250 e 2d av, 25x100.11, vacant. Henry Schmeidler to Luigi and Antonino Guida and Luigi Cosentino. Mort \$7,500. Oct 30. Nov 21, 1908. 6:1681-42. A \$7,000-\$7,000. other consid and 100
- 111th st E, No 84, s s, 114 w Park av, 16x100.10, 3-sty stone front dwelling. Joseph M Lichtenauer to Madeline Corrigan. Nov 21. Nov 24, 1908. 6:1616-42. A \$7,000-\$8,000. other consid and 100
- 111th st W, s s, 200 w Amsterdam av, 75x91.10, 2-sty frame building and vacant. Vadrick Realty Co to Gracehull Realty Co. Mort \$39,000. Nov 19. Nov 20, 1908. 7:1882-41 to 43. A \$39,000-\$39,000. other consid and 100
- 112th st E, Nos 224 and 226, s s, 255 e 3d av, 40x100.10, 6-sty brk tenement and store. Ignatz Lefkowitz to Delta Realty Co. Mort \$52,500 and all liens. Nov 16. Nov 23, 1908. 6:1661-39. A \$13,000-\$50,000. other consid and 100
- Same property. Delta Realty Co to Emblem Realty Co. Mort \$52,500 and all liens. Nov 18. Nov 23, 1908. 6:1661. 150
- 112th st E, No 318, s s, 225 e 2d av, 25x100.10.
- 112th st E, No 320, s s, 250 e 2d av, 25x100.10. two 6-sty brk tenements and stores. Nathaniel W Billig to Semi Nowak. Mort \$54,000. Sept 30. Nov 24, 1908. 6:1683-42 and 43. A \$14,000-\$60,000. other consid and 100
- 113th st E, Nos 240 and 242, s s, 100 w 2d av, 50x100.11, 6-sty brk tenement and store. Saverio Foglia to Biagio Perneti. All liens. Nov 24, 1908. 6:1662-30. A \$17,000-\$55,000. nom
- 113th st E, No 229, n s, 200 w 2d av, 25x73.11, 5-sty brk tenement. Lulu Banford to Adrian H Jackson. Mort \$20,000. Nov 20, 1908. 6:1663-17. A \$6,500-\$19,500. other consid and 100
- 113th st W, s s, 193.3 w Amsterdam av, 31.9x100.11, vacant. Oscar F Zollikoffer et al HEIRS of Oscar Zollikoffer to David A Bernstein, of Hoboken, N J. Mort \$15,000 and all liens. Nov 24. Nov 25, 1908. 7:1884-41 and 41½. A \$6,500-\$6,500. other consid and 100
- 113th st W, s s, 193.3 w Amsterdam av, 31.9x100.11, vacant. David A Bernstein to Irving I Kempner. Mort \$15,000. Nov 24. Nov 25, 1908. 7:1884-41 and 41½. A \$6,500-\$6,500. other consid and 100
- 114th st W, No 33, n s, 455 w 5th av, 20x100.11, 5-sty brk tenement. Max Greenberg and Annie his wife to Fannie Greenberg. Mort \$20,000. Oct 30. Nov 21, 1908. 6:1598-19. A \$10,500-\$20,500. other consid and 100
- 115th st E, No 167½, n s, 245 w 3d av, 12.6x100, 3-sty stone front dwelling. Samuel Seigner et al to Emanuel Alexander. Mort \$4,500. Nov 21. Nov 24, 1908. 6:1643-27. A \$5,000-\$6,000. other consid and 100
- 116th st W, No 28, s s, 312 w 5th av, 21x100.11, 5-sty brk tenement. Louis N Adler to Louis Seidman. Mort \$28,500. Nov 7. Nov 20, 1908. 6:1599-49. A \$14,000-\$21,500. other consid and 100
- 117th st E, Nos 442 and 444, s s, 165 w Pleasant av, 36.10x100.11, 6-sty brk tenement and store. Abraham Gabriel to Mae Connell. B & S and C a G. Nov 20. Nov 23, 1908. 6:1710-33. A \$9,500-\$44,000. other consid and 100
- 119th st E, No 323, n s, 245 e 2d av, 20x100.11, 4-sty brk tenement. Meyer Hecht and ano EXRS Moses Seewald to Annie Quinn. Mort \$7,000. Nov 23. Nov 25, 1908. 6:1796-12. A \$5,500-\$12,500. 12,100
- 121st st E, No 518, s s, 208 e Pleasant av, 17x80, 3-sty brk dwelling. John Carucci to Vincenzo Capozzi. All liens. Nov 24, 1908. 6:1817-27. A \$3,000-\$4,500. other consid and 100
- 121st st E, No 520, s s, 225 e Pleasant av, runs s 80 x e 1.5 x s 20.11 x e 21.7 x n 100.11 to st, x w 23 to beginning, vacant. Samuel Banard to David Katzenstein. Mort \$6,000. Nov 19. Nov 21, 1908. 6:1817-26. A \$4,500-\$4,500. 10,000
- 123d st E, No 425, n s, 274.6 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Joseph Butz to Edward Jung, of Yonkers, N Y. Mort \$6,500. Nov 24. Nov 25, 1908. 6:1811-12. A \$4,000-\$6,500. nom



127th st E, Nos 164 and 166, s s, 151 w 3d av, 53.5x99.11, two 6-sty brk tenements and stores. Eva Roth to Edward Quittner. Mort \$74,000. Nov 18. Nov 20, 1908. 6:1775-43 and 44. A \$21,000-\$68,000. other consid and 100

128th st W, No 52, s s, 277.6 e Lenox av, 20x99.11, 3-sty and basement brk dwelling. FORECLOS, Oct 12, 1908. Alfred J Talley ref to Herman Roemer. Nov 20, 1908. 6:1725-60. A \$9,500-\$12,000. 12,875

130th st W, Nos 510 to 520, s s, 200 w Amsterdam av, runs s 99.11 x w 139.4 x n 73.4 x n e — to st, x e 130.5 to beginning, five 2-sty brk dwellings and vacant. Jennie Goldstein to Mishkind-Feinberg Realty Co. Morts \$46,000. Nov 23. Nov 25, 1908. 7:1984-40½ to 46. A \$42,200-\$102,000. other consid and 100

131st st W, No 517, n s, 200 w Amsterdam av, 25x99.11, 5-sty brk tenement. Anshel Garmise to Emily Feder. Morts \$17,750. Sept 30. Nov 20, 1908. 7:1986-24. A \$7,500-\$16,000. other consid and 100

131st st W, No 513, n s, 150 w Amsterdam av, runs w 24.10 x n 63.8 x w 0.2 x n 36.3 x e 25 x s 99.11 to beginning, vacant. Sophie Doyne to Leon Rockman. Mort \$7,700. Nov 17. Nov 20, 1908. 7:1986-26. A \$7,500-\$7,500. nom

137th st W, Nos 13 to 21, n s, 245 w 5th av, 200x99.11, five 6-sty brk tenements. Rose Aronofsky et al to Mary Ehrmann. 2-3 parts. All title. All liens. Nov 20. Nov 25, 1908. 6:1735-20 to 27. A \$75,000-\$230,000. other consid and 100

Same property. Elias Naiburg to same. 1-3 part. All title. All liens. Nov 23. Nov 25, 1908. 6:1735. other consid and 100

143d st W, Nos 525 to 531, n s, 100 e Broadway, 141.8x99.11, two 5-sty brk tenements. Joseph H Davis to Herman Cohen and Sylvain Werdenschlag. Mort \$170,000. Nov 11. Nov 23, 1908. 7:2075-part lot 5. A \$ — — —. other consid and 100

143d st W, Nos 525 to 531, n s, 100 e Broadway, 141.8x99.11, two 5-sty brk tenements. Release mort. Jacob Axelrod to Joseph H Davis. Nov 20. Nov 23, 1908. 7:2075-part lot 5. A \$ — — —. 30,000

148th st W, No 532, s s, 367.6 w Amsterdam av, 15.6x99.11, 3-sty brk dwelling. Maude T Mason to Nora Gilronan. Mort \$10,000. Nov 6. Nov 20, 1908. 7:2079-47½. A \$6,000-\$13,000. other consid and 100

148th st W, No 532, s s, 367.6 w Amsterdam av, 15.6x99.11, 3-sty brk dwelling. Nora Gilronan to Mary Deeley. Morts \$13,000. Nov 13. Nov 20, 1908. 7:2079-47½. A \$6,000-\$13,000. other consid and 100

Same property. Mary Deeley to Audubon Heights Realty Co. Mort \$13,000. Nov 14. Nov 20, 1908. 7:2079. other consid and 100

148th st W, s s, 325 w 7th av, 25x99.11, 6-sty brk tenement and store. Jennie S McKay to Carrie S Abrams. Mort \$28,500. Nov 20. Nov 24, 1908. 7:2033-47. A \$7,000-\$31,000. nom

158th st W, Nos 537 and 539, on map No 537, n s, 266.8 e Broadway, 41.8x99.11, 6-sty brk tenement. Audubon Heights Realty Co to Mary Deeley. Morts \$53,000. Nov 20, 1908. 8:2117-57. A \$16,700-\$54,000. other consid and 100

161st st W, s s, 100 e Broadway, 72x99.11, vacant. Release mort. Pincus Lowenfeld and William Prager to Isaac Lowenfeld. Nov 19. Nov 20, 1908. 8:2119-12 to 14. A \$28,800-\$28,800. nom

Same property. Isaac Lowenfeld to William Kuhn. Mort \$10,000. Nov 19. Nov 20, 1908. 8:2119. other consid and 100

163d st W, Nos 532 to 554, s s, 100 e Broadway, 265x99.11, six 5-sty brk tenements. New Era Construction Co to Isador Wiesbader. Morts \$321,858. Nov 23. Nov 25, 1908. 8:2122-138. A \$85,000-\$250,000. nom

169th st W, No 512, s s, 175 w Amsterdam av, 25x85, 2-sty frame dwelling. Charles Scheidecker to Oscar Brenner. B & S. Nov 14. Nov 21, 1908. 8:2125-37. A \$5,000-\$5,500. other consid and 100

182d st W, Nos 521 and 523, on map Nos 519 and 521, n s, 70 e Audubon av, 50x79.9, 5-sty brk tenement. Isaac Marcuson to Kate Marcuson. ½ part. Q C. All liens. Nov 20. Nov 21, 1908. 8:2155-63. A \$10,000-\$42,000. other consid and 100

Av B, No 299, e s, 36 s 18th st, 37.4x100, 6-sty brk tenement and store. FORECLOS, Nov 11, 1908. Edward C Crowley ref to Louise wife of Julius B Fox. Nov 25, 1908. 3:985-4. A \$17,000-\$49,000. 32,550

Amsterdam av, No 842 | n w cor 101st st, 25.11x93.9 to c 1 Old 101st st, No 201 | Bloomingdale road, closed, x25.11x95.3, 5-sty brk tenement. Catharine McCrorken to Increment Realty Co. Mort \$40,000. Nov 20, 1908. 7:1873-29. A \$25,000-\$45,000. other consid and 100

Audubon av, Nos 341 to 345 | n e cor 182d st, 79.9x70, 5-sty brk 182d st, No 523 | tenement and store. Isaac Marcuson to Kate Marcuson. Q C. All liens. Nov 20. Nov 21, 1908. 8:2155-35. A \$18,000-\$65,000. other consid and 100

Broadway, Nos 3868 to 3874 | s e cor 162d st, 99.11x100, 6-sty 162d st, No 564 | brk tenement and store. C M Silverman & Son, incorporated, to Clementine M and Milton M Silverman, firm of C M Silverman & Son. Mort \$170,000. Nov 21. Nov 23, 1908. 8:2120-8 and 9. A \$54,000-\$ —. other consid and 100

Broadway, Nos 3848 to 3854 | s e cor 161st st, 99.11x100, 6-sty brk 161st st | tenement and store. The Sterling Realty Co to Crystal Realty and Construction Co. Confirmation and correction deed. C a G. All liens. Nov 24, 1908. 8:2119-5. A \$54,000-\$ —. nom

Broadway, n e cor 164th st, 25x100.

Broadway, e s, 160.11 s 165th st, 50x100. Sub to morts of \$38,500.

Agreement that James O'Brien hold ¾ interest and Michael Caravatta ¼ part. Mar 9, 1907. Nov 25, 1908. 8:2122. nom

Columbus av, No 753 | s e cor 97th st, 25.1x100, 5-sty brk tene- 97th st, Nos 74 and 76 | ment and stores.

9th av, Nos 865 and 867, w s, 25 n 56th st, 50.5x75, two 4-sty stone and brk tenements and stores.

Sarah E Martin EXTRX and TRUSTEE Robt H Martin to Saml H Martin, of West Orange, N J. Nov 23. Nov 24, 1908. 7:1832-61. A \$29,000-\$54,000; 4:1066-30 and 31. A \$30,000-\$34,000. nom

Columbus av, No 753 | s e cor 97th st, 25.1x100, 5-sty brk tene- 97th st, Nos 74 and 76 | ment and stores. Sarah E Martin widow et al to Samuel H Martin, of West Orange, N J. Q C. Nov 23. Nov 24, 1908. 7:1832-61. A \$29,000-\$54,000. nom

Columbus av, No 150, w s, 50.5 s 67th st, 25x100, 5-sty stone front tenement and store. 4:1138-34. A \$28,000-\$40,000.

9th av, No 803, w s, 25 n 53d st, 25x100, 5-sty stone front tenement and store. 4:1063-30. A \$18,000-\$30,000.

9th av, No 473, w s, 50 n 36th st, 25x100, 5-sty stone front tenement and store. 3:734-32. A \$20,000-\$26,000.

Sarah E Martin EXTRX and TRUSTEE Robt H Martin to Sarah E Martin, of West Orange, N J. B & S. Nov 23. Nov 24, 1908. nom

Columbus av, No 150, w s, 50.5 s 67th st, 25x100, 5-sty stone front tenement and store. Samuel H Martin et al to Sarah E Martin widow, of West Orange, N J. Q C. Nov 23. Nov 24, 1908. 4:1138-34. A \$28,000-\$40,000. nom

Edgecombe av, w s, 359.9 n 145th st, 129.11x100, two 6-sty brk tenements. Release mort. Bernard Loth to Barkin Construction Co. Nov 20. Nov 24, 1908. 7:2053-20 and 24. A \$28,000-\$ —. 22,500

Edgecombe av | s w cor 150th st, 6-sty brk tenement, being erected. 150th st | 99.11x100. Chas M Rosenthal to Emanuel Doctor. Nov 20. Nov 23, 1908. 7:2053-101 to 104. A \$23,500-\$ —. other consid and 100

Edgecombe av, w s, 229.10 n 145th st, 129.11x100, vacant. Herman Cohen to Joseph H Davis. Morts on this and adjoining property \$70,000. Nov 20. Nov 23, 1908. 7:2053-14 to 19. A \$24,400-\$24,400. other consid and 100

Lexington av, No 1795, e s, 73.11 s 112th st, 27x73, 5-sty brk tenement and store. Carmine Realty Co to Therese Schmeidler. All liens. Nov 23, 1908. 6:1639-52. A \$11,000-\$21,000. other consid and 100

Lexington av, No 577, e s, 18.11 n 51st st, 18.10x67, 3-sty stone front dwelling. Frank J Kennedy to Edward L McCormick. Mort \$13,000. Nov 20, 1905. Nov 21, 1908. 5:1306-22. A \$9,000-\$12,500. nom

Madison av, Nos 1420 and 1422 | n w cor 98th st, 100.11x45, 6-sty 98th st | brk tenement and store. Minnie Katzman to Clara Moss. Mort \$100,000. Nov 24. Nov 25, 1908. 6:1604-17. A \$55,000-\$110,000. nom

Madison av, No 303, e s, 49.11 n 41st st, 26x —.

Madison av, No 305, e s, 75 n 41st st, 23.9x —, two 4-sty stone front dwellings.

Release covenants of restriction. Joanna C Riker, N Y, with Thomas Frost, of Portland, Mich, and Sarah M Hixson, of St Paul, Minn. Oct 12, 1908. Nov 25, 1908. 5:1276-20 and 21. A \$240,000-\$250,000. nom

Madison av, No 1629, e s, 25.6 s 109th st, 25x95, 5-sty brk tenement and store. Mollie Goldstein to Ray Brous of Brooklyn. All liens. Nov 2. Nov 20, 1908. 6:1614-50. A \$16,000-\$26,000. other consid and 100

Madison av, No 422, w s, 59.5 s 49th st, runs w 27 x s 4.7 x w 42.8 x s 23.5 x e 69.8 to av, x n 28 to beginning, 4-sty stone front dwelling. Henry B Wolryche-Whitmore TRUSTEE Douglas Robinson for Harriet D Wolryche-Whitmore to Douglas Robinson, of Herkimer County, N Y. ½ part. Oct 14. Nov 23, 1908. 5:1284-55. A \$52,000-\$60,000. 35,000

Manhattan av, No 509, w s, 20.11 n 121st st, 16x90, 3-sty and basement stone front dwelling. Mort \$10,000.

149th st, No 539, n s, 240 e Brook av, 60x75, 6-sty brk tenement. Mort \$55,000.

Harry Akulin to Brown & Lapin Realty Co. Nov 21, 1908. 7:1948-13. A \$8,000-\$12,500, 9:2276. other consid and 100

Manhattan av, No 509, w s, 20.11 n 121st st, 16x90, 3-sty and basement stone front dwelling. Margt I Teichman to Harry Akulin. Nov 20. Nov 21, 1908. 7:1948-13. A \$8,000-\$12,500. other consid and 100

Park av, No 1613, e s, 50.11 s 115th st, 25x80, 5-sty brk tenement and store. Main Realty Co to Marcus L Osk and Isidore Edelstein. Mort \$17,000. July 24. Nov 20, 1908. 6:1642-71. A \$8,000-\$16,000. other consid and 100

Riverside Drive | s e cor 114th st, 26.5x105.4x25.11x116.6, va- 114th st | cant. Mary Irene Hoyt to Marie Garlic. Feb 13, 1902. Nov 23, 1908. 7:1895-76. A \$40,000-\$40,000. nom

Seaman av, s s, 100 e Hawthorne st, 25x100, vacant. Release mort. The Park Mortgage Co to Wm H Cochran, of Mt Vernon, N Y. Nov 23. Nov 25, 1908. 8:2240-5. A \$2,700-\$2,700. nom

Seaman av, s s, 100 e Hawthorne st, 25x100, vacant. Wm H Cochran to La Fontaine Avenue Realty Co, a corp. Nov 23. Nov 25, 1908. 8:2240-5. A \$2,700-\$2,700. other consid and 100

Wadsworth av, No 141 | n e cor 180th st, 44.6x100, 5-sty brk 180th st | tenement. Release mort and judgment. North American Mortgage Co to Tyler Realty & Mortgage Co. Nov 2. Nov 21, 1908. 8:2162-49. A \$21,500-\$35,000. 42,375.94

West End av, Nos 210 and 212, e s, 25.5 s 70th st, 50x82. Power of attorney. Lillian E Selby to Ernest Tribelhorn. Sept 18. Nov 21, 1908. 4:1161.

1st av, Nos 1023 to 1031 | n w cor 56th st, 114.8x100, five 5-sty 56th st, No 353 E | stone front tenements and stores. Isaac Lipschetz or Lipschitz to Anna Streensky. B & S and correction deed. Morts \$148,000. June 1. Nov 25, 1908. 5:1349-22½ to 27. A \$64,000-\$130,500. 100

1st av, No 1895 | s w cor 98th st, 25.6x100, 5-sty brk loft and 98th st, No 340 | store building. Bessie C Clark to Lizzie Webb, of Brooklyn. All title. Mort \$70,000 and all liens. Mar 15. Nov 20, 1908. 6:1669-30. A \$15,000-\$30,000. 5,000

2d av, No 1039, w s, 50.5 s 55th st, 25x75, 4-sty brk tenement and store. Max Moscovitz to Ethel Moscovitz. Mort \$14,000. Nov 20. Nov 21, 1908. 5:1328-26. A \$13,000-\$19,500. 100

2d av, No 342 | s e cor 20th st, 23.5x65x23.6x65. 20th st, No 300 |

20th st, No 300½, s s, 65 e 2d av, 25x47.6. two 5-sty brk and stone tenements, stores on av.

Samuel Friedman to Nathan Brody. Mort \$50,000 or \$53,000 (?). Nov 12. Nov 20, 1908. \*3:925-66 and 67. A \$24,500-\$45,500. other consid and 100

4th av, No 114, w s, 30.2 s 12th st, 16.4x61.6x16.6x56.7, 4-sty brk tenement and store. Samuel Nauheim and ano EXRS Henry Barnard to Mary wife of Samuel Nauheim and Philip, Julian G and Henry Barnard HEIRS, &c, Henry Nauheim. Nov 25, 1908. 2:557-24. A \$16,000-\$17,500. 30,000

5th av, No 858, e s, 45 n 67th st, 55.5x125, 5-sty and basement stone front dwelling. Wm J Dingee of San Francisco, Cal, to Virginia R Dingee his wife. Morts \$600,000. Oct 8. Nov 23, 1908. 5:1382-3. A \$440,000-\$860,000. other consid and 100

7th av, Nos 2169 to 2177 | s e cor 129th st, 99.11x74.11, 6-sty brk 129th st, No 166 | tenement and store. Jacob Wener to Emma C West. Morts \$170,000. Sept 30. Nov 20, 1908. 7:1913-61. A \$70,000-\$175,000. other consid and 100

9th av, No 473, w s, 50 n 36th st, 25x100, 5-sty stone front tenement and store. Samuel H Martin et al to Sarah E Martin widow, of West Orange, N J. Q C. Nov 23. Nov 24, 1908. 3:734-32. A \$20,000-\$26,000. nom

9th av, Nos 479 and 481, w s, 22.6 s 37th st, 50x75, two 5-sty stone front tenements and stores. Sarah E Martin widow et al to Ethel G Martin, of West Orange, N J. Q C. Nov 23. Nov 24, 1908. 3:734-35 and 36. A \$34,000-\$46,000. nom

9th av, Nos 768, e s, 75.5 n 51st st, 25x100, 5-sty stone front tenement and store.

9th av, Nos 479 and 481, w s, 22.6 s 37th st, 50x75, two 5-sty stone front tenements and stores.

Sarah E Martin EXTRX and TRUSTEE Robt H Martin to Ethel G Martin, of West Orange, N J. Nov 23. Nov 24, 1908. 4:1042-4. A \$20,000-\$33,000; 3:734-35 and 36. A \$34,000-\$46,000. nom



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9th av, No 768, e s, 75.5 n 51st st, 25x100, 5-sty stone front tenement and store. Sarah E Martin widow et al to Ethel G Martin, of West Orange, N J. Q C. Nov 23. Nov 24, 1908. 4:1042—4. A \$20,000—\$33,000. nom  
 9th av, No 803, w s, 25 n 53d st, 25x100, 5-sty stone front tenement and store. Samuel H Martin et al to Sarah E Martin widow, of West Orange, N J. Q C. Nov 23. Nov 24, 1908. 4:1063—30. A \$18,000—\$30,000. nom  
 9th av, Nos 865 and 867, w s, 25 n 56th st, 50.5x75, two 4-sty brk tenements and stores. Sarah E Martin widow et al to Samuel H Martin, of West Orange, N J. Q C. Nov 23. Nov 24, 1908. 4:1066—30 and 31. A \$30,000—\$34,000. nom

**MISCELLANEOUS.**

Power of atty. James L W Harris to James H Freeman. July 13. Nov 25, 1908.  
 Power of attorney. Saml L Clemens to Isabel V Lyon and Ralph W Ashcroft. Nov 14. Nov 23, 1908.  
 Power of attorney. Hyman Manassevitz to Albert Manassevitz. May 19, 1908. Nov 23, 1908. nom  
 Power of attorney. Eliz T Watson to Chas A Tuttle. Nov 13. Nov 20, 1908.

**BOROUGH OF THE BRONX.**

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

\*Augusta pl, w s, 199.5 n Eastern Boulevard, 50x104.4x50x102.11. Katie Weiss to Harry Nerenberg. Mort \$450. Nov 19. Nov 23, 1908. other consid and 100  
 Beck st, s s, 110 e Av St John, 325x125, vacant. Louis Lockwood to Samuel Rosenberg. 1/2 part int of party 1st part or 1-8 int in entire fee. B & S and C a G. Mort \$32,000. Dec 11, 1906. Nov 20, 1908. 10:2684. nom  
 Dawson st, No 882, e s, 699.9 n Longwood av, 40.7x100, 5-sty brk tenement. FORECLOS, Nov 5, 1908. Harvey T Andrews referee to Theron S Johnson. Mort \$27,000. Nov 20. Nov 21, 1908. 10:2702. 7,500  
 Dawson st, No 886, e s, 740.4 n Longwood av, 40.7x100, 5-sty brk tenement. FORECLOS, Nov 5, 1908. Harvey T Andrews referee to Theron S Johnson. Mort \$27,000. Nov 20. Nov 21, 1908. 10:2702. 7,500  
 Elmsere pl, No 871, n s, 175.8 w Southern Boulevard, 35x100, 4-sty brk tenement. Elmsere Realty Co to Louis Spiro. Morts \$21,000. Nov 20, 1908. 11:2960. nom  
 Fox st, w s, 100 n Longwood av, 333.3x100, vacant. C S K Realty Co to Emma Kramer. All liens. Aug 10. Nov 20, 1908. 10:2709. other consid and 100  
 Fox st, w s, 100 n Longwood av, 333.3x100, vacant. Emma Kramer to Foxvale Realty Co. Mort \$32,000. Nov 17. Nov 20, 1908. 10:2709. other consid and 100  
 Grote st, late Kingsbridge road, n e s, 114.3 e Prospect av, late Taylor av, old line, 31.1x119.7x22.9x116.3, except part for Grote st, 2-sty frame dwelling. Thomas Kelly to Angelo Di Benedetto. Q C. Nov 18. Nov 20, 1908. 11:3113. other consid and 50  
 Garrison Square or Tiffany st, e s, 150 s Spofford av, 50x100, vacant. Empire Development Co to Gottlieb Brandstetter. Nov 19. Nov 25, 1908. 10:2767. other consid and 100  
 Hoffman st, e s, 283 s Pelham av, 25x118x25x117.11, vacant. Hoffman st, e s, 26 n 189th st, 37x118x37.3x118.3, vacant. FORECLOS, Oct 26, 1908. Louis B Hasbrouck ref to Jennie Reichman. Morts \$2,500 and all liens. Nov 25, 1908. 11:3067. \$100 over and above morts of \$2,500  
 Hewitt pl, No 756, e s, 125 n 156th st, 50x56.8x53.11x76.11, 2-sty frame building and vacant. Thomas Cunningham to Beck St Realty Co. Mort \$4,500. Nov 18. Nov 25, 1908. 10:2695. other consid and 100  
 Hewitt pl, e s, 125 n 156th st, deed reads Leggetts lane, closed, c l, at a line drawn easterly in continuation of the s line of lot 236 on map part of Dater estate, runs e 9.5 to point 100 w Dawson st x n 50 x w 29.9 to c l Leggetts lane x s 53.11 to beginning, vacant. Geo F Johnson to Beck Street Realty Co. Q C. Nov 25, 1908. 10:2695. other consid and 100  
 Leggetts lane, being w 1/2 of old road or lane known as Leggetts lane lying in rear of lots 235 and 236 on map (No 828) portion of Dater estate. Chas E Rushmore and ano EXRS, &c, Philip Dater to same. Q C. Oct 27. Nov 25, 1908. 10:2695. 1,400  
 \*Leland st, e s, 175 n 152d st, 25x100. Hudson P Rose Co to Nicolina Costantino. Nov 19. Nov 23, 1908. nom  
 Minford pl, No 1437, w s, 205.4 n Charlotte or Jennings st, 16.8x100, 2-sty frame dwelling. Harry Cahn et al to James McDonough. Mort \$3,000. Nov 24. Nov 25, 1908. 11:2977. other consid and 100  
 Minford pl, w s, 200 s 172d st, 103x100, vacant. Arthur W Wall to The Arthur W Wall Building and Construction Co, a corpn. Mort \$9,240. Nov 19. Nov 20, 1908. 11:2977. 22,000  
 Park View pl, e s, 753 s 190th st, 25x90, 2-sty frame dwelling. Fordham Realty Co to Chas K Granger. Mort \$4,000. Nov 19. Nov 20, 1908. 11:3219. other consid and 100  
 \*Sycamore st, w s, 100 n Albany av, 100x100, Arden property. Walter W Taylor to Esmond Stiles, of Freeport, L I. Q C. June 27, 1907. Nov 23, 1908. nom  
 \*Shiel st, s s, 175 e 5th av, 25x100, Laconia Park. Lena Symmers to Edward S Prince Co. Nov 23, 1908. other consid and 100  
 Tiffany st, e s, 150 s Spofford av, 50x100. Release mort. Cornelia G Chapin to Empire Development Co. Nov 17. Nov 25, 1908. 10:2767. 1,400  
 \*6th st, n s, 155 w Av C, 50x108, Unionport. Rose E M Nance and ano to Sidney B Hickox. Nov 20. Nov 23, 1908. other consid and 100  
 135th st, No 601, n s, 325 e St Anns av, 25x100, 4-sty brk tenement. Wilhelm Mellin to Cuno F Nagel. Mort \$10,000. Nov 21. Nov 23, 1908. 10:2548. other consid and 100  
 136th st, n s, 100 e Lincoln av, 50x100, vacant. Louis Walter to Mishkind-Feinberg Realty Co. All liens. Nov 25, 1908. 9:2312. 100  
 139th st, n s, 291.5 w St Anns av, 50x100, vacant. Michael F Cusack to August Jacob. Mort \$7,550. Nov 19. Nov 20, 1908. 9:2267. other consid and 100  
 145th st, No 352, s s, 78.4 e 3d av, runs s 100 x w 12 x n w 51.8 x n 50 to st x e 25 to beginning, 3-sty brk and frame tenement and store. Frank S York EXR Frances A York to John L Burgoyne. Q C. Nov 20. Nov 21, 1908. 9:2306. 9,500

148th st, Nos 547 to 551, old No 805 | n w cor St Anns av, 99.4x25, St Anns av, No 521 | 5-sty brk tenement and store. Martin K Wendling to Philippina Geiger. All liens. Nov 19. Nov 20, 1908. 9:2275. nom  
 149th st, No 537, on map No 533, n s, 180 e Brook av, 60x75, 6-sty brk tenement. Brown & Lapin Realty Co to Margt I Teichman. Mort \$35,000. Nov 20. Nov 21, 1908. 9:2276. other consid and 100  
 149th st, No 539, n s, 240 e Brook av, 60x75, 6-sty brk tenement. Same to Harry Akulin. Nov 20. Nov 21, 1908. 9:2276. nom  
 156th st, No 491 (733), n s, 74.10 w Brook av, 24.11x100x23.6x100, 5-sty brk tenement. Franziska M Britting to Paul Gross. Mort \$25,000. Nov 21. Nov 23, 1908. other consid and 100  
 157th st, No 420, s s, 200 w Elton av, 50x118.11x50x116.3, 2-sty frame dwelling. J C Julius Langbein EXR Emma Klemann to Joseph McBride. Nov 20. Nov 21, 1908. 9:2378. 10,850  
 158th st, No 463, n s, 100 w 3d av, 25x100x32x100.2, 4-sty brk tenement. August Gross to John C Damm. Morts \$17,000. Nov 21. Nov 23, 1908. 9:2380. other consid and 100  
 169th st, n w cor Ogden av, 53.4x99.11x73.11x100, vacant. Mort \$3,080.  
 Sedgwick av, e s, abt 427 n Washington Bridge Park, 44x140x34x139.7, vacant. Mort \$1,330.  
 Sedgwick av, e s, abt 596 n Washington Bridge Park, 31x139.11x41.7x140, vacant. Mort \$1,680.  
 Whitehall Realty Co to Joseph M Lichtenauer. Nov 21. Nov 24, 1908. 9:2531, 11:2880. other consid and 100  
 176th st, No 61, n s, 425 w Fleetwood av, 25x125, except part for st, 2-sty frame dwelling. John Jones to Ellen Reilly. Mort \$2,850. Jan 22, 1903. Nov 24, 1908. 11:2851. nom  
 180th st, No 1003 (Samuel st), n e s, 200 w Boston road, 30x100x28.6x100, 2-sty frame dwelling, except part for st. William Steinmetz to John A Steinmetz. Mort \$5,000. Nov 25, 1908. 11:3138. other consid and 100  
 \*203d st, s s, 200 e Wallace av, 60x100. Mort \$1,500.  
 203d st, n s, 200 e Wallace av, 60x541.6 to s s Morris st. Mort \$3,000.  
 Michael J Mack to Eliz J Walker, Borough of Queens. Nov 25, 1908. other consid and 100  
 \*223d st, s s, 105 e White Plains road, 50.7x100, Williamsbridge. Eberhardt Rommel to Eberhardt Rommel Inc, a corpn. Nov 18. Nov 20, 1908. other consid and 100  
 \*225th st, s s, 257.4 e Bronxwood av, 25x126.11 to Corsa lane, x 28.3x113.11. Emanuel Rosenbaum to Sadie B Schwach. All liens. July 11. Nov 25, 1908. other consid and 100  
 \*226th st, n s, 180 e White Plains road, 25x114, Wakefield. Lucrezia D Ferrante to Domenico Ferrante. All liens. Nov 19. Nov 20, 1908. 600  
 \*228th st, n s, 155 w 5th av, 25x114, Wakefield. Joseph Espauemberger et al to Adam Renz, Jr. Nov 14. Nov 21, 1908. other consid and 100  
 \*229th st, late 15th av, n s, 280 e White Plains road, 100x114, Wakefield. FORECLOS, Nov 16, 1908. Joseph P Morrissey referee to New York & Suburban Co-operative Bldg & Loan Assoc. Nov 17. Nov 24, 1908. 4,500  
 \*230th st, late 16th av, n s, 330 e 4th av, 25x114, Wakefield. Margaret C Diamond to Susannah Bauer and Frances Kappes. 1-3 part. Mort \$2,750. Nov 20. Nov 21, 1908. 100  
 \*235th st (21st av), s s, 280 e 2d st, 25x114, Wakefield; also all right, title and interest to surplus tract of land and adjacent to e s of said premises, begins 235th st, s s, 304 e Carpenter av. —x—. Sarah A Nolan to Anna M Kelly. Mort \$400. Nov 23. Nov 25, 1908. other consid and 100  
 235th st, s s, 250 w Keppler av, 50x100, vacant. Release mort. Edwin A Bradley to William Taglieber. All title. Nov 11. Nov 23, 1908. 12:3369. 1,000  
 240th st, late 4th av, n s, 62 w McLean av, and being bounded n and e by N Y & Yonkers division line, being lot 193 on map No 1 for partition part of Hyatt farm, near Woodlawn, 134x—x—, gore, vacant. Mary A McCormick to James T Doyle. All liens. Nov 15. Nov 25, 1908. 12:3394. 100  
 240th st, n s, 113 w McLean av, 84.4x75.5x—x—, vacant. James T Doyle to Joseph N Patch. Mort \$5,000. Nov 25, 1908. 12:3394. nom  
 240th st (4th av), n s, 175 e Martha av, runs n 100 to c l of a brook, x s w 129.4 to st, x e 82 to beginning, vacant. Joseph A Flannery to Eugene Follmer of Brooklyn. Nov 18. Nov 25, 1908. 12:3394. other consid and 100  
 Aqueduct, e s, abt 256.8 s Fordham road, 125x101.8 to Croton Aqueduct, x125x100.10, 2-sty frame dwelling. Release mort. Edwin Mayer et al as TRUSTEES to Fleischmann Realty & Const Co. Nov 18. Nov 21, 1908. 11:3212. 8,675  
 Same property. Fleischmann Realty & Construction Co to William Evans. B & S. Mort \$8,500. Nov 20. Nov 21, 1908. 11:3212. other consid and 100  
 \*Albany av | n e cor Myrtle st, 200 to Sycamore st x200, Arden Sycamore st | property, Westchester. Assignment of all right, Myrtle st | title and interest in lien recorded Sept 16, 1896. Walter W Taylor to Esmond Stiles, of Freeport, L I. Sept 27, 1906. Nov 23, 1908. 40  
 \*Same property. Lester G Parcels to same. Q C. June 27, 1907. Nov 23, 1908. nom  
 \*Same property. Esmond Stiles to Walter W Taylor, of Winterhaven, Fla. Nov 15. Nov 23, 1908. nom  
 \*Same property. William Herod to Lester G Parcels. Q C. July 2, 1906. Nov 23, 1908. nom  
 Anthony av | n w cor 174th st, 135.7x88.11x117x59.6, 1-sty frame 174th st | dwelling and frame greenhouses and vacant. Mary L wife of and Ellis Bates to the Ekwanok Realty Co. Mort \$9,000. Nov 17. Nov 20, 1908. 11:2890 and 2891. 100  
 \*Albany av | n w cor Sycamore st, 100x200., Arden property at Sycamore st | East and Westchester. Release of liens. Esmond Stiles to Walter W Taylor, of Winterhaven, Florida. Q C. Nov 24. Nov 25, 1908. nom  
 Bryant av, No 1494, e s, 150 s 172d st, 25x100, 3-sty brk dwelling. James F Carey and ano to Samuel Z Chadorov. Morts \$10,000. Nov 23. Nov 25, 1908. 11:3000. 100  
 \*Burke av, w s, 94.11 n Wall pl, 50x100, Edenwald. Edward H Power to James A Howell of Goshen, N Y. Mort \$500. Mar 21, 1896. Nov 25, 1908. nom  
 \*Boyd av, w s, 133.4 s Kingsbridge road, 25x100, Edenwald. Land Co B of Edenwald to Jefferson M Levy. Oct 30. Nov 20, 1908. nom



# THE GEORGE A. JUST CO.

# IRON WORK

239 VERNON AVENUE

FOR

LONG ISLAND CITY

NEW YORK

BUILDINGS

- \*Bronxdale av, w s, 239 n Cruger st, 35x124x—x116. Thomas J McDonough to Johanna McDonough. Nov 19. Nov 20, 1908. nom
- \*Bronxdale av, w s, 210.9 n Morris Park av, 125x99.10x125x99.7. Westchester. Johanna Birnhaupt to Joseph Gamache. Mort \$4,900. Nov 16. Nov 24, 1908. other consid and 100
- \*Balcom av, w s, 25 s Latting st, 25x100, Westchester. Robert McLaughlin to John McLaughlin. All liens. Aug 8, 1907. Nov 24, 1908. nom
- \*Crosby av, w s, 55 n Schuyler st, 50x100. Jacob E Reiss to Hudson P Rose Co. Nov 18. Nov 21, 1908. nom
- Fulton av, No 1404, e s, 22.11 s 170th st, runs e 72.7 x s 20.1 x w 72.9 to av x n 20.5 to beginning, 2-sty frame dwelling.
- Fulton av, No 1402, e s, 43.5 s 170th st, 19.9x72.9, 2-sty frame dwelling.
- Fulton av, No 1400, e s, 63.2 s 170th st, 19.10x72.9, 2-sty frame dwelling.
- John C Damm to August Gross. Mort \$14,700. Oct 22. Nov 23, 1908. 11:2931. other consid and 100
- Findlay av, No 1304, e s, 131.4 n 169th st, 24.2x100, 3-sty frame tenement. Thornton Bros Co to Abraham and Elliot Sinclair. Mort \$5,000. Nov 21. Nov 23, 1908. 11:2783. other consid and 100
- Franklin av, No 1394, e s, 113 n Jefferson pl, 37.6x100, 5-sty brk tenement. Sophia Zauderer to Flora Siegel. Mort \$33,134.64 and all liens. Nov 12. Nov 20, 1908. 11:2935. other consid and 100
- Franklin av, No 1392, e s, 75.6 n Jefferson pl, 37.6x100, 5-sty brk tenement. Same to same. Mort \$33,134.64 and all liens. Nov 12. Nov 20, 1908. 11:2935. other consid and 100
- \*Fox av, w s, 100 n Jefferson av, 25x100, Edenwald. Smith-Rowe Realty & Construction Co to Ida C Smith. Mort \$4,000. Nov 21. Nov 24, 1908. 100
- Garrison av, s w cor Faile st, 57.2x116.5x50x144.6, vacant. Hunts Point Realty Co to Utility Realty Co. Nov 23, 1908. Nov 24, 1908. 10:2761. other consid and 100
- \*Grant av, s w s, 98.11 s e Middletown road, 25x105.9x28.1x92.11, Westchester. John B Goldhammer to Chas R and Geo J Baxter. Nov 20. Nov 24, 1908. other consid and 100
- \*Gleason av (12th st), n s, 305 w Av B, 25x108, Unionport. Chas A Laumeister to Wm A Mapes. Nov 20. Nov 21, 1908. nom
- Grand Boulevard and Concourse | s e cor 178th st, 104.5x127.3x100x 178th st | 95.5, vacant. Fanny Lomas to Hagemann Construction Co. Nov 16. Nov 20, 1908. 11:2810. other consid and 100
- Grand av, No 2591 | n w cor 192d st, 50x106 to e s Old Croton 192d st | Aqueduct, 2-sty frame dwelling and vacant. Thos H Thorn to Cath M A Von Dehsen. Mort \$10,000. Nov 19. Nov 20, 1908. 11:3215. other consid and 100
- Hughes av | n w cor 180th st, runs n 63 x w 194.1 x s 34.2 to n s 180th st | 180th st, x e 202.7 to beginning, except parts for av and st, vacant.
- 180th st, s s, 45.6 w Hughes av, 50.7x146.1x50x138.8, vacant. Joseph Wertheimer to Aaron Levy, of Brooklyn. B & S and C a G. Nov 16. Nov 20, 1908. 11:3069 and 3070. other consid and 100
- Same property. Aaron Levy to Joseph Wertheimer, of Brooklyn. B & S and C a G. Nov 16. Nov 20, 1908. 11:3069 and 3070. other consid and 100
- Hull av, s s, 88.7 e Woodlawn road, 50x100, vacant. Edward Mandel et al to Hibbert B Roach. Nov 23. Nov 24, 1908. 12:3349. other consid and 100
- Heath av, w s, 55 s from c l West 230th st, 125x90, vacant. Marcus Nathan to Eugenie M Peterson. Mort \$10,000. Sept 10. Nov 24, 1908. 12:3260. other consid and 100
- Same property. Phyllis Posner to Marcus Nathan. All liens. Sept 10. Nov 24, 1908. 12:3260. other consid and 100
- Jackson av, No 715, w s, 90 s 156th st, 18.4x75.1x18.4x75, 3-sty frame tenement. Charles Singer to Sigmund Ernst and Harry Cahn. Mort \$5,000. Oct 30. Nov 20, 1908. 10:2635. other consid and 100
- Jackson av, No 984, e s, 289.7 s 165th st, 27.4x75x27.3x75, 5-sty brk tenement. Leopold Polatschek to Samuel J Downing. All liens. Nov 24, 1908. 10:2649. other consid and 100
- Longfellow av, w s, 125.5 n Garrison av, 25x100, vacant. Hunts Point Realty Co to Fenny Bodo. Nov 23. Nov 24, 1908. 10:2741. other consid and 100
- \*Lawrence av, e s, 25 s Central av, 75x90, Pelham Park. Caroline C Connelly to Jenny Cockburn. Nov 20, 1908. nom
- \*Main road to Pelham, w s, lot 1a on map (filed in Westchester County) of Elijah Valentine at Westchester, contains 1 45-1,000 acres, except part conveyed and recorded Nov 23, 1906. Also all right, title and interest to mill pond or Westchester Creek. Ann E Sellery to D Roy Shafer. Nov 12. Nov 25, 1908. other consid and 100
- \*Same property. D Roy Shafer to James Forbes. 1/2 part. Mort \$4,000. Nov 18. Nov 25, 1908. other consid and 100
- Martha av | n e cor 240th st, runs n 100 x e 100 x s — to c l Old 240th st | Creek, x s w — to n s 240th st, x w — to beginning, vacant. Release mort. Chas H Zumbuehl to Ernst Keller. Nov 19. Nov 25, 1908. 12:3394. 600
- Marion av, Nos 2644 and 2646, e s, 189 n 194th st, 50x168.4x50.1x 171.4, 5-sty brk tenement. Joseph Espaumberger et al to Joseph Espaumberger and Wm J Koch. Mort \$22,000. Nov 14. Nov 21, 1908. 12:3282. other consid and 100
- Morris av, No 1989, w s, 100 s 179th st, 20x100, 2-sty brk dwelling. August Jacob to Michael F Cusack. Mort \$7,800. Nov 20, 1908. 11:2829. other consid and 100
- \*Morris Park av, n s, 265 e White Plains road, 25x95. Joseph Gamache to Johanna Birnhaupt. Mort \$8,500. Nov 16. Nov 24, 1908. other consid and 100
- \*Oakes av, w s, 213.8 s Kingsbridge road, 25x100. Land Co B of Edenwald to Morris Nagel. Nov 5. Nov 20, 1908. nom
- Ogden av | w s, 100 n 170th st, 125x145 to Merriam av x125x Merriam av | 145, vacant. Whitehall Realty Co to Joseph M Lichtenauer. Mort \$7,910. Nov 21. Nov 24, 1908. 9:2534 and 2535. other consid and 100
- Prospect av, No 1018 | n e cor 165th st, 25x81, 4-sty brk tene- 165th st, No 1031 | ment and store. Geo L Seltenreich to Southern Boulevard Realty Co. All liens. Nov 19. Nov 21, 1908. 10:2691. nom
- \*Post av, e s, 100 s 205th st, 350x100.
- Post av, w s, 100 s 205th st, 350x100. Tillie Weisberger to Realty & Commercial Co. Mort \$16,360 and all liens. Oct 27. Nov 21, 1908. other consid and 100
- \*Roebing (Greene) av, s s, 175 e Mapes av, 100x100, Westches- ter. Wm A Mapes to Chas A Laumeister. Nov 20. Nov 21, 1908. nom
- Ryer av, w s, 420.1 n Burnside av, 25x137.1x25.5x141.7, 3-sty frame tenement. Irving Construction Co to Daniel Brady. Mort \$6,000. Nov 19. Nov 20, 1908. 11:3149 and 3156. other consid and 100
- St Anns av, No 521 | n w cor 148th st, 25x 148th st, Nos 547 to 551, old No 805 | 99.4, 5-sty brk tenement and store. Philippina or Filippina Geiger widow to Mary F Stan- ley. Mort \$28,000 and all liens. Nov 25, 1908. 9:2275. nom
- Southern Boulevard, No 2437, on map No 2431, w s, 356.4 n 187th st, 18.7x75.3x18.4x78.1.
- Southern Boulevard, No 2435, on map No 2429, w s, 337.7 n 187th st, 18.9x78.1x18.6x81, two 3-sty brk tenements. Joseph Liebertz to Southern Boulevard Realty Co. Nov 21. Nov 23, 1908. 11:3115. nom
- Southern Boulevard, No 2437, on map No 2431, w s, 356.4 n 187th st, 18.7x75.3x18.4x78.1, 3-sty brk tenement.
- Southern Boulevard, No 2435, on map No 2429, w s, 337.7 n 187th st, 18.9x78.1x18.6x81, 3-sty brk tenement.
- Henry E Hein TRUSTEE in bankruptcy of the Universal Cement Brick & Block Co to Joseph Liebertz. B & S. All title. Nov 6. Nov 21, 1908. 11:3115. 2,550
- \*Seton av, e s, 375 s Nelson av, 50x100. Land Co C of Edenwald to John Shanahan. Nov 18. Nov 24, 1908. nom
- Union av, No 1033, w s, 180.3 n 165th st, 17.1x110, 2 and 3-sty frame tenement. Olga Katzenmayer to Robert Lauckhardt. Mort \$6,000. Nov 23, 1908. 10:2670. nom
- Vyse av, No 1462, e s, 50 n Jennings st, 18.9x100, 2-sty frame dwelling. Release of all right, title and interest in any real or personal property of party 2d part under bankruptcy proceedings. The Press Co of Philadelphia to Eliz M Garner. Oct 16. Nov 20, 1908. 11:2995. nom
- Same property. Thomas Roberts to same. Q C. All title. Oct 14. Nov 20, 1908. 11:2995. nom
- Same property. C A Neyer et al doing business as the Keystone Hotel Supply Co of Philadelphia, Pa, to Eliz M Garner. Q C. All title. Oct 30. Nov 20, 1908. 11:2995. nom
- Vyse av, No 1462, e s, 50 n Jennings st, 18.9x100, 2-sty frame dwelling. Eliz M Garner to Anshel Garmise. Mort \$3,500. Oct 6. Nov 20, 1908. 11:2995. nom
- Vyse av, w s, 42.5 s 178th st, 100x150.3x100x149.11, vacant. Daniel Brady to Irving Construction Co. Mort \$8,500. Nov 17. Nov 20, 1908. 11:3126. other consid and 100
- Webster av | s e cor Woodlawn road, 50x100x81.8x104.7, va- Woodlawn road | cant. Annie O'Melia to Mary Dermody. Mort \$4,000. Nov 21. Nov 25, 1908. 12:3357. other consid and 100
- \*Westchester av, s s, 75 e Green av, 25x100. Augustin Hyland to James Hyland. B & S. Nov 10. Nov 25, 1908. nom
- \*Same property. Release dower. Cecelia V Hyland widow to same. Nov 24. Nov 25, 1908. nom
- Walton av, e s, 100 n 175th st, 80x69.1x93x116.7, vacant. Geo E Buckbee to Nathan B Levin Co, a corpn. Nov 24. Nov 25, 1908. 11:2825 and 2826. other consid and 100
- Woody Crest av, No 1007, w s, 125.11 n 164th st, late Kemp pl, 25.2x90.8, 3-sty frame tenement. Emeline A Kemp INDIVID and as TRUSTEE to Robert W Todd. Confirmation of deed recorded June 14, 1897, for \$3,000. Nov 18, 1908. Nov 20, 1908. 9:2512 nom
- Same property. Geo W Page to Harry Brown. Mort \$5,000. Nov 16. Nov 20, 1908. 9:2512. other consid and 100
- Washington av, Nos 1647 and 1651, w s, 180.5 n 172d st, 80.2x 140.1, two 5-sty brk tenements. Leland T Lane to Waldemar F Timme, of New Rochelle, N Y. Mort \$80,000. Nov 21. Nov 24, 1908. 11:2905. nom
- Westchester av, No 1360 | s e s, at w s Southern 1360 | Southern Boulevard, Nos 1025 to 1037 | Boulevard, runs s w 96.7 x s 101.5 x s w 15 x s 85.2 x e 100 x n along Southern Boule- vard 243 to beginning, five 6-sty brk tenements, stores on av.
- Fox st | n e cor 163d st, 100x223.7 to w s Simpson st x100x 163d st | 225.8, six 6-sty brk tenements.
- Simpson st |
- Southern Boulevard, w s, 443 s Westchester av, runs w 123.4 and 4.9 x s 2.2 x e 128.2 to st x n 2 to beginning, vacant. Release mort. Mutual Life Ins Co to American Real Estate Co. Nov 24, 1908. 10:2724 and 2725. 24,575.28
- Walton av, No 603, w s, 150 n e 150th st, 16.8x100, 3-sty brk dwelling. Silas H Jenkins to Emma H Thomas. All title. B S. Mort \$5,000. Apr 20. Nov 24, 1908. 9:2353. 7,000
- \*Waterbury av, s s, abt 87.9 w Fairmount av, runs s 99.9 x w 25 x s — x w 41.4 x n 84.7 to av x e 77.8. Lohbauer Park Impt Co to Adrienne Horstmann. June 18, 1908. Nov 20, 1908. other consid and 100
- \*Waterbury av, s e cor Waterbury av, 17.11x84.7x30.7x76.11. Geo A Steinmuller to same. Nov 19. Nov 20, 1908. other consid and 100
- \*Zulette av, s s, 325 w Mapes av, 50x100, Westchester. Collins Taylor Realty Co to Henrietta I Stellman. Mort \$1,000. Nov 20. Nov 21, 1908. other consid and 100
- \*2d av, e s, 180 n 1st st, 40x100, Olinville. Harriet L Wester- velt to Anna Drnek. Mort \$2,500. Nov 20. Nov 21, 1908. other consid and 100
- Plot begins 200 s Freeman st, at w line of Sec A of Vyse estate, runs w 20.1 to point 95 w Hoe av x s 33.4 x e 17.8 x n 33.5 to beginning, it being intended to convey all land lying e of a line 105 e Southern Boulevard and bet two parallel lines 200 and 233.4 s Freeman st, vacant. John P Leo to Jennie M Branden- burg. Nov 18. Nov 20, 1908. 11:2979. other consid and 100
- Plot begins 233.4 s Freeman st, and adj west line of property shown on map Sec A Vyse estate, runs w 17.8 to a line 95 w Hoe av x s 33.4 x e 15.2 x n 33.5 to beginning, vacant. John P Leo to Samuel Eisnitz. Nov 18. Nov 20, 1908. 11:2979. other consid and 100
- \*Plot begins 740 e White Plains road, at point 570 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to be- ginning, with right of way over strip to Morris Park av. Ike Melnik to William Ritsert. Mort \$5,100. Nov 23. Nov 24, 1908. other consid and 100



**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

**LEASES**

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

Nov. 20, 21, 23, 24 and 25.

**BOROUGH OF MANHATTAN.**

Baxter st, No 19. Assign lease. Paul Bacigalupo to John D Haase. Nov 18. Nov 20, 1908. 1:161.....nom  
Bleecker st, Nos 323 and 325. Assign lease. Carl Scheib to Bertha Scheib. Nov 17. Nov 24, 1908. 2:591.....nom  
Bleecker st, Nos 323 and 325. double store. Augustino De Leo to Carl Scheib; from Sept 1, 1908, to Apr 30, 1911. Nov 24, 1908. 2:591.....960  
Bleecker st, Nos 323 and 325. Assign lease. Bertha Scheib to William Zoll. Mort \$1,900. Nov 17. Nov 25, 1908. 2:591.....nom  
Broome st, No 390, store. Antonio De Donato to Matthew Plantiero; 5 years, from May 1, 1908. Nov 25, 1908. 2:471.. 1,020  
Cathedral Parkway, n e cor Manhattan av, corner store and store adj, &c. Assign lease. Labes & Hamilton to H Koehler & Co. Nov 24. Nov 25, 1908. 7:1846.....nom  
Cathedral Parkway, n e cor Manhattan av, cor store, store adj and basements. Doric Realty and Holding Co to Labes & Hamilton; 9 years, from Oct 1, 1908. Nov 25, 1908. 7:1846.....3,200 and 3,500  
Chambers st, No 144. Surrender lease. Theodore Kemm et al to Henry O Heuer EXR, &c, Henry Heuer. All title. June 26. Nov 23, 1908. 1:137.....other consid and 600  
East Broadway, No 265, s e cor Montgomery st. Surrender lease. Ansel Karmel to Barnet Goldfein and Jacob Lazerowitz. All title. Oct 1, 1906. Nov 20, 1908. 1:287.....other consid and 100  
Essex st, Nos 77 and 79. Surrender lease. Solomon Berg to Fannie Lefkowitz. All title. Nov 20. Nov 25, 1908. 2:409.....nom  
Hudson st, No 432, store, &c. Mary S Von Kampen to Bessie Blumberg; 3 years, from Oct 1, 1908. Nov 25, 1908. 2:583.....420  
North Moore st, No 16, s w cor Varick st, store, &c.....  
North Moore st, No 18, store, &c.....  
Richard W Block to Ernest W Fick; 6 years, from May 1, 1908. Nov 23, 1908. 1:189.....2,000  
Same property. Assign lease. Ernest W Fick to John Kamena. Nov 18. Nov 23, 1908. 1:189.....nom  
Oliver st, Nos 38 and 40, west store. Ann Sheeran to John Budd; 3 years, from Nov 1, 1908. Nov 23, 1908. 1:279.....540  
Pike st, Nos 20 and 22, north store. Julius Tishman to Abraham Small; 3 years, from Oct 1, 1908. Nov 24, 1908. 1:282.....660 and 720  
St Marks pl, No 113, all. Surrender lease. Harry Friedman to Joseph Langman. All title. Nov 19. Nov 20, 1908. 2:436.....70  
2d st, No 312, all. Conrad Petri to Abraham Lieberman; 1 year, from May 1, 1908, with privilege of renewals. Nov 25, 1908. 2:372.....750  
3d st, No 241 East, east store. Elizabeth Traudner and ano to V Loewers Gambrius Brewery Co; 4 5-12 years, from Dec 1, 1908. Nov 20, 1908. 2:386.....360  
15th st, Nos 238 and 240 West, west store. Morris Kittenplan and ano to Schabse Dickstein; 3 years, from Dec 1, 1911. Nov 23, 1908. 3:764.....360  
17th st, No 24 West, parlor store. Hiram J Hays to David Umanoff; 8 years, from Feb 1, 1909. Nov 23, 1908. 3:818.....1,200 to 1,500  
19th st, No 337, n s, 375 e 9th av, 24.9x91.11. Consent to assign lease. Katharine T Moor eto Louisa wife of Andrew Greis and Garret S Wright. Nov 12. Nov 25, 1908. 3:743.....nom  
Same property. Assign lease. Garret S Wright to Louisa wife of Andrew Greis. All title. Nov 16. Nov 25, 1908. 3:743.....nom  
24th st, No 406 West. Consent to assign lease. Clement C Moore to Richard H and Wm H Commons and Thos J Clarke. Nov 16. Nov 20, 1908. 3:721.....nom  
Same property. Assign lease. Thos J Clarke to Richard H and Wm H Commons. All title. Nov 14. Nov 20, 1908. 3:721.....nom  
29th st, No 14 West, 4 rooms on 1st floor. Thos McD Caffrey to Rose A McNiff; 2½ years, from Nov 1, 1908. Nov 24, 1908. 3:830.....1,200 and 1,500  
36th st, No 11, n s, 225 w 5th av, 25x98.9, all. Fannie R Gaunt to Lord & Taylor Co 15 years, from June 1, 1906, with 3 years renewal at \$10,000 and further renewal of 3 years at \$12,000. Nov 23, 1908. 3:838.....taxes, &c, and 6,000 and 8,000  
62d st, No 231 West, all. Harry Saltzman to Max Rosenkrantz; 5 years, from Sept 1, 1905. Nov 24, 1908. 4:1154.....2,100  
102d st, No 100 East. Assign lease. Daniel Collins and ano to Patrick McGovern. Nov 14. Nov 20, 1908. 6:1629.....nom  
147th st, No 300 West, corner store, &c. Simon. Kurzman & Segall to George Oberdorfer; 7 years, from Dec 1, 1908. Nov 24, 1908. 7:2045.....1,500 to 1,800  
153d st, No 461 West, all. Mary A Harriot to Joseph M Bleyer; 3 years, from May 1, 1909. Nov 25, 1908. 7:2068.....1,100  
Av A, No 1682, store, &c. Alexander Woszczyński and ano to George Hobc; 5 years, from May 1, 1909. Nov 23, 1908. 5:1585.....900  
Broadway, No 4154. Assign lease. Thomas Mortimer to Wm J Coyle. Nov 19. Nov 20, 1908. 8:2145.....nom  
Columbus av, No 815. Assign lease. The Excelsior Brewing Co to Michael and Thomas Donnelly. All title. Nov 16. Nov 23, 1908. 7:1835.....nom  
Columbus av, No 815.....nom  
100th st, No 74 West.....  
Assign lease. Michael and Thomas Donnelly to Maurice M McCormick. Mort \$4,500. Nov 16. Nov 23, 1908. 7:1835.....nom  
Columbus av, No 815.....  
100th st, No 74 West.....  
Assign lease. Maurice M McCormick to Geo C Kienzle. Mort \$4,500. Nov 16. Nov 24, 1908. 7:1835.....nom  
2d av, No 2034, north store, &c. Bernhard Boff to Herman Folcke; 3 years, from Aug 1, 1908. Nov 24, 1908. 6:1676.....720

3d av, No 587, store. Kry Lyn Realty Co to Isaac Kemelhor; 3 years, from Nov 1, 1908, with 2 years renewal. Nov 21, 1908. 3:919.....1,200  
6th av, No 28, all. Augusta Marks to Abraham Marks; 4 6-12 years, from Nov 1, 1908. Nov 23, 1908. 2:543.....taxes, &c, and 1,500  
7th av, No 209, n e cor 22d st, all. Adolph Kroencke to Thomas Kieran; 10 7-12 years, from Oct 1, 1908. Nov 24, 1908. 3:798.....2,500  
7th av, No 209, n e cor 22d st. Assign lease. Thomas Kieran to Davies J Marshall. Mort \$4,310. Nov 23. Nov 25, 1908. 3:798.....nom  
8th av, No 893. Assign lease. Thomas Malone to William Zoll. Mort \$1,870. Nov 25, 1908. 4:1044.....nom  
8th av, Nos 619 and 621, the basement. Julius Schattman to Peter W Burney and Dallas Hughes; 5 years, from May 1, 1908. Nov 24, 1908. 4:1031.....1,250  
8th av, No 893, store, &c. Henry Hesse to Thomas Malone; 5 9-12 years, from Aug 1, 1908. Nov 24, 1908. 4:1044.....1,800  
8th av, No 2366, s e cor 127th st. Assign lease. Thos J Clines to John Houston and ano. Nov 19. Nov 20, 1908. 7:1932.....nom  
8th av, No 791, n w cor 48th st. Assign lease. Andrew Finnegan to Davies J Marshall. Nov 17. Nov 20, 1908. 4:1039.....nom  
9th av, No 639, store, &c. Wilhelmine and Wm H Barklage EXRS, &c, John H Barklage to Thos P Lynch; 5 years, from Nov 1, 1908. Nov 20, 1908. 4:1054.....2,040  
9th av, No 95, store, &c. Jacob Levy to Charlotte Horn; 3 5-12 years, from Dec 1, 1909. Nov 20, 1908. 3:714.....900  
10th av, No 761, store and cellar with all of building in rear. Louisa Muller to Leonard H Lang, of Weehawken, N J; 5 yrs, from Nov 23, 1908, 5 years renewal. Nov 23, 1908. 4:1080.. 1,500  
11th av, No 546, all. Wm Von Twistern to John P Spade; 5½ years, from Nov 1, 1907. Nov 20, 1908. 4:1070.. 1,800 and 2,000  
11th av, No 852, store, &c. William Allan to George Engelhardt; 5 years, from Feb 1, 1908. Nov 24, 1908. 4:1086.....900  
11th av, No 658, south store, &c. Samuel C Baum to Frank Agell; 2 years, from Nov 1, 1908. with 2 years renewal. Nov 24, 1908. 4:1076.....240

**BOROUGH OF THE BRONX.**

Division st, n w cor Spuyten Duyvil road, 25x100, all. Frank A Beckman to Abraham H Kaplan; 3 years, from Dec 1, 1908. Nov 24, 1908. 13:3407.....432  
138th st, No 420 East, east store, &c. Henry Strubbe to Morris Harrison; 2 years, from May 1, 1908. Nov 23, 1908. 9:2282.. 600  
Gerard av, w s, 259.4 s 144th st, 53.2x524.2 to Harlem River x51.4 x537.2, all. Charles Van Riper to Cross, Austin & Ireland Lumber Co; 5 years, from Apr 1, 1909. Nov 21, 1908. 9:2349.. 3,500  
St Anns av, No 158.....  
135th st, No 570 East.....  
Assign lease. John Jackson to Geo C Kienzle. Mort \$2,400. Nov 24, 1908. 10:2547.....nom  
Tremont av, No 469 East, n w cor Washington av. Assign lease and chattels, &c. Frederick Cook to Wm D Wells. Mort \$6,565.42. Nov 21. Nov 23, 1908. 11:3034.....nom  
Westchester av, No 1800, s e cor Beach av, store, &c. Jane Kelleher to William Seitz; 5 years, from Oct 1, 1908. Nov 23, 1908. \*10:2672.....720 to 900  
Willis av, No 219, store. Caroline M Behnken to Robert E Ward and ano; 5½ years, from Nov 1, 1908. Nov 24, 1908. 9:2299.....1,500  
Willis av, No 219. Assign lease. Robt E Ward and ano to Consumers Brewing Co. Oct 29. Nov 24, 1908. 9:2299.....nom  
3d av, No 3339, n w cor 165th st. Assign lease. Philip Antes to William Zoll. Nov 21. Nov 24, 1908. 9:2370.....nom  
3d av, No 3339, w s, all. George Shepherd to Philip Antes; 5 years, from Jan 1, 1909. Nov 23, 1908. 9:2370.....1,000

**MORTGAGES**

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.  
Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.  
The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.  
Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.  
Mortgages against Bronx property will be found altogether at the foot of this list.

Nov. 20, 21, 23, 24 and 25.

**BOROUGH OF MANHATTAN.**

Alterisi, Louis, of Brooklyn, N Y, to Giovanni Guglielmetti and ano. 104th st, No 320, s s, 200 e 2d av, 25x100.11. Prior mort \$..... 1,500  
Nov 23, 2 years, 6%. Nov 24, 1908. 6:1675.  
Ainsworth, Frank H. to E Matilda Ziegler et al exrs, &c, Wm Ziegler. 102d st, No 308, s s, 150 w West End av, 19x100.11. Nov 25, 1908. due Jan 1, 1912, 5%. 7:1889. 19,000  
American Mortgage Co with Pendent Realty Co, Isaac Schmeidler and Irving Bachrach, and Henry Schmeidler. 110th st, s s, 125 e 2d av, 150x100.11. Agreement apportioning mort. Oct 17. Nov 21, 1908. 6:1681. nom  
Akulin, Harry to LAWYERS TITLE INS & TRUST CO. Manhattan av, No 509, w s, 20.11 n 121st st, 16x90. P M. Nov 20. 5 years, 5%. Nov 21, 1908. 7:1948. 10,000  
Beckert, Sophia I to John R Hegeman et al trustees METROPOLITAN STAFF SAVINGS FUND. 48th st, No 557, n s, 100 e 11th av, 25x100.4. Nov 23, 1908, due May 1, 1912, 5½%. 4:1077. 14,000  
Brown Realty Co to Adolf Weiss. 5th av, No 92, w s, 77.5 s 15th st, 25.9x100. June 29, installs, 6%. Nov 20, 1908. 3:816. 1,500



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AND

**BROOKLYN,****NEW YORK****IRON WORK**

- Bernstein, Samuel and John Bogart with Abraham Satz. Allen st, No 27. Agreement as to extension and subordination of mort, &c. Nov 1. Nov 21, 1908. 1:300. nom
- Barthold, Rodolfo G to Christoph F Bode and ano exrs, &c, Adolph H Bode. West st, No 406, n e cor Charles st, Nos 169 and 171, 20.11x86.5x20.3x92. P M. Nov 16, 3 years, 5%. Nov 21, 1908. 2:637. 19,600
- Bowron, Henry S, of Stamford, Delaware Co, N Y, with Antonio Ferrara and Salvatore Rizzo. 29th st, No 233 East. Extension of mort for \$10,000 to Aug 15, 1911, at 5%. Nov 19. Nov 21, 1908. 3:910. nom
- Bailey, Thomas with Martha B Mosher, Jacob Stein and Ernst M Levy. Broadway, No 3550. Subordination of mechanics lien to mort. Nov 13. Nov 20, 1908. 7:2077. nom
- Same with St Lukes Hospital and Martha B Mosher. Same property. Subordination of mechanics lien to mort. Nov 13. Nov 20, 1908. 7:2077. nom
- Bodenmuller, Maria to De Witt C Flanagan and ano. 2d av, No 2329. Saloon lease. Feb 14, demand, 6%. Nov 25, 1908. 6:1784. 3,000
- Burr, Franklin as exr Jos T Burr with Josephine Trier. 3d st, No 68, s s, 50 w West Broadway, 25x irreg to c l of former lane x20.9x120.4. Extension of \$20,000 mort until Aug 1, 1911, at 5%. Nov 5. Nov 24, 1908. 2:537. nom
- Bernstein, David A, of Hoboken, N J, to Oscar F Zollkoffler et al. 113th st, s s, 193.3 w Amsterdam av, 31.9x100.11. P M. Nov 24, 2 years, 5%. Nov 25, 1908. 7:1884. 15,000
- Baker, Sarah V to LAWYERS TITLE INS AND TRUST CO. 79th st, No 8, s s, 175 e 5th av, 35x102.2. P M. Nov 21, 1 year, 5%. Nov 25, 1908. 5:1393. 85,000
- Braender Building and Construction Co to ALBANY COUNTY SAVINGS BANK of City of Albany. Broadway, Nos 3580 to 3588, n e cor 147th st, 99.11x125. Nov 24, 5 years, 5%. Nov 25, 1908. 7:2079. 225,000
- Same to same. Same property. Certificate as to above mort. Nov 24. Nov 25, 1908. 7:2079.
- Burnham, Williams & Co, proprietors of the Baldwin Locomotive Works of Philadelphia, Pa, lessors with the receivers of the Pittsburg, Shawmut & Northern Railroad, lessees. Contract and general mortgage and loan for 36 months of 6 freight locomotives valued at \$15,950 each. Nov 25, 1908. Notes, total 103,134.40
- Boehm, Abraham and Lewis Coon to SEAMENS BANK FOR SAVINGS in City N Y. Broadway, Nos 832 and 834, e s, 100.6 s 13th st, 48x95.4x48x95.3. Nov 25, 1908, 3 years, 5%. 2:564. 300,000
- Bruno, Nunzo A to Isabella Tato and ano. 108th st, No 217, n s, 210 e 3d av, 25x100.11. Nov 20, due Apr 20, 1909, —. Nov 24, 1908. 6:1658. 2,000
- Brand, Herman and Julius Felsenthal to Chas de Rham, Jr, as trustee for Mary L Foster. Columbus av, No 985, e s, 50.7 n 108th st, 25.3x100. Nov 24, 1908, 5 years, 5%. 7:1844. 25,000
- Corrigan, Madeline to Jos M Lichtenauer. 111th st, No 84, s s, 114 w Park av, 16x100.10. P M. Nov 21, 3 years, 5%. Nov 24, 1908. 6:1616. 9,000
- Crystal Realty & Construction Co to UNION DIME SAVINGS INSTN. Broadway, Nos 3848 to 3854, s e cor 161st st, 99.11x100. Nov 24, 1908, 5 years, 5%. 8:2119. 175,000
- Same to same. Same property. Certificate as to above mort. Nov 24, 1908. 8:2119.
- Crystal Realty & Construction Co to UNION DIME SAVINGS INSTN. Broadway, Nos 3840 to 3846, n e cor 160th st, 99.11x100. Nov 24, 1908, due Nov 1, 1913, 5%. 8:2119. 175,000
- Same to same. Same property. Certificate as to above mort. Nov 24, 1908. 8:2119.
- Century Mortgage Co with John E Simons and ano. 173d st, No 526 West. Extension of \$33,000 mort until April 30, 1912, at 5½%. Nov 25, 1908. 8:2129. nom
- Corning, Marion A and Frances M Turner with SEAMENS BANK FOR SAVINGS in City N Y. Great Jones st, No 41. Extension of \$30,000 mort until May 15, 1911, at 4½%. Nov 25, 1908. 2:530. nom
- Citizens Investing Co to Grace T Wells. Spring st, No 5, n s, 101.2 w Bowery, runs n 112.9 x w 25 x s 106.11 x e 25.2 to beginning. Nov 25, 1908, 5 years, 4½%. 2:492. 24,000
- Same to same. Same property. Certificate as to above mort. Nov 25, 1908. 2:492.
- CENTURY BANK of City N Y to Henry M Rosenbaum. 98th st, Nos 57 and 59 West. Certificate as to reduction of mort. Nov 20. Nov 25, 1908. 7:1834.
- Curry, Terrence to DeWitt C Flanagan and ano trustees, &c. 47th st, No 229 East. Saloon lease. June 30, demand, 6%. Nov 25, 1908. 5:1321. 2,500
- Cohen, Herman and Sylvain Werdenschlag to Joseph H Davis. 143d st, Nos 525 and 527, n s, 170.10 e Broadway, 70.10x99.11. P M. Prior mort \$85,000. Nov 20, due Dec 1, 1910, 6%. Nov 23, 1908. 7:2075. 15,000
- Cohen, Maurice to ALBANY SAVINGS BANK. Lenox av, No 664, e s, 35.10 n 143d st, runs e 96.2 x n 24 x e 16.7 x n 39.11 x w 27.10 x s 25 x w 85 to av, x s 39 to beginning. Nov 20, 1908, 5 years, 5%. 6:1741. gold, 36,000
- Cohen, Maurice to ALBANY SAVINGS BANK. Lenox av, No 660, n e cor 143d st, No 97, 35.10x96.2x35.10x96.2. Nov 20, 1908, 5 years, 5%. 6:1741. 36,600
- Same and JEFFERSON BANK with same. Same property. Subordination agreement. Nov 20, 1908. 6:1741. nom
- Cruikshank, James H, of Brooklyn, N Y, to Rose Fox. Beach st, No 10, s s, abt 100 e Varick st, 27.3x73.7x25x85, w s, Building loan. Nov 20, 1908. due Feb 1, 1909, 6%. 1:190. 16,500
- Chelsea Realty Co with Summer Deane. Nagle av, c l, 430 s w from c l of Ellwood st, runs s e 250 x s w 100 x n w 250 to av x n e 100 to beginning. Extension \$3,000 mort until Nov 20, 1909, at 6%. Nov 20, 1908. 8:2171. nom
- Cady, Alice V, of Rochelle Park, New Rochelle, N Y, to whom it may concern. 73d st, No 112, s s, 121 w Columbus av, 18x102.2. Certificate as to payment of \$2,000 on account of mort of \$8,000. Oct 26. Nov 20, 1908. 4:1144.
- Corporation for the Relief of Widows and Children of Clergymen of the P E Church in State N Y with Sander Frankel. 3d st, No 314 East. Extension of mort for \$12,000 to Nov 29, 1911, at interest increased from 4½% to 5%. Oct 28. Nov 23, 1908. 2:372. nom
- Caputo, Pasquale to Joseph Doelger et al. 114th st, No 317 East. Saloon lease. Nov 21, demand, 6%. Nov 23, 1908. 6:1685. 400
- Cohen, Maurice and JEFFERSON BANK with ALBANY SAVINGS BANK. Lenox av, No 664, and 143d st, No 97 West. Two subordination agreements. Nov 20, 1908. 6:1741. nom
- de Hierapolis, Emilie S to EQUITABLE LIFE ASSUR SOC of the U S. 111th st, No 120, s s, 203.9 w St Nicholas av, 15x100.11. Nov 25, 1908, due Jan 1, 1913, 5%. 7:1820. 9,500
- Donald, Peter to Guiseppe Labriola as trustee for Antoinette Scarpelli. 1st av, No 2279. Certificate as to reduction of mort. Nov 25, 1908. 6:1689.
- Deutsch, Solomon and Alfred Abeles to LAWYERS TITLE INS & TRUST CO. 102d st, No 165, n s, 264.6 w 3d av, 27x100.11. Nov 25, 1908, 5 years, 5%. 6:1630. 15,500
- Deutsch, Solomon and Alfred Abeles to LAWYERS TITLE INS & TRUST CO. 102d st, No 163, n s, 291.6 w 3d av, 27x100.11. Nov 25, 1908, 5 years, 5%. 6:1630. 15,500
- Darrow, Emeline J to General Society of Mechanics and Tradesmen of City N Y. 91st st, No 308, s s, 324 e Riverside Drive, 17x100.8. Nov 24, 5 years, 5%. Nov 25, 1908. 4:1251. 15,000
- Dow, Ethel A, of Cambridge, Mass, to Wm L Shearer and ano. 30th st, Nos 245 and 247, n s, 100 w 2d av, 50x98.9. P M. Oct 29, 5 years, 5%. Nov 25, 1908. 3:911. 45,000
- Doctor, Emanuel to Charles M Rosenthal. Edgecombe av, s w cor 150th st, 99.11x100. Building loan. Nov 20, due June 1, 1910, 6%. Nov 23, 1908. 7:2053. 80,000
- Same to same. Same property. P M. Nov 20, due, &c, as per bond. Nov 23, 1908. 7:2053. 75,000
- Dudgeon, Franklin, of Locust Valley, L.I, to Cornelius J Keily as trustee. Broome st, No 82, n e cor Columbia st, 25x37; Broome st, No 76, n s, 83.2 e Columbia st, 19.7x50; Broome st, No 80, n s, 27.8 e Columbia st, 27.8x37; Broome st, No 78, n s, 52.8 e Columbia st, 31.6x50x31x50; Columbia st, e s, 37 n Broome st, runs e 50 x n 13 x e 50 x n 25 x w 100 to st, x s 38 to beginning; Plot begins 50 n Broome st and 100 e Columbia st, runs n 25 x e 3 x s 25 x w 3 to beginning; Columbia st, e s, 75 n Broome st, 25x100; Plot begins 37 n Broome st and 50 e Columbia st, runs e 2.6 x n 13 x w 2.6 x s 13 to beginning. ¼ part. Nov 19, 1 year, 6%. Given to secure note. Nov 23, 1908. 2:332. 4,400
- Engel, Rosa with Sigmund M Lehman et al trustees Mayer Lehman. 7th st, No 97, n s, 118.2 e 1st av, 24.2x97.6. Extension of mort for \$25,000 to Oct 30, 1911, at 5½%. Oct 30. Nov 21, 1908. 2:435. nom
- Ebel, Katharina to Franziska M Britting. 55th st, No 427, n s, 339 e 1st av, 20x62.9x—x66.4. Prior mort \$9,000. Nov 21, 1 year, 6%. Nov 23, 1908. 5:1364. 2,000
- Everson, Duane S with Wm S Patten. Riverside Drive, e s, 175 s 122d st, 25x200 to w s Claremont av. Extension of \$5,000 mort until Feb 8, 1912, at 6%. Nov 24, 1908. 7:1991. nom
- Same with same. Same property. Extension of \$20,000 mort until Dec 15, 1911. Nov 24, 1908. 7:1991. nom
- Elliman, Lawrence B to U S TRUST CO of N Y. 70th st, No 173, n s, 141.8 w 3d av, 16.8x100.5. Nov 23, due Dec 1, 1911, 4½%. Nov 25, 1908. 5:1405. 14,000
- Ellison, Adolph S to TITLE GUARANTEE & TRUST CO. Columbus av, No 462, w s, 25.8 n 82d st, 25.6x100. Nov 24, 1908, due, &c, as per bond. 4:1213. 25,000
- Frank Louis with LAWYERS TITLE INS & TRUST CO and ano trustees Wolf Krosenthal. Houston st, No 267, s w cor Suffolk st, Nos 177 and 179, 25x60; Suffolk st, No 175, n w s, 60 s w Houston st, 20x25. Extension of \$10,000 mort until Nov 1, 1910, at 4½%. Nov 18. Nov 23, 1908. 2:355. nom
- Fox, Louise wife of Julius B to K Frances Coleman. Av B, No 299, e s, 36 s 18th st, 37.4x100. P M. Nov 25, 1908. 2 years, 5%. 3:985. 25,000
- Franklin, Morris and Caroline A Suydam with Jacob Saphirstein. Madison st, No 228, s s, 22.6 e Jefferson st, 21.1x80. Subordination agreement. Nov 18. Nov 20, 1908. 1:270. nom
- Finneran, Mary A to William Schweizer. 46th st, No 447, n s, 479.2 w 9th av, 24.2x100.5. Prior mort \$10,000. Nov 20, 1908, due, &c, as per bond. 4:1056. 4,000
- Ford, Daniel E to NORTHERN NEW JERSEY TRUST CO. 131st st, No 636, s s, 225 e 12th av, 25x99.11. Nov 23, 1908, 1 year, 6%. 7:1997. 6,000
- Fraad, Daniel with Simon Pretzfeld. 136th st, Nos 492 and 494, s s, 50 e Amsterdam av, 50x99.11. Agreement as to share ownership in mortgage. Nov 23, 1908. 7:1972. nom
- Goldenkranz, Mary to Solomon Goldenkranz. 8th st, or St Marks pl, No 68, s s, abt 200 w 1st av, 25x89.6. All title to strip lying in front of above being 25x8. Prior mort \$20,000. Nov 20, 2 years, 6%. Nov 23, 1908. 2:449. 2,200
- Groden, Emily C with Michael Hallinan. 49th st, No 547 West. Extension of \$5,000 mort until Oct 14, 1911, at 4½%. Nov 21, 1908. 4:1078. nom
- Guidex, Hermine to Thos B Briggs. 80th st, No 158, s s, 89.6 e Lexington av, 16.6x102.2. P M. Prior mort \$10,000. Nov 20, 3 years, 5%. Nov 21, 1908. 5:1508. 2,000
- Grossman, Minnie to Annie Solomon and ano. 107th st, No 228, s s, 225 w 2d av, 25x100.11. Nov 21, 1908, due Jan 20, 1909, interest as per bond. 6:1656. 1,000
- Guida, Luigi, Antonino and Luigi Cosentino to Henry Schmeidler. 110th st, s s, 250 e 2d av, 25x100.11. P M. Prior mort \$—. Oct 30, installs, 6%. Nov 21, 1908. 6:1681. 2,500
- Gilronan, Nora to Maude T Mason. 148th st, No 532, s s, 367.6 w Amsterdam av, 15.6x99.11. P M. Prior mort \$10,000. Nov 6, due May 14, 1910, 6%. Nov 20, 1908. 7:2079. 3,000
- Gracehill Realty Co to Vadrick Realty Co. Cathedral Parkway, n s, 341.8 w Amsterdam av, 108.4x100; 144th st, s s, 275 w Broadway, 106.3x100x110.7x99.11. P M as to first parcel. Prior mort on first parcel \$—, on second parcel \$188,750. Nov 19, due as per bond 6%. Nov 20, 1908. 7:1882. 16,000
- Same to same. Same property. Certificate as to above mort. Nov 19. Nov 20, 1908. 7:1882.
- Griggs, Emily F wife of and Herbert L with THE SEAMENS BANK FOR SAVINGS. 86th st, No 1 East. Extension of mort for \$25,000 to May 15, 1911, at 4½%. Nov 21. Nov 24, 1908. 5:1498. nom
- Gracehill Realty Co to Vadrick Realty Co. 111th st, No 509, s s, 200 w Amsterdam av, 75x91.10. P M. Prior mort \$39,000. Nov 19, 1 year, 6%. Nov 20, 1908. 7:1882. 6,000



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- Halloway, John A and May, and Nellie C Mergardt to EMIGRANT INDUSTRIAL SAVINGS BANK. 32d st, No 315, n s, 200 e 2d av, 20x98.9. Nov 24, 1908, 3 years, 5%. 3:938. 4,500
- Hirsch, Caroline with Ellen Prendergast. 1st av, No 341. Extension of \$9,000 mort until Dec 1, 1911, at 5%. Nov 25, 1908. 3:925. nom
- Hunterdon Realty and Construction Co to Leo H Hirsch. 144th st, Nos 242 and 244, s s, 400 e 8th av, 50x99.11. Prior mort \$42,000. Nov 24, due, &c, as per bond. Nov 25, 1908. 7:2029. 10,000
- Same to same. Same property. Certificate as to above mort. Nov 24. Nov 25, 1908. 7:2029. —
- Holland Holding Co to Harry B Cutner. 22d st, Nos 147 and 149, n s, 255 e 7th av, 45x98.9. P M. Nov 19, 1 year, 6%. Nov 20, 1908. 3:798. 10,000
- Holl, Lena wife of and John to Wm McBrien. 83d st, No 166, s s, 149.8 w 3d av, runs s 102.2 x w 16.1 x n 50.2 x e 0.6 x n 52 to st, x e 15.7 to beginning. Aug 11, due Oct 1, 1911, 6%. Nov 20, 1908. 5:1511. 10,000
- Holthaus, Franziska, of Brooklyn, N Y, to Julius Karlsberg and ano. 76th st, Nos 221 and 223, n s, 255 e 3d av, two lots, each 25x102.2. Two P M mortgs, each \$2,375. Two prior mortgs \$12,000 each. Nov 12, 5 years, 6%. Nov 20, 1908. 5:1431. 4,750
- Heins, Sophie with Audubon Heights Realty Co and ano. 158th st, Nos 537 and 539 West. Extension of \$8,000 mort until Apr 1, 1911. Nov 11. Nov 23, 1908. 8:2117. nom
- Increment Realty Co to Cath McCrorken. Amsterdam av, No 842, n w cor 101st st, No 201, 25.11x93.9 to e 1 Old Bloomingdale road, x25.11x95.3. Prior mort \$——. Nov 20, 1908, 3 years, 6%. 7:1873. 10,000
- Ireland, James D to Frank H Keeler. West Broadway, Nos 566 to 576, n w cor 3d st, Nos 65 and 67, runs n 209.6 to Washington sq South, No 64 or 4th st, No 72, x w 25 x s 56.8 x w 25 x s — x s 153 to st, x e 50 to beginning. Prior mort \$190,000. Aug 1, 1 year, 6%. Nov 20, 1908. 2:538. 5,000
- Jennings, Frederic B and John B McCullough with Augustus Hemenway et al trustees Augustus Hemenway. Beaver st, No 37 Extension of \$50,000 mort until Oct 1, 1911, at 4½%. Nov 24, 1908. 1:25. nom
- Jung, Edw to Chas A Metzger. 123d st, No 425, n s, 274.6 e 1st av, 16.8x100.11. Prior mort \$——. Nov 24, 3 months, 6%. Nov 25, 1908. 6:1811. 200
- Janinski, Frida wife of and John P to Ellen A Buckley and ano. 58th st, Nos 227 and 229, n s, 230 w 2d av, 25x100.4. Nov 20, 1 year, 6%. Nov 21, 1908. 5:1332. 1,200
- Jones, Joseph T B to UNION TRUST CO of N Y. Chambers st, No 144, s s, 75.2 w West Broadway, 24.11x75x25x75. P M. Nov 16, 5 years, 4½%. Nov 23, 1908. 1:137. 50,000
- Kazemier, Julius and John to Clarence R Conger. Monroe st, No 12, s s, 175.11 e Catharine st, 25.2x61.1x25x61.19. Nov 13, due May 1, 1913, 5%. Nov 23, 1908. 1:253. 15,000
- Krasnoff, Mary and Lawrence E Brown as committee to Lambert Suydam. 7th st, Nos 213 and 213½, n s, 249.8 n w Av C, 33.4x 97.6. Subordination agreement. Nov 23, 1908. 2:390. nom
- Krasnoff, Mary to Lambert Suydam. 7th st, Nos 213 and 213½, n s, 249.8 n w Av C, 33.4x97.6. Nov 13, due, &c, as per bond. Nov 23, 1908. 2:390. 26,000
- Kittenplan, Morris and Chas Rubinger to Joseph L Buttenwieser. 15th st, Nos 234 to 242, s s, 444.4 w 7th av, 90x103x90x103.3. P M. Nov 5, due May 1, 1909, 6%. Nov 23, 1908. 3:764. 5,000
- Koenigsberger, Henrietta with EXCELSIOR SAVINGS BANK. 127th st, No 126, s s, 300 w Lenox av, 50x100.11. Extension of \$65,000 mort until Jan 5, 1912. Nov 24. Nov 25, 1908. 7:1911. nom
- King (J B) & Co to THE PENN MUTUAL LIFE INS CO, of Philadelphia, Pa. Consent to mort for \$30,000 on property in Buffalo, N Y. Nov 21, 1908. Genl mortgs. —
- Same to same. Certificate as to mort for \$30,000 on property in Buffalo, N Y. Nov 12. Nov 21, 1908. Genl mortgs. —
- Kuhn, Wm to Isaac Lowenfeld. 161st st, s s, 100 e Broadway, 72x 99.11. P M. Prior mort \$——. Nov 18, 1 year, 6%. Nov 20, 1908. 8:2119. 20,000
- Kane, Terrance P with Womens Prison Assoc and Home. 179th st, No 511, n s, 183.4 w Amsterdam av, 41.8x100. Extension of \$32,500 mort until June 20, 1912. Nov 23. Nov 24, 1908. 8:2152. nom
- Klein, Jacob to James A Hogan. 106th st, No 59, n s, 150 e Madison av, 25x100.11. P M. Prior mort \$5,000. Nov 24, 2 years, 6%. Nov 25, 1908. 6:1612. 1,150
- Kelly, Louise L and Robt E to MUTUAL LIFE INS CO of N Y. 41st st, No 220, s s, 247.6 e 3d av, 22.6x98.9. Nov 25, 1908, due, &c, as per bond. 5:1318. 13,000
- Kohn, Arnold to GREENWICH SAVINGS BANK. Madison av, No 1829, s e cor 119th st, 25.11x100. Nov 25, 1908, 3 years, 5%. 6:1745. 30,000
- Kramer, Gottlieb to Abraham Davis. Eldridge st, No 10, e s, 109.7 n Division st, 20.1x65.6x20x65.6. Prior mort \$15,000. Nov 24, due July 9, 1912, 6%. Nov 24, 1908. 1:293. 5,000
- Kilgore, Nellie F to County Holding Co. 45th st, Nos 35 to 39, n s, 425 w 5th av, 50x100.5. Nov 24, 1908, 2 years, 5½%. 5:1261. 121,000
- Kerr, Margt A to Katie D Drummond. 46th st, No 137, n s, 100 e Lexington av, 20x100.5. Nov 24, 1908, due Nov 1, 1910, 5%. 5:1301. 1,500
- Labatut, William heir Mary E Runyan and George Labatut to Mary E T McDermott. West Washington pl, No 108 (35), s w s, 101 n w 6th av, 21x75. Nov 24, 1908, demand, 5%. 2:592. 450
- Levy, Julius, N Y, and Charles de Rham, Jr, of Cold Springs, Putnam Co, N Y, as trustee Mary L Foster with Herman Brand and Julius Felsenthal. Columbus av, No 985, e s, 50.7 n 108th st, 25.3x100. Subordination agreement. Nov 23. Nov 24, 1908. 7:1844. nom
- Lustig, Samuel exr, &c, Morris K Lustig with Edwin W Greenbowe. 3d av, No 1834. Extension of \$14,000 mort until July 27, 1913. Nov 23. Nov 24, 1908. 6:1629. nom
- Lawyers Mortgage Co with Morris Singer. Madison st, No 224 (210), s w cor Jefferson st, No 46, 26.1x70. Extension of \$36,000 mort until Nov 10, 1913, at 5%. Nov 17. Nov 23, 1908. 1:271. nom
- Lawyers Mortgage Co with Cyrille Carreau. 6th av, No 806, e s, 62.11 s 46th st, 18.9x75. Extension of \$21,000 mort until Nov 14, 1911, at 5%. Nov 12. Nov 23, 1908. 5:1261. nom
- Lambert, Grace G wife of and Walter to MUTUAL LIFE INS CO of N Y. 38th st, No 47, n s, 270 e 6th av, 17x98.9. Nov 24, 1908, due, &c, as per bond. 3:840. 38,000
- Lawyers Mortgage Co with Chas A O'Neil exr and trustee Mary A O'Neil and ano. 29th st, Nos 219 and 221, n s, 213 w 7th av, 46.10x98.9. Extension of mort for \$15,000 to Oct 5, 1911, at 5%. Nov 5. Nov 23, 1908. 3:779. nom
- Louvre Realty Co to North American Mortgage Co. 80th st, Nos 505 and 507, n s, 123 e Av A, 50x102.2. Nov 24, 1 year, 6%. Nov 25, 1908. 5:1577. 28,000
- Same to same. Same property. Certificate as to above mort. Nov 24. Nov 25, 1908. 5:1577. —
- Same and Julius Bacharach with same. Same property. Subordination agreement. Nov 19. Nov 25, 1908. 5:1577. nom
- Louvre Realty Co to American Mortgage Co. 80th st, Nos 503 to 509, n s, 98 e Av A, 100x102.2. Prior mort \$40,000. Nov 24, 1 year, 6%. Nov 25, 1908. 5:1577. 6,500
- Same to same. Same property. Certificate as to above mort. Nov 24. Nov 25, 1908. 5:1577. —
- Same and Julius Bacharach with same. Same property. Subordination agreement. Nov 24. Nov 25, 1908. 5:1577. nom
- Lefkowitz, Fannie to Wm Jay and Wilmer S Wood exrs, &c, Silas Wood. Essex st, Nos 77 and 79, n w s, 88.6 n e Broome st, 43.8 x87.6x43.11x87.6. Nov 25, 1908, due Dec 23, 1913, 5%. 2:409. 53,000
- Lesser, Fredk and Bertha Dreyfus to NEW YORK SAVINGS BANK. Av A, No 1686, e s, 121.5 n 88th st, 20x75. Nov 25, 1908, due, &c, as per bond. 5:1585. 8,000
- Liebler, Anton to Payne Estate. Lawrence st, No 2, s s, 14.10 n w 126th st, runs s w 100 x s e 25 x n e 104.7 to s s, 126th st, x w 9.9 to Lawrence st, x n w 14.10 to beginning. Nov 24, 3 years, 5%. Nov 25, 1908. 7:1966. 4,000
- Lesser, Fred and Michael Pfeiffer to Herbert S Brussell guardian Adolph B Lichtenstein and ano. 1st av, No 1683, w s, 25.8 n 87th st, 24.8x80. Nov 18, due, &c, as per bond. Nov 25, 1908. 5:1550. 15,000
- Lissner, Sigmund to Martha Blanke. 109th st, No 110, s s, 95 e Park av, 19x100.11. Prior mort \$7,000. Nov 20, 1908, 2 years, 6%. 6:1636. 1,000
- Lissner, Sigmund to LAWYERS TITLE INS AND TRUST CO. 109th st, No 110, s s, 95 e Park av, 19x100.11. Nov 20, 1908, 5 yrs, 5%. 6:1636. 7,000
- LAWYERS TITLE INS AND TRUST CO with EQUITABLE LIFE ASSUR SOC of the U S. 113th st, Nos 135 and 137 East. Agreement as to share ownership in bond and mort for \$40,000. Dec 6, 1904. Nov 20, 1908. 6:1641. other consid and 100
- Levy, Annie to Sarah Cohen. Chrystie st, No 111, w s, abt 75 n Grand st, 25x100. Prior mort \$——. Nov 20, 1908, due Aug 1, 1909, 6%. 2:423. 2,000
- Lyons, Michael F to Emma W Cone. Bowery, No 221, e s, 74.9 n Rivington st, 22x99.8x22x98.1. Prior mort \$——. Nov 19, 2 years, 6%. Nov 21, 1908. 2:426. 6,000
- LAWYERS TITLE INS & TRUST CO with EQUITABLE LIFE ASSUR SOC of the U S. 12th st, Nos 343 and 345, n s, 95 w 1st av, 50x103.3. Agreement as to share ownership in bond and mort for \$57,500. Dec 6, 1904. Nov 20, 1908. 2:454. other consid and 100
- LAWYERS TITLE INS & TRUST CO with EQUITABLE LIFE ASSUR SOC of the U S. 12th st, Nos 339 and 341, n s, 145 w 1st av, 50x103.3. Agreement as to share ownership in bond and mort for \$57,500. Dec 6, 1904. Nov 20, 1908. 2:454. other consid and 100
- Lawyers Mortgage Co with EQUITABLE LIFE ASSUR SOC of the U S. Allen st, No 118, n e cor Delancey st, Nos 74 and 76, 50x87.6x irreg x73.6. Agreement as to share ownership in bond and mort for \$70,000. Aug 23, 1904. Nov 20, 1908. 2:415. other consid and 100
- LAWYERS TITLE INS & TRUST CO with Florence A and May A and Wm J Livingston. Christopher st, No 86, s s, 83 e Bleecker st, 21x67.11 irreg x43.7. Extension of \$5,000 mort until Nov 17, 1911. Nov 25, 1908. 2:591. nom
- Levin, Wolf and Abraham A with Samuel Shopiro. 101st st, No 56, s s, 150 e Madison av, 20x100.11. Extension of \$3,000 mort until June 1, 1912, at 6%. Nov 17. Nov 25, 1908. 6:1606. nom
- LAWYERS TITLE INS & TRUST CO with EQUITABLE LIFE ASSUR SO Cof the U S. 143d st, n s, 100 e 7th av, 4 lots, each 37.6x99.11. Agreement as to ownership of 4 bonds and mortgs. Nov 3, 1904. Nov 23, 1908. 7:2012. other consid and 100
- Michelson, David or Davis to LAWYERS TITLE INS AND TRUST CO. Suffolk st, Nos 65 and 67, w s, 59.10 n Broome st, runs n 40.2 x w 75 x s 32 x e 25 x s 8.1 x e 50 to beginning. Nov 23, 1908, 5 years, 5%. 2:352. 33,000
- Mead, Anne L with Enno Greeff. Greene st, No 18, e s, abt 200 n Canal st, 25.3x100. Extension of \$12,000 mort until Dec 1, 1909, 6%. Nov 7. Nov 20, 1908. 1:230. nom
- Mandel, Israel and David Kordt to Hirsch Sklarewitz. Madison st, No 329, n s, 25.7 w Scammel st, runs n 87.1 x e 1 x n 10.6 x w 21.4 x s 97 to Madison st x e 21 to beginning. July 15, 1 year, 6%. Nov 21, 1908. 1:267. 1,000
- MacVeagh, Charles with BOWERY SAVINGS BANK. 74th st, No 38 East. Extension of \$30,000 mort until Aug 1, 1911, at 4½%. Oct 29. Nov 20, 1908. 5:1388. nom
- MERCANTILE TRUST CO with Theresa Seebeck Taupier. 102d st, No 314 West. Extension of \$5,000 mort until Nov 1, 1909, at 5%. Nov 11. Nov 20, 1908. 7:1889. nom
- McGovern, Patrick to Lion Brewery. 102d st, No 100 East. Saaloon lease. Nov 14, demand, 6%. Nov 20, 1908. 6:1629. 3,000
- Mitchell (T J) Co to Robt J Rendall and ano. Certificate as to chattel mortgage dated Nov 20, 1908. Nov 20, 1908. —
- McArdle, Mary with Abingdon Reconstruction Co. 16th st, No 445, n s, 234.4 e 10th av, 26x92. Extension of \$22,000 mort until Dec 11, 1913, at 5%. Nov 24, 1908. 3:714. nom
- Monogram Realty Co with Herbert S Brussell as guardian Adolph B Lichtenstein and ano. 1st av, No 1683. Subordination agreement. Nov 17. Nov 25, 1908. 5:1550. nom
- Miller, Merritt B to Trustees of Columbia College in City of N Y. 48th st, No 52, s s, 616.9 w 5th av, 18.9x100.5. P M. Nov 18, 3 years, 4½%. Nov 24, 1908. 5:1263. 35,250
- Moses, Raphael J to TITLE GUARANTEE & TRUST CO. 97th st, No 46, s s, 420 w Central Park West, 20x100. Nov 23, due, &c, as per bond. Nov 24, 1908. 7:1832. 10,000



# MAPLEDORAM & CO.

REAL ESTATE BROKERS

## Bay Ridge Property

### Our Specialty

FIFTH AVE. AND 79th ST.  
BROOKLYN, N. Y.

TELEPHONE, 724 BAY RIDGE

- Neerg Realty Co to Ella L Gatenby. 12th st, No 250, s s, 217.9 w Greenwich av, 20.8x83.11x20.7x81.9. P M. Nov 23, due Jan 1, 1912, 5%. Nov 24, 1908. 2:615. 8,500
- Nathanson, Ida S with Abraham Goldsmith et al as exrs Saml Scholle. 119th st, No 75, n s, 123.9 w Park av, 33.9x100.11. Subordination agreement. Nov 17. Nov 24, 1908. 6:1746. nom
- Newtown Construction Co to Geo A Macdonald and Alex W Fraser. Greenwich st, Nos 491 and 493. Certificate as to mort for \$20,000. Nov 9. Nov 23, 1908. 2:594. nom
- Openhym, Tillie S with Asher Simon Realty Co. Columbus av, Nos 580 and 582. Extension of \$10,000 mort until May 1, 1912, at 6%. Nov 25, 1908. 4:1219. nom
- Oorio, Rosina to DeWitt C Flanagan and ano trustees, &c. Cherry st, No 150. Saloon lease. June 26, demand, 6%. Nov 25, 1908. 1:253. 951,25
- Ochs, Benj F and Barbara individ and as exrs Martin B Ochs and (Bernard David Ochs, Katie O Kahn and Minnie Bruckner in bond only) to LAWYERS TITLE INS AND TRUST CO. Av A, No 209, s w cor 13th st, Nos 446 and 448, 26x100. Nov 20, 5 years, 5%. Nov 23, 1908. 2:440. 25,000
- O'Connell, Marie E extrx David O'Connell with Fanny Seewald and Meyer Hecht exrs, &c, Moses Seewald. 119th st, No 323, n s, 245 e 2d av, 20x100.10. Extension of mort for \$7,000 to July 25, 1910, at 5½%. July 24. Nov 25, 1908. 6:1796. nom
- Podzuweit, Gustav to De Witt C Flanagan and ano as trustees. 18th st, No 108 West. Saloon lease. Nov 16, demand, 6%. Nov 20, 1908. 3:793. 5,700
- Peoples Improvement Co to the ABSTRACT TITLE GUARANTEE AND TRUST CO and Mina M Edison. Certificate as to consent to two mortgages made Nov 13, 1908. Nov 13. Nov 23, 1908. nom
- Rosenblum, Rachel and Nathan Pickel with LAWYERS TITLE INS AND TRUST CO. 94th st, Nos 64 and 66 East. Two subordination agreements. Nov 24. Nov 25, 1908. 5:1505. nom
- Rosenblum, Rachel to LAWYERS TITLE INS & TRUST CO. 94th st, Nos 64 and 66, s s, 188.6 w Park av, 2 lots, each 27x100.8. 2 morts, each \$25,000. Nov 24, 1908, 5 yrs, 5%. 5:1505. 50,000
- Reiss, Emilie R, Louis, Henrietta, Emil, Edward and Ida to Fredk Herrmann. Lexington av, Nos 1024 to 1030, n w cor 73d st, No 137, 102.2x20. Prior mort \$40,000. Nov 20, 3 years, 6%. Nov 24, 1908. 5,000
- Rizzotto, Antonino, Salvatore Leoluca and Angelo to Stephen Duncan. 112th st, No 323, n s, 312.6 w 1st av, 27x100.11. Nov 19. 5 years, 5%. Nov 21, 1908. 6:1684. 20,000
- Same and Vashti G Eaton and David Greenfeld with same. Same property. Subordination agreement. Nov 12. Nov 21, 1908. 6:1684. nom
- Regelman, Wm heir and devisee Christian Regelman to Margt Knox. 9th st, No 425, n s, 316.8 e 1st av, 16.8x85; 9th st, No 423, n s, 300 e 1st av, 16.8x85. 1-3 part. All title. Prior mort \$11,333.33. Oct 22, due April 22, 1909, 6%. Nov 23, 1908. 2:437. 500
- Roemer, Herman to John S Bussing. 128th st, No 52, s s, 277.6 e Lenox av, 20x99.11. P M. Nov 20, 3 years, 5%. Nov 23, 1908. 6:1725. 10,500
- Robertson, Nettie and Albert E Gunther, Jr, with Warren McConihe. 151st st, s w cor Macombs pl, Nos 33 to 39, runs w 48.7 x s 75 x e 8.2 to pl, x n 85.2 to beginning. Subordination agreement. Nov 19. Nov 23, 1908. 7:2036. nom
- Ronayne, Margt G to Ora M Russell. 39th st, No 300, s e cor 2d av, Nos 722 and 724, 40x58.11x44.1x40.4. Prior mort \$18,000. Nov 20, due, &c, as per bond. Nov 23, 1908. 3:944. 1,500
- Simcox, Mary to Caroline Levy. 136th st, No 167, n s, 100 e 7th av, 21x99.11. Prior mort \$—. Nov 25, 1908, 1 year, 6%. 7:1921. 1,000
- Spektorsky, Hyman to COLUMBIA TRUST CO. Thompson st, No 175, w s, 136.4 n Houston st, 36.4x100. Nov 25, 1908, 5 yrs, 5%. 2:525. 39,000
- Schumann, John A to Edw E Bensch. 96th st, No 109, n s, 75 e Park av, 25x101.10. Nov 25, 1908, 5 years, 6%. 6:1624. 2,500
- Smith, Terence to Agnes Smith. 88th st, No 109, n s, 158.10 e Park av, 25.6x100.8. Prior mort \$18,000. Nov 25, 1908, 1 year, 6%. 5:1517. 2,000
- Schwab, Jennie to Mishkind-Feinberg Realty Co. 110th st, Nos 223 to 231, n s, 308.4 w 2d av, 2 lots, each 41.8x100.11. 2 P M morts, each \$7,250; 2 prior morts, \$42,000 each. Nov 24. 4 years, 6%. Nov 25, 1908. 6:1660. 14,500
- Strunsky, Anna to John H Henshaw. 1st av, Nos 1023 to 1031, n w cor 56th st, No 351, 114.8x100. Prior mort \$—. Nov 24. due Mar 15, 1909, 6%. Nov 25, 1908. 5:1349. 1,300
- Spektorsky, Hyman to Arthur P Lord et al exrs, &c, Geo W T Lord. Thompson st, No 171, w s, 100 n Houston st, 36.4x100. Nov 25, 1908, 3 years, 5%. 2:525. 39,000
- Shlanowsky, Isaac to Louis Jakobus. 119th st, No 342, s s, 175 w 1st av, 27.6x100.10. Nov 24, 3 years, 5%. Nov 25, 1908. 6:1795. 17,500
- Sohst, Matilda to Margt R Monahan. 107th st, No 65, n s, 174.6 e Columbus av, 38x100.11. Nov 24, 1908, due, &c, as per bond. 7:1843. 36,000
- Same and Simon M Roeder with same. Same property. Subordination agreement. Nov 24, 1908. nom
- Scheibel, Adolph to Frederic de P Foster, of Tuxedo Park, N Y. 96th st, No 111, n s, 200 w Columbus av, 31.3x100.11. Nov 24, 1908, 5 years, 5%. 7:1851. 26,000
- Solomon, Max to State Realty and Mortgage Co. 22d st, Nos 147 and 149, n s, 255 e 7th av, 45x98.9. P M. Prior mort \$63,000. Nov 20, 1 year, 6%. Nov 23, 1908. 3:798. 25,500
- Same to same. Same property. Nov 20, 1 year, 6%. Nov 23, 1908. 3:798. 63,000
- Sweeny, Helen to Jacob F Liebler. 78th st, No 157, n s, 307 w 3d av, 18x102.2. Nov 16, 2 yrs, 6%. Nov 23, 1908. 5:1413. 700
- Selma Realty Co with METROPOLITAN LIFE INS CO. Broadway, s e cor 94th st, runs e 146 to c 1 Old Bloomingdale road 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. Extension of mort for \$230,000 to Mar 1, 1915, at 5%. Nov 20. Nov 21, 1908. 4:1241. nom
- Selby, Lillian E to Max Bonwit. West End av, Nos 210 and 212, e s, 125.5 n 69th st, 50x82. Prior mort \$18,000. Nov 20, due, &c, as per bond. Nov 21, 1908. 4:1161. 10,000
- Spiegelberg, Betty, Charles and Wm I trustees Levi Spiegelberg with Sumner Deane. Nagle av, c 1, 430 s w from c 1 Ellwood st, runs s e 250 x s w 100 x n w 250 to av x n e 100 to beginning. Extension \$12,500 mort until May 25, 1910, at 6%. June 23. Nov 20, 1908. 8:2171. nom
- Sheils, Thomas with BOWERY SAVINGS BANK. Amsterdam av, No 1714, s w cor 145th st, No 500, 24.11x84. Extension of \$22,000 mort until Nov 16, 1913, at 4½%. Nov 16. Nov 20, 1908. 7:2076. nom
- Smith, Emma L widow to Thos R McNell. Greenwich st, No 198, w s, abt 75 n Fulton st, 25x78x24.2x85.9 s s. Nov 18, 3 years, 5%. Nov 20, 1908. 1:83. 5,000
- Taylor, James W with Harry C Nash as trustee Wm R Peters. Washington st, No 317, e s, 25 s Jay st, 25x80. Extension of \$5,000 mort until Aug 1, 1913, Nov 23. Nov 24, 1908. 1:142. nom
- Tuchman, Leon with William Jay and ano exrs Silas Wood. Essex st, Nos 77 and 79. Subordination agreement. Nov 16. Nov 25, 1908. 2:409. nom
- Thorman, Clara to TITLE GUARANTEE & TRUST CO. 94th st, No 241, n s, 131.4 w 2d av, 25.9x100.8. Nov 23, due, &c, as per bond. Nov 24, 1908. 5:1540. 12,000
- Thom, James to James Thom, Jr. Amsterdam av, e s, 9,846 n from s s 155th st, which point is at south lot 15 map as below, runs e 207.3 to w s Public Drive x — to n s said lot 15 x w 228.7 to av x s 100 to beginning; 10th av, s e s, plot 16 map (No 697) part estate Isaac Dyckman, Fort George property, begins at north cor plot 15, runs s e 228.3 to the Speedway Park x n e 102.9 to s s plot 17 x n w 255.6 to av x s 100 to beginning. Nov 23, due July 6, 1909, 6%. Nov 24, 1908. 8:2149. note, 5,500
- Tyler Realty & Mortgage Co and JEFFERSON BANK with Arthur P Lord et al exrs, &c, Geo W T Lord. Wadsworth av, n e cor 180th st, 19.6x100. Subordination agreement. Nov 19. Nov 21, 1908. 8:2162. nom
- Tyler Realty & Mortgage Co and North American Mortgage Co. with Arthur P Lord et al exrs, &c, Geo W T Lord. Wadsworth av, No 141, n e cor 180th st, 44.6x100. Subordination agreement. Nov 16. Nov 21, 1908. 8:2162. nom
- TITLE GUARANTEE & TRUST CO with Edw S Rapallo and Philip Van Volkenburgh. 21st st, Nos 22 to 28 West. Extension of mort for \$475,000 to Oct 30, 1913, at 5%. Oct 29. Nov 21, 1908. 3:822. nom
- Toch Realty Co to Irving I Kempner. 95th st, No 75, n s, 80.5 e Columbus av, 19.7x100.8x9.2x101.3. P M. Prior mort \$10,000. Nov 23, 1908, 3 years, 6%. 4:1209. 6,000
- Vigorito, Dominick to De Witt C Flanagan and ano as trustees, &c, Bayard st, No 108. Saloon lease. June 3, demand, 6%. Nov 25, 1908. 1:199. 2,000
- Vogel, Louis to TITLE INS CO of N Y. Madison av, No 1766, s w cor 116th st, 25.11x85. Nov 24, 5 years, 4½%. Nov 25, 1908. 6:1621. 42,000
- Volz, John to BOWERY SAVINGS BANK. Lexington av, Nos 1280 to 1284, n w cor 86th st, No 131, 100.8x42.6. Nov 21, 3 years, 4½%. Nov 24, 1908. 5:1515. 6,000
- Wynne, Charles to TITLE GUARANTEE & TRUST CO. 8th av, No 2655, w s, 24.11 s 142d st, 25x100. Nov 19, due, &c, as per bond. Nov 24, 1908. 7:2043. 25,000
- Wray, Emma W to EQUITABLE LIFE ASSUR SOC of the U S. 38th st, Nos 310 to 328, s s, 175 w 8th av, runs s 98.9 x w 150 x s 98.9 to 37th st, Nos 327 and 329, x w 50 x n 98.9 x w 50 x n 98.9 to 38th st x e 250 to beginning. Prior mort \$165,000. Nov 20, due Jan 1, 1911, 4½%. Nov 24, 1908. 3:761. 20,000
- Walter, Louis to TITLE GUARANTEE TRUST CO. 98th st, Nos 148 and 150, s s, 310 e Amsterdam av, 40x100.11. P M. Nov 25, due, &c, as per bond. 7:1852. 25,000
- Wiesbader, Isador to New Era Construction Co. 163d st, Nos 532 to 554, s s, 100 e Broadway, 265x99.11. P M. Prior mort \$306,857.52. Nov 23, demand, 6%. Nov 25, 1908. 8:2122. 15,000
- Wight, Marie L, of N Y City, now at Florence, Italy, to James Dodd, of Plainfield, N J. 21st st, No 5, n s, 145 w 5th av, 25x 98.9. Prior morts \$39,000. Nov 2, due Nov 25, 1909, 5½%. Nov 25, 1908. 3:823. 5,000
- Walker, Wm B to MUTUAL LIFE INS CO of N Y. Riverside Drive, No 152, e s, 75 s 88th st, 25.8x100. Nov 19, due, &c, as per bond. Nov 20, 1908. 4:1249. 20,000
- Weeks, Henry T to Kulenkampff & Co. White st, No 123, s w s, abt 95 e Centre st, ——. Building loan. Prior mort \$19,500. Nov 16, due May 1, 1909, —. Nov 20, 1908. 1:167. 15,000
- Same to Serafino Piana. Same property. P M. Prior mort \$5,000. Nov 19, due, &c, as per bond. Nov 20, 1908. 1:167. 14,500
- Weiss, Saml with John A Aspinwall and ano trustees for Louisa Minturn will John W Minturn. 113th st, No 16 West. Extension of \$17,000 mort until Sept 10, 1911, at 5%. Sept 10. Nov 20, 1908. 6:1596. nom
- West, Emma C to Jacob Wener. 7th av, Nos 2169 to 2177, s e cor 129th st, No 166, 99.11x74.11. P M. Prior mort \$170,000. Sept 30, 3 years, 6%. Nov 20, 1908. 7:1913. 16,139.28
- Williams, Louise L to J Harvey Ladew. 43d st, n s, 350 e 1st av, runs e — to exterior or bulkhead line East River, x n — to 44th st, x w — x s — to beginning, with land under water in front of above premises. 1-3 part. Prior mort \$55,000. Nov 19, 1 year, 5%. Nov 20, 1908. 5:1355. 15,000
- Werner, Rebecca to LAWYERS TITLE INS AND TRUST CO. Norfolk st, No 26, e s, abt 125 n Hester st, 25x100. Nov 20, 1908, 5 years, 5%. 1:312. 28,000
- Whiteman, Abram V with UNION TRUST CO. Chambers st, No 144, s s, 75.2 w West Broadway, 24.11x75x25x75. Subordination agreement. Nov 16. Nov 23, 1908. 1:137. nom
- Same with Jos T B Jones Same property Extension of \$5,000 mort until Nov 17, 1911, at 6%. Nov 17. Nov 23, 1908. 1:137. nom
- Wagler, William, Jr, to TITLE GUARANTEE & TRUST CO. 46th st, No 349, n s, 80 w 1st av, 20x100. Nov 23, 1908, due, &c, as per bond. 5:1339. 5,000
- Wagner, Herman A H with Kath A Kingsland. 144th st, No 313 West. Extension of \$15,000 mort until Feb 28, 1914, at 5%. Nov 17. Nov 23, 1908. 7:2044. nom
- Wallack, Emily M to Jacob Leberman. 153d st, No 540, s s, 550 w Amsterdam av, 25x99.11. Prior mort \$—. May 1, installs. 6%. Nov 23, 1908. 7:2084. 1,250

#### BOROUGH OF THE BRONX.

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

- Akulin, Harry to Wilhelmine Staiger. 149th st, No 539, n s, 240 e Brook av, 60x75. P M. Prior mort \$—. Nov 20, 3 years, 6%. Nov 21, 1908. 9:2276. 20,000
- American Real Estate Co to MIDDLETOWN SAVINGS BANK. Southern Boulevard, w s, at s e s Westchester av, runs w 126.3 x



# JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS Telephone  
AND HOUSE TRIM 948 Greenpoint

- s e 31.2 x s 60.7 x w 24.4 x s 61.9 x e 4 x s 29.11 x e 116.9 to Southern Boulevard, x n 243 to beginning. Nov 24, 1908, 5 years, 5%. 210,000
- \*Anderson, Peter to Alice M Hickey. 232d st, late 18th av, s s, 355 e 6th st or av, 25x114.5, Wakefield. Nov 17, 3 years, 4% for the period mentioned in contract for this loan and 6% thereafter. Nov 25, 1908. 4,000
- Breidenbach, Rudolph A to MAIDEN LANE SAVINGS BANK. Cambreleng av, e s, 198.10 n Pelham av, 38.6x100. Nov 20, due, &c, as per bond. Nov 25, 1908. 12:3273. 17,000
- \*Birnhaupl, Johanna to Julius Ewoldt. Morris Park av, n s, 265 e White Plains av, 25x95. Prior mort \$8,500. Nov 23, 3 years, 6%. Nov 24, 1908. 2,000
- \*Baxter, Chas R and Geo J to James S Bolton, Jr. Middletown road, n s, 75.4 e Williams av, 50.2x108.5x50x103.9. Nov 20, 3 years, 6%. Nov 24, 1908. 1,000
- Bodo, Fenny to Hunts Point Realty Co. Longfellow av, w s, 125.5 n Garrison av, 25x100. P M. Nov 23, 3 years, 5%. Nov 24, 1908. 10:2741. 700
- Basch, Theresa to Gustave Basch. Briggs av, w s, 417.8 n 194th st, 22x94.1x22x94.1. Prior mort \$5,000. Nov 19, demand, 6%. Nov 20, 1908. 12:3300. 4,000
- \*Butler, Marjory M to Fidelity Development Co. Neil av, n e cor Bogart av, 118x103x100x165.8. P M. Prior mort \$6,000. Oct 2, 3 years, % as per bond. Nov 20, 1908. 4,000
- Brown, Harry to Geo W Page and anc. Woody Crest av, No 1007, w s, 125.11 n 164th st, late Kemp pl, 25.2x90.8. P M. Prior mort \$5,000. Nov 16, installs, 6%. Nov 20, 1908. 9:2512. 700
- Burgoyne, John L to Eureka Co-operative Savings & Loan Assoc. 145th st, No 352, s s, 78.4 e 3d av, runs s 100 x w 12 x n w 51.8 x n 50 to st x e 25 to beginning. P M. Nov 20, installs, 6%. Nov 21, 1908. 9:2306. 6,000
- Beck Street Realty Co to City Mortgage Co. Hewitt pl, e s, 125 n 156th st, 50x100. Building loan. Nov 25, 1908, demand, 6%. 10:2695. 38,000
- Same to same. Same property. Certificate as to above mort. Nov 25, 1908. 10:2695.
- Brandstetter, Gottlieb to Edw C Gainsborg. Garrison sq or Tiffany st, e s, 150 s Spofford av, 50x100. P M. Nov 19, due, &c, as per bond. Nov 25, 1908. 10:2767. 2,400
- Carucci, Checchina to James M Anderson trustee James W Anderson. Adams pl, s w cor 183d st, 48x120. Nov 24, 1908, 3 years, 5%. 11:3071. 40,000
- \*Cohen, Jacob to Minnie J Douglass. St Lawrence av, e s, 100 n Gleason av, two lots each 25x100. Two morts, each \$4,000. Nov 24, 1908, 3 years, 5½%. 8,000
- \*Diamond, Joseph to U S TITLE GUARANTY & INDEMNITY CO. Bronx Park av, n e cor West Farms road, and being lots 124 to 127 map 2d map Neill estate, except part for road. Nov 17, 3 years, 5½%. Nov 25, 1908. 21,000
- \*Di Mattia, John to Florence A Prince. Jerome st, n s, 81 e White Plains road and being lot 67 map New Village of Jerome, 25x125. Nov 23, 1 year, 6%. Nov 24, 1908. 1,000
- D'Auria, Pasquale to LAWYERS TITLE INS AND TRUST CO. 180th st, s s, 100.1 w Crotona av, 25x88.2. Nov 24, 1908, 3 years, 5%. 11:3080. 7,000
- Same to same. 180th st, s s, 125.1 w Crotona av, 25x88.2. Nov 24, 1908. 3 years, 5%. 11:3080. 7,000
- Dormer, James to Robt A B Dayton. Parkview pl, e s, 185 s 190th st, 25x85. Nov 20, 3 years, 6%. Nov 23, 1908. 11:3219. 1,000
- Dermody, Mary to Annie O'Melia. Webster av, s e cor Woodlawn road, 50x100x80.8x104.7. Prior mort \$4,000. Nov 21, 5 years, 5%. Nov 25, 1908. 12:3357. 1,900
- \*Drnek, Anna to Harriet L Westervelt. 2d av, e s, 180 n 1st st, 40x100, Olinville. P M. Prior mort \$2,500. Nov 20, due Sept 15, 1910, 5%. Nov 21, 1908. 750
- \*Evans, William to Fleischmann Realty & Construction Co. Aqueduct av, e s, abt 256.8 s Fordham road, 125x101.8 to Croton Aqueduct x125x100.10. P M. Prior mort \$8,500. Nov 20, 1 year, 6%. Nov 21, 1908. 11:3212. 3,675
- Ekwanok Realty Co to Mary L Bates. Anthony av, n w cor 174th st, 135.7x88.1x117x59.6. Prior mort \$32,000. Nov 17, installs, 6%. Nov 20, 1908. 11:2890 and 2891. 4,575.87
- Eccles, Anna K to Arthur J McQuade. Mt Hope pl, s e cor Morris av, 45x100. Oct 30, 3 years, 6%. Nov 21, 1908. 11:2801. 4,000
- Ekwanok Realty Co to LAWYERS TITLE INS & TRUST CO. Anthony av, w s, 67.9 n 174th st, 22.8x78.6x22x73.3. Building loan. Nov 17, due May 1, 1914, 6%, until building is completed and thereafter at 5½%. Nov 21, 1908. 11:2890, 2891. 6,000
- Same to same. Anthony av, w s, 90.4 n 174th st, 22.7x88.8x22x78.6. Building loan. Nov 17, due May 1, 1914, 6%, until completion of building, and thereafter at 5½%. Nov 21, 1908. 11:2890 and 2891. 6,000
- Same to same. Anthony av, w s, 113 n 174th st, 22.7x88.11x22x83. Building loan. Nov 17, due May 1, 1914, 6%, until completion of building, and 5½% thereafter. Nov 21, 1908. 11:2890 and 2891. 6,000
- Same to same. Anthony av, n w cor 174th st, 42.1x67.4x26x59.6. Building loan. Nov 17, due May 1, 1914, 6%, until completion of building, and thereafter at 5½%. Nov 21, 1908. 11:2890 and 2891. 7,500
- Same to same. Anthony av, w s, 42.1 n 174th st, 25.8x73.3x25x67.4. Building loan. Nov 17, due May 1, 1914, 6%, until completion of building, and 5½% thereafter. Nov 21, 1908. 11:2890 and 2891. 6,500
- Fleischmann (Maximilian) Co with Geo A Feld. Road leading to Bettners lane, being a plot at Riverdale, begins at stone monument, at s e cor premises hereby described at land of A Schermerhorn at line of plot marked Redmond No 1 on map of Joseph Rosenthal, contains 2½ acres, with rights of way leading to Quarry dock on Hudson River and to River av. Extension of \$15,000 mort, until Dec 16, 1911, at 5%. Nov 19, 1908. 13:3426. nom
- Fleischmann Realty & Construction Co with American Mortgage Co. Aqueduct av, e s, abt 256.8 s Fordham road, 150x101.11 to Croton Aqueduct x150x100.10. Agreement as to apportionment of mort. Nov 18, Nov 21, 1908. 11:3212. nom
- Grossman, Saml with Joseph Kandell. Brook av, e s, 40 s 136th st, 40x100; 136th st, s e cor Brook av, 100x40; Brook av, n e cor 135th st, 40x100; Brook av, e s, 80 n 135th st, 40x100; Brook av, e s, 40 n 135th st, 40x100. Subordination agreement. Oct 29, Nov 25, 1908. 9:2263. nom
- Granger, Chas K to Fordham Realty Co. Park View pl, e s, 753 s 190th st, 25x90. P M. Prior mort \$4,000. Nov 19, 5 years, 6%. Nov 20, 1908. 11:3219. 2,000
- \*Gerard, Ellen M to Katharina Gass. Pelham road, n s, 50 e Pilgrim av, 50x108x50x95. Nov 20, 1 year, 6%. Nov 24, 1908. 300
- Goettsche, Augusta wife of Geo to John M Susser. Lorillard pl, e s, 302.9 n 188th st, 20.2x97.5x20.4x97.5. Nov 23, 5 years, 5%. Nov 24, 1908. 11:3058. 3,000
- \*Goldsmith, Pauline with Louis F Weissinger. Bartholdi av, s s, 125 w Pine av, 25x141.8x25.3x138.6. Extension of \$600 mort until Nov 20, 1909. Nov 20, 1908. nom
- \*Hortsmann, Adrienne to The Lohbauer Park Impt Co. Waterbury av, s e cor Waterbury av, runs e 95.6 x s 99.9 x w 25 x s — x w 71.11 x n 76.9 to beginning. P M. Nov 19, 3 years, 5½%. Nov 20, 1908. 2,000
- Herdt, Barbara S individ and as extrx Philipp Herdt to TITLE GUARANTEE AND TRUST CO. 169th st, s s, 176.1 e Fulton av, runs w 54.3 x s 100.11 x e 43.11 x n 101.5 to beginning. Nov 23, due, &c, as per bond. Nov 24, 1908. 10:2612. 6,000
- \*Healy, Francis J to Michael J Sullivan. Plot begins 240 e White Plains road at point 475 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 \$3,500. Nov 24, 1908, due, &c, as per bond. 300
- Hagemann Construction Co to Fanny Lomas. Grand Boulevard and Concourse, s e cor 178th st, runs e 95.5 x s 100 x w 127.3 to Grand Boulevard and Concourse, x n 104.5 to beginning. P M. Nov 16, 1 year, 6%. Nov 20, 1908. 11:2810. 22,500
- Hagemann Construction Co to Excelsior Mortgage Co. Grand Boulevard and Concourse, s e cor 178th st, 104.6x127.3x100x95.5. Building loan. Nov 16, due May 16, 1909, 6%. Nov 25, 1908. 11:2810. 15,000
- Herschowsky, Philip to John L Thomas. Hoe av, w s, 250 s 172d st, 25x100. Nov 24, due May 24, 1909, 6%. Nov 25, 1908. 11:2981. 1,000
- Hecht, Ferdinand to N Y SAVINGS BANK. 3d av, w s, 140.3 s Wendover av, runs w 175 x s 100.9 x e 37.7 x s 131.10 to 171st st x e 25 x n 130.6 x e 100 to av x n 100 to beginning. Nov 25, 1908, due, &c, as per bond. 11:2912. 45,000
- Hodes, Nicholas to Louis F Kuntz. Jerome av, e s, 408 n 165th st, 113x90. Prior mort \$7,000. Nov 24, due, &c, as per bond. Nov 25, 1908. 9:2503. 500
- Irving Construction Co to Daniel Brady. Vyse av, w s, 42.5 s 178th st, runs w 149.11 x s 100 x e 150.3 to av, x n 100 to beginning. P M. Nov 19, due, &c, as per bond. Nov 20, 1908. 11:3126. 2,500
- Johnson, Edward to TITLE GUARANTEE AND TRUST CO. Macombs road, Nos 1349 and 1351, w s, 51.4x118.5x50x130.3 s s. Nov 23, due, &c, as per bond. Nov 24, 1908. 11:2856. 8,000
- Jacob, August to Michl F Cusack. 139th st, n s, 291.5 w St Anns av, 50x100. P M. Nov 19, 2 years, 6%. Nov 20, 1908. 9:2267. 950
- Johnson, Theron S to Lambert Suydam. Dawson st, No 882, e s, 699.9 n Longwood av, 2 lots, each 40.7x100. 2 P M morts, each \$4,000; 2 prior morts \$27,000 each. Nov 20, due, &c, as per bond. Nov 21, 1908. 10:2702. 8,000
- Jaeger, Karl and Anna B wife Henry Jaeger to Julius Wolf. Belmont av, No 1892, e s, abt 125 n 176th st, 50x100. Prior morts \$10,000. Nov 20, due July 1, 1909, 6%. Nov 23, 1908. 11:2946. 1,500
- Kallman, Heyman with Ida L Karlebach legatee Herman Hering. 169th st, No 1004, s s, 43.11 e Union av, 18.10x73.11x18.4x80. Extension of mort for \$1,000 to Oct 26, 1910. Nov 16, 1908. 10:2682. nom
- Keller, Ernst to Central Mortgage Co. Martha av, e s, 25 n 240th st, 3 lots, each 25x100. 3 morts, each \$4,750. Nov 1, 3 years, 5½%. Nov 25, 1908. 12:3394. gold, 14,250
- Kosovsky, Aaron to Theo L Bailey. Brook av, No 1498, e s, 75 s 171st st, 25x100.9. Nov 16, due, &c, as per bond. Nov 20, 1908. 11:2895. 10,500
- Same and Wm J Diamond with same. Same property. Subordination agreement. Nov 16, Nov 20, 1908. 11:2895. nom
- Kosovsky, Aaron and Max Stahl and Nathan Berman with same. Same property. Subordination agreement. Nov 13, Nov 20, 1908. 11:2895. nom
- Kedgwick Co to Estella S Harkheimer. Tinton av, w s, 37.6 n 158th st, 43.9x95. Nov 19, 3 years, 5½%. Nov 20, 1908. 10:2656. 30,000
- Same to same. Same property. Certificate as to above mort. Nov 18, Nov 20, 1908. 10:2656. 33,000
- Same to Wm Rankin. Tinton av, n w cor 158th st, 37.6x95. Nov 13, due, &c, as per bond. Nov 20, 1908. 10:2656. 33,000
- Same to same. Same property. Certificate as to above mort. Nov 18, Nov 20, 1908. 10:2656. 30,000
- Same to James Stokes. Tinton av, w s, 81.3 n 158th st, runs n 43.9 x w 135 x s 25 x e 40 x s 18.9 x e 95 to beginning. Nov 19, 5 years, 5½%. Nov 20, 1908. 10:2656. 30,000
- Same to same. Same property. Certificate as to above mort. Nov 18, Nov 20, 1908. 10:2656. 9,000
- Kedgwick Co to Bertha Myers. Tinton av, n w cor 158th st, 37.6 x95. Prior mort \$33,000. Nov 20, 2 years, 6%. Nov 23, 1908. 10:2656. 9,000
- Same to same. Same property. Certificate as to above mort. Nov 18, Nov 23, 1908. 10:2656. 6,000
- Same to same. Tinton av, w s, 37.6 n 158th st, 43.9x95. Prior mort \$30,000. Nov 20, 2 years, 6%. Nov 23, 1908. 10:2656. 6,000
- Same to same. Same property. Certificate as to above mort. Nov 18, Nov 23, 1908. 10:2656. 13,000
- Korn, Raphael C to Newman Cowen. 3d av, e s, 56 s 146th st, 28x84.7x25x97.7. Oct 14, 3 years, 5%. Nov 23, 1908. 9:2307. 13,000
- LAWYERS TITLE INS AND TRUST CO with John F Dunn. Macy pl, s s, 133.11 e Prospect av, 25x86.5. Extension of mort for \$4,000 to Oct 1, 1911, at 5%. Oct 20, Nov 23, 1908. 10:2688. nom
- Lawyers Mortgage Co with John and Anna Wingendorff. Hughes av, w s, 21.4 s Oak Tree pl, 25x95. Extension of \$2,500 mort until Oct 12, 1911, at 5½%. Oct 12, Nov 23, 1908. 11:3070. nom
- \*Lagana, Rosaria to WAPPINGER SAVINGS BANK of Wappingers Falls, N Y. Washington st, e s, abt 237 s Washington pl, 25x105.2. Nov 23, due Nov 30, 1911, 5½%. Nov 24, 1908. 5,000
- Lawrence, Roscoe C, of Brooklyn, with Jennie F Gordon. Mosholu Parkway, e s, 23.11 s Van Cortlandt av, 25.2x94.3x25x92.11.





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- Agreement as to terms of payment of mort for \$1,200 with int at 6%. Nov 19. Nov 20, 1908. 12:3336.
- LAWYERS TITLE INS AND TRUST CO with Mayme Waguette. Macy pl, s s, 208.11 e Prospect av, 25x94.9. Extension of mort for \$4,000 to Oct 1, 1911, at 5%. Oct 22. Nov 23, 1908. 10:2688 and 2695. nom
- Leader, Isaac and Jacob Bloom and Morris Silverman to James Stokes. Washington av, e s, 100.3 s 171st st, 50.1x157.8x50x160.9. Nov 20, 5 years, 5%. Nov 24, 1908. 11:2911. 3,600
- \*Mackintosh, Bella to Thomas Bolton. Public road, s s, 213.2 e road leading from Westchester Landing to Bear Swamp road, 25x100. Nov 21, 3 years, 6%. Nov 24, 1908. 600
- \*Muller, Nina to William Balsler. Bond for payment of \$1,350 on Nov 2, 1911, at 6%. Nov 2. Nov 25, 1908. Misc. —
- McDonough, James to Harry Cahn and ano. Minford pl, No 1437, w s, 205.4 n Charlotte or Jennings st, 16.8x100. P M. Prior mort \$3,000. Nov 24, installs, 6%. Nov 25, 1908. 11:2977. 1,200
- \*McGarry, Frank to Isaac P Smith. 211th st, n w cor Barnes av, 101.1x24.8x100.7x24.8. Nov 25, 1908, due, &c, as per bond. 4,000
- Same to Arthur M Silber. Barnes av, w s, 24.8 n 211th st, 24.8x100.11x24.8x100.7. Nov 25, 1908, due, &c, as per bond. 2,500
- Meehan Construction Co to LAWYERS TITLE INS & TRUST CO. Tiffany st, e s, 205 s Dongan st, 2 lots, each 35x110. 2 mort, each \$16,000. Nov 20, 3 years, 5%. Nov 21, 1908. 10:2712. 32,000
- Same to same. Same property. 2 certificates as to above mort. Nov 20. Nov 21, 1908. 10:2712. —
- Same to same. Tiffany st, e s, 100 s Dongan st, 35x110. Nov 20, 3 years, 5%. Nov 21, 1908. 10:2712. 16,000
- Same to same. Same property. Certificate as to above mort. Nov 20. Nov 21, 1908. 10:2712. —
- Same to Jameson Cotting et al as exrs Katie T Schermerhorn. Tiffany st, e s, 135 s 163d st, 35x110. Nov 20, 5 years, 5%. Nov 21, 1908. 10:2712. 16,000
- Same to same. Same property. Certificate as to above mort. Nov 20. Nov 21, 1908. 10:2712. —
- \*Mapes, Wm A to Chas A Laumeister. Gleason av, or 12th st, n s, 305 w Av B, 25x108, Unionport. P M. Nov 20, due, &c, as per bond. Nov 21, 1908. 3,250
- McBride, Joseph to Theo J Chabot. 157th st, No 420, s s, 200 w Elton av, 50x118.11x50x116.3. P M. Nov 20, due, &s, as per bond. Nov 21, 1908. 9:2378. 5,000
- Mead, Emma to Maud McKee. Heath av, s e cor Summit pl, except part for Summit pl and Heath av, also plot begins on s w s of a lane as shown on said map at land of Geo Dorman, runs n w 25 x s w 106.6 x s e 22 x s w 105 to beginning. Nov 24, due, Dec 1, 1911, 5½%. Nov 25, 1908. 12:3357. 3,500
- \*Murphy, Margt and Rose Stanton to Peter B Stanton. Lafayette st, w s, 505 n Railroad av, 100x216 to Washington st, contains ½ an acre, Unionport. Aug 28, 3 years, 5%. Nov 21, 1908. 3,000
- MacArthur, Margt J to Sarah S B Donnel. Fairmount pl, s w s, 150 n w Prospect av, 25x100. Nov 14, 3 years, 5%. Nov 24, 1908. 11:2951. 400
- M & V Construction Co to Joseph E Shoenberg. Home st, n w cor Stebbins av, runs w 46.6 x n 19.2 x e 0.8 x n 4.9 x w 0.8 x n 88.9 x e 4.10 x s 60.4 to av, x s w 80.4 to beginning. Nov 24, 1908, 5 years, 5%. 10:2694. 35,000
- Same to same. Same property. Certificate as to above mort. Nov 24, 1908. 10:2694. —
- Same to City Mortgage Co. Home st, n w cor Stebbins av, runs n e 80.4 x n w 60.4 x w 143.2 x w 59.3 to e s Prospect av, x s 143.6 to st, x e 251.8 to beginning. Prior mort \$148,000. Nov 24, 1908, demand, 6%. 10:2694. 4,400
- Meldrum, William, of Brooklyn, N Y, to Victor A Harder. Jerome av, n e cor 198th st, 72.10x101.9x42.11x111.7. Tiebout av, w s, at n s 187th st, as on Haffen map filed 1895, 100x100; 240th st, n s, being lots 189, 190, 191 and 192 map of No 1 action Valentine vs Brady, being map for partition sale of part Hyatt farm. Prior mort \$15,930. Aug 11, 6 months, —. Rerecorded from Aug 13, 1908. Nov 23, 1908. 11:3147, 12:3319 and 3394. 5,000
- Meehan-Construction Co to Siegel Cooper & Co, bankers. Kelly st, s e cor 163d st, 50x103.8x59.10x100. Nov 20, 1908, 3 years, 5%. 10:2711. 45,000
- Same to same. Same property. Certificate as to above mort. Nov 20, 1908. 10:2711. —
- Malcolm (Thomas D) Construction Co to City Mortgage Co. Stebbins av, e s, 100 n 170th st, 100x87.11x100.5x96.10. Building loan. Nov 19, demand, 6%. Nov 20, 1908. 11:2965. 4,000
- Same to same. Same property. Certificate as to above mort. Nov 20, 1908. 11:2965. —
- Meyer, John F to Josie Regnault. Fox st, late Barretto st, w s, 66.1 n Home st, 25x75x26.3x83. Nov 17, 5 years, 5½%. Nov 20, 1908. 11:2974. 3,500
- Nagel, Cuno F to Wilhelm Mellin. 135th st, No 601, n s, 325 e St Anns av, 25x100. P M. Prior mort \$10,000. Nov 21, due, &c, as per bond. Nov 23, 1908. 10:2548. 3,000
- Nathan B Levin Co, a corpn, to Geo E Buckbee. Walton av, e s, 100 n 175th st, 80x69.1x93x116.7. P M. Nov 24, 1 year, 6%. Nov 25, 1908. 11:2825 and 2826. 4,000
- Patch, Joseph N to James T Doyle. McLean av, s w s, 88 n 240th st, runs w 21 x n 10 x w 36 x s w — x n w — to 241st st x n e 262.6 to av x s e — to beginning; 240th st, n s, 113 w McLean av, 84.4x75.6x—x—. P M. Prior mort \$—. Nov 25, 1908. due July 1, 1909, 6%. 12:3394. 2,000
- Pirk, Amelia to Wm Hodgson. 181st st, late John st, s s, 132 e Crotona av, 32x150, except part for 181st st. Nov 24, 1908. due, &c, as per bond. 11:3096. 2,500
- Pirk, Amelia to Central Mortgage Co. 181st st, s s, 41.1 w Clinton av, two lots, each 25x100. Two mort, each \$5,250. Nov 1, 3 years, 5½%. Nov 24, 1908. 11:3096. 10,500
- Same to same. 181st st, s s, 91.1 w Clinton av, two lots, each 25x140.2. Two mort, each \$5,500. Nov 1, 3 years, 5½%. Nov 24, 1908. 11:3096. 11,000
- Page, Geo W to TITLE GUARANTEE AND TRUST CO. Woodycrest av, No 1007, w s, 125.11 n 164th st, late Kemp pl, 25.2x90.8. Nov 16, due, &c, as per bond. Nov 20, 1908. 9:2512. 5,000
- Paulmier, Frances A, of Madison, N J, to TITLE GUARANTEE AND TRUST CO. 3d av, Nos 2653 and 2655, w s, 60 n 141st st, 40x95. Nov 20, 1908, due, &c, as per bond. 9:2322. 2,000
- Reichman, Jennie to Warren B Sammis. Hoffman st, e s, 283 s Pelham av, 25x118x25x117, except part for st. Nov 25, 1908. 3 years, 6%. 11:3067. 1,500
- Same to same. Same property. Nov 25, 1908, 3 years, 6%. 11:3067. 500
- \*Renz, Adam, Jr, to Joseph Espamberger. 228th st, n s, 155 w 5th av, 25x114, Wakefield. Nov 14, demand, 5%. Nov 21, 1908. 1,850
- R & W Realty Co to Manhattan Mortgage Co. Union av, n e cor 167th st, 125x100. Nov 20, 1 year, 6%. Nov 21, 1908. 10:2680. 80,000
- Same to same. Same property. Certificate as to above mort. Nov 20. Nov 21, 1908. 10:2680. —
- Randrup, Carl E to John B Haskin trustee John B Haskin. Crotona av, e s, 150 n 183d st, 50x100. Nov 20, 1908, 3 years, 5½%. 11:3102. 4,000
- \*Ritsert, Wm to Ike Melnik. Plot begins 740 e White Plains road at point 570 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. P M. Prior mort \$4,000. Nov 23, due, &c, as per bond. Nov 24, 1908. 1,100
- \*Shanahan, John to Land Co C of Edenwald. Seton av, e s, 375 s Nelson av, 50x100, Edenwald. P M. Nov 23, 3 years, 5½%. Nov 24, 1908. 395
- Sinclair, Abraham and Elliot to Thornton Bros Co. Findlay av, No 1304, e s, 131.4 n 169th st, 24.2x100. P M. Prior mort \$—. Nov 23, 1908, due, &c, as per bond. 11:2783. 1,250
- Steinmetz, William to LAWYERS TITLE INS & TRUST CO. 180th st, late Samuel st, n e s, 200 w Boston road, 30x100x28.6x100, except part for 180th st. Nov 25, 1908, 5 years, 5½%. 11:3138. 5,000
- Strasser, Josephine with Maria F A Wilson. 157th st, s s, 200 w Courtlandt av, 29x221.7x29x219.2. Extension of \$5,500 mort until Jan 10, 1912, at 5½%. Nov 24, 1908. 9:2416. nom
- \*Shafer, D Roy to Ann E Sellery. Main road leading to Pelham, w s, lot 1A on map (filed in Westchester Co) of Elijah Valentine at Westchester, begins at s e cor land Augustus Drake, runs s w 82 x n w 384 x n e 247 x e 180 x s w 81.6 x s e 77 to beginning, contains 1 45-1,000 acres, except part conveyed to Peter Schiffer by deed recorded in L 65 cp 219 on Nov 23, 1906; also all right, title and interest to mill pond or Westchester Creek. Nov 12, 4 years, 6%. Nov 25, 1908. 4,000
- Thompson, Eliz A to Geo H McGuire. 170th st, late High Bridge st, n s, 83.5 w Cromwell av, and 28.3 from line bet plot 39 and 40, runs n w 88.9 x s w 25 x s e 76.6 to st x e 26.3 to beginning, being part of plot 39 map No 524 (Westchester Co) of property John Devoe, except part for 170th st. Nov 23, 5 yrs, 6%. Nov 24, 1908. 11:2872. 1,000
- Teichman, Margt I to Brown & Lapin Realty Co. 149th st, No 537, on map No 533, n s, 180 e Brook av, 60x75. P M. Prior mort \$—. Nov 20, 5 years, 6%. Nov 21, 1908. 9:2276. 15,000
- Utility Realty Co to Hunts Point Realty Co. Garrison av, s w cor Faile st, 57.2x116.5x50x144.6. P M. Nov 23, 3 years, 5%. Nov 24, 1908. 10:2761. 4,000
- Vesell, Meyer with City Mortgage Co. Prospect av, s e s, at n s Home st, 143.6x59.4x104x30.9; Stebbins av, n w cor Home st, runs n 80.4 x n w 60.4 x w 202.6 x s 104 to Home st x e 220.4 to beginning, ½ right, title and interest. Subordination agreement. Nov 24. Nov 25, 1908. 10:2694. nom
- Vesell, Meyer with Joseph E Shoenberg. Stebbins av, Nos 1231 and 1233, n w cor Home st, Nos 867 and 869. Subordination agreement. Nov 24, 1908. 10:2694. nom
- Wittig, Anna M M to TITLE GUARANTEE & TRUST CO. Woodlawn road, e s, 125 n 207th st, runs n 50 x e 97.11 x s 28.5 x n w 39.4 x w 90 to beginning. Nov 23, 1908, due, &c, as per bond. 12:3343. 1,250
- \*Wachter, Ella J to William Moller. Hill av, e s, 200 s Jefferson av, 50x100. Nov 17, 2 years, 6%. Nov 23, 1908. 800
- Wall (Arthur W) Building and Construction Co to North American Mortgage Co. Minford pl, w s, 200 s 172d st, 103x100. Nov 19, 1 year, 6%. Nov 20, 1908. 11:2977. 36,000
- Same to same. Same property. Certificate as to above mort. Nov 19. Nov 20, 1908. 11:2977. —
- Wall (Arthur W) Building & Construction Co to Caroline Wall. Minford pl, w s, 200 s 172d st, 25.9x100. P M. Prior mort \$—. Nov 19, due, &c, as per bond. Nov 21, 1908. 11:2977. 2,500
- Same to same. Minford pl, w s, 225.9 s 172d st, 25.9x100. P M. Prior mort \$—. Nov 19, due, &c, as per bond. Nov 21, 1908. 11:2977. 2,500
- Same to same. Minford pl, w s, 277.3 s 172d st, 25.9x100. P M. Prior mort \$—. Nov 19, due, &c, as per bond. Nov 21, 1908. 11:2977. 2,500
- Same to same. Minford pl, w s, 251.6 s 172d st, 25.9x100. P M. Prior mort \$—. Nov 19, due, &c, as per bond. Nov 21, 1908. 11:2977. 2,500
- Same to same. Minford pl, w s, 200 s 172d st, 103x100. P M. Prior mort \$—. Nov 19, due, &c, as per bond. Nov 21, 1908. 11:2977. 760

## JUDGMENTS IN FORECLOSURE SUITS.

- Nov. 19.
- Garfield st, w s, 325 s Columbus av, 25x100. Cyrus Hitchcock agt Elizabeth Smithson et al; Herbert S Ogden, att'y; Alvin Untermyer, ref. (Amt due, \$3,130.42.)
- Washington av, e s, 156.9 n 175th st, 46x110. Grace A Crosby agt Julius Hammer et al; Wyatt & Trimble, att'ys; Abraham R Lawrence, ref. (Amt due, \$8,738.37.)
- 2d av, n e cor 99th st, 40.11x106. Wm H Schmohl exr agt Jacob J Schwartz et al; Wilson, Barker & Wager, att'ys; Edw D Dowling, ref. (Amt due, \$26,905.31.)
- Nov. 20.
- 133d st, n s, 240 w 7th av, 20x99.11. John S Bussing agt Max Augner; Stilt & Phillips, att'ys; Warren Leslie, ref. (Amt due, \$17,544.50.)
- 118th st, n s, 100 e Amsterdam av, 50x100.11. Realty Mortgage Co agt Abraham Felt et al; Simpson, Werner & Cardozo, att'ys; Liston L Lewis, ref. (Amt due, \$36,365.)
- Brook av, e s, 123.1 s 165th st, 26.6x155.11x25x164.9. Jacob Metzger agt Armor Realty Co et al; Robert H Bergman, att'y; Roger A Pryor, ref. (Amt due, \$10,438.89.)
- Nov. 21.
- 60th st, n s, 125 w Amsterdam av, 25x100.5. Herman Baker agt Jacob Hyman et al; Rabinowitz & Perlo, att'ys; Edw J Gavegan, ref. (Amt due, \$4,123.)
- Nov. 23.
- 135th st, No 313 East. Charles Schaefer agt Leopold Kaufmann; H W Weber, att'y; Arthur R Walsh, ref. (Amt due, \$8,337.77.)



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Nov. 24.  
114th st, Nos 135 and 137 East. Barbara Mayer agt Lena Wisan et al; Parker & Ernst, att'ys; Elek J Ludvig, ref. (Amt due, \$7,692.)  
Prospect av, n e cor Kelly st, runs e 132.7 to Av St John, x n 185.6 x s 228 to beg. Pincus Lowenfeld agt Penatis Realty Co; A Stern, att'y; Alfred J Talley, ref. (Amt due, \$33,402.22.)

### LIS PENDENS.

Nov. 21.  
2d av, No 1572. Henry Brauner agt Emma Finkeldey et al; partition; att'y, N Schloeder.  
3d av, e s, 50.7 n e 11th st, 25x—, Josephine Zimmermann agt Eliza Klauber et al; partition; att'ys, M B & D W Blumenthal.  
Nov. 23.  
Broadway, Nos 693 to 697.  
4th st, Nos 2 to 6 West.  
Joseph F Murphy agt Phillip Braender et al; action to foreclose mechanics lien; att'y, J Kearney.  
7th av, Nos 592 to 596. Boudinot Keith, trustee, agt Mutual Life Ins Co of N Y; action to set aside two mortgages; att'y, E V Abbot.  
117th st, Nos 442 and 444 East. Abraham Gabriel agt Cortelyou Realty Co et al; action to set aside conveyance; att'y, J M Stoddard.

Nov. 24.  
Stanton st, Nos 54 and 56. Chebra Ahren David Uzvi Nachim Anshei Luptz agt Mark Hamerschlag; specific performance; att'y, A S Weltfisch.  
57th st, s s, 269.6 e 2d av, 18.3x59.1. Wm J Mullins agt Joseph M Mullins et al; partition; att'y, E C Parish.  
Lot 34, map of subdivision of property of Country Club Land Assn at Westchester. Alice Livingston agt Mary E Robinson et al; counterclaim, &c; att'ys, Choate & Laroque.  
Cathedral Parkway, n s, 125 w Amsterdam av, 216.8x100.  
111th st, s s, 125 w Amsterdam av, 75x91.10.  
111th st, s s, 275 w Amsterdam av, 175x91.10.  
John D Crimmins agt Carlyle Realty Co et al; action to foreclose lien; att'y, W F Clare.  
155th st, n s, 350 e Courtlandt av, 25x100.  
Emelia Zimmermann agt Louis Koehler et al; partition; att'y, R H Bergman.  
Vestry st, No 35. John J Molloy agt Minnie L Maher et al; action to set aside conveyance; att'ys, Roelker, Bailey & Curtis.

Nov. 25.  
Delancey st, No 152. Abraham Wolff agt Sarah Alexander et al; notice of attachment; att'ys, Lewkowitz & Schapp.  
Lot 385, map of Washingtonville, Bronx. Geo A Brannan agt Irving S Balcolm; specific performance; att'y, E Archer.

Nov. 27.  
Elizabeth st, Nos 205 & 207.  
Bowery, No 227.  
2d av, No 43.  
Eva A Cone agt Anna A Stoltz et al; partition; att'y, S Scoville, Jr.  
122d st, No 115 West.  
Av B, Nos 62, 64, 66, 68 and 70.  
5th st, Nos 536 to 542 and 546 East.  
Virginia Wood et al agt Wm J Leaird et al; partition; att'y, G Haas.  
21st st, No 107 West. Anna O Pell agt Duncan C Pell; action to appoint receiver, &c; att'ys, Taylor & Anderson.  
8th av, s e cor 136th st, 24.11x100. Thomas F Crowe agt Patrick J Geraty (specific performance); att'y, S Mork.

### FORECLOSURE SUITS.

Nov. 21.  
Webster av, w s, 229 n 180th st, 50x100x53.11x100. Peter Handbode agt Charles Bjorkegren; specific performance; att'y, G P Hallock.  
13th st, No 440 East. Jonas Weil et al agt Osias Karp et al; att'ys, Gross & Sneudaira.  
Rivington st, n e cor Lewis st, 25x100. Julius Stoloff et al agt Paul Shalet et al; att'y, A S Jaffer.  
Cannon st, No 64. Geo F Anger agt Annie Levine et al; att'ys, Miller & Bretzfelder.  
Broadway, e s, 30.11 s 41st st, runs s 22.11 x e 78.9 x s 22 x e 20 x s 24.8 x e 59.9 x n 98.9 to 41st st, x w 79.9 x s 30 x w 84.11 to beg.  
Broadway, s e cor 41st st, 31.2x84.11x30x93.4, leasehold.  
Same property; two actions.  
Douglass W Mabee agt Mirabeau L Towns et al; att'ys, Graham & L'Amoreaux.  
Cannon st, Nos 15 and 17; two actions. Max Wachsmann et al agt Harry Kovner et al; att'y, S Hellinger.  
16th st, No 617 East. Abraham Rabinowitz agt Samuel Teichner et al; att'y, M A Rabinovitch.  
Nov. 23.  
9th av, n w cor 3d st, 105x57, Bronx. John C Heintz et al exrs agt Thomas P Tressel exr et al; att'y, G Frey.  
7th av, e s, 27.11 s 119th st, 36.6x100x irreg.  
7th av, e s, 61.5 s 119th st, 36.6x100x irreg.  
Samuel Grossman et al agt Frederick L Stahl et al; att'ys, Eisman, Levy, Corn & Lewine.  
Prospect av, e s (old line), 314.6 s old s s Samuel st, now 180th st, 16.6x150. Ella L Baker gdn agt Martin Goldfarb et al; att'ys, Reed & Pallister.  
73d st, No 226 East. Jonas Weil et al agt Isidor Gottlieb et al; att'y, M Sundheimer.  
70th st, n s, 220 w 2d av, 30x100.4. Jonas Weil et al agt Herman Weisberger et al; att'y, M Sundheimer.  
Woodycrest av, w s, 151.2 n 164th st, 25.2x85.  
Wm V Simpson agt Fannie M Fischer et al; att'y, J C Goebel.

Park av, No 1982. Julius Levy agt Jennie Goldstein et al; att'y, M Cooper.  
West Farms rd, s e s, 468.6 n e Home st, 27.5x222.3x irreg. Angus Wilkie agt Abraham Greenberg et al; att'y, W S Smith.  
131st st, n s, 150 w Amsterdam av, 24.10x63.8x irreg. Eliza McMahon agt Charles Wynne et al; att'y, G B Hayes.  
135th st, No 243 West. Louisa A Ide agt Marvin D Hubbell et al; att'ys, Goellet, Shaffer & Eisler.  
Broome st, No 68. Jonas Weil et al agt Harris Weisberg et al; att'ys, Gross & Sneudaira.  
Fulton av, w s, 213.6 s 175th st, 40x104.2. Portia Horwitz agt Martha Levy et al; att'y, D B Baum.

Nov. 24.  
95th st, s s, 118 e Columbus av, 19x100.8. German Savings Bank of City of N Y agt Leonard Landes et al; att'y, M Auerbach.  
215th st, s s, 325 e 10th av, 75x99.11. Elizabeth H Stanton exrtr agt James G Tyler et al; att'ys, Murray, Watson & Tarbox.  
16th st, No 617 East. Solomon H Kohn agt Henry Tishman et al; att'ys, Sanborn & Sanborn.

Nov. 25.  
73d st, s s, 125 w 2d av, 58.4x102.2; two actions. Jonas Weil et al agt Fishel Eisen et al; att'y, M Sundheimer.  
Webster av, s e cor Woodlawn rd, 50x100x50.8x104.7. Warren B Sannis agt Martin J Melia et al; att'y, W E Sannis.  
10th av, No 194, e s, 1.6 s ½ distance line between 21st and 22d sts, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 x s 26.2 to beg. Henry Bierman agt Herman Simon et al; att'y, H Bergman.  
114th st, No 237 East. Edward Glokner agt Julius Damanstein et al; att'y, I J Ettinger.  
Morris av, e s, 100 s e Kirk pl, 50x130. Franz Ebeling et al agt Edw V Handy et al; att'y, H J Kowalsky.  
Av A, Nos 361 to 373.  
22d st, Nos 439 and 441 East.  
Marie L Jackson agt Henry M Erkins et al; att'y, M I St John.  
126th st, Nos 237 and 239 East. Calvin A Stevens et al agt Caroline Wall et al; att'y, T W Butts.  
5th st, s s, 263.10 e Av B, 24.9x96. Bettie Simon agt Aaron Grantz et al; att'y, H Bergman.

Nov. 27.  
Rivington st, s s, 24.2 e Goerck st, 37.6x75. Agnes E Sullivan agt Samuel Gross et al; att'ys, Holm, Whitlock & Scarff.  
94th st, n s, 152 w Amsterdam av, 30x100.8.  
95th st, s s, 162.4 w Amsterdam av, 31.7x100.8.  
Two Actions. John E Marsh exr agt D Edwin O'Neil et al; att'ys, De Witt, Lockman & De Witt.  
133d st, No 235 West. Margaret L V Shepard et al agt Jonas King et al; att'y, J V Irwin.  
Longwood av, n s, 186 w Hewitt pl, 39x100. Trust Co of America agt Margaret T Johnson et al; att'y, H Swain.  
105th st, No 143 West. Elizabeth O'Brien agt Julia Swartz et al; att'y, W F Clare.  
70th st, s s, 199 w Av A, 38x100.5. Abraham Politzner agt Annie Holland; att'y, M S Schoenbaum.  
3d av, No 1753. Jonas Weil et al agt Harris Beckelman et al; att'ys, Gross & Sneudaira.  
105th st, No 341 East. Jonas Weil et al agt Esther Isenberg et al; att'ys, Davis & Kaufmann.  
107th st, No 164 East. Anna Mohr agt Lawrence W Lloyd et al; att'y, L S Goebel.  
2d av, w s, 25 n 76th st, 26.6x100. Pauline Reiss agt Dora E Sarasohn; att'y, M H Harris.  
2d av, w s, 51.6 n 76th st, 53x100; two actions. Pauline Reiss agt Mary E Walsh; att'y, M H Harris.  
144th st, n s, 430 w 7th av, 80x99.11; two actions. Cooper Realty Co agt Isidor Wanderman et al; att'ys, Arnstein & Levy.

### JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Nov.  
21 Amend, Annie J & Katie; also Barnet White—R Butkin .....\$17.41  
21 Arken, Rubin—H Feinsod et al .....176.01  
21 Alting, Chas F—A Reinhardt .....342.71  
21 Abramson, Barnett—H Winthheim .....44.62  
21 Alperin, Samuel & Nathan—L Goldstein.112.15  
21 Annish, Harry—M Goldberg .....789.46  
23 Armato, Nicholas—N Y Telephone Co.23.02  
23 Andrews, Chase—H Allen .....46.17  
23 the same—F Allen .....69.67  
23 Abalon, Moussa & Ass-ad Balish—S Mar-rash et al .....146.30  
23 Albert, Irma—G E Wilson et al .costs, 17.31  
23 Allison, John W—M G Gennert et al.112.58  
23 Altenberg, Charles—N Y Edison Co.....20.41  
23 Allison, John W—R J Homer .....343.34  
24 Alexander, Louis A—W H Tennyson....81.97  
24 Albert, Irma M—G E Wilson et al.....costs, 37.67  
24 the same—the same.....costs, 37.67  
25 Aymong, Ody—American Radiator Co .59.67  
25 Almond, Daniel—G H Bruce .....16.73

25 Alpert, Samuel H—Robert Kambert & Co.435.18  
27 Atwell, Roy—E L Mooney .....79.45  
27 Althof, Geo F—K B Cressey .....82.81  
27 Altieri, Petro & Antonette & Michael Be-noncasa—State Bank .....167.73  
21 Beebe, Leslie S—City of N Y .....207.67  
21 Bell, Walter L—the same .....207.67  
21 Berry, John E—the same .....207.67  
21 Benne, Edward—the same .....207.67  
21 Blackwell, Robert C—the same .....207.67  
21 Brainerd, Walter H—the same .....207.67  
21 Breslin, John—the same .....207.67  
21 Barnum, Frederick L—the same .....207.67  
21 Bennett, John E—the same .....207.67  
21 Booth, Sydney K—Commercial Advertiser Assn .....costs, 127.87  
21 Burns, John J—J W Place .....168.40  
21 Bollinger, Catharine—E C Dusenbury.293.16  
21 Brucellaria, Harry & Vincent Grazioli—J L Fogliasso .....639.73  
21 Bernard, Abraham—L Goldstein .....269.65  
23 Butkin, Rachel—A J Amend et al.costs, 17.41  
23 Bowen, Harry—N Y Telephone Co.....35.90  
23 Brown, Wm R—the same .....51.07  
23 Browne, Walter—the same .....44.06  
23 Birch, Reginald B—the same .....28.62  
23 Brous, Philip—G Wilson .....254.78  
23 Bayles, Chester A—S Sichel .....87.11  
23 Brown, Andrew—Interborough Rapid Tran-sit Co .....costs, 107.88  
32 Breuer, John—S F Fromme .....95.01  
23 Byrnes, Horace D—Chemical Realty Co. ....147.32  
23 Becker, Frank—J Dickman & Co. ....125.62  
23 Behr, Richard H—N Y Edison Co. ....135.12  
23 Biegel, David—L Wisansky.....100.30  
23 Bassariotes, Constantine & Constantine Georgoulis—N Delamanaras .....425.13  
23 the same—Psaki Bros .....25.41  
24 Bezozi, Jacob—I Reich et al. ....127.44  
24 Bissell, Geo E & Amasa C—Cutler Hammer Mfg Co. ....93.66  
24 Beus, Annie—H Brand .....87.97  
24 Bryant, James S—F J Finnegan.....1,495.79  
24 Berry, Chas S—S Unger .....41.65  
24 Brennan, Bernard—Acker, Merrill & Condit Co. ....115.91  
24 Baylinson, Nathan—City of N Y .....36.65  
24 Barnes, Wm R—the same .....920.35  
24 Bauer, George—the same .....62.70  
24 Blank, Henry—the same .....62.70  
24 Bachman, Frank—the same .....207.67  
24 Baxter, Dennison E—the same .....54.67  
24 Blankenstein, Charles—the same .....37.68  
24 Baldwin, Elias B—the same .....207.67  
24 Breckenridge, Robert—the same .....108.77  
24 Battalia, Olondo F & Samuel Grimson—N Y Telephone Co. ....33.78  
24 Beetz, Michael—City of N Y .....207.67  
24 Barlow, Catherine—the same .....559.65  
24 Beckman, Isaac—the same .....33.92  
24 Benjamin, Leo—the same .....26.71  
24 Berman, Jacob M—the same .....33.02  
24 Bernasconi, Pietro—the same .....198.95  
24 Bainerd, Cyprian S—the same .....73.43  
24 B rron, Louis—City of N Y .....31.32  
24 Baites, Fernando—the same .....379.20  
24 Bailey, Geo H—the same .....207.67  
24 Barnes, Thornton—the same .....467.47  
24 Baer, Joseph E—the same .....289.12  
24 Baer, Morris—the same .....31.65  
24 Brand, Thomas E—the same .....207.67  
24 Blackwell, Robert—the same .....207.67  
24 Blake, David—the same .....62.07  
24 Breiner, Frank—the same .....198.95  
24 Brennan, Katherine—the same .....585.84  
24 Blake, James—the same .....289.12  
24 Brady, John—the same .....207.67  
24 Bland, William—the same .....207.67  
24 Barish, William—the same .....198.95  
24 Berrian, Chas A—the same .....36.05  
24 Baldwin, Bartholomew—the same .....469.47  
24 Blakelock, David E—the same .....207.67  
24 Black, David—the same .....207.67  
24 Beaver, August—the same .....28.05  
24 Bjork, Joel & Maria L & Anders Back—Corn Exchange Bank .....333.72  
24 Bunn, William—H Schultz .....183.85  
25 Borowitz, Morris—H Alperstein .....60.01  
25 Boyd, John—Consolidated Gas Co of N Y .....44.73  
25 Barnett, John & Henry Eckholdt—G H Bruce .....16.73  
25 Bonwit, Paul J—P S Smith .....662.70  
25 Brenner, Leo—O Heyman et al .....52.37  
25 Berg, Charles—Press Pub Co .....64.43  
25 Butler, Mary—J Forsythe .....70.36  
25 Berg, Louis R—J B Crommette .....213.98  
25 Barnett, Samuel—S Feinberg et al .....191.53  
25 Baltimore, Jeremiah A—N Y School of Automobile Engineering .....costs, 95.35  
25 Bornn, Frank & Carlos A—Hungarian American Bank .....2,961.60  
25 Brown, Wm R—Onward Construction Co. ....799.52  
27 Branch, Geo L—E De Noyelles .....123.05  
27 Boeniger, Kate—Olin J Stephens, Inc.45.41  
27 Baker, Walter S—City of N Y .....36.50  
27 Beaver, John S—the same .....201.41  
27 Barberi, Louis—the same .....37.50  
27 Bloom, Moses—the same .....198.95  
27 Booth, Wm E—the same .....198.95  
27 Bennett, John—the same .....112.87  
27 Bennett, James—the same .....112.87  
27 Boylston, Martin—the same .....198.95  
27 Betz, Oscar H—the same .....29.94  
27 Brambach, Stephen & James C Livingston indiv & F C Otto Koch exr—National Her-kimer County Bank of Little Falls.2,569.31  
27 Bennett, Clarence H—A M Stadler .....34.01  
27 Bono, Mair—City of N Y .....289.12  
27 Breslavsky, Hyman—the same .....37.50  
27 Blackwell, James B—the same .....75.05  
27 Beverly, Philip S—the same .....75.05  
27 Barths, Margaret—City of N Y .....112.71  
27 Berry, Thomas admr &c—the same .....189.07  
27 Becker, Frederick W—the same .....112.71  
27 Bresline, John exr—the same .....94.54  
27 Brinkworth, Frank—City of N Y .....52.86



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tion.

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|--|---|---|
| <p>27 Blackwell, Bertram—the same .....37.42<br/>         27 Bennett, Frank—the same .....207.14<br/>         27 Baltimore, Frank M—the same .....39.39<br/>         27 Bashman, Wm R adm—the same .....241.33<br/>         27 Bell, Ezekiel Y exr—the same .....36.07<br/>         27 Benedict, Joseph—Crandall &amp; Godley Co .....129.48<br/>         27 Brennan, John J—T A Bingham, costs, 64.55<br/>         27 Babich, Jacob &amp; Hyman &amp; Kesie Leibowitz—M Josephson .....60.40<br/>         27 Beeton, Vida—T E Fitzpatrick .....533.65<br/>         21 Cohen, Alfred A—Mutual Alliance Trust Co of N Y .....894.86<br/>         21 Cohen, Abram—the same .....711.28<br/>         21 Carver, Geo L—D Moran et al .....74.49<br/>         23 Cohn, Louis—N Y Telephone Co .....27.65<br/>         32 Chamberlain, Isabel—the same .....32.81<br/>         23 Conti, Antoni—the same .....31.09<br/>         23 Cromley, James B—the same .....26.96<br/>         23 Cashman, Harry D—J Bierman .....62.62<br/>         23 Cooper, Morris—Interborough Rapid Transit Co .....costs, 107.88<br/>         23 Cohen, William &amp; Fannie—M Federman et al .....3,393.20<br/>         23 Cole, Julia—N Auletta et al .....294.01<br/>         23 Carpenter, Wm M—H Adler et al .....35.16<br/>         23 Cuplo, Michael—D Goodman .....74.65<br/>         23 Crennan, Wm J M—I Abraham .....41.90<br/>         23 Cooke, Geo J—Riverside Bank .....1,366.12<br/>         23 Comyns, David J—Hudson Structural Steel Co .....169.27<br/>         24 Connor, John W—S D Cohen .....44.41<br/>         24 Carnegie, Hattie H—Henry Hummer &amp; Co .....119.77<br/>         24 Cornelius, Wm H—J Beck et al .....116.02<br/>         24 Campiglia, Pasquale—R Foster .....162.90<br/>         24 Casey, Michael S—P Giordano .....19.53<br/>         24 Copeland, Al—S Jacobs .....33.81<br/>         24 Cohen, Ida &amp; Yitta Kempfer—Public Bank of N Y City .....60.75<br/>         24 Cahill, Eugene &amp; Thomas H Fox—M N Clement .....500.00<br/>         24 Cantar, Louis—I Flatsberg .....558.70<br/>         24 Colell, Edw H—Packer Collegiate Institute .....82.70<br/>         24 Cronin, John J—French Drug Co .....160.30<br/>         24 Cooper, Nathan—S Horwitz .....239.65<br/>         24 Carabelas, Nicholas &amp; Stam Nikolava—C E McClure Jaques .....25.01<br/>         25 Cohen, Israel gdn—Coney Island &amp; Brooklyn R R Co .....costs, 115.70<br/>         25 Clark, Julius C—S Yohalem .....247.66<br/>         25 Conforti, Nicholas—J A Pisam et al .....326.95<br/>         25 Colonna, Nicola, Lane Contracting Co, Anniello Tucillo &amp; Wm C Carliade—G Baldo .....59.72<br/>         25 Cohn, Emanuel—J Healy .....323.98<br/>         25 Campbell, Virginia M—McReady—Beals Co .....332.52<br/>         25 Connah, Douglas J—E W Keyser .....118.54<br/>         27 Clarke, Henry S—J T Dallas .....267.89<br/>         27 Carman, Theodocia E—H H Drake .....417.81<br/>         27 Chapman, Chas W—A B Dick Co .....39.41<br/>         27 Cook, Fred—W C Beutel .....132.93<br/>         27 Chiurazzi, Aristide—A Welman et al .....34.87<br/>         27 Crofut, Edw F—W C Wood et al .....31.62<br/>         27 Chamberlain, Edw F—Julius Kessler &amp; Co .....135.07<br/>         27 Curran, Thomas P—P Ballentine &amp; Sons .....2,447.66<br/>         27 Clarke, Besse C—M Levy .....costs, 41.43<br/>         27 Cooper, Bennie &amp; Joe Lyman—M Schulman .....118.51<br/>         21 Delaney, James J—M Dunn .....34.12<br/>         23 Daly, Richard W—N Y Telephone Co .....29.99<br/>         23 Downie, Walter A—the same .....44.62<br/>         23 De Clara, Charles—N Y Edison Co .....19.41<br/>         23 De Takacs, Anna—the same .....17.61<br/>         23 Deunphy, Arthur A—A A Schaefer, 4,853.92<br/>         24 Dickert, Albert &amp; Mary—H Goldstein et al .....32.79<br/>         24 Duce, Geo H—International Trust Co, 1,769.62<br/>         24 De Lamar, Irene—C W Kinsella .....117.94<br/>         24 Dutch, J Fleming—J B Locherty .....45.35<br/>         24 Dickinson, Percy—J B Attanasio .....96.26<br/>         24 Dorney, Michael—J Beck et al .....185.38<br/>         25 DeWolf, John G—American Newspaper Publishers Assn .....160.66<br/>         25 Davis, Lewis H—L Marcotte &amp; Co .....76.77<br/>         25 Dresdner, Morris M—A H Meyer .....48.72<br/>         25 De Respiris, Peter &amp; Domenico Lordi—Lan dau Heating Co .....40.41<br/>         25 Downs, Edward &amp; Walter C Boyce—B K Bloch .....88.22<br/>         25 Donnolly, W J—Globe Credit Watch Co, 23.41<br/>         27 Dickinson, Orville A—E Green .....224.67<br/>         27 Desmond, Margaret—F J Baas et al .....75.28<br/>         27 Donschat, August &amp; Mary—P L Jones .....97.26<br/>         27 D'Amico, Carlo—P Petri et al .....275.99<br/>         27 Dorn, Ethel—Met Bridge &amp; Construction Co .....costs, 60.00<br/>         27 Dicker, Morris—M A Phillips et al .....134.91<br/>         27 Downing, Mary A—E Christensen, Inc., 31.16<br/>         21 Ettenson, Abraham—N Y Telephone Co, 84.12<br/>         21 Eberman, Mary C—E R Stephens .....87.28<br/>         23 Evans, Emilie—N Y Telephone Co .....68.17<br/>         23 Ellicott, Phoebe G—Mrs Philip G—the same .....31.57<br/>         23 Erdreich, Samuel—M Mandel .....85.37<br/>         23 Esselborn, Jean—N Y Edison Co .....18.74<br/>         23 Ellis, Silas—J &amp; M Haffen Brewing Co .....3,341.54<br/>         24 Engelman, Eugene M—N Y Telephone Co .....47.75<br/>         24 Eaton, Jasper C—the same .....27.71<br/>         24 Ellis, Wm F—G Pierre .....478.28<br/>         24 Egerly, Oscar M—J F Mallon et al .....30.90<br/>         25 Eckert, Joseph—Metropolitan Engineering Co .....34.42<br/>         25 Erber, Emil—Greenhut &amp; Co .....364.95<br/>         25 Englander, Beethoven—New Amsterdam Gas Co .....34.23<br/>         25 Endress, Theo F—International Safety Razor Co .....25.56<br/>         25 Einstein, Isaac D, Emil Wolff, Isidor N Landauer, Adolph Hahn, Charles W Cohn &amp; Charles Tyroler—W S Saunders, 1,008.38</p> | <p>27 Englander, Beethoven—Burns Bros .....152.01<br/>         27 Everett, Walter M—Oriental Markets, 229.38<br/>         21 Fuehrman, H T Julius—G M Buttle .....177.90<br/>         23 Fitzpatrick, William—F A Kline .....386.18<br/>         23 Frauenhar, Abraham B—E M Salter .....65.01<br/>         23 Freudenheim, Joseph &amp; Joseph Mahl—Rockland Rockport Lime Co .....140.01<br/>         23 Favata, Luigi—A Amendola .....335.91<br/>         23 Freifeld, Joseph—M Bellick .....29.42<br/>         23 Flanagan, Joseph—N Y Edison Co .....14.71<br/>         23 Flannery, Thomas—C Munster .....322.12<br/>         23 Faure, Alfred—H C Babcock .....26.64<br/>         24 Feld, Clarence M—N Y Telephone Co, 34.31<br/>         24 Fassler, Herman—the same .....68.89<br/>         24 Ferguson, John M—the same .....25.99<br/>         24 Fleisig, Samuel—the same .....46.49<br/>         24 Field, Cornelius J &amp; Henry C Adams—D Sand .....269.54<br/>         24 Field, Cornelius J &amp; Walter G A Hemming—the same .....270.41<br/>         24 Field, Cornelius—the same .....142.89<br/>         24 Ferraro, Chas or Carlo &amp; Emilia—S Wolchok .....134.41<br/>         24 Frank, Geo L—V Muller .....32.65<br/>         24 Ford, Geo L—Met Switchboard Co .....52.65<br/>         24 Floyd, Geo W—B J Wright .....374.81<br/>         24 Francis, William or William Hughes &amp; James M Hauley—People, &amp; Co .....1,000.00<br/>         25 Fuller, Henry H—E Lichtenstein .....63.72<br/>         25 Fleischmann, Joseph H &amp; Henry M Whitney—Pittsburgh Plate Glass Co .....340.85<br/>         25 Fuchs, Joseph—Fourteenth St Bank, 218.58<br/>         27 Flage, Geo W—Olin J Stephens Inc, 205.74<br/>         27 Falke, Alex—State Bank .....271.31<br/>         27 Friesner, Jacob, Friesner Painting Co &amp; Chas P Kramer—N Blank .....71.69<br/>         27 Froschgang, Saul—I Altman et al .....114.15<br/>         27 Feiser, Henry J—M Monday et al .....114.15<br/>         27 Friesner, Jacob—Benjamin Moore &amp; Co, 93.13<br/>         27 Frank, Samuel—National Lead Co .....252.65<br/>         27 Frank, Samuel—Keystone Varnish Co, 25.27<br/>         27 Graff, Samuel &amp; Dora &amp; Max F Blau—N Kirschner et al .....182.15<br/>         21 Goldstein, Morris—C Taub .....costs, 7.41<br/>         21 Gordon, Isaac &amp; Max Levine—G S Mawhinney .....100.30<br/>         21 Greenberg, Geza—J H Messinger .....632.85<br/>         21 Gravier, Henry—Chelsea Exchange Bank .....50.80<br/>         21 Gononsky, Max—L Cohen .....104.65<br/>         23 Gottesman, Max—Funk &amp; Wagnalls Co, 32.90<br/>         23 Ginsburg, Adolph—the same .....84.86<br/>         23 Goldbaum, Gussie, N. Rosenbaum .....42.40<br/>         23 Gogay, Henry—L Delemarre .....40.26<br/>         23 Grening, Paul C &amp; National Trading Co—Uvalde Asphalt Paving Co .....96.01<br/>         23 Graber, Louis—S Wilhelm et al .....207.30<br/>         23 Goldenberg, Samuel L—P Fuller et al .....costs, 138.20<br/>         24 Goldman, H Sterling—N Y Telephone Co .....59.78<br/>         24 Gibbons, Thomas J—the same .....58.00<br/>         24 Gill, Thomas—the same .....67.26<br/>         24 Ganong, Mary I—the same .....50.34<br/>         24 Greene, William—the same .....25.37<br/>         24 Grossmann, Edmund—the same .....24.49<br/>         24 Gross, Isaac—the same .....69.48<br/>         24 Gelass, Frederica or Jennie Glass, now Jennie Gillis—J Wenzel .....92.91<br/>         24 Grotzky, Jacob—J A Anderson .....200.89<br/>         24 Gillis, Harry &amp; Jennie Glass, now Jennie Gillis—J Houghton et al .....227.66<br/>         24 Graves, Edw E—Stratton Mfg Co .....28.12<br/>         24 Girodano, Frank &amp; Aaron Gruenberg—Corn Exchange Bank .....119.54<br/>         24 Gralicer, Paul—H Pepper .....64.51<br/>         24 Gitelson, Bexale—A Schulman et al, 86.67<br/>         24 Glasser, Abraham &amp; Barnet—A Kuflik et al .....128.65<br/>         25 Gitelson, Bezabel—A Shulman et al, 86.67<br/>         25 Goldman, Abraham &amp; Louis—A Osterman .....215.93<br/>         25 Gilde, Benjamin A—N Y Telephone Co, 65.72<br/>         25 Glantz, Osias—E Regensburg &amp; Sons, 31.72<br/>         25 Groll, Rose K &amp; Chas W &amp; Isidor Morris—L Ross .....221.48<br/>         25 Goodman, Frederick F Inc—National Carbon Co .....47.46<br/>         25 Goldsmith, Benjamin—J Rosenberger et al .....75.15<br/>         25 Gardner, Samuel H—M H Birge &amp; Sons Co .....313.29<br/>         27 Garten, Fride—I Fine .....160.80<br/>         27 Germansky, Max—Graft Furnace Co, 157.91<br/>         27 Gluck, Solomon—J A Carlson .....114.50<br/>         27 Goldfarb, Abraham—W Stein .....35.19<br/>         27 Gordon, Thomas E—I Beerman .....52.19<br/>         27 Gurski, David—N Y City Ry Co, costs, 107.88<br/>         27 Grace, Ralph—W C Wood et al .....31.59<br/>         27 Ginsberg, Harry—B Ellsworth .....1,000.00<br/>         27 Gordon, Isaac &amp; Abraham Stein—B Roth .....128.01<br/>         27 Grossman, Abraham—H E Fox; costs, 32.65 and .....costs, 10.15<br/>         21 Heiser, Anna—S Hudis .....316.91<br/>         21 Hookey, Wm T—Sackett Plaster Board Co .....336.41<br/>         21 Heyenor, Harvey H—Rochester City Hospital .....131.63<br/>         21 Heffron, James—Interborough Rapid Transit Co .....costs, 107.88<br/>         23 Hart, Milton—Funk &amp; Wagnalls Co .....118.71<br/>         23 Hein, Isaac W—Edouard .....79.31<br/>         23 Hedlund, John—E L Radcliff .....costs, 120.30<br/>         23 Hill, Max—S E Bauer et al .....128.35<br/>         24 Hoffman, Frank—Frank Brewery .....272.17<br/>         24 Hyman, Rubin—E Bonine .....39.41<br/>         24 Hyman, Samuel H &amp; Ignatz Winter—B Lefkowitz et al .....119.14<br/>         24 Horowitz, Rebecca—J Becker .....869.18<br/>         24 Honigsberg, Jacob—Fourteenth Street Bank .....2,468.85<br/>         24 Hurlbut, Wm J—J Cort .....costs, 120.38<br/>         25 Harding, Ella—N Y Telephone Co .....49.77<br/>         25 Himmelstein, Isaac—the same .....43.86<br/>         25 Hargrave, Wm J—N J Terra Cotta Co, 29.91<br/>         25 Hyman, Davis—Manhattan Stove Co, 119.21</p> | <p>25 Halprin, Hyman I &amp; Bernard, Sadie Willner &amp; David L Silverstein—State Bank .....399.78<br/>         25 Henning, James W—I Stern et al .....122.75<br/>         25 Haha, Chas F—Marc Cross Co .....221.30<br/>         25 Heineman, Abraham—J T McGuire Construction Co .....59.99<br/>         25 Hankin, Sarah—M W Berriman et al, 97.65<br/>         25 Hanauer, William &amp; Samuel E Meltzer—Atwood Raven Co .....326.92<br/>         27 Huntington, B Fred—A J Shadok .....66.41<br/>         27 Herrman, Eugene P—J M Sinshemer, 46.97<br/>         27 Heckman, Chas W Jr—P Damm .....99.78<br/>         27 Hunt, John—P Ballentine &amp; Sons .....141.31<br/>         27 Hoystradt, Sanford R—Hotel Collingwood Co .....134.20<br/>         27 Horowitz, Jacob H &amp; Israel &amp; Max I Lefkowitz—C Dattelbaum .....1,458.09<br/>         27 Hyman, Jacob &amp; Joseph Lazarowitz—S Rushkoff .....319.40<br/>         27 Harris, Louis—W C Wood et al .....37.44<br/>         27 Herd, Anderson T—Royal Engraving Co .....464.89<br/>         27 Hausburg, Otto E—J F Hadley .....360.69<br/>         25 Israel, Jacob—Metropolitan Engineering Co .....468.26<br/>         21 Johnson, Chas H—E J S Van Houten .....40.01<br/>         21 Jennings, Chas W—G T Stewart .....773.02<br/>         21 Jacobs, Moses—V L Maison .....127.69<br/>         23 Josephie, Abraham—H S David .....29.65<br/>         25 Jacobs, Eveline—S Steinfelder .....80.15<br/>         25 Jameson, Mary C—F B Delehanty .....276.54<br/>         27 Jaffe, Benjamin, The Jaffe Coffee Co &amp; David Pinski—H C Babcock .....141.79<br/>         27 Jacobs, Fred &amp; Thomas J Clark—S P Jones et al .....138.48<br/>         27 Juran, Morris &amp; Rosie, Joseph &amp; Marie Schultz—American Woolen Co of N Y .....781.38<br/>         27 Jaccard, Edouard—Pittsburg Lamp Brass &amp; Glass Co .....263.08<br/>         21 Kaplan, Moses—F A Wallis .....costs, 86.29<br/>         23 Kunstlich, Samuel H—Funk &amp; Wagnalls Co .....147.30<br/>         23 Korn, Paul—M S Wecker .....118.73<br/>         32 Kamen, Rafael &amp; Lena—A Voelkie, 166.42<br/>         23 Kaas, Chr Clawson—W F Reuter .....68.11<br/>         23 King, Samuel J—E T Carter .....320.15<br/>         24 Kreuscher, Robert—United Wine &amp; Trading Co .....189.68<br/>         24 Kabatnik, Joseph—G Allaire .....266.91<br/>         24 Karlner, Bernard L—W E McDonnell, 39.72<br/>         24 Kelly, Fanny—A Wolter et al .....61.54<br/>         24 Krug, Charles—Frederick Ludlam Co, 329.26<br/>         24 Kosowaz, A &amp; I—M A Beltaire Jr, 2,781.75<br/>         25 Kritzer, Annie &amp; Morris—N Y &amp; Suburban Co-operative Bldg &amp; Loan Assn, 1,097.86<br/>         25 Kennedy, John J—N Y Telephone Co .....62.24<br/>         25 King, Henry D—the same .....24.44<br/>         25 Klein, Dezzo—the same .....46.69<br/>         25 Kelly, Richard—J T Penfield .....56.11<br/>         25 Koch, Geo—C J Cohn .....59.41<br/>         25 Konski, Leo D—New Amsterdam Gas Co .....52.56<br/>         25 Kaplan, Sadie &amp; Herman Wasser—People &amp; Co .....500.00<br/>         25 Kahn, Julius—A E Thorp .....64.41<br/>         27 Koltum, Abraham—I Meinhardt, costs, 23.08<br/>         27 Kropp, Charles—J C Baner .....66.24<br/>         27 Knerr, William—C F Biele .....45.47<br/>         27 Kemp, John A—J Wright .....188.62<br/>         27 Kramer, Stella—M H Grossman et al, 1,006.88<br/>         27 Kane, Patrick—A M Woodward et al, 138.53<br/>         27 Korkemas, Richard—E Mackson, costs, 95.74<br/>         27 Koseherak, Edward—J Harnett .....69.82<br/>         27 Kalichstein, Henrich—A J McCollum, 429.40<br/>         21 Levine, Isaac, Nathan Burzinsky &amp; Max Zion—State Bank .....192.58<br/>         21 Levine, Isaac, Moses Friedlander, Hyman Meirowitz &amp; Moses Judisky—the same .....275.71<br/>         21 Levine, Isaac, Charles Brenner &amp; Hyman Meirowitz—the same .....221.71<br/>         21 Lieder, Wm J A—N Y Telephone Co, 39.98<br/>         21 Levenson, Chas C—the same .....45.95<br/>         21 Levine, Isaac &amp; Samuel &amp; Moses Judisky—State Bank .....192.58<br/>         23 Lang, Leo—E Waldstein .....434.41<br/>         23 Levy, Jules or Dells—J M Washburne Co .....430.95<br/>         23 Latorre, Vincenzo—C Amorieso et al .....51.81<br/>         24 Lewenthal, Hyman—A Reiss .....112.01<br/>         24 Lieberman, Morris—Kentucky Valley Distilling Co .....147.51<br/>         24 Ladd, Wm W recvr—C C Keenan .....5,000.00<br/>         24 Levien, Bertram N—R F Henry .....114.95<br/>         24 Leipzig, Isidor—B Goulka .....1,714.34<br/>         25 Lewin, Arnold—N Y Telephone Co .....25.19<br/>         25 Levy, Elias G—O Millimet .....48.41<br/>         25 Lundy, Fred—B E Willis .....68.71<br/>         25 Lock, Charles—Raymond van Praag Supply Co et al .....3,917.27<br/>         25 Lust, Louis &amp; Abraham Miller—J Leury .....202.85<br/>         25 La Cagnine, Orazio &amp; Guiseppie Auello—People &amp; Co .....200.00<br/>         25 Levy, Israel N &amp; Alfred—N Whitman et al .....140.68<br/>         25 Lubitz, Morris—M N Clement .....1,830.00<br/>         27 Levin, Solomon—Lenox Watch Case Co, 46.41<br/>         27 Leavy, Edward N &amp; William Oppenheim—I A Lee .....483.54<br/>         27 Lindenmeyer, George—A H Morris .....246.97<br/>         27 Levy, Isaac B—N Y Telephone Co .....190.19<br/>         27 La Rose, Frank C—H Christerson .....578.85<br/>         27 Lewis, Jacob—J Fredman .....973.81<br/>         27 La Mura, Ernestina—J Tino et al .....22.72<br/>         27 Leavy, Edw N &amp; William Oppenheim—I A Lee .....556.12<br/>         27 the same—the same .....804.80<br/>         21 Morse, Adele M—Interborough Rapid Transit Co .....costs, 107.88<br/>         21 Morey, Dorian H or Daniel H—B Wyatt .....6,450.68<br/>         21 Minutillo, Luciano—B Ruffano, costs, 17.41<br/>         21 Marger, Nochem—J Reitman .....86.66<br/>         21 McCaffrey, James C—N Siviglia .....73.69</p> |
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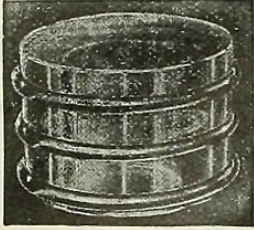


# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- 23 Matz, Philip B—Funk & Wagnalls Co. .82.25
- 23 Minisman, Jacob—Congress Brewing Co Ltd . . . . . 814.63
- 23 Mord, Jacob—H Adler et al . . . . . 32.41
- 23 Moulton, Alfred D—M A Sadler et al. 249.46
- 23 McGinty, Catherine A—H S Murphy. 340.92
- 23 Malone, John—T F Maguire . . . . . 511.51
- 32 Marshall, Robert L—N Y Edison Co .137.83
- 23 Morrissey, Ellen—De W C Flanagan et al. . . . . 444.67
- 23 McKiernan, James—C Coughlin. costs, 90.45
- 24 Miller, Francis—J Silverstein. . . . . costs, 108.82
- 24 Mooney, Selmour—Dimock & Fink Co. 138.81
- 24 Melia, John F—T H Ashworth. . . . . 280.31
- 24 Meyrowitz, Max & Sarah—Public Bank of N Y . . . . . 163.25
- 24 Manuel, Herman—Bottlers & Mfrs Supply Co. . . . . 145.49
- 24 Moore, Robert M—P R Hanlon. . . . . 1,397.13
- 24 Miller, Emil B—L Newman . . . . . 84.41
- 24 McCrary, Pierce R—W H Oscanyan. . . . . 158.41
- 24 McNulty, Michael & Paul F Humphrey—Acker, Merrill & Condit Co. . . . . 59.71
- 24 McManus, Thomas—J Ahlback . . . . . 28.51
- 24 Murphy, Andrew J—N Y Telephone Co. 34.29
- 24 Marcus, Mary—the same . . . . . 41.51
- 25 Mayers, Ike—the same . . . . . 24.66
- 25 MacGregor, S. Erskine—the same . . . . . 35.12
- 25 Mullich, John J—Richardson & Boynton Co. . . . . 54.63
- 25 Morrison, Edward—Empire Brick & Supply Co. . . . . 522.55
- 25 Mandell, Samuel—I Stern et al . . . . . 96.51
- 25 McDowell, Wm T—N Y Telephone Co . . . . . 65.40
- 25 Miller, Chas L—A Grau . . . . . 351.02
- 25 Meldan, Charles—Cleveland Faucet Co. 327.32
- 25 McManus, Frank J—Meyer & Lange . . . . . 25.26
- 27 Molier, Eugene—Northern Bank of N Y . . . . . 60.84
- 27 Moses, Max—E Gluck . . . . . 128.36
- 27 McNally, Chas J—N Y Telephone Co. 74.64
- 27 McGrath, Mary—J J Oswald . . . . . 60.31
- 27 McQuade, Elizabeth & Bella—S Rothaus. 63.26
- 27 Mitchell, Harry E—Bennett Sloan & Co. 206.26
- 27 Moss, Bessie & Lazarus Hannes—PWeinstock . . . . . 206.26
- 27 MacNutt, Margaret V C—City of N Y . . . . . costs, 123.79
- 27 the same—R G Packard Co. . . . . costs, 328.60
- 27 Margolis, Nathan & Morris—Primrose Shirt Co . . . . . 119.69
- 27 McGee, Hugh—City of N Y . . . . . costs, 99.05
- 21 Napolitano, Elia—N Y Telephone Co. . . . . 34.21
- 21 Nebelmesser, Charles—Bloodgood Nurseries. . . . . 41.20
- 23 Newmark, Maurice—Funk & Wagnalls Co. . . . . 131.17
- 24 Nudelman, Morris—M Lederman . . . . . 112.15
- 25 Newmark, Maurice—Nelson Valve Co . . . . . 365.09
- 25 Newman, Isidor—E Regensburg & Sons. 38.24
- 25 Nachenson, Simon—A Gordon et al. 192.80
- 25 Normile, John—Brooklyn Heights R R Co. . . . . 146.40
- 27 Nahamkin, Marcus—N Y Telephone Co. 34.61
- 27 Neuburg, Ignatz—S Goodman et al. . . . . 5.28
- 27 Neubert, John—M Meyer . . . . . 118.63
- 27 Newman, David—M Simon . . . . . 68.31
- 27 Newman, August—T E Thron et al. . . . . 93.26
- 21 O'Callaghan, Thomas—G Glenz . . . . . 309.18
- 21 Oliver, Anna M—A Freundlich . . . . . 101.41
- 23 O'Connor, Daniel L—Century Holding Co. . . . . 92.86
- 23 O'Reilly, Mary—National Casket Co. 2,779.58
- 24 O'Connor, James—Title Guarantee & Trust Co. . . . . 30.81
- 24 O'Brien, William—E A Pummer et al. 36.31
- 25 O'Brien, Isaac—S Saltzman et al. . . . . 3,252.02
- 27 Ott, Mel—Bluthenthal & Bickert. . . . . 117.21
- 27 Ogden, Francis L—City of N Y . . . . . 116.85
- 27 the same—R G Packard Co. . . . . costs, 328.60
- 21 Paul, Charles—United Dressed Beef Co. 347.83
- 23 Paradise, Teresa—R G Wilson. . . . . costs, 12.65
- 23 Pullman, Henry—N Y Edison Co. . . . . 99.38
- 23 Perkins, John H & Jesse Williams—J Doelger et al . . . . . 158.57
- 24 Pellegrino, Christino—Commonwealth Roofing Co. . . . . 80.71
- 24 Pell, H Archibald—L Sherry . . . . . 191.79
- 24 Pezullo, John—George Ringler & Co. 1,255.25
- 24 Person, Zadoc P & Mary L—Wm H Co. 62.81
- 24 Piffko, Julius C—S Schild . . . . . 300.71
- 25 Polstein, Isaac—S Saltzman et al. 3,252.02
- 25 Price, Joseph—A M Lederer . . . . . 164.91
- 25 Perlman, Philip—Manhattan Shoe Co. 303.81
- 25 Parris, Jacob—J L Brandmarker . . . . . 45.90
- 25 Poerschke, Edw R—H Fromme . . . . . 06
- 27 Prior, Anthony J—N Y Telephone Co. 31.27
- 27 Permansky, Max—M Kadan . . . . . 144.65
- 27 Penna, Guiseppa—R Josephi. . . . . 91.59
- 25 Quigg, Joseph—Globe Credit Watch Co. 22.41
- 25 Quinn, Joseph G—Bruns Automobile Co. . . . . 146.08
- 21 Rodman, Henry T—E Schnurring . . . . . 430.41
- 21 Riegelhaupt, Louis—A Diamond . . . . . 607.46
- 21 Ruton, Libbie—Chelsea Exchange Bank. 130.27
- 23 Reichbart, Harry—Funk & Wagnalls Co. 87.62
- 23 Rosenbaum, Jacob—the same . . . . . 87.35
- 23 Rosenberg, Shapse & Max Saltzman—J Feder . . . . . 117.41
- 23 Rogle, Ike—Bramhall Deame Co . . . . . 25.21
- 23 Rodenberg, Pauline & Philip—I Kleinberg et al . . . . . 80.01
- 23 Ruffino, Bernardo—L Minutillo. . . . . costs, 17.41
- 23 Robinson, Douglas & Adrian H Joline. recrs—M McBride . . . . . 125.00
- 23 Rosenberg, Joseph H & Abraham Atkin—Beebman Paper Card Co . . . . . 27.79
- 23 Regan, Morris F—United Wine & Trading Co. . . . . 161.68
- 23 Ryan, Emeline A—W Bradley et al . . . . . 199.51
- 23 Richardson, Thomas & Anna L—A T De La Mere Printing & Pub Co Ltd . . . . . 235.17
- 23 Rubin, Max & David Perlman—T J Mooney. . . . . 362.31
- 23 Rice, Henry—R Arken . . . . . 86.99
- 24 Robinson, Douglas & Adrian H Joline recvrs—H Marks . . . . . 2,645.44
- 24 Rosen, Morris & Louis—American Fidelity Co. . . . . 31.76
- 24 Rosenfeld, Joseph—L M Hirsch . . . . . 395.46
- 24 Reimer, Edw C—C A Rogers . . . . . 34.01
- 24 Richman, Jack—H Schneiderman . . . . . 232.06
- 24 Robinson, Benjamin W—Peter Henderson & Co. . . . . 26.30
- 24 Reilly, John P—T B Olsen . . . . . 152.50
- 24 Russell, Patrick J—H Koehler & Co. 407.29
- 24 Rubin, Harry—M E Bloch . . . . . 66.98
- 24 Rosenthal, Eugene P—W Blau . . . . . 81.27
- 25 Rosenthal, David—J Asch . . . . . 219.28
- 25 Rhodes, Alfred A—Neptune Meter Co. 77.87
- 25 Ruskowski, Antoni & Stanley S De Novens Co—M Behrens . . . . . 112.15
- 25 Runkle, Maurice—H Peak . . . . . 67.23
- 25 Roth, Harry—West Disinfecting Co. . . . . 40.41
- 25 Rich, Harry—North River Ins Co. . . . . costs, 227.49
- 25 Robinson, Douglas & Adrian H Joline recrs—J Fleischer . . . . . 148.91
- 20 Robinson, Douglas & Adrian H Joline recrs—W G Southard—correct error in last issue when creditor's name was omitted. . . . . 274.41
- 27 Resnicoff, Max & Barnet Schwartz—N Y Telephone Co. . . . . 116.76
- 27 Rawson, John B—the same . . . . . 60.13
- 27 Rosansky, Louis—the same . . . . . 32.74
- 27 Rabinowitz, Harris—W Benigsohn. . . . . 322.73
- 27 Ryan, Mary—Henry Meyer Co. . . . . 43.21
- 27 Rosner, Frank—Pabst Brewing Co. . . . . 76.23
- 27 Rink, Frank P—M Brett. . . . . 44.65
- 27 Robinson, Douglas & Adrian H Joline recvrs—J Aranovitz . . . . . 125.00
- 27 Reimer, Harry M—R Friedlander et al. 154.87
- 27 Ressler, Nathan—F Guzik . . . . . 388.85
- 27 Rothmund, Sebastian J—E L Becker et al. . . . . 332.68
- 27 Robinson, Emanuel M—H S Levine et al. . . . . 107.68
- 27 Reinfrank, Heinrich—O Marcus . . . . . 1,076.06
- 27 Ranges, Henry A—S J Sorg et al. . . . . 958.16
- 27 Robinson, Douglas & Adrian H Joline. recrs—P Looram . . . . . 200.00
- 21 Story, Wm E—Bofinger Bros. . . . . 413.83
- 21 Stowell, John S—Niedlinger Bros. . . . . 97.57
- 21 Scheuer, Abraham & Hattie—G H Rosenblatt . . . . . 117.30
- 21 Sakolsky, Harris—R Bernstein . . . . . 289.65
- 21 Steinert, Annie E—J Hopkins et al. . . . . 263.25
- 21 Silverman, Samuel—I Gold et al. . . . . 45.49
- 23 Sichel, Maurice—Union Exchange Bank. . . . . 103.90
- 23 Sperry, Edw P—G Alexander . . . . . 61.78
- 23 Stewart, Dorothy S—F De Wolfe et al. 173.34
- 23 Strauss, or Joseph Fuchs—R E P Sport—ing Goods Co . . . . . 155.55
- 23 Steele, Daniel A—E Levy et al . . . . . 886.03
- 23 Sandfert, Henry—N Y Edison Co. . . . . 22.57
- 23 Struse, Bernhard—S Spiro . . . . . 67.58
- 24 Simanovitz, Isidor—H O Distler . . . . . 29.32
- 24 Schwartz, Harold M—S Shanker . . . . . 270.23
- 24 Seligman, Rafel—M Levin et al . . . . . 296.77
- 24 Stephens, Ward—M G Perkins . . . . . 98.51
- 24 Sweeney, Wallace W & William J McIntyre—M N Clement . . . . . 500.00
- 24 Sweeney, Wallace W & William Roberts. the same . . . . . 500.00
- 24 Schmittman, Wm T—O Fauerbach. 3,047.07
- 24 Saqui, William—L Lamchick\* . . . . . 4,065.97
- 24 Spanier, Lillie & Chas S Berry—S Unger. . . . . 41.65
- 24 Spachner, Leopold—F M Franklin. . . . . 94.65
- 24 Siegel, Celia—B Drucker . . . . . 149.91
- 24 Smolinsky, Jacob, Samuel Stolowitz & Jacob Kester—Public Bank of N Y City. . . . . 33.41
- 24 Shay, Daniel A—Houghton Mifflin Co. 124.15
- 24 Stevens, Wm H—Dempsey & Carroll. 124.88
- 24 Schwarz, Oscar—Appomattox Trunk & Bag Co. . . . . 103.62
- 24 Schwenke, Samuel K & Whitman V White—G Rosendale et al . . . . . 102.04
- 24 Sternberg, Israel—A C Cox Jr. . . . . 283.01
- 24 Smith, Charles—J W Boyle. . . . . 217.27
- 24 Smith, Chas E—the same . . . . . 61.34
- 24 the same—Elm City Brass & Rivet Co. . . . . 106.36
- 24 Steinberg, Israel—A Cleox Jr. . . . . 282.76
- 24 the same—the same . . . . . 307.37
- 24 the same—the same . . . . . 282.03
- 24 Simon, Gustave—A Frankenberg. . . . . 33.65
- 25 Stravitz, Rafel—C L Greenbaum . . . . . 204.65
- 25 Schatsky, Abraham & Samuel Schwartz—B Seland et al . . . . . 352.73
- 25 Streeter, Wm E—Rockland Lake Trap Rock Co . . . . . 654.91
- 25 Sicignano, Guiseppa—New Amsterdam Gas Co. . . . . 15.99
- 25 Solomon, Emanuel—H Holzman . . . . . 135.22
- 25 Schneider, Max L—F Meyerhoff . . . . . 64.03
- 25 Sherman, Samuel—H I Lewis et al. . . . . 29.53
- 25 Southwick, Alla H—A Morse . . . . . 20.39
- 25 Silverman, Barney—Primrose Shirt So. 159.31
- 25 Sweet, Samuel—J Stewart. . . . . 226.66
- 25 Shafer, Carl—A C Cox Jr. . . . . 327.96
- 25 Sweet, James B—M Prochaska et al. 70.26
- 25 Sherman, Elizabeth—J McGarrigle. . . . . 204.66
- 25 Smith, Chas R—Trenton Rubber Mfg Co. . . . . 144.75
- 25 Smith, Louisa E extrx—C L Rieger . . . . . costs, 27.72
- 25 Simon, Geo J—C E Diefenthaler et al. 32.81
- 25 Spanierman, Ignatz—L Leven. . . . . 72.11
- 25 Stollmack, David—H Hausman. . . . . 55.31
- 25 Seigfried, Morris—Thomas G Knight Co. . . . . 263.10
- 25 Samuelson, Johann A—N Y C & H R R R Co . . . . . costs, 10.00
- 25 Seamann, George—Italian Swiss Colony. . . . . 166.37
- 25 Steinmetz, Anna & George—J Seeman et al . . . . . 123.00
- 27 Seybold, Henry & Jules F Gingras—N Y Telephone Co. . . . . 26.20
- 27 Sulinski, Joseph—the same . . . . . 96.39
- 27 Seckel, Fannette—the same . . . . . 22.15
- 27 Springer, Louise or Mrs & Louis Springer—the same . . . . . 36.75
- 27 Salzman, Harris & Kalman—H Schlesinger . . . . . 493.27
- 27 Schaefer, Carl—A C Cox Jr. . . . . 489.09
- 27 Spalino, Guiseppa—N Y Importation Co. . . . . 90.39
- 27 Schlessinger, Louis & Amelia—Central Chandelier Co. . . . . 173.63
- 27 Sonneborn, Fred—H H Howard. . . . . 50.91
- 27 Shlwek, Isidore & Charles—M Kaufman. 88.69
- 27 Shapiro, Benjamin B & Sigmund Harris—H Abramowitz . . . . . 113.50
- 27 Schwartz, Beckie—Brooklyn, Queens County & Suburban R R Co. . . . . costs, 121.53
- 27 Sullivan, James J—B Griffen. . . . . 60.36
- 21 Tamor, David—M Nowak . . . . . 79.72
- 21 Toll, Raymond R—S F Wilcox. . . . . 74.91
- 23 Troian, Dennis J—M Kroos . . . . . 20.26
- 23 Touiani, Vincenzo—J Doelger et al. 354.65
- 23 Treanor, Owen—E Bendict . . . . . 145.31
- 25 Tepper, Mordecai F—I J Messenger et al. . . . . costs, 32.65
- 25 Toplitz, Berthold L—A W Harris Oil Co. 63.23
- 25 Traver, Harry G—W J Warner . . . . . 4,251.12
- 24 Taylor, John H—American Agricultural Chemical Co. . . . . 141.92
- 24 Trotta, Rugerio—A Freedman. . . . . 69.65
- 24 Tobias, Wm A—M Kamber . . . . . 379.72
- 24 Tunick, Abraham—W H Henneberger et al. . . . . 279.68
- 24 Taylor, Georgianna—V P Otway. . . . . 261.98
- 24 Tofano, Emilia—C Cipolla . . . . . 227.75
- 24 Tofano, Frank—the same . . . . . 227.75
- 24 the same—the same . . . . . 236.17
- 24 Tofano, Frank—the same . . . . . 50.26
- 24 Thomson, Arthur B—W C Phillip. . . . . 38.65
- 27 Tausick, Michael E—J Kohn. . . . . 61.01
- 27 Traver, C Warde—T A McGee. . . . . 57.69
- 27 Tallin, Joseph A—Board of Education of City of N Y. . . . . costs, 30.15
- 27 Talbert, Albert C—C F Wetzel. . . . . 219.27
- 27 Turnic, Sam—S L Bruck et al. . . . . 63.21
- 24 Ulrich, Robinson & De Witt McEwen—A Dryfoos et al . . . . . 126.80
- 25 Ubelmessenger, Chas R—Doubleday Page & Co. . . . . 59.96
- 21 Voit, Maurice, George & Sidney—M Nelson et al . . . . . 6,164.87
- 23 Vanderveer, Benj B—T G Patterson et al. . . . . 8,666.00
- 24 Vincent, James A & James M—J P H Reyers . . . . . 89.41
- 24 Voegel, Chas H—J Beaudel . . . . . 424.17
- 24 Von Tobel, Jacob—L R Strauss. . . . . 2,147.82
- 24 Ventimiglio, Pasquale & Tony—A London. . . . . costs, 12.72
- 25 Vaughan, John & William—G H Bruce. . . . . 15.28
- 25 Von Hagen, Hugo—J W Stroud . . . . . 1,245.98
- 25 Vitale, Paul—J Doelger et al . . . . . 45.92
- 25 Van De Carr, John E—E B Eckesibe. 771.50
- 25 Vinti, Guiseppa admr—Brooklyn Heights R R Co . . . . . costs, 110.13
- 21 Weinstein, Louis—U S Casualty Co. . . . . 40.21
- 21 Weiner, Elias—N Y Telephone Co. . . . . 39.69
- 21 White, Margaret & Frank L—Slatington Slate Co. . . . . 90.17
- 21 Waxman, Abraham—J C Bogert Co. . . . . 38.31
- 21 Wilson, Arthur S—J S Ehrich . . . . . 42.41
- 21 Warner, Philip A—Markenfield Construction Co. . . . . 271.87
- 21 Woessner, Jacob & Adam Hoffman—A Hupfels Sons . . . . . 519.72
- 21 Wiltchick, Louis & Samuel—S Kolatch. 710.00
- 21 Worrell, Thomas H—F B D Reynolds et al. . . . . 84.81
- 23 Wadman, Harry—B Joelson . . . . . 227.23
- 23 Wechsler, Leon—I Goldovitz . . . . . 235.60
- 23 Weinstein, Louis—L Cohen . . . . . 282.20
- 23 Williams, Jesse & John H Perkins—J Doelger et al . . . . . 158.57
- 23 Weinstein, Louis, Lena Weiss & Philip Menschel—S Kleimer . . . . . 268.30
- 23 Wiener, Sarah—B Gruenstein et al. . . . . costs, 22.41
- 23 Weeks, Thomas—Smoot Weaver Co . . . . . 65.91
- 25 Wald, David—Fletcher Stanley Co . . . . . 230.84
- 25 Waring, Lillian B—Union Construction & Waterproofing Co. . . . . costs, 136.50
- 25 Wolf, Peter—M Prochaska et al . . . . . 82.39
- 25 Warner, Abbie C—T Weidowski . . . . . 329.67
- 25 Wunder, Frederick Sr & Frederick Jr—A D Granger Co . . . . . 257.61
- 25 Washburn, Walter E—A Hastings. . . . . 622.39
- 25 Willson, A Elliott—J F Webber . . . . . 431.72
- 25 Wolf, Peter—M Prochaska et al. . . . . 82.39
- 25 Weil, Benjamin M—Robert Rossman Co. . . . . 1,349.66
- 25 Wasserman, Joseph & Samuel Cohn—S S Rosenberg . . . . . 25.40
- 25 Winteron, John & Henry Walters—G H Bruce . . . . . 16.67
- 25 Winters, Harry—the same . . . . . 16.88
- 25 Wasser, Herman & Silvie Bernstein—People & Co . . . . . 500.00
- 25 Weiss, Adam—Kingan Provision Co. 102.41
- 25 Werner, Herman—F C Mussgiller . . . . . 26.46
- 25 Wulff, John H—I Chausier et al . . . . . 362.11
- 24 Wittner, Sigfried—Griffin Roofing Co. 252.28
- 24 Wilgus, August B Jr—E A Davis. . . . . 116.91
- 24 Wolinsky, Molly & Joseph—E Klepner. 44.03
- 24 Wyman, Mary F—Frank Brewery. . . . . 384.45
- 27 Wiese, John S—Northern Bank of N Y. 60.84
- 27 Wayburn, Ned—L Ducy . . . . . 557.17
- 27 Warren, Harry J & Geo W Herbert—P Kuhne et al . . . . . 1,181.86





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27 Warner, Janet—H R Gamble.....199.65  
27 Wagner, Theophilus, David Kalman & Hans Kronka—State Bank .....669.46  
27 Wray, Albert A—Lawyers' Co-operative Pub Co .....165.41  
27 Walsh, Stephen S—T A Bingham.costs, 72.25  
27 Weiss, David—Title Guarante & Trust Co.....70.52  
27 Wolf, Israel—M Des Louise.....489.00  
27 Wolsky, Charles—Darlington Realty & Surety Co .....costs, 17.41  
21 Young, Samuel—N Y Telephone Co.....90.95  
52 Young, Fanny C—R Trowbridge .....452.28  
21 Zenker, Minnie—N Y Telephone Co.....40.71  
23 Zaiden, Davis—W Karp .....178.30

**CORPORATIONS.**

21 Hardware Jobbers Purchasing Co—East Ohio Sewer Pipe Co.....98.84  
21 City of N Y—P J Keany.....249.41  
21 the same—B Haut .....1,142.47  
21 National Wood Working Co, Peter A Hating—C Reithmuller .....52.11  
21 Bankers Surety Co—M N Clement .....1,817.22  
21 Solomon Independent Consumers Ice Co—S Burle .....54.41  
21 Woolf Hypozone Co—F C White et al. ....132.87  
21 Raab Iron Works—B Atha et al.....115.58  
21 Sumner Construction Co—Cross, Austin & Ireland Lumber Co.....199.11  
21 Fultonville Lumber Co—B J Ludwig.....1,020.92  
21 Plymouth Hotel Co—Plymouth Realty Co.....costs, 726.70  
21 Godspeer Realty Improvement Co—Firm Realty Co.....9,414.69  
21 James McCaffrey Co—N Siviglia .....73.68  
21 Jamaica Bay Mfg Co—International Filter Co.....85.99  
23 Angelo American Law Society—N Y Telephone Co .....32.04  
23 Arnold Realty Co—B S Schildhaus .....130.81  
23 Webber Construction Co—East River Mill & Lumber Co .....1,519.09  
23 Bronx Realty Co—R B Grotta .....932.81  
23 Buzzini Equipment Construction Co—I Wasserstrom .....416.65  
23 C E Ellis Co—Strauss Mfg Co .....151.97  
23 Goodyear Rubber Insulating Co—A Buchardt .....7,689.78  
23 Herrmann Furniture & Plumber Cabinet Works—M Nethe .....1,142.86  
23 Lochinvar Realty Co—J Kieutsch .....733.36  
23 Laight Street Stores Co—N Y Edison Co.....118.55  
23 Manhattan Biscuit Co—N Y City Milling Co .....164.40  
23 N Y City Ry Co—B F Neapass .....12,139.94  
12 the same—E E Demarest .....750.00  
23 Post & McCord—C Dapping Jr.....5,131.88  
23 M Preuss Laundry Co—L Bach .....14.00  
23 J Gordon Smith Co—H B Kerr et al. ....348.04  
23 City of N Y—B Sussman .....346.38  
23 Church Pub Co—N Y Edison Co .....16.78  
23 Regal Press—Cooke Zierer Co .....96.41  
23 City of N Y—N L McKee .....937.80  
24 Grand Central Building & Construction Co—K McHugh .....5,350.87  
24 Builders Heating Co—R Reeves et al.....costs, 70.65  
24 A H Erickson & Co—A Sabino et al.....519.65  
24 Globe Roofing Tile Co—N Y Telephone Co.....33.83  
24 Knickerbocker Jewelry Co—Bonner Mfg Co.....738.50  
24 Pucci Contracting Co—M E How .....580.63  
24 N Y Elevated R R Co, Manhattan Ry Co and Interborough Rapid Transit Co—J K Jones.....costs, 126.22  
24 Union Ry Co of N Y City—A Goldberg.....200.00  
24 Woods Realty Co—H W Fairfax.....214.41  
24 Wilkes-Barre Realty Co—H Levy .....72.41  
25 Atlas Motor Co—National Carbon Co.....25.43  
25 American Surety Co of N Y & Archibald Hadden—M N Clement .....1,875.97  
25 Industrial Law League Inc—Review Pub Co .....100.55  
25 Magno-Artolith Co—A B Ansbacher et al.....42.56  
25 Metropolitan Underwriting Co—N Y Telephone Co .....79.49  
25 Motor Top Co of N Y—the same .....82.71  
25 Northwestern Postal Advertising Assn—Macey Co .....24.81  
25 N Y Edison Co—J L Wells et al.costs, 220.33  
25 G R Shepard Engineering & Construction Co—J A Roeblings Sons Co of N Y.....40.73  
25 Metropolitan Surety Co—Yale & Towne Mfg Co .....2,803.23  
25 Helmut Co—James A Coe & Co.....229.93  
25 Uneda Ice Cream Co—American Glue Co.....161.67  
25 American Mineral Water Machine Co—J Mulholland .....111,275.67  
25 American Jewelers Protective Assn—S Arluck .....134.41  
25 Brush Chemical Co—Frank Presbrey Co.....92.16  
25 Fleischman Baths—D G Brussell .....3,568.30  
25 Greenburgh Realty Co—M F Priest.....costs, 17.31  
25 Holland Delft & Specialty Co—G S Mabree.....2,566.86  
25 Hastings Pavement Co—J Gibbons et al.....179.31  
25 L I Amusement Co—N Y Telephone Co.....34.19  
25 G R Shepard Engineering & Construction Co—Acme Foundry Co .....34.68  
27 A C & H M Realty Co—Pietrowski & Konap Co.....76.73  
27 Arnold Realty Co—Sanitary Fire Proofing & Contracting Co.....328.87  
27 Bogg & Stevens Co—National Bank of N J .....530.55  
27 Bradley Universal Heat, Light & Power Co—City of N Y .....24.61  
27 Baldwin & Greene Co—the same .....114.00

27 Barnes & Curtis—the same .....28.00  
27 Barios Diamond Co—the same .....49.95  
27 Blake, Denison Weigher Co—the same.....20.40  
27 Bailie, H C Marble Co—the same .....56.23  
27 A B Benesch Co—the same .....81.71  
27 Botolph Co—the same .....162.88  
27 Bedford Automobile Co—the same.....37.50  
27 New German Theatre Co—N Y Telephone Co.....76.19  
27 N Y City Ry Co—E Wallace.....600.00  
27 the same—J Wallace .....150.00  
27 Risley-Bird Mfg Co—J V Walsh et al.....63.65  
27 Stadie Piano Co—N Y Telephone Co.....48.80  
27 St George Mfg Co—the same.....37.83  
27 Sampson Realty & Construction Co—Curtis Blaisdell Co.....62.31  
27 Schultz Cloak & Suit Co—M Zucker et al.....394.41  
27 Press Bureau—N Y Telephone Co.....63.30  
27 American Motor Car Sales Co—P L Powers.....459.41  
27 Beerhaven Realty Co—City of N Y.....72.74  
27 F J Bauer Towing Line (Inc)—the same.....139.60  
27 Bell & Bogart Soap Co—the same.....31.93  
27 Bancroft Co of N Y—the same.....194.17  
27 Bradshaw Elevator Works—the same.....81.71  
27 Baldwin Bros Decorative Co—the same.....73.23  
27 Samuel Blair Co—City of N Y.....36.51  
27 Bromo Chloralum Co—the same.....252.81  
27 International & Great Northern R R Co—Bowling Green Trust Co.....37,965.18  
27 St Dunstan Society—Perkins Goodwin Co.....744.25  
27 Florence Realty & Construction Co—Meyer Denker-Simam Co .....61.46  
27 Park View Co—Pease & Elliman.....270.40  
27 Wilson & Baillie Mfg Co—City of N Y.....costs, 248.65  
27 Matco Cigar Co—S A Lowenstein.....112.71  
27 City of N Y—J Doniger .....700.00  
27 N Y C & H R R R Co & N Y & Harlem R R Co—D F Kiely .....4,547.99  
27 Damarra Mfg Co—M E Whittier.....1,761.30  
27 E R Ramsey Co—E F Walsh et al.....345.22  
27 Solomon Independent Consumers Ice Co—C Rheins et al .....683.17  
27 Wyckoff, Church & Partridge—H R Wilson .....833.92

**SATISFIED JUDGMENTS.**

Nov. 21, 23, 24, 25 and 27.

Andress, John J—W H Young et al. 1908.....175.00  
Ascher, Minnie I—R A Chesebrough, 1907.....385.48  
Adler, Philip & Emil Mannick—C D Rawe et al. 1908 .....304.81  
Bauman, Joseph & Herman—Bordens Condensed Milk Co. (1908) .....333.16  
Bondreau, William—C Cahn, 1908 .....88.15  
Brande, James E—N Y Telephone Co, 1908.....48.59  
Bishop, Arthur—J S Galland, 1908.....34.41  
Bijur, Isaac—T L Feitner, 1907 .....76.85  
Baron, Samuel L—Beaver National Bank, 1908.....378.36  
Black, Samuel & Isaac Brodsky—M Nirenberg et al. 1908 .....429.03  
Clason, Augustus—O H Perry, 1907.....371.68  
Cohn, Bernard—E Bartolocius, 1908.....219.97  
Clug, Mandel—Butler Bros, 1908.....32.39  
Caplan, Paul L—Bauer & Black, 1908.....32.70  
Curran, John J—S Stiner et al. 1908.....64.81  
Duberstein, Fanny—J Weinstein et al. 1908.....105.16  
Same—H Rich, 1908 .....861.08  
Donovick, Joseph—C Feist et al. 1908.....162.97  
Ehrgott, Geo H—Chas C Mergs & Co, 1908.....91.54  
Fulton, John—J H Riker, 1908.....414.69  
Freeman, Harry—M Goldberg, 1904.....378.11  
Foglia, Saverio—N Panuto, 1907.....708.81  
Gleason, Joseph J—J W Dougan et al. 1907.....53.95  
Gmelich, Joseph—A L Silberstein, 1908.....48.17  
Gieger, Charles—E Donohue, 1908.....633.33  
Gleason, Michael—H G Kress, 1908 .....495.41  
Greenwaldt, William—A Silz, 1907.....34.20  
Green, John E—M E Stone, (1908) .....944.59  
Gannon, John W—Schmidt Gas & Electric Fixture Co. (1907) .....249.67  
Gordon, Osher & Harris Goldblum—Murray & Hill Co, 1908 .....1,013.06  
Grossman, Samuel—John C Orr Co. (1908) .....558.22  
Same—Same, (1908) .....1,088.41  
Hamilton, Robert B—S H Willis, 1907.....31.41  
Isaacs, John—T J Mooney, 1907 .....1,855.01  
Jacklovitz, Morris—H Berner et al. 1908.....69.12  
Jaffe, Moses & Benj-L Greenberg, 1908.....317.73  
Jaffe, Benjamin—A Cuneo, 1908.....43.72  
Johnson, Nils—Syracuse Stove Works, 1908.....414.06  
Joyce, Henry L—Manhattan Lighterage & Transfer Co, 1907 .....113.38  
Same—same, 1908 .....103.12  
Jameson, Jane—G Backes, (1907) .....32.29  
Kouglar, John W—E W S Howarth, 1908.....38.97  
Kruise, Henry—M M Henning, 1908.....283.58  
Kramer, Max J & Henry Rockmore—S White, 1908 .....40.72  
Kern, Alina—S Stein et al. 1908.....100.56  
Lalley, Tony—B K Bloch, 1905 .....139.05  
Mulcahy, Maurice—H Roloff, 1908 .....220.15  
Maltz, Ezra—H N Appel, 1908.....59.65  
Michelson, David—F Adler, 1908 .....39.65  
Miller, David—Benrobert Co et al. 1908.....140.41  
Mandel, Edward—Title Guarantee & Trust Co, 1908 .....373.02  
Marshall, Raymond W & Adolph S Schneider—John A Roebling's Sons Co of N Y, 1908.....160.53  
Metchik, Max—Baron & Mayer, 1908 .....33.49  
Murrell, Wm G & George—John A Roebling's Sons Co of N Y, 1908 .....158.87  
Michelson, David—F Adler, 1908.....44.65

Murphy, Nicholas—City of N Y, 1908.....265.17  
McGrath, Francis P & Beatrice R—J Sinnott, 1908 .....102.51  
Mindlin, Henry & Louis Rosennan—J Schindler, 1908 .....445.60  
Nass, Bernard & Simon Sovensky—H Jacobs, (1908) .....822.50  
Norwood, Holmes M—J D O Murray, (1907) .....230.47  
Same—Same, (1906) .....10,663.25  
Niemeier, Diedrich—M N Clement, 1908.....1,819.47  
Paul, Gregory & Caroline—W I Rosenfeld, 1898 .....169.52  
Rieck, Maggie—B K Bloch, 1908 .....142.48  
Ritterhoof, Alvin A T J—J W Hoey, 1907.....380.73  
Reynal, Nathaniel C—J J Gibbons, 1908.....665.56  
Ruege, Effie & Arnold—S Dobrinie, 1908.....50.15  
Samuel, Johanna C—City Real Estate Co, 1908.....134.20  
Senior, Walter R—J Rosenzweig, (1906) .....36.16  
Schumann, Herman—W H Scott, (1901) .....46.85  
Shoben, Jacob—W Elson et al. 1908.....1—  
Seglin, Harris—R Diamond, 1908.....39.72  
Thorn, James—M Rosebrock, (1908) .....5,150.00  
Tilyou, Geo C—C Courier, 1907.....1,429.28  
Valone, Salvatore—H T Pond, 1908.....40.40  
Vingut, Geo F—C A B Smith, 1908.....602.82  
Walsh, Nicholas F—Depart of Health, 1904 .....262.00  
Winterfield, William—C Spielmann et al. 1908.....4,596.09  
Winters, Samuel—City of N Y, 1908.....265.17  
Young, Joseph C—Mason Stable Co, Ltd, (1908) .....110.80  
Zinn, John F & Geo M Bent—P S Hager et al. 1908 .....127.99

**CORPORATIONS.**

Balanced Cable Crane Co—William Gardam & Son, 1908 .....49.49  
O'Rourke Engineering & Construction Co—Knickerbocker Trust Co, 1906 .....11,695.59  
Same—same, 1907 .....539.57  
Same—same, 1908 .....7,406.86  
Same—same, 1908 .....209.97  
Russian Sympony Society of N Y—Peoples Institute, 1908 .....61.89  
N Y & Flatbush Realty Co—H J Van Doren, 1908 .....207.82  
Columbia Paper Bag Co—Island Paper Co, 1907.....2,147.85  
Hoffman House—City of N Y, 1908.....499.10  
Pennsylvania Development Co & Arthur Kennedy—Postal Telegraph Cable Co, 1908.....3,241.83  
Roberts Chemical Co—C W Walker, 1908.....41.05  
United States Gas Fixtures Co—M Ungrich, 1908 .....17.41  
Western Electric Co—A Steinert, 1908.....1,366.08  
Cleveland, Cincinnati, Chicago & St Louis Ry—M Strang, (1908) .....2,976.91  
Same—W B Strang, (1908) .....750.00  
Knickerbocker Trust Co—City of N Y, (1906) .....198.77  
N Y Edison Co—J Cooper, (1908) .....66.79  
Same—Same, (1908) .....5,643.35

**MECHANICS' LIENS.**

Nov. 21.

145—98th st, n s, 102 e Riverside drive, 75x100. Mamie Paladine agt Meteor Realty & Construction Co, Antonio Chella & Giuseppe Valente .....928.00

Nov. 23.

146—42d st, Nos 15 to 19 West. Dimock & Fink Co, Estate of E A Hoffman, E B L Carter, trustee, State Realty Co & Walter J Solomon and Bryant Plumbing & Heating Co .....758.02  
147—125th st, Nos 532 and 536 West. American Protective Roofing Co agt Blanche M Corse .....28.00  
148—Bond av, w s, 50 s 235th st, 75x100. North Side Cornice & Roofing Co agt Samuel McCarthy and Sarah McCarthy.....435.00  
149—Pitt st, No 94. Morris Krupp agt Katie Silberfeld .....175.00  
150—97th st, Nos 214 & 216 East. Harry Klein agt John Gurmella .....500.00  
151—135th st, No 58 West. David Greenwald agt Robert Masey and Gustav Jensen & Frank Dause .....240.00  
152—Tiebout av, w s, 198 s 184th st & 248 s 184th st, 25x100. Cornell J Mitchell agt Dominick S Voorhees and Lyman A Soule .....900.00

Nov. 24.

153—Montgomery st, No 63. Louis Taxon agt John Gurwitz prest, Meier & Nathan Cohen.....393.00  
154—216th st, s s, 202 w Barnes av, 50x114. John T Arkinson agt St Marys Roman Catholic Church of Williamsbridge, J J Carr, atty .....720.00  
155—98th st, No 200 East. 3d av No 1765. Marston Lumber Co agt Arnold Construction Co and William Braun .....22.50  
156—81st st, No 109 East. Hugh J Keenan agt Bernhard Teifer and Pierre Aguado .....129.00  
157—133d st, No 64 West. Elias Kresel agt Klein and Max Zimmerman .....26.50  
158—Longfellow av, e s, 100 n 172d st, 200x100. Tause-Walter Co agt Garma Realty & Construction Co .....4,825.00

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