

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

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I N a recent issue, The Sun, by implication, takes the Record and Guide to task for a statement to the effect that "money is easy and is likely to remain so for an indefinite It states that money has suddenly become very much more difficult to borrow on good security, and that the chief reason for the recent decrease in real estate activity is to be found in a sudden tightening of the purse strings. And yet, in another column of the same issue of The Sun we find the following statement, made by Mr. Frank Bailey, Vice-President of the Title Guarantee & Trust Company: find that the plethora of money awaiting investment is such that we are able to again resume mortgage lending on a five per cent. basis (in Brooklyn). We feel that this rate is best both for borrower and lender. It shows that real estate conditions have finally reached a normal basis." There is every reason to accept Mr. Bailey's statement that real estate conditions, particularly in respect to the money market, have finally reached a normal basis. It is true of course that there has recently been a flurry in the call-money market, and that this flurry not only partly accounts for a break in stocks, but that it may have had some temporary effect upon real estate loans. But there is every reason to believe that the flurry is no more than momentary. It is due to conditions that will have spent their force within a few weeks. It does not imply any great increase in the actual employment of capital in business development, and a consequent return to the condition of strained credit which existed early in 1907. Business is improving, but it is improving slowly, and it is not making excessive demands upon the available supply of loanable capital. Time money remains comparatively easy; and it is, as the Record and Guide said, likely to continue easy for an indefinite period. When the season of ordinary real estate activity begins in February, real estate speculators and investors will not be embarrassed by any difficulty in borrowing money on good security. cations are that general business will continue to improve very slowly, and that new enterprises involving the use of credit, the purchase of materials and the employment of labor that can be undertaken without excessive cost-capital will probably continue to accumulate more rapidly than it is actually needed during a large part of 1909. In this respect the future of the money market depends largely upon the extent to which the railroads resume the process of improvement, interrupted by the panic. At the present time there are only a few symptoms of any such resumption, and until they become more numerous the outlook for easy money will remain excellent.

THE Board of Estimate has shown its usual good sense in authorizing the widening of the roadway of Fortysecond street as a step towards the alleviation of the traffic congestion at the intersection of 42d street and Fifth avenue. It is not to be expected for one instant that the wider roadway will do away with the congestion at that point. But it will in all probability make it less acute for some years. As soon as the roadways of the two intersecting streets are made as wide as they can be, the same volume of traffic can cross the congested point more quickly, and there will consequently take place less prolonged delays. How long the alleviation will last cannot be accurately predicted, but it is safe to say that in a few years the condition will become as bad as it is at present, if not worse. There are many causes contributing to the increase of the street traffic of New York

City, the most important of which is the constantly expanding use of motor-vehicles. Large as is the number of motorvehicles now on the streets, this will increase faster than does the increase in population, because their purchasers are able every year to get a better car for less money. number of taxicabs is also going to multiply, and in all probability the horse-cabs, in order to meet this competition, will have to install taximeters and will consequently grow in public favor. The consequence will be that whatever the delays at congested points now, they are bound to become much worse within a few years; and the local authorities will have to consider seriously how best they can be mitigated. The reasons, however, which require a depression of Fortysecond street at the point of intersection with Fifth avenue will always remain as valid as they are now. Another, but very much more expensive, method would have been to lay out a circle at the intersection of the two streets, largely increasing the diameter of the crossing. In that way traffic could have moved around the circle, in a constant stream, which always flowed in the same direction, and which could receive or discharge vehicles at each of the four entrances. Seven or eight years ago such a plan would have been feasible, and the city, in case it had possessed the legal authority, could have paid for the improvement by the condemnation of more land than was actually needed, and its re-sale in good-sized plots at an increased price. Such a plan is, however, wholly out of the question now. The three corners needed are among the most valuable in the city, and could not be purchased for less than many millions, while the existing location of the new Central Public Library constitutes an insuperable obstacle. The only way eventually of solving the problem will be by doing something to divert the traffic and the accomplishment of anything effectual in that respect cannot be seriously considered in the existing condition of the municipal finances. In the meantime the roadway of Thirty-fourth street, between Madison and Seventh avenues, should be widened to the same extent as Forty-second street and a similar improvement should be made on Twenty-third street, between Fourth and Eighth avenues. The need for more traffic room on these other streets is almost as great as it is in the case of Forty-second street.

I N his recent address to the City Club, Mr. William M. Ivins took the gloomiest view that has yet been published of city's financial position. The most novel part of his analysis of the existing situation referred to the debt limit. Mr. Ivins calculates that the borrowing capacity of the city does not at present amount to more than \$8,000,000, and that on July 1st next it will not be increased by more than \$15,-000,000, which means that during the next eighteen months the utmost which the city can spend upon improvements of all kinds is \$23,000,000, plus whatever the increase in the Sinking Fund may amount to during that period. If these figures are correct, it means that the process of improvement must cease during the period named. All the money which the city can legally borrow, and more, will be absorbed by the cost of completing improvements now in the course of construction, and new enterprises, no matter how necessary they may be, cannot be undertaken. If such proves to be the case, the consequences will be disastrous, and it will be particularly disastrous for the real estate interests. The policy of improvement, which has cost so much of late years, may have been attended by extravagance and it may have been unnecessary in some details, but it has been dictated in general by the necessities of the city's growth in business and population. It can be curtailed, hereafter, without any very costly consequences, but it cannot be entirely stopped. If Mr. Ivins' calculations are correct, all debt incurred for self-supporting improvement should unquestionably be excluded from the amount estimated as part of the ten per cent. margin. In this way the city could obtain some leeway, and presumably, after all the recent ventilation of the financial condition of New York, the leeway would be prudently and economically used. It should be added, of course, that Mr. Ivins' calculations may not prove to be exact. In all probability the increase in the assessed valuation of real estate will not amount to more than \$150,000,000 which would be somewhere near the value of the improvements completed during that period and now taxable for the But his estimate of the debt margin differs radically from that of Comptroller Metz; and presumably the Comptroller's figures are more nearly correct. In any event the whole question will be settled within a few weeks; and if Mr. Ivins' calculations should prove to be accurate, legislative action looking towards a constitutional amendment is imperative.

HE references made by Mr. Ivins to the question of future "The city subway construction were also interesting. must have recourse hereafter," he said, "as it has always had recourse before, to private capital, which will have to receive fair consideration, and be permitted to earn a reason-. . The city, financially inable profit on its investment." competent to enter upon municipal construction and ownership, will have to grant franchises, which will permit of corporate construction and ownership; but these franchises can be limited in term and can be made revocable upon conditions, which will be fair to all concerned." The interest in this statement consists largely in the fact that Mr. Ivins himself opposed the Robinson bill, passed at the last session of the Legislature, which proposed to offer subway franchises to corporations upon acceptable terms; and Governor Hughes' veto of that bill may be considered to be due in part at least to the opposition of Mr. Ivins. If the Robinson bill had been enacted, contracts for the construction of new subways might already have been given out, to the immense advantage of the probable future financial condition of the city. However, there is no use bothering about the lost opportunity. If Mr. Ivins now believes that the new subways must be built by private capital, let him use his influence on behalf of the passage of the necessary legislation at the coming session. He is in a position to find out what sort of a measure, if any, Governor Hughes would sign; and such a bill should be drawn up without delay. On the other hand, the passage of a bill permitting the city to offer more liberal terms for subway concessions to private capital should not prevent the passage once again of the constitutional amendment exempting city stock issued for self-supporting subways from being estimated as part of the ten per cent. debt allowance. A bill submitting such a constitutional amendment to the people has already been passed by one Legislature, and if the next Legislature concurs in this action, the amendment can be voted upon next fall. There is every reason why such action should be taken—even if at the same time private corporations are to be offered subway franchises on acceptable conditions. The city needs to be free to undertake subway construction, because in that case it is much more likely to obtain the best available terms for any concessions, which may be granted. Unless such an amendment is approved, the city will have no alternative but to accept the best bid its officials can get, and under such conditions a private corporation is not likely to bid very high. The power of municipal construction should be retained, if for no other purpose, as a club, with the help of which the city may be able to sell its franchises for better prices, and the only way in which such a club can be made effective is by legally enabling the city to borrow money for subway construction if necessary.

THE CARTAGE PROBLEM.

Mr. W. J. Wilgus has rendered a distinctive service at this time in presenting his suggestive study of the freight handling problem of the Port of New York. The subject is of high importance to builders and also to manufacturers of and dealers in building materials. The necessity for rail connections between Long Island and Manhattan on the one side, and the Atlantic railroad terminal system of the country situated in New Jersey, has become more apparent since the Hudson River passenger tunnels have drawn together and made evident the homogeneity of the New York and New Jersey sections of the port. If New York is to hold her own against the exceptional commercial opportunities of New Jersey location, this can only be accomplished by intelligent organization and readaptation of ends to needs.

While agreeing fully with Mr. Wilgus as to the importance of linking together the commercial interests of the two States by freight tunnels, Mr. Calvin Tomkins, in a letter which he has sent to the Public Service Commission, differs from him as to the merits of the particular plan suggested. Some of his criticisms are:

"First.—It involves transfer of incoming freight from standard railway cars to small ten-ton cars and a similar transfer and distribution from the small car to the standard car in the New Jersey assembling yard, of the numerous kinds of freight collected in New York for consignment all over the United States. The expense, delay and inconvenience incident to this process would, I fear, be found fatal to the success of the plan.

"Second.—It contemplates the utilization of these parts of Manhattan streets immediately beneath the surface. This level is imperatively required for passenger subways and intrusive complications should be avoided, since the movement of freight is of secondary importance to the movement of passengers in this borough.

"Third.—The absence of adequate switching facilities must result in continual congestion, delays and disarrangement of the service.

"Fourth.—The ten per cent grades shown in the plan would compel each car to be equipped with its own motor, involving an excessive expense both for installation and operation.

"Fifth.—The sub-sidewalk vault privileges in Manhattan are the most jealously guarded perquisites of abutting owners, and the expense and friction which would attend attempts to cancel them would be serious.

"Sixth.—The plan provides an elaborate and expensive solution for what is becoming a vanishing problem. Manhattan as a consequence of its central position in the Inter-State Port of New York has heretofore attracted factories and warehouses, together with their supplies and products. For a number of years manufacturing and warehousing and the attendant handling of heavy freight has shown a pronounced tendency to drift to New Jersey, Brooklyn and Staten Island. The better facilities afforded by South Brooklyn and New Jersey water fronts, and the terminal improvements already made and in operation there have contributed to accentuate this tendency, thus leaving the higher priced lands of central Manhattan to be more properly utilized for wholesale business, loft buildings, hotels and amusement. Ultimately the tenement house population of Manhattan will, follow the factories and the terminal warehouses to other localities.

"It is important, however, that the city and State of New York should, as far as possible, by provision of suitable facilities seek to retain its capital, population and factories and prevent their egress to New Jersey, and Mr. Tomkins suggests as a means of accomplishing this end the construction of one or more sets of standard freight car tunnels leading from a union freight yard on the New Jersey meadows back of Bergen Hill to several yards in Manhattan, which should be located to minimize street cartage, and the trackage system extended to Brooklyn and Queens there to make connection if possible with the yards and railroad system of the Pennsylvania, and also a connection to the West Side tracks of the New York Central."

HEAT INSULATION OF DWELLING HOUSES.

Modern science has carried its magic widely into everyday life, but nowhere in a more serviceable or effective way than in the protecting of buildings against extremes of temperature. Formerly it was thought necessary in order to keep houses warm in winter to rely on the heating arrangements. The problem was to obtain enough heat from hot-air furnaces, steam radiator or other means to keep the temperature within doors right and comfortable, however low the mercury outside, or however fiercely the winds might blow against walls and windows.

To be sure it was realized that good honest construction of the building by checking the loss of heat, made it easier to keep an even temperature. This method of building a comfortable house usually took the form of thick brick walls, or in wooden houses, of heavy framing, but anything like the protection of the building by really insulating its walls against the cold of winter and heat of summer alike, was, until recently, regarded as impracticable. The use of that wonderful heat insulating substance, mineral wool, is the modern scientific solution of this very real problem.

By simply filling the space between the inner and outer surface of walls and roofs with this substance, which is non-absorbent of moisture, fireproof, sound-proof, insect-proof and inexpensive in cost of material and of labor in application, a house ordinarily well constructed, is as well protected as though made with the thickest practicable walls, and at far less expense. The use of this material is an investment of permanent value, expressed not only in the comfort of the occupants, but in the substantial reduction of the coal bill. The house so equipped is genuinely insulated against extremes of temperature, so as to be not only cool in summer, but warm in winter.

Progressive architects and builders have discerned the value of this material and are applying it extensively.

THE BUILDING CODE.

Since the hearing in November before the Aldermanic Committee there has been no development in connection with the revision of the Building Code. The commissioners are meeting regularly and the proposed resolutions covering the height and area of buildings have been transmitted to the Board of Estimate and Apportionment as required by the Charter, in which body they have been referred to a committee, which has not yet reported back. It is not necessary that all the proceedings should be finished this year, because this is not the ending of an aldermanic term. No new members are to be seated in the Board of Aldermen and there will be no reorganization next month.

"Them hosses," said the old farmer, "is the best matched team I ever see. One is willin' to do all the work and t'other is willin' to let him."



CONSTRUCTION



ARCHITECTS RAISE MINIMUM CHARGE.

From Five to Six per Cent. After Forty Years-President Gilbert's Address at the Convention of the American Institute of Architects.

ONE of the most important features of the 42d annual convention of the Association of the vention of the American Institute of Architects at Washton last week was the increase from five to six per cent. of the minimum fee, based upon the total cost of the work, which a member of the Institute is expected to charge, according to the revised "Professional Practice of Architects and Schedule of Proper Minimum Charges." The minimum was fixed at five per cent. about forty years ago. It has been obvious to members of the Institute for years that some modification of this charge should be made. The demands upon the architects have advanced enormously within recent years. The schedule adopted four decades ago represented a fair remuneration at that time, but changing conditions have since made necessary a higher minimum. The increase was recommended by the Board of Directors and was adopted by the members of the Institute. Another change in the "Professional Practice of Architects and Schedule of Proper Minimum Charges" was in the clause referring to residential work, in connection with which there is generally additional labor and expense. The complete rules, as revised, are as follows:

1. The architect's professional services consist of the 1. The architect's professional services consist of the necessary conferences, the preparation of preliminary studies, working drawings, specifications, large scale and full size detail drawings, and of the general direction and supervision of the work, for which, except as hereinafter mentioned, the minimum charge, based upon the total cost* of the work complete is six per cent.

2. On residental work, on alterations to existing buildings, on monuments, furniture, decorative and cabinet work and landscape architecture, it is proper to make a higher charge than above indicated.

architecture, it is proper to make a higher charge than above indicated.

3. The architect is entitled to compensation for articles purchased under his direction, even though not designed by him.

4. If an operation is conducted under separate contracts, rather than under a general contract, it is proper to charge a special fee in addition to the charges mentioned elsewhere in this schedule.

5. Where the architect is not otherwise retained, consultation fees for professional advice are to be paid in proportion to the importance of the questions involved and services rendered.

6. Where heating, ventilating, mechanical, structural, electrical and sanitary problems are of such a nature as to require the services of a specialist, the owner is to pay for such services. Chemical and mechanical tests and surveys, when required, are to be paid for by the owner.

7. Necessary traveling expenses are to be paid by the owner.

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8. If. after a definite scheme has been approved, changes in drawings, specifications or other documents are required by the owner; or if the architect be put to extra labor or expense by the delinquency or insolvency of a contractor, the architect shall be paid for such additional services and expense.

9. Payments to the architect are due as his work progresses in the following order: Upon completion of the preliminary studies, one-fifth of the entire fee; upon completion of specifications and general working drawings (exclusive of details), two-fifths additional, the remainder being due from time to time in proportion to the amount of service rendered. Until an actual estimate is received, charges are based upon the proposed cost of the work and payments received are on account of the entire fee.

10. In case of the abandonment or suspension of the work, the basis of settlement is to be as follows: For preliminary studies, a fee in accordance with the character and magnitude of the work; for preliminary studies, specifications and general working drawings (exclusive of details), three-fifths of the fee for complete services.

11. The supervision of an architect (as distinguished from the continuous personal superintendence which may be secured by the employment of a clerk-of-the-works or superintendent of construction) means such inspection by the architect or his deputy, of work in studios and shops or a building or other work in process of erection, completion or alteration, as he finds necessary to ascertain whether it is being executed in general conformity with his drawings and specifications or directions. He has authority to reject any part of the work which does not so conform and to order its removal and reconstruction. He has authority to act in emergencies that may arise in the course

The first step taken by the Institute in the way of expressing its attitude toward competitions was in the passing of a resolution worded in effect as follows:

"Resolved, That there should be appointed a committee of the American Institute of Architects whose duty it should be to consider the terms of any competition beyond the limits of any one chapter which may be submitted to it by any member

*The total cost is to be interpreted as the cost of all materials and labor necessary to complete the work, plus contractors' profits and expenses, as such cost would be if all materials were new and all labor fully paid, at market prices current when the work was

of the Institute; and that it is unprofessional for any member of the Institute to participate in any competition the terms of which are disapproved by the committee."

It will be noted in the resolution that each Chapter will continue to regulate as heretofore the terms of competitions in which its members are alone interested, and that the committee to be appointed to represent the Institute will act only when requested and only when two or more Chapters are involved.

ADDRESS OF PRESIDENT.

At the opening meeting of the convention Mr. Cass Gilbert, of New York, president of the Institute, delivered an address. Among the more interesting features of his remarks were those referring to the relation of the Government and the Institute, the ethical code and the question of competition. His opinion on these three subjects is given in the following excerpts:

"Each year of the Institute's life bears a general similarity to each preceding year, and yet each year brings new problems, or the more complete solution of old ones, and finds the Institute growing in spirit, larger in numbers, stronger in faith in itself and with a rightly increasing influence both on the art we practise and on the relations of the public and of the Government to that art.

"If we compare the broad influence of the Institute to-day with even that glimpse of the 'Golden Age' some fifteen years ago, when the Columbian Exposition was built by the leaders of our Institute, and we achieved governmental recognition as a profession through the passage of the Tarsney Act, we will see the sure advance of a great national organization to a truly national scope; and so seeing we will realize the responsibilities that come with increased authority. Let us grow in wisdom as we have grown in numbers, in power and in material wealth.

"I forbear to make a comparison in detail or to furnish statistical records, but the evidence is before you in the fact that through the wise councils and unselfish endeavor of the stitute we have come to be the adviser, and as need arises, the respected arbiter in matters of the greatest importance. Then it was with difficulty that we obtained a hearing from either the public or the government. To-day we are welcomed in the councils of all those who sincerely desire to do well in matters within the sphere of our profession. Our great and growing cities, our States and the National Government itself, all call upon us for professional counsel, and approach the subject of architecture and the other fine arts from a standpoint largely influenced thereby.

"The President of the United States, in calling together that notable conference of the Governors for consideration of the conservation of the natural resources of our country, invited the American Institute of Architects, as one of a few organizations of national scope, to take part therein, and we have now an Institute Committee acting with the Conservation Commission which grew out of that conference. This Commission will, I believe, become one of the greatest powers for national good that has ever been created.

"Many of the States are considering laws for the licensing of architects, some have already passed such laws, whether with wisdom or not will only be proved by experience, but for the present it may be said that it is an experiment intended to be for the protection of the public and of the architects alike. Several of our cities have official consulting architects to advise as to the best methods of procedure and to guide their officials in all matters of design.

"Civic associations and municipal authorities are calling in the members of our profession to assist in the study and betterment of civic conditions, and designing of streets, parks, bridges and public monuments, and I need not add that the members of the Institute have responded cordially in assisting in these endeavors for the general good. Our relations with individuals and corporations, with the public and with the Government have been fostered and strengthened and we have won the confidence of them all because we have endeavored to deserve it.

"The convention will probably consider among other things the ever present and intimate topics of professional ethics, com-petitions and schedules of charges. Let us deal with all these Let us deal with all these matters in a very broad way and be guided by generous consideration for the other point of view, whatever it may be. Let

us be generous, even to ourselves. Let us have an ethical code so broad that it will cover all right conduct.

"Moral right is the basis of all ethical codes. We cannot create moral right or wrong by fiat of a convention. In moral law, what is right to-day was always right. It is only by instinct, experience and wisdom that we perceive moral law as We do not always perceive accurately, applied. hence our codes change with the years and with the conditions. character, not codes, that determines a man's life and his relations to his neighbor. Let us beware of the hasty adoption of a narrow code which would place the technical stigma of 'unprofessional conduct' upon honorable practitioners, or limit the proper activities and usefulness of our members.

"Let us sternly rebuke those forms of practice which infringe on moral right, which place selfish interest above the general good, or which tend to lessen the dignity or lower the tone of the profession. And with just and well considered rules of conduct, let us hold ourselves as well as our neighbors to strict accountability for their fulfillment. In short, let us have the right code or none at all. The Institute is safer relying upon the moral sense of its members than upon an inefficient or unwise code which could not be enforced. Our committee will be guided by your decision, on you rests the responsibility

COMPETITIONS.

"On the subject of competitions there is much to say and much that had better be left unsaid. Probably 90 per cent. of our professional difficulties have grown out of this one fruitful tree of discord. Let me point out, however, the economic side of the question.

"The profession is expending vast energy and an enormous sum of money each year fruitlessly, foolishly, blindly, in maintaining this wasteful system. It has been impossible to obtain data or to form anything like an adequate estimate of the cost. We do know, however, of specific instances which may be quoted as examples. Let me quote only one as typical. The Government established a competition within the last year wherein some one hundred and thirty competitors took part, expending in addition to their own time and service, about \$65,000. The fees paid to the prize winners and to the expert advisers amounted to about \$5,000. The loss was \$60,000. The total gross fee of the successful competitor estimated on percentage of the proposed cost of the building is about \$12,500 and his net estimated profit from this fee about \$4,500. The net loss to the profession is about \$55,000. And in the end, I am credibly informed that the jury's award was disregarded and even the plan finally selected had to be revised.

"The Government refuses to receive from a building contractor any value not required by the contract, without paying for it, and yet-strange inconsistency-the laws or customs are such that it does not hesitate to accept such value from us. The competition system has become so widespread that now it applies not only to Government Buildings, but to all other classes of buildings. I think it would not be too much to say that the architects in this country annually expend over \$1,-000,000 in competitions from which they receive no return. How long can the profession stand this drain? And this not all. To foot up the total you must add the profits that should have accrued from time and money expended, the wasted time and effort, the neglect of other duties, the depressing, the disheartening disappointments and the dissensions that If fault there be, it lies in ourselves. The correction ensue. is in our power. The public is eager to understand and ready to accept the professional man's point of view, if that view is sane and consistent. The public does not know, and cannot understand this great waste. It is well that we should understand it and give it serious thought."

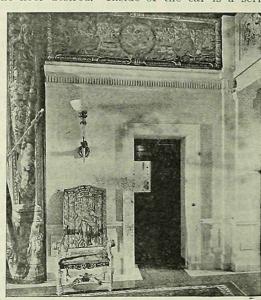
The first excerpt taken from Mr. Gilbert's address touched on the keynote of the convention, viz., the coming in closer contact of the American Institute of Architects and the Gov-As Mr. E. D. Litchfield, one of the delegates of the New York Chapter remarked, the most permanent record of a nation's civilization for posterity are its artistic works. This is signally true of the Greek, the Roman and the Persian. The members of the Institute want the Government of this country to follow the example of several of the European governments in establishing a Bureau of Fine Arts or having the Fine Arts represented in the cabinet. The interest that is being taken in this agitation was indicated by the many men of international reputaton who spoke at the meetings. These included four ambassadors—Bryce from Great Britain, Takahira from Japan, Jusserand from France and Nabuco from Brazil—President Roosevelt, Secretary of State Root, United States Senator F. G. Newlands, F. Hopkinson Smith, Howard Pyle, Herbert Ritman and Nicholas Murray Butler, president of Columbia Uni-The majority of the addresses were delivered at a memorial meeting held in appreciation of the works of Augustus Saint-Gaudens at the Corcoran Gallery of Art under the auspices of the Institute. It has been stated that the collection of this sculptor's creations was more comprehensive and larger than the one seen at the Museum of Art in New York City three years ago. Referring to the desired co-operation of the Government with the Institute in the preservation of American artistic productions a committee, of which S. B. P. Trowbridge is chairman, has been working with Federal officials for the last two years and the two have been brought much closer together. It is suggested that a Bureau of Fine Arts be organized and placed within the jurisdiction of the Treasury Department.

At the election of officers Mr. Gilbert was re-elected president, Ralph Adams Cram, of Boston, was elected first vicepresident, and Irving K. Pond, of Chicago, is the new second vice-president. Three new faces in the Board of Directors are P. Trowbridge, John M. Carrere and Frank C. Baldwin of Detroit. To those who know of the indefatigable efforts made by Glenn Brown of Washington, as secretary of the organization for some years, it is almost needless to note that he was reelected to fill that office. Both Mr. Brown and Mr. Gilbert were the recipients of flattering encomiums for the leading part that they took in assuring the most successful convention ever held the Institute.

The city where the next annual meeting will be held was not selected, this being left to the Board of Directors. It is not improbable that it will be Washington again.

ELIMINATING THE ELEVATOR OPERATOR.

THE "operatorless elevator," as one of the automatic machines for the vertical transportation for the vertical transportation of people might be called, in keeping with the present age of smokeless powder, horseless carriages and wireless telegraphy, is increasing in favor. Since the Otis Elevator Company first placed them in New York residences a few years ago their service has extended to England, France, Germany, Holland, Spain, Mexico and South America. The automatic elevator, which obviates the necessity of keeping a regular attendant, is designed primarily for private dwellings and is so simple that a child can operate the car with safety. The pressing of a button in a hallway will bring the car to the floor desired. Inside of the car is a series of but-



ENTRANCE TO AUTOMATIC ELEVATOR OF PRIVATE HOUSE.

tons numbered to correspond with the different floors, and by pushing one of these the passenger can send the car to any landing. The hall buttons are inoperative while the car is in motion, the person in it being in complete control. A safety button enables the occupant to cause the car to stop at any other floor than the one for which the start was made. Even the enclosure doors interlock automatically, reducing to a minimum the possibility of accident.

Naturally, the majority of the machines are found in New York. But London has over one hundred, Buenos Aires can claim nearly as many, while the same company's cars are found in Berlin, Paris, Antwerp, Brussels, Madrid and Mexico City.

ELECTRICITY IN JAPAN.

GREAT DEVELOPMENT IN ELECTRIC LIGHTING AND TRAMWAYS.

Vice-Consul E. G. Babbitt, of Yokohama, transmits an article from a local newspaper on the development of the electric industry of Japan from which the following resume has been

The authorized capital of electric undertakings in 1903, 28,500,000 yen (\$14,193,000), of which 24,000,000 yen (\$11,952,000) was paid up, had risen to 138,000,000 yen (\$68,724,000) in 1907, of which 87,500,000 yen (\$43,575,000) was paid up. The electric works undertaken chiefly represented lighting and tramways. The number of lights supplied in 1903, 365,000, had increased in 1907 to 859,143. Tokyo and Osaka require each 100,000 lights. Electric tramways show equal development. In 1903 the mileage was 38, which rose to 119 in 1907, and will be largely added to by construction during the present year.

After reciting the foregoing progressive electric undertakings the newspaper article concludes as follows: "It is to be specially noted that while the works have been making steady progress not a few of the companies are in serious financial straits."



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



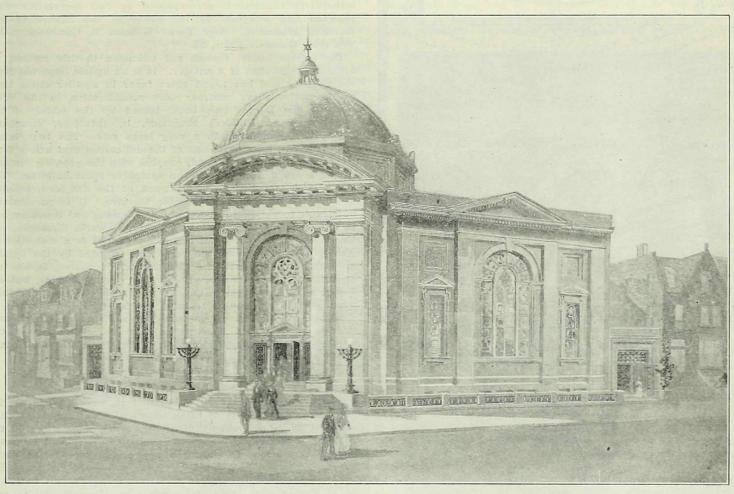
BROOKLYN'S LATEST HOUSE OF WORSHIP.

The new temple which the Congregation Beth Elohim is to build at Garfield pl and 8th av, on the Park Slope, Brooklyn, will be attractive and commodious. The building will be along modern lines of architecture and will cost around \$125,000. In size the site is 100x112 ft., and the building will cover 92x92 ft., leaving the difference for light. The exterior will be of marble and limestone, and the main entrance will be at the corner, with two large columns 40 ft. high surmounted by an ornamental pediment. Plans for the interior include the selection of the most modern arrangements, such as are employed in large buildings designed for religious use. A wide foyer will lead to the main auditorium, which will have a seating capacity of fifteen hundred. There will also be a cantor's room, sexton's quarters and similar apartments. The interior of the temple will be finished entirely in light oak. The furnishings and equipment will be of the best.

white marble. The balance of the interior will be finished in handsome woods. There will be a gallery with a seating capacity of 500. The Sunday-school room will be in the basement, and will be well lighted owing to the height of the main auditorium above the sidewalk. The class-rooms will accommodate 450 pupils, and the main room is planned to seat 600, which will be fitted with a stage for entertainments and concert use. On this floor will also be the trustees' room, dining-room and kitchen. The Rev. Alexander Lyons is rabbi, and Messrs. Simeon B. Eisendrath and B. Horwitz, 5th av and 39th st, Manhattan, are the architects.

"EARTHSCRAPER" NEW WORD COINED.

The fact that the giant structure to be erected at 50 Broadway will have six complete underground floors, a feature originally disclosed to the public by the Record and Guide in an

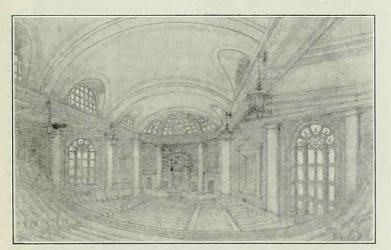


NEW TEMPLE CONGREGATION BETH ELOHIM.

S. B. Eisendrath Associate
B. Horwitz Architects.

Garfield Place and Eighth Ave., Brooklyn.

Opposite the main entrance at the interior angle of the building will be the pulpit, and behind this will be the choir and organ, concealed by a bronze screen of Greek design. The Holy Ark will be of mahogany set against a background of



THE AUDITORUIM.

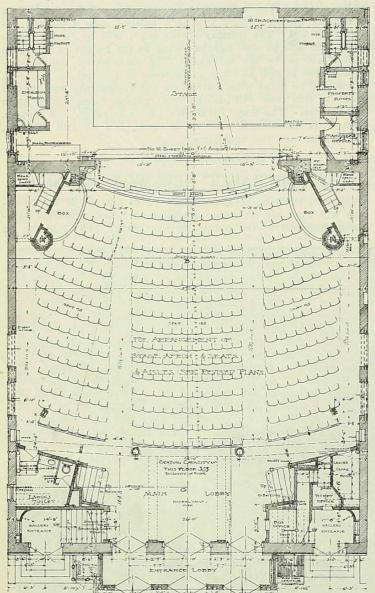
article in the issue of November 28 last, is a matter of editorial comment in the Builders' Journal and Architectural Engineer, an English publication. The word "earthscraper" has been coined to indicate that if New York builders will be prevented from going beyond a certain distance skyward they will construct in the direction of the antipodes. The comment follows:

What is to be "the most remarkable modern building in the world" will have, when complete, we read, 'thirty-eight stories scraping skywards and six stories scraping earthward.' This soaring and burrowing building will be situated at No. 50 Broadway, New York. It is to cost £775,000, and is to be faced with white enamel brick and terra-cotta. 'There will not be enough wood in the building to make a toothpick.' Hardware's your only wear. The new building code that comes into force next year in New York limits the height of skyscrapers, so that Mr. Hazlett's example is sure to be extensively copied and developed. Unless some meddlesome code-maker steps in and limits the depth, these New Yorkers, in their new "vaulting" ambition, may get right through to their antipodes: when the enterprising American may be easily able to escape thefor him—desperate tedium of 'coming out of the same door he went in at.'

The Mr. Hazlett referred to so indefinitely is Wm. C. Hazlett, the architect. The expression "There will not be enough wood in the building to make a toothpick" was the remark made by Mr. Hazlett when he was giving the representative of the Record and Guide data for the article.

MANHATTAN'S LATEST PLAYHOUSE.

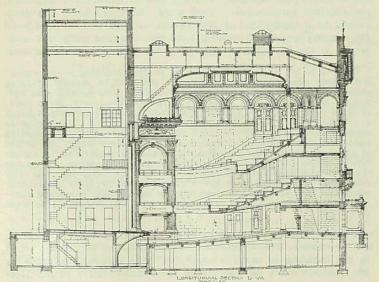
Work which has been delayed for over a year on the new Davenport Theatre in the south side of 63d st, between Central Park West and Columbus av, is progressing rapidly. The new playhouse is located not far from the "New Theatre" now nearing completion in Central Park West, between 62d and 63d sts, which is being erected at a cost of nearly \$2,000,000, from plans by Messrs. Carrère & Hastings. The new "Davenport" project will include the erection of a 10-sty office building. The whole plot measures 100x100 ft., and the theatre property will use 60 ft. of the frontage, and will cost approximately



AUDITORIUM PLAN.

\$175,000. The office building is planned to cover a frontage of 20 ft. and is to cost about \$100,000.

The facade of the theatre is almost an exact reproduction of the Drury Lane in London. The entrance is to be made up of copper doors, ornamental carving, cornices, and one of the most characteristic features will be the massive pilasters, which will give an appearance of both beauty and strength The rest of the front is to be of white stucco surmounted by a terra-cotta cornice and pediment, in the centre of which is the American coat-of-arms in bronze. The interior will be finished in Caen stone throughout, excepting the railings and proscenium work, which will be finished in old gold. The selection of materials will be of the most modern make, such



LONGITUDINAL SECTION.

as are employed in large buildings for theatrical use. lead to the main auditorium, which will have seating capacity of nine hundred. The seat furnishings will be of red plush. A great deal of attention will be given to the question of heating and ventilating, and a vacuum-cleaning system will be installed. There will be a large dome-light to consist of five hundred incandescent 32-candle power lamps. There will be no interior columns protruding to obstruct the view, and the floors will be of reinforced concrete construc-In height there will be three stories. The office building will have a facade of limestone throughout the two lower stories, with white stucco piers and copper bay windows above that level. On the ninth and tenth stories there will be six Mr. Butler Davenport, the owner, who will manage the theatre, was formerly connected with the Frohman Company. It is his intention to have a stock company and produce only the highest-class of American and foreign plays. The general contract has been awarded to Messrs. Potter & Foubister, of No. 103 Park av, who are to have the building completed in time for the 1909 season. Erwin Rossbach, No. 2000 Broadway, is the architect.

A BOOK OF BUILDING PLANS.

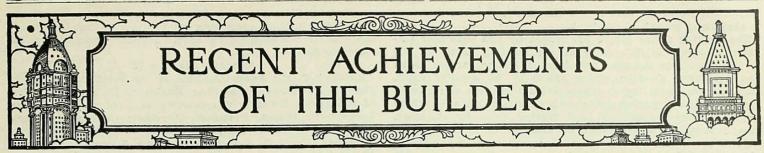
TWO-FAMILY AND TWIN HOUSES, consisting of a variety of designs contributed by leading architects in all parts of the country, showing the latest ideas in planning this class of dwellings in city, village and suburbs, together with very complete descriptions covering all the latest improvements in sanitation, heating, lighting, etc. Two detailed specifications; elaborately illustrated; accompanied by full descriptive text.
Selected and compiled by the editor of the Architects and
Builders Magazine. New York: William T. Comstock. One Builders Magazine. New Y Svo vol. Boards. Price, \$2.

The double house, though not unknown to this section, is, after all, somewhat of a novelty. It is an article imported from the country and has found more favor in smaller cities than in the metropolitan centres, more consideration in the West than in the East. This book, issued by the editor of the Architects and Builders Magazine, is, therefore, eminently timely and should obtain a very large sale. The twin house affords a real solution of one of the difficulties that arises from the increase in value of land, coupled with the growing distaste of the average American for an extensive home building. twin house is really an embodiment of the flat idea, relieved of some of its more disagreeable features. It is particularly applicable to building in boroughs like Queens and Brooklyn and in cities such as Hoboken, Jersey City, Newark, Elizabeth, etc. The book which Mr. Comstock has produced is a collection of photographs and plans, the very thing wanted by the builder in search of information. The author, of course, is not responsible for the architectural quality of the designs, but selected as they are, they do not testify to the fact that any very great architectural training has so far been devoted to this type of building. There is no reason, however, why houses of this class should be artistically crude. Why cannot the work be brought up to a standard equal to that shown in the designs on pages 37, 43, 44, 49, 97, 107, 115, 117?

WOOD PIPES.

WOOD pipes, made from full-sized logs, have been in use for many years both in European countries and in the United States. The water supply of many of the older cities on the Atlantic coast was formerly distributed entirely through such pipes. In numerous instances they have served for many years, and occasionally at the present time such pipes are dug up in the course of modern improvements and are found to be in a very good state of preservation. In several instances such pipes are still in use after a service extending over a period of 50 or 75 years. At Fayetteville, N. C., a line of two miles of wood pipe was laid in 1829; it is sound and in constant use at the present time. A large wood stave pipe, which supplies the pumps of the city water works of Manchester, N. H., was laid in 1874 and is said to have caused no trouble and has not been disturbed since.

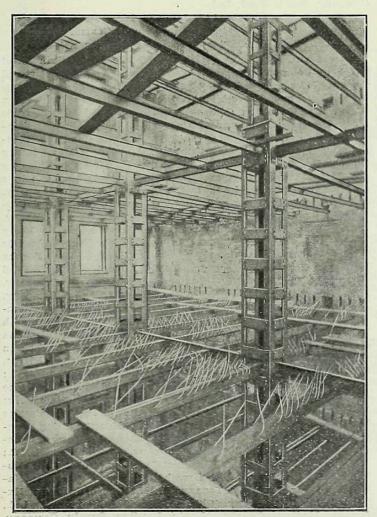
The pioneers of the Atlantic coast used wood pipes made by boring a hole lengthwise through a full-sized log. The pioneers of the Pacific coast use wood for pipes also and with greater economy, because of the advantages gained by virtue of past experience and modern manufacturing methods. To-day wood pipes are made of staves, so manufactured as to give a cylindrical shape, which is absolutely uniform and waterproof. pipes of small size, up to 2 feet in diameter, are made from staves of special pattern, with grooved edges, and are built up in the factory. The pipe is wound from end to end with steel wire and coated with a mixture of asphalt and tar for preservative purposes. The thickness of the staves and the pitch of the winding vary according to the pressure under which the pipe is to be used. Large pipes over 2 feet diameter are generally built up at the point they are to be used, the staves being placed so as to break joints. These staves are made 6 inches wide and are shaped with plain, bevel edges and a curvature to conform to the diameter of the pipe. Special patented bands girdle the pipe and are drawn up tight so as to close all joints.



BUILDING STEEL WORK "DOWNWARDS."

If the expression "to build" is inseparably associated with the process of erection, as the dictionaries would indicate, it would seem that there is need of inventing a new word to describe the method followed by the Standard Concrete-Steel Co. in the construction of the steel framework put up for Albert Luederman at 40 and 42 Renwick st, when he decided to make a fireproof structure out of the brick walls left standing after a fire completely gutted the building last spring. The owner had a serviceable 6-sty factory before the flames consumed every cubic yard of the wooden floors and interior work, leaving nothing but a pile of debris in the basement and four walls in a very unstable condition. Mr. Luederman, who could not afford to lose any time in rebuilding, found himself unexpectedly interested in fireproof construction. Reinforced concrete appealed to him strongly, and he made some investigations, winding up with a visit to the rooms of the Concrete Association of America, Brunswick Building. The light steel skeleton of the system known as "M," a sample section of which is on view there, fitted in with Mr. Luederman's ideas to a nicety, more especially as he was aware of the difficulties that would be experienced in erecting any kind of steel structural work in conjunction with the uncertain condition of the walls, which had to be shored to keep them perfectly secure. The problem of obtaining a practically modern fireproof building without tearing down the exterior brickwork was so far solved that it was decided to add three more stories.

It was after the contract was awarded to the Standard Concrete-Steel Co. by the general contractor, the Grand Central Building Co., that the peculiarity referred to in the opening sentence took place. A wooden framework had been erected in the interior in accordance with the original intention which the owner had of reconstructing the floors of wood before he determined upon concrete. As this also acted as a brace to the walls the engineers of the Standard Company-were not permitted to begin removing it at the first floor, which would be the method generally followed. They decided to begin where the roof was to be and build downwards, if such an expression is admissible. Preparatory to this the three columns indicated in the accompanying illustration were put up as high as the plans called for and were tied to the walls with a few light beams. There the construction of the light steel skeleton



STEEL SKELETON BUILT "DOWNWARDS."

also indicated in the illustration was started at the point where the roof was to be built. The wooden framework was removed as progress was made toward the basement.

moved as progress was made toward the basement.

The site is 60 by 50 feet. The beam spans are four feet, the girder spans 12 feet, and the column centres 11 feet. The roof slab was laid three inches thick. The thickness of the floor slabs varies from three and one-half to four inches, according to the load to be carried. As the contractors were favored with good weather the forms were removed in about two weeks. The removing of the wooden framework and replacing it with steel was accomplished in five weeks.

DESCRIPTIVE NOTES OF THE IMPORTERS & TRADERS NATIONAL BANK BUILDING.

THE new structure of the Importers & Traders Bank, No. 247 Broadway, marks an era in the construction of buildings of this type. In fact, it may be said that its scheme, both in arrangement and in the disposition of the various departments, is almost revolutionary, inasmuch as it departs from the traditional system of a main banking room covering an



VIEW IN FIRST FLOOR BANKING ROOM.
Importers and Traders National Bank.

J. H. Freedlander, Architect.

extended floor area, and is contained on a single lot twenty-five feet wide and a hundred feet deep.

When, some two years ago, it was decided to replace the old building, occupying the present site, with a new building, it was at first thought it would be necessary to acquire several of the adjoining lots on Broadway. It was considered impracticable to house the various departments on a lot less than fifty by one hundred feet, and even a hundred feet frontage was considered a minimum by many.

After mature consideration and an exhaustive study by the president, Mr. Edward Townsend, of the possibilities of the problems involved, it was decided to reject the offers of additional property and to build on the present site only. The commission to prepare plans and supervise the erection of the building was awarded by the board of directors to Mr. J. H. Freedlander, and work was begun in June, 1907.

The new building is in every sense of the word a home for the bank. It is devoted to the conduct of its business only, and contains no outside offices of any kind. It is six stories high with a basement and sub-basement. The first, second and third floors contain the departments for the transaction of the public business. The fourth floor is devoted to the correspondence, etc., the fifth to the directors' suite, and the sixth to the future growth of the bank.

The banking rooms proper are served by two passenger elevators, located in the centre of the building, while in the service portion in the rear are placed a service car for clerks and a security elevator, giving access to the security vault.

The system of placing the important departments of receiving and note teller, paying teller and discounts loans on three separate floors respectively, and serving them by elevators, greatly simplifies the conduct of business in each of them, isolates the lines of depositors and gives a greater abundance of space and floor area to each department. Furthermore, this scheme permits of ample light and air on every floor. The lighting in this case is lateral and direct, as distinguished from overhead light, and need carry only the depth of the room. Abundant sunshine and air is thus secured in every part of the bank. The elevators, enclosed in glass screens, permit of constant observation of the various departments. The rear of the building is devoted to the service, including the elevators, staircases and toilet rooms. Every available space is made to serve some practical requirement, and it has been possible to obtain a maximum area in each banking room of 2,025 sq. ft.

The building is absolutely fireproof and, with the exception of an upper layer of oak flooring, no wood has been used in its construction. The front of the third floor contains the offices of the president, cashier and assistant cashier, while the major portion of the fifth floor is devoted to the directors' room and foyer. The rear of this floor and the entire sixth are unassigned at present, but permit of future expansion of the bank. The main security vault is in the basement. In close proximity are placed the day-book vault, stationery room, storage vault, locker rooms, toilets, etc.

The mechanical plant occupies the whole space of the sub-basement. The building is ventilated irrespective of the direct heating system by a continuous supply of fresh air blown through and exhausted by means of electric fans. The plant embraces, likewise, a refrigerating apparatus, an ice machine, a vacuum sweeper, an independent emergency boiler and fire pumps.

A great variety of materials has been used in the construction of the building; the exterior windows are made of solid bronze and are among the largest castings of this material in the city. The marbles used are principally Italian, including brache vert, Fleur de Pache, Pavanazzo, Tennessee, etc. The wainscots in the directors' and officers' rooms are of Circassian walnut and chestnut respectively. Caen stone is used extensively, including the ceiling of the first floor and directors' room, the walls of the second and third banking floors, etc.

In regard to the exterior, the proximity of the City Hall has emphasized to a certain degree the necessity of classic treatment. By the employment of the Corinthian order, and its treatment by means of a base, pilasters and columns, the greatest possible simplicity of design has been obtained. The inherent refinement and purity of detail of the classics have been drawn upon to give to the building a simple dignity in consonance with the purposes for which it is intended.

NATIONAL ASSOCIATION OF CEMENT USERS.

On January 11-16, 1909, the National Association of Cement Users will meet in its fifth annual convention at Cleveland, Ohio. Each succeeding convention of this Association has excelled previous ones. It will be seen from the programme appended hereto that the papers deal largely with the cost of concrete construction, and particularly matters pertaining to rates of insurance and a suggested building code for concrete and reinforced concrete, which should be matters of prime interest to every user of cement. The data obtained through the reading and discussion of these papers will be invaluable and fully repay the time and expense incident to attending the convention.

The programme this year should be particularly interesting to users of cement, since it deals largely with the important matter of cost and standard specifications and laws relating to the use of cement. Besides, what is of vital interest to all cement users—insurance rates.

TENTATIVE PROGRAMME.

Monday, January 11, 1909.

10.30 o'clock A. M.: Meeting of Executive Board at Hotel Hollenden. 12 o'clock noon: Formal Opening of Exhibition in Central Armory, Lakeside av and East 6th st. 7.30 P. M.: "Cleveland Night." This evening is reserved for the special reception of the citizens of Cleveland by the officers and members of the Association.

Tuesday, January 12.

9 o'clock A. M.: Meeting of Section on Streets, Sidewalks and Floors. 10 o'clock A. M.: Formal Opening Convention, Hollenden Hotel. Address of welcome by the Mayor of Cleveland, Honorable Tom L. Johnson. Response by the President, Mr. Richard L. Humphrey. Address by Dr. Howe, President Case School of Applied Science. Business Session. Cost and Value of Cement Roads, J. H. Chubb, Chicago. Report of Committee

on Streets, Sidewalks and Floors. W. W. Schouler, Chairman, Newark, N. J., presenting (a) Revision in Standard Specifications for Sidewalks; (b) Proposed Standard Specifications for Concrete Roads.

Tuesday, January 12.

8 o'clock P. M.: Annual Address by the President, Mr. Richard L. Humphrey, Consulting Engineer, Philadelphia. Cost of Reinforced Concrete Construction as Applied to Buildings, Leonard C. Wason, President, Aberthaw Construction Company, Boston, Mass. Comparative Cost of Reinforced Concrete Buildings, Emile G. Perrot, of Ballinger & Perrot, architects, Philadelphia, Pa. Cost of Reinforced Concrete Construction as Applied to Bridge, W. H. Quimby, engineer of bridges, Philadelphia, Pa.; E. P. Goodrich, consulting engineer, New York, N. Y.

Wednesday, January 13.

9 o'clock A. M.: Meeting of Section on Testing Cement and Cement Products. Meeting of Section on Insurance, Laws and Ordinances. Report of Committee on Testing Cement and Cement Products, E. S. Larned, Chairman, Boston, Mass. Report of Committee on Cement Products and Machinery, A. T. Bradley, Chairman, Rochester, N. Y. Business Session.

8 P. M.: Report of the Committee on Art and Architecture, Charles D. Watson, Chairman, Pittsburgh. Decorative Concrete Stone, F. A. Norris, Boston. Reinforced Concrete Residences, B. A. Howes, Jr., New York. Small Concrete Houses, Manufacture and Cost, R. C. Knapp, Philadelphia. Monolithic Concrete Wall Buildings—Methods, Construction and Cost, Col. Robert H. Aiken, Chicago. Methods and Cost of Surface Finishes for Concrete.

Thursday, January 14.

9 A. M.: Meeting of Section on Reinforced Concrete. Advantages of Reinforced Concrete for Railroad Construction, B. H. Davis, assistant engineer, D. L. & W. R. R., Hoboken. Cold Storage Warehouses of Reinforced Concrete Construction, J. P. H. Perry, Turner Construction Company, New York. Cost of Concrete Subways. Value and Cost of Reinforced Concrete for Retaining Walls, A. Lindau, Corrugated Bar Company, St. Louis.

8 P. M.: Reserved for social entertainment, etc.

Friday, January 15.

9 A. M.: Meeting of Section on Cement Products and Machinery. 10 o'clock A. M.: Report of Committee on Insurance, Laws and Ordinances, W. H. Ham, Chairman, New York. Methods of Attaching Shafting and Machinery in Reinforced Concrete Buildings, Wm. M. Bailey, chief engineer, Eastern Concrete Construction Co., Boston. Value and Cost of Cement Inspection. Cost of Concrete Telegraph Poles. Cost of Waterproofing. Cost of Concrete Poles.

8 o'clock P. M.: Value and Cost of Steam Curing of Concrete Blocks, F. S. Phipps, manager, Central Stone Co., St. Joseph, Mo. Use and Cost of Cement Tile for Fireproofing Purposes. The Present and Future of the Cement Block—Its Cost, Manufacture and Availability, J. A. Smith, Ideal Concrete Machinery Company, South Bend, Ind.

Saturday, January 16.

11 o'clock P. M.: Closing of Exhibition at Central Armory.

PARTIAL LIST OF EXHIBITORS.

American Cement Company, Philadelphia; American and Wire Company, Chicago; Association of American Portland Cement Mfrs., Philadelphia; Atlas Portland Cement Company, New York; Barrett Manufacturing Company, New York; Berger Manufacturing Company, Canton, O.; Blaw Collapsible Steel Centering Company, Pittsburgh; Brown Hoisting Machinery Company, Cleveland; Buckeye Concrete Company, Creston, O.; Cement Machinery Company, Jackson, Mich.; Century Cement Machinery Company, Rochester, N. Y.; Chase Foundry and Manufacturing Company, Columbus; Clover Leaf Machine Company, South Bend, Ind.; Concrete Publishing Company, Detroit; Concrete Stone and Sand Company, Youngstown; Corrugated Bar Company, St. Louis; D. & A. Post Mold Company, Three Rivers, Mich.; Dietrichs Clamp Company, Little Ferry N. J.; Edison Portland Cement Company, New York; Edmonds Concrete Machinery Company, South Bend, Ind.; Eureka Machine Company, Lansing, Mich.; Garden City Sand Company, Chicago, Ill.; Gauntt Manufacturing Company, Fort Wayne, Ind.; Hall-Holmes Manufacturing Company, Tackson, Mich.; Hayden, Automatic, Block, Machinery, Company, Tackson, Mich.; Hayden, Automatic, Block, Machinery, Company, Jackson, Mich.; Hayden Automatic Block Machinery Company, Columbus; Ideal Concrete Machinery Company, South Bend, Ind.; Illinois Gravel Company, Princeton, Ill.; Indiana Concrete Form Company, Indianapolis, Ind.; F. M. Jackson Company, Akron, N. Y.; Kent Machine Company, Kent, Kerlin Automatic Post Machine Company, Delphi, Knickerbocker Company, Jackson, Mich.; Koehring Machine Company, Milwaukee; Lawrence Cement Company, New York; Lehigh Portland Cement Company, Allentown, Pa.; Marblecrete Products Company, Akron, N. Y.; Miles Manufacturing Company, Jackson, Mich.; Miracle Pressed Stone Company, Minneapolis, Minn.; Monolith Steel Company, Washington, D. C.; Multiplex Concrete Block Machine Company, Toledo, O.; Municipal Engineering and Contracting Company, Chicago; National Roofing Company, Tonawanda, N. Y.; Northwestern Expanded Metal Company, Chicago; Oneida Community, Ltd., Oneida, Madison County, N. Y.; Pattison Supply Company, Cleveland; Peerless Brick Machine Company, Minneapolis,

Minn.; Pennsylvania Cement Company, New York; Queen City Brick Machine Company, Traverse City, Mich.; Raber & Lang Manufacturing Company, Kendallville, Ind.; Ransome Concrete Machinery Company, Dunellen, N. J.; Rutherford Cement Construction Company, Rutherford, N. J.; Sandusky Portland Cement Company, Sandusky, O.; Sanford Concrete Machinery Company, Toledo, O.; Simpson Cement Mold Company, Columbus, O.; R. Z. Snell Manufacturing Company, South Bend, Ind.; Superior Portland Cement Company, Charleston, W. Va.; Svenson-Shuman Machine Company, Pittsburgh; Technical Publishing Company, Cleveland; Universal Portland Cement Company, Chicago; United Cement Machinery Company, Plain City, O.; Vulcanite Portland Cement Company, New York; Wadsworth, Howland & Company, Boston; Wettlauffer Brothers, Buffalo; Whitehall Portland Cement Company, Philadelphia; S. H. Wightman, Cleveland; Zeisler Brothers, Berwick,

FIRE DOORS AND SHUTTERS.

M ETAL-COVERED wood shutters and doors are steadily increasing in popularity the country over, not merely here in The principle is recognized by owners as being sound and a good protection at moderate cost, even though the best material and best workmanship are not always specified. Even tin-covered doors and shutters possess fire-resisting qualities, and where owners in small cities are not equal to steel or bronze doors they are being ordered in preference to no protection whatever, as a very general movement in this respect has sprung up. The fireproofing idea is taking hold. Experience has shown that ordinary iron or steel shutters will serve their purpose in pretty high temperatures for a certain time. George E. Walsh, in an article in the National Builder, reviewing the experiments and progress in this line, says that improvements in recent years have been obtained by rendering the core uninflamable:

The different processes of treating the wood are not always entirely satisfactory to fireproofers, but there is no question that wood can be treated so it will not ignite or char at a much higher temperature than ordinary wood. In addition to this the doors are sometimes built up of several layers of wood with asbestos sheets placed between them. The tin is then placed outside and makes the whole a compact mass that is light and quite fireproof. These built-up fireproof doors have been subjected to many tests, and some of them have stood up against flames for an hour and a half. Beyond this limit they are of little use. Their resistance power to a force

of cold water played upon them is much greater than an ordinary solid panel door of wood.

In Mr. Walsh's opinion the archtectural objection to the use of any kinds of outside shutters on city buildings, except for mills, factories and warehouses, has probably done more to discriminate against their use than anything else. could not harmonize them with their designs, and consequently they omitted them so far as possible. The various methods of stamping and pressing metal into many designs of an architectural nature have partly overcome this defect and to-day we find more buildings protected with such shutters than ever

The architects have got around their use of outside fireproof shutters to some extent by using wire-glass at exposed openings, which can be used in a more ornamental way than steel or tin-covered shutters. In addition to being more ornamental, the wired glass permits the firemen to detect an interior blaze before it has assumed great proportions. Behind a closely shuttered door or window, on the other hand, the fire can get an enormous advantage before it is discovered. So most firemen of our cities claim that the metal shutters cause many fire losses. Both wired glass and electro-glazed work protect from an ordinary fire, and they permit the flames to be seen readily when first started. The attempt to make wire-glass so light that one can see through it has had the effect of jeopardizing this useful protection. Ordinary window glass must not be used in this method if full protection is desired, nor should any substitute be employed for wire or metal fillets that will melt below the temperature which melts glass. The electro system of glazing is another method of providing window protection with glass that does not in any way interfere with the architectural effects of the building. Both of these offer sufficient resistance to the passage of flames to make the openings of buildings comparatively safe from an ordinary exterior fire.

The whole question of providing doors and window shutters or The architects have got around their use of outside fireproof shut-

ordinary exterior fire.

The whole question of providing doors and window shutters or coverings that will protect the average building from exterior fires has undergone considerable improvement in the last few years, and not the least of these are better materials and better workmanship. Like terra-cotta and concrete in the hands of unskilled or unscrupulous persons, all of our standard shutters, doors and window protections can be made of little real value through ignorant builders or contractors. A steel or iron shutter or door can be made too thin, or without the necessary provision for expansion and contraction, and wire-glass windows can be composed of ordinary window glass squares or other inferior material, so that when they are tested in a hot fire they will fail to come up to expectations.

The answer is, of course, to specify for standard goods and adhere to the specifications. Reference has been made only to shutters and doors, which is but the beginning of the subject when real fireproof construction is meant. But shutters and doors are good to start with.

A Review of The Real Estate Year 1908 and a Forecast of the Year 1909

The Evening Post will, for the tourth time, devote an entire section of the December 31st edition to an annual review and forecast of the will, for the fourth time, devote an entire section of its Real Estate world, modelled after its famous financial review.

CONTENTS THIS YEAR

Acceleration of New York City real estate through general revival of business.

Real property investments will be featured in view of the city's growth and the last two years' comparative inactivity in the building trades.

Localizing of wholesale, retail, office, loft and residence districts is making vast changes on the map of the city. To obtain and hold places of advantage, business houses and individuals are in the realty market for well located property. This growth and movement will be fully noted.

Money market conditions, both as to supply and rates, are more favorable than for two years past. Present terms enable builders to finance the work of reconstructing New York City, of improving the vacant parts, and of supplying accommodation in the suburbs for the population for which Manhattan has no room. Comprehensive articles will deal with this feature.

There will also be special articles of interest to present and prospective real estate owners, dealing with the transit improvements nearing completion; with the wonderful growth of the suburbs; and with efforts to make New York property even more attractive than it is.

Persons eminently qualified to discuss local conditions will give valuable details for the investor, builder, speculator, operator and mortgage lender.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Wednesday, December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET

The Evening Post

NEW YORK

PRICE 3 CENTS

PRICE 3 CENTS

BUILDING MATERIAL AND EQUIPMENT.

And News Regarding Source of Supply

PRICES CURRENT.

BRICK.—A very active market, with prices very fair, is the brick industry's Christmas present. The nominal quotation on Hudson River common hards is \$6 to \$6.50, as the manufacturers' price to dealers for cargo lots at the wharf. The shippers are of the opinion they could get even a better price if they tried.

"I think if we pressed for a higher price we would get it," said Mr. W. K. Hammond on Wednesday. This might be taken as an intimation that the trade does not consider it wise to attempt any interference with the natural order of things, which would be in line with the policy of the manufacturers that was announced some time ago, not to encourage a movement likely to culminate in a repetition of the extreme prices of the winter of 1905.-6.

Though winter has set in, navigation on the upper Hudson still continues, and brick building is pushing ahead here. Navigation prospects are not affecting the market at present. Builders will not need much more material than is now on hand to carry them through the winter. The up-river people will send down a few more boats in any event, and the supplies at Haverstraw will be available for weeks yet, probably all the winter through, unless very severe weather should set in, and then they would not be needed.

The current demand is reported as very good; not equal to the business of December, 1905, but better than last year's run. "A good absorbing demand," as one manufacturer expressed it. The pull from certain large works in Manhattan, together with that from apartment house construction in the Bronx and Brooklyn, has finally made an impression. For the first time since the panic business has touched the normal level, though it may be only temporarily and principally on account of the season.

	Cargo	Lot,
BRICK.	Per	M.
Hudson River, Common	\$6.00@	\$6.50
Hudson River, Light Hard		4.00
Hudson River, Pale		
New Jersey, Hard		
Croton Point-Brown, f. o. b		
Croton Point-Dark and red	12.50	
Fronts:		
Buffs, No. 1 (delivered at bldg	s) 21.00	26.00
Greys, various shades & speckl	ed 25.00	31.00
White, No. 1	27.00	30.00
White, No. 2	20.00	25.00
Old Gold	28.00	30.00
Enameled:		
English size	70.00	75.00
American size	60.00	65.00
Seconds, etc	40.00	45.00

CEMENT.—For cement needed for building operations there is a larger requirement than might be supposed on account of the season, but for public works orders for immediate delivery are of small dimensions. Prices are not quotably changed:

CEMENT.

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	
Bath 1	
Dragon Portland 1	
Atlantic 1	
Dyckerhoff (German) Portland 2	
Alsen (German) Portland 2	.35

IRON, STEEL, ETC.—The Eastern basic iron capacity is reported to be well sold through to March and April, though the business for the moment consists of relatively small lots. Much new business

in structural steel is not to be expected at this holiday season, and locally there has been no contract of importance announced this week. The fabricating plants, especially the small ones, are still making low bids in order to continue at the present rate during the winter. The total of fabricated material turned out this year is estimated at 75 per cent. of last year's business.

The iron trades may be described as generally quiet at this season, though the dominant tone is almost bouyant. Contracts for structural steel for a number of important buildings in various cities seem to hold back until after the turn of the year. Business in iron bars is also quiet, but prices are firmly held. For copper the demand from manufacturers is light. Tin plate mills are gradually increasing their operations. Sheet zinc business is in small proportions.

PIG IRON.

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

No. 1 x Jersey City	\$17.50@\$	17.75
No. 2 Foundry x Jersey City	17.00	
No. 2 Plain	16.25	16.50
Southern:		
No. 1 Foundry, steamship dock	17.50	17.75
No. 2 Foundry, spot	17.25	17.50
No. 3 Foundry		16.50
STRUCTURAL.	From	store.
Mill prices f. o. b. dock, N. Y. Beams and Channels, 15-in. and		
under	\$1.76@	8005
Angles		
Tees		2.35
Zees		
BAR IRON FROM STORE (Natio		
tion).	nai Cias	sinca-
ROUND AND SQUARE IRON.		
	@	91 90
1 to 17%, base price		
1 to 1%, base price (nominal)		
FLAT IRON.		1.00
1½ to 4 in. x % to 1 in., base brice	· · · · ·	1.80
1½ to 4 × ¼ × 5-16	. 2-10c	extra
2 to 4 in. x 1% to 2 in	. 5-10c	extra
41/4 to 6 in. x 11-16 to 11/2 in	. 4-10c	extra
Norway Bars		
Norway Shapes		
Machinery Steel, Iron finish, base		1.90
Soft Steel Bars, base or ordy size		
Tool Steel, regular quality		
Tool Steel, extra quality	. 13.00	

4 and neavier		4.	·
3-16		2.	65
No. 8			65
Blue Annealed:			-
Blue Annealed:			
No. 8		2.50	
No. 10		2.50	
No. 12		2.55	
No. 14		2.60	
No. 16			
201111111111111111	-One Pass R	A STATE OF THE PARTY OF THE PAR	
	Cold Rolled.	American	3.
No. 16	\$2.90	\$3.30	
	70.00		

SOFT STEEL SHEETS.

No.	16		\$2.90	\$3.30
No.	181		2.95	8.40
No.	20 }			
No.	221		8.00	8.85
No.	24			
No.	26		3.05	8.40
No.	27		3.10	8.45
No.	28		8.20	8.50
RI	JSSI.	A. PLANISHEI	D. ETC.	

Genuine	Russia.	according	to	as-		
sortm	ent, per	lb			111/	@14
Patent F	lanished,	per lb	.A,	10c.; B,	9c.,	net
		lobbing, pr				
Metal La	ths, per	sq. yd		.,	22	2@24

20	ועו	JE	11	-											,	Jabe.	per	
																.191/2		
No.	1					 										$.17\frac{1}{2}$	18	
CD	Tr I	Т	10	T	,													

About	40-lb.	coating			 6	\$17.10
About	30-lb	coating			 	15.00
About	20-lb.	coating			 	13.50
		coating				11.25
About	8-lb.	coating,	box.	• • • •	 	8.70
DIC	TEAD					

Ton	lots					 													4%	5	
Less		• •	• •		•	 •	•	•	•	•	• •	٠.	•	•	•	•	•	•	D	5%	
711	TC.																				

Sheet, cask lots......per lb. 7½
Sheetper 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 in-

spection 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.

LUMBER.—Considering the season, business in lumber is fair in the frame building sections of the greater city, and rather light in Manhattan, though now gradually improving. Taking a general view, it may be said that there is fairly good consumption of lumber, and quite sufficient to warrant prices being firmly held. That there is a good deal of work in sight has a strong bearing on the market, tending to hold prices firm on present levels.

Hardwoods are finding less ready sale than for some months, but Eastern hemlock is moving better. Sash and door manufacturers report improvement, and are looking for an advance in prices after the first of January. Spruce has advanced since last report. Lath, particularly, has taken a big jump.

Speaking of spruce, Messrs. Stetson, Cutler & Redman, of 115 Pearl st, said: "It looks as if prices will move up between now and spring quite a good deal, as the production in the East will be fairly small for a good many months to come."

The Hyde-Murphy Co., No. 1 Madison av, observed that a lot of building plans were coming out, but that prices on hardwoods were very low. There was a promise of good work in plenty for builders in the spring, and it was surprising that some were willing to load themselves up now with cheap work. Hardwood had gone down—dropped one or two dollars all around over the best prices of the fall on all except imported goods.

The Hyde-Murphy people handle some of the best contracts that are given out. They have picked up some good little jobs lately and have others in prospect. Outside of this district they still find building work in somewhat better shape than inside.

SPRUCE.

2 inch cargoe\$21.00@\$	26.00
6 to 9 inch cargoes 21.00	26.00
10 to 12 inch cargoes 24.00	28.00
LATH. Round wood lath@ Eastern Spruce, slab\$4.25	

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

PINE, YELLOW-Long Leaf. By Sail.

By Sail.	
Building orders, 12-in. & under\$25.00@	\$27.00
Building orders, 14-in. and up 29.00	31.00
Yard orders, ordinary assort 21.00	
Ship stock, easy schedules 30.00	32.00
Ship stock, 40 ft. average 40.00	42.00
Heart face siding, 1 and 14-in 32.00	33.00
1 in. wide boards, heart face 38.00	40.00
11/4 and 11/4 in. wide boards 40.00	
2 in. wide plank, heart face 40.00	
Kiln dried sap siding, 4-4 28.00	30.00
Kiln dried sap siding, 5-4 30.00	32.00
Yellow Pine Box Boards (knotty) 18.00	20.00
Yellow Pine Stepping 45.00	48.00

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

LONG LEAF YELLOW PINE FLOOR	ING.
"A" Heart face rift, D. & M., 13-16 x 2½ counted 1 x 3\$54.00@	\$56.00
"B" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3 48.00	50.00
"C" Heart rift. D. & M., 13-16	
x 2½, counted 1 x 3	34.00
1 x 3 43.00	44.00
"B" Rift, D. & M., 13-16, counted 1 x 3	41.00
"C" Rift, D. & M., 13-16, counted	29.00
"A" Flat, D. & M., 13-16, counted	
1 x 3	31.00
1 x 3	30.00
No. 1 Com., D. & M., 13-16, counted 1 x 3	23.00
No. 2, Com., D. & M., 13-16	16.50
"A" Heart Rift, 13-16 x 31/4,	
counted 1 x 4	53.00
counted 1 x 4 45.00	47.00
"C" Heart Rift, 13-16 x 31/4, counted 1 x 4.	
"A" Rift, 13-16 x 31/4, counted 1x4, 40.00	42.00
"B" Rift, 13-16 x 31/4, counted 1x4, 37.00	38.00

"C" Rift, 13-16 x 8¼, counted 1x4. 28.00 30.00 "B" Flat, 13-16 x 3¼, counted 1x4. 28.00 30.00 No. 1 Com., 13-16 x 3¼, counted 1 x 4
No. 1 Com., 13-16 x 3%, counted 1 x 4
No. 2 Com., 13-16 x 3¼, counted 1 x 4
WHITE PINE.
(Rough or dressed.) Good Uppers, 4-4, 5-4 and 6-4 per
1,000 feet
Shelving, No. 2, 1 x 10 in 37.00 39.50 Cutting up, 5-4, 6-4, 8-4, 1sts 58.50 63.50
1,000 feet
10-in 39.50
No. 2 barn boards, 8-in 34.00 35.00
10-in
10-in
12-in 34.00 35.00
HARDWOOD FLOORING. K. D. Bored, End Matched or Butted and
Bundled. 13-16 Oak, 2, 2¼ and 2½.
13-16 Oak, 2, 2¼ and 2½. Clear quartered white oak. \$85.00 Select quarter-sawed white oak. 49.00 Clear quartery ared call.
Select quarter-sawed red oak
Clear Plain sawed white oak
Select P. S. white oak 45.00 Clear plain sawed red eak 50.00 Select P. S. red eak 40.00 Common oak, red and white 33.00
No. 2 Factory or common oak, red and
No. 2 Factory or common eak, red and white
4 in. 1sts and 2ds\$48.00@\$50.00 5-4 6-4 and 8-4 in. 1sts and 2ds. 49.00 52.00
5-4. 6-4 and 8-4 in. Common 37.00 40.00
4-4 in. Culls
HARDWOOD.
White Ash, 4-4 in., 1st and 2ds\$52.00@\$55.00 White Ash, Common
Brewn Ash
Basswood, Common 32.00 \$4.00 Red Birch 47.00 \$0.00
White Ash, Common 36.00 38.00 Brewn Ash 38.00 40.00 Basswood 37.00 40.00 Basswood, Common 32.00 34.00 Red Birch 47.00 50.00 Red Birch, Common 29.00 31.00 White Birch 37.50 38.00 White Birch, Common 24.00 27.00 Cedar 36.00 40.00
White Birch, Common 24.00 27.00 Cedar 88.00 40.00
Cherry, 4-4, Nos. 1 and 2 93.00 Cherry, Common 52.00
Chestnut, 4-4, 1st and 2ds 47.00 49.00 Chestnut, Common, 4-4 33.00 36.00
Cypress, 1st and 2ds, 1 in 48.00 Cypress, 4-4 selects
White Birch, Common. 24.00 21.00 Cedar 36.00 40.00 Cherry, 4-4, Nos. 1 and 2. 93.00 Cherry, Common. 52.00 Chestnut, 4-4, 1st and 2ds. 47.00 49.00 Chestnut, Common. 44.00 Cypress, 1st and 2ds. 1 in. 46.00 Cypress, 4-4 selects. 40.50 Cypress, 4-4 shop. 29.00 Cypress, 4-4 common 25.00 Elm 25.00 30.50
Elm
Elm 25.00 30.50 Hazel 35.00 50.00 Maple, 4-4, ist and 2ds 30.00 32.00 Walnut, Nos. 1 and 2. 85.00 115.00 Walnut, Potents 57.50 87.50
Waindt, Rejects 01.00 01.00
Culls 85.00 Yellow Poplar, rough 5-8, 1st and 2ds, 8-in. and up. 45.00 47.00
PREVAILING PRICES ON ROUGH NORTH
CAROLINA PINE. F. O. B. Car or Vessel at Norfolk, Va.
(Official list.) No. 1. No. 2. No. 3. Box.
4-4 Edge, under 12 ins.\$25.50 \$23.00 \$16.00 \$13.00 4-4 Wide Edge, over
12 inches 39.50 32.50 4-4 x 4 and 5 inches 27.50 24.50 16.50
4-4 x 6 inches 29.50 25.50 17.50 13.50
4-4 x 8 inches. 31.50 26.50 18.00 14.00 4-4 x 10 inches. 32.50 27.50 18.50 15.00
4-4 x 10 inches
5-4 x 10 inches 34.50 29.50 19.50 16.00 5-4 x 12 inches 39.50 33.50 21.50 17.00 6-4 Edge 31.50 28.50 19.50 14.50 6-4 x 10 inches 35.50 30.50 20.50 16.00 6-4 x 12 inches 40.50 34.50 22.50 17.00 8-4 Edge 32.50 29.50 20.50 14.50 8-4 Edge 32.50 29.50 20.50 14.50
6-4 Edge 31.50 28.50 19.50 14.50 6-4 x 10 inches 35.50 30.50 20.50 16.00 6-4 x 12 inches 40.50 34.50 22.50 17.00
6-4 x 12 inches 40.50 34.50 22.50 17.00 8-4 Edge 32.50 29.50 20.50 14.50
8-4 x 10 inches 36.50 31.50 21.50 16.00 8-4 x 12 inches 41.50 35.50 23.50 17.00
Mill Culls, Edge 9.50 Red Heart and Mill Culls, 8 inches 11.50
Red Heart and Mill Culls, 10 inches 12.50 Red Heart and Mill Culls, 12 inches 13.50
Bark Strips, Nos. 1 and 2
Latins 2.00
CHINGLES

(New York Lighterage Limits.)

(New York Lighterage Limits.)
6 x 18 No. 1 Heart Cypress Shingles, \$7.50 per M.
6 x 18 No. 1 Primes or A's. \$6.50 per M.
6 x 18 No. 1 Red Cedar. \$4.50@\$4.75

"Perfection" Red Cedar. 4.75

"Eurleka" Red Cedar. 4.25

Extra Clears 3.90

PAINTS, OILS AND VARNISHES .-New business in linseed oil is slow but there is a fairly good call for deliveries on outstanding contracts. Business in shellac is steady and mainly of a jobbing character. Turpentine is quoted at 41 c. ex yard. Tar is quoted at \$5.50@\$6, Turpentine is quoted at

Secretary Mason, of the Travelers' Association of the Local Paint and Allied Trades, says that locally the paint trade is passing through a very dull season, probably somewhat more so than the corresponding period of last year. twelve months as a whole in the local trade did not produce an amount of business equal to last year's.

Prices for paints and varnishes have not varied notably from last year, he says, except in the case of Atlantic White Lead, which is cheaper. Turpentine being very low in price, it has been somewhat surprising that varnish prices have kept so high.

At the annual meeting of the members of the Travelers' Association of the Local Paint and Allied Trades, at the headquarters, No. 1 West 34th st, held December 18, the most interesting contest in the election was for the office of secretary. Mr. W. C. H. Mason received 24 votes and Mr. C. F. Price, of the Keystone Varnish Works in Brooklyn, received 18. Mr. Mason represents the David Mayer establishment, of 55 Great Jones st, Man-

Other officers elected were: James C. Kelly (of Berry Bros., varnishes), presilent; Charles Uncles (of Louis Leavitt, Brooklyn), vice-president; J. J. Gallagher (United Lead Co.), treasurer; Leo Silverstein (of the Benjamin Moore Co., Brooklyn), financial secretary; H. P. Dashieel (of Benjamin Moore Co.), sergeant-atarms; attorney, Robert Brenton Olsen. Board of Governors: Messrs. Charles Andrews, B. C. Bass, Charles Brusle, J. C. Ball, R. H. Earon, E. P. Jones, David Mayer, R. H. McCabe, J. F. Reiss, W. A Robertson, A. G. Schumann, J. J. Wheland. The association has a membership of 62. The annual dinner will be held on the 30th of January.

Linseed Oil, raw, 5 bbl lots\$0.486 Linseed Oil, boiled50	\$0.49
PAINTS, Dry. pe	r lb.
Lead, red, American, in kegs 06% Litharge, American, in kegs 06%	.07
Ocher, Amer., per ton. 8.50 1 Ocher, Amer., Golden. 021/2	.031/4
Venetian red, American	1.60
Yellow chrome, pure .13% Vermillion .07	.15
Oxide zinc, American	.05%
PAINTS IN OIL. Lead, white, American, in oil:	

OILS, City Prices.

Lead, white, American, in oil:		
Lots of 500 lbs. or over		.06%
Lots less than 500 lbs		.0714
Lead, English, in oil	.101/4	.10%
Dive Chinese	.86	.46
Blue, Chinese		
Blue, Prussian	.32	.36
Blue, Ultramarine	.13	.16
Brown, Vandyke	.11	.14
Green, chrome	.12	.16
Sienna, raw	.12	.15
Sienna, burnt	.12	.15
Umber, raw	.11	.14
Umber, burnt	.11	.14
		.7.2
MISCELLANEOUS.		
Putty, per cwt., in bbls	1.20	1.45
Putty, 5-lb. cans		2.65
Putty, 50-lb. cans		1.50
Whiting, per cwt	.42	.52
Shellac, Commercial, per lb	.21	.22
	.30	.35
Fine Orange, per lb		
Diamond I., per lb		.39
Bone Dry, per lb	.26	.27
Glue, Common		
Glue, Cabinet	.12	.15

STONE.—Seasonable dullness rules over the stone trades this week, so far as new work is concerned. Though many jobs are being figured. contracts are slow in coming out.

The Woodbury Granite Co., with offices at No. 1 Madison av, recently accepted an order for the granite in the Lawrence Building at Boston, to furnish the rough stock from their Bethel quarries to Sweatt & Gould, who have the main contract for cutting and setting the stone in the build-The whole building will be of Bethel granite. The Woodbury Company's quarries and cutting plant at Bethel have been connected with its electric power plant at Gaysville.

The two granite columns at the entrance of the new Fifth Avenue Building are 30 ft. in height and 31/2 ft. in diameter. They are exceptionally large columns, but are surpassed by some others.

Robert Cantley at West Quincy is turning several hundred granite balusters for the U.S. Treasury Building at Washing-

ton, and 1,400 for the Cleveland court house.

Carrère & Hastings have completed the plans for the new City Hall at Portland Me. The building is to cost \$750,000. The main facade is to be in granite, and marble wainscoting is specified for the halls. Reardon & Jones have the sub-contract from the Webb Pink Granite Co. for the architectural carving on the new country court house at Cleveland.

The stonework on the new Fifth Avenue Building is very near completion. The even color of the buff limestone is much admired. The stone came from the quarries of the Perry, Mathews & Buskirk Co., 1 Madison av. This firm has taken the contract for the State Bank at Hartfort from the Whitney-Steen Company.

STONE.-Wholesale rates, delivered at New

Nova Scotia in rough, per cu. ft\$	0.90@8	
Ohio freestone	.85	.90
Minnesota freestone	.75	
Longmeadow freestone	.85	
Brownstone, Portland, Conn	.60	.75
	1.05	
	1.10	
Granite, Maine	.45	.50
	.50	.90
	.75	3.00
Granite, Milford pink		1.00
Granite, Picton Island red		1.00
Granite, Picton Island pink		1.00
Limestone, buff and blue		.80
TT 1 1 11		.90
Caen	1.25	1.75
Portage or Warsaw stone	.90	
Vermont white building marble	1.00	1.50
South Dover building marble	1.25	
Bennington building marble		
Georgia building marble		2.00
Tennessee marble		2.50
		.90
Hudson River bluestone (promiscu-		
ous sizes, per cu. ft.)	.80	

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

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

Sand-Lime Brick Manufacturers.

The fifth annual convention of the National Association of Manufacturers of Sand-Lime Products was held at Washington, D. C., on December 15 and 16.

The important subject of standardization was considered at length. The basis of the deliberations was a joint report of a special committee of the association with that of the fire underwriters. Very comprehensive tests have been conducted at the Underwriters' Laboratories Chicago at the expense of the association and a complete report, tabulated and in form for practical application was in hand and was explained in detail by the official chemist of the association, E. W. Lazell, Ph.D.

The special committee offered a plan for standardizing materials that enter into the composition of the brick, as well as the resultant product.

The coloring and enameling of sandlime brick were among the subjects generally discussed. President Duerr was in the chair. Fred. K. Irvine, 355 Dearborn st, Chicago, is the secretary of the asso-

Christmas Sales Excellent.

The wholesale purchase of gifts, which are really luxuries, may be well taken as an indicator of general business conditions. Inquiry by a representative of the Record and Guide at several of the most representative stores in Manhattan disclosed a very encouraging state of affairs. Without a single exception the answer to queries was that this Yuletide season is one of the best ever experienced by retail shopkeepers. An official at one of the largest department stores in New York stated that last Saturday was the biggest day in the history of the establishment. At an art store near Herald Square the statement was made that more articles had been sold on the morning of last Tuesday than on any day since the store was opened.

BUILDING OPERATIONS.

Manhattan Builders Figure for Passaic School.

J.-Quite a number of Manhattan contractors have been estimating on the new High School to be erected at Passaic, N. J., from plans by J. F. Kelly, of Passaic, and Seymour Davis and Paul A. Davis, of Philadelphia, The appropriation for this building, \$256,000, was exceeded by exactly \$10,000 by the lowest bidder, W. H. Fissell, of 1133 Broadway, New York, whose bid was \$266,000. Revised estimates are now being made up by the various contractors, who figured, and are called for to close Dec. 30. This building, as designed, provides for a 3-sty and basement structure, about 150x225. It is expected that revised estimates will make an additional appropriation unnecessary. The other bidders were: John O'Leary, Passaic; Cramp & Co., 36 East 23d st, New York; Chas. H. Peckworth, 415 Hudson st, New York; Thompson & Stiles, Atlantic City; Bliss Griffiths Const. Co., 225 5th av, New York, Fred Kilgusm, Newark, N. J.; P. S. Van Kirk Co., Paterson, N. J.; Peter Tait, Philadelphia, Pa.; L. A. Burke & Sons Co., 25 West 42d st, New York; Roydhouse Arey Co., Philadelphia, Pa.; Steel & Hopper, Paterson, N. J.; Geo. W. Beard, Reading, Pa.; Hedden Const. Co., 1 Madison av, New York; Thos. Mc-Keown, 103 Park av, New York, and the G. A. Fuller Co., New York.

Dropping a Heavy Weight Caused the Trouble.

The collapse of the staircase of the big 6-sty (old-law) tenement house at Nos. , 6 and 8 Dover st, which is owned by the estate of Richard K. Fox, causing much alarm among the tenants, injuring two people and doing other serious damage, it was learned upon investigation, was brought about, no doubt, by the carelessness of one of the tenants. Inspectors Charles Sweeney and James Garvey, of the Building Department, who ordered the building temporarily vacated until proper shoring was placed under the damaged staircase, made the following statement to a representative of this paper on Wednesday: "The trouble was directly caused by the dropping of a heavy weight on the marble platform the fourth-story landing, which, in falling, carried with it all the lower mac-· ble slabs in the staircase. The stairs will now be replaced with iron plat-It was only necessary to vacate forms. the building about six hours while the repairs were being made." From other sources it is reported that the "heavy weight" was a keg of something.

Consulting Engineer Retained for Post Office.

31ST ST .- J. E. Woodwell, of the firm of L. B. Marks & J. E. Woodwell, York City, has been retained by Messrs. McKim, Mead & White, architects, as consuling engineer for the entire mechanical and electrical equipment, including the heating and ventilation, electric lighting, power and mail-handling devices, of the new United States Post Office to be erected at the Pennsylvania Terminal Station, 31st st. The cost of this installation will be upwards of \$500,000. The firm has retained Professor S. H. Woodbridge, of the Massachusetts Institue of Technology, as associate consulting engineer for the heating and ventilation of this building. A resolution, submitted on Tuesday, to the Central Federated Union by the Housesmiths' and Bridgemen's Union was adopted, asking the government to see that union men be employed in the construction of the building, at the prevailing rate of wages. The cost of the entire operation is estimated at \$3,500,000.

Twenty-story Building for Fifth Av. Assured.

5TH AV.—The announcement was made on Thursday that negotiations are practically completed for the erection 20-sty office building at the northeast corner of 5th av and 31st st, on property owned by the "Fifth Avenue and 31st Street Company," of No. 68 William st, Room 707. It is understood that the negotiations in progress involve the transfer of certain interests to a holding company which will construct and finance the building. It is also thought probable that the new company will select an architect and award the contract in the early future. Tentative plans for this improvement have been prepared by different architects, but the present scheme does not involve any part of previous designs. The company is composed of Isidor H. Kramer, president; Julius Sternfeld, secretary; Jacob Wolf and Moses Fisher, directors.

Contract for Hebrew Infant Asylum.

193D ST.-William J. Taylor, 5-7 East 42d st, has received the general contract to erect the new home for the Hebrew Infant Asylum at 193d st and Kingsbridge rd, to cost, approximately, half a million dollars. There will be two separate structures-an administration building and an isolation building-which will accommodate between 300 and 400 children. Operations are to be started immediately, and it is planned to set the cornerstone about February 15. The materials will be limestone, light brick and terra cotta. The asylum was originally founded in 1895 by Mrs. Esther Wallenstein, who was president of the institution until 1904, then located at Mott av and 145th st, the Bronx.

Henry Corn to Erect Larger Building.

21ST ST.—Henry Corn, the well-known operator, has just purchased Nos. 60 and 62 West 21st st, an additional plot, measuring 48x100 ft., adjoining his property, Nos. 54, 56 and 58 West 21st st, which he also purchased a few days ago from Chisholm Estate. Messrs. Maynicke & Franke, architects, No. 298 5th av, are making plans for the immediate erection of a 12-sty mercantile building, covering the entire plot of 112x100 ft., instead of 64x98.9 ft., as originally intended. The Title Guarantee & Trust Company made Mr. Corn a building loan of \$300,-000. No figures have yet been taken or contract issued. (See issue of December 12, 1908.)

D. C. Weeks & Son to Build Duke Mansion.

5TH AV.—The general contract has just been issued to D. C. Weeks & Son, of 289 4th av, for the new mansion to be erected for B. N. Duke, at the southeast corner of 5th av and 89th st, from plans by Architect C. P. H. Gilbert, 1123 Broadway. Messrs. Eidlitz & Ross, No. 1123 Broadway, have the contract for the structural steel work. The style of the structure is of classic design, and will compare with the other mansions of upper 5th av. Mr. Duke's near neighbors will be Andrew Carnegie, Henry Phipps, James A. Burden and Felix Warburg.

Bidders for Jersey City School.

JERSEY CITY, N. J.—Bids closed on Wednesday evening for the new public school to be erected in Jersey City, and the apparent low bidder on the general contract is W. H. & F. W. Cane, No. 13 Park Row, Manhattan, with an estimate of \$423,000. Estimates were also taken on separate contracts and the total of the lowest bidders on these individual contracts was somewhat lower than the bid of the general contract. Action on the bids has not yet been taken by the board. This is a building which will contain 45 class rooms, assembly room, teachers' and principal's rooms, brick, fireproof, 185 ft. square, 4-stys high.

To Rebuild the Herald Square Theatre.

BROADWAY.—The Record and Guide was informed on Wednesday that arrangements are being made for the immediate improvement of the Herald Square Theatre, at Broadway, northwest corner of 34th st, which was partly destroyed by fire on Tuesday evening. The Broadway front in places and a portion of the roof will have to be replaced and cleaned, but the general interior was not extensively damaged. It was also learned that in all probability the necessary repairs which are not considered costly will be performed by the insurance companies.

Apartments, Flats and Tenements.

3D ST.—Harry T. Howell, 3d av and 149th st, has plans prepared for one 6-sty tenement, to be erected in the south side of 3d st, 45.4 ft. east of Goerck st, for Lena and Chas. Lane, 38 Fulton st, 45x70.6 ft.; cost, \$25,000.

HOFFMAN ST.—Plans are now in progress, by L. C. Maurer, 22 East 21st st, for two 5-sty tenements, to be erected in the east side of Hoffman st, 283 ft. south of Pelham av, each 31x96.8 ft., on plot 62x118 ft., for Samuel B. Tuck, owner.

BELMONT AV.—Harry T. Howell, 3d av and 149th st, is preparing plans for two 4-sty tenements to be erected on the west side of Belmont av, 182.8 ft. north of 179th st, for Martin Tully, 565 Walton av, Bronx, each to cost \$25,000. All improvements.

JERSEY CITY, N. J.—Mrs. Ellis, a Jersey City milliner, has purchased the southeast corner of Wayne st and Jersey av, Jersey City. The building on the site is to be torn down and a 4-sty apartment house erected. Improvements will cost about \$27,000.

147TH ST.—Plans have been completed by Benj. W. Levitan, 20 West 31st st, for the 6-sty flat building, 100x85.3 ft., which the Sheer & Ginsberg Realty & Construction Co. will erect in the north side of 178th st, 125 ft. east of Broadway, to cost \$125,000.

144TH ST.—Thain & Thain, 4 East 42d st, have completed plans for the four 6-sty flats, 87.6x86.11 ft., which the Young Realty and Construction Co., 144th st and Broadway, is to erect in 144th st, south side, 200 ft. east of Broadway, to cost a total of \$400,000.

EDGECOMBE AV.—The J. H. Davis Building Co., 312 West 109th st, will erect another high-class apartment house, 129.11x87 ft., on the west side of Edgecombe av, 229.10 ft. north of 145th st, at a cost of \$175,000. Geo. Fred Pelham, 503 5th av, is preparing plans.

NEWARK, N. J.—Brooks & Brooks, 156 Market st, Newark, will erect three detached 3-sty frame apartment buildings at 788 to 792 Hunterdon st from plans by Hyman Rosensohn, Broad st. each. The mason contract has been awarded to J. D'Alessio & Sons. The cost will be about \$20,000.

EAST ORANGE, N. J.—John B. Hatladay, of East Orange, has just pur-

chased a building site in Main st, near Arlington av, through Eugene Kelly (real estate), and will erect a 5-sty brick and stone apartment house, about $60\mathrm{x}$ 100 ft. The cost will be about \$50,000. No plans have yet been completed.

NEWARK, N. J.-Architect Alfred Peter, Washington st, has just given out contracts for a 3-sty frame store and apartment building, 50x75 ft., to be erected at the northeast corner of Ferry and Brill sts, for Henry Ayasse. It will cost \$13,000, and provide two stores and apartments for eight families. Jacob Pfeifer will do the masonry and Frederick Eitel the carpentering.

Court Houses.

BOSTON, MASS.-New bids for the contract to enlarge the court house in Pemberton sq will be asked by the Court House Commission, January 2. The work will have to be completed within 27 months. James R. Dunbar, chairman, 75 Ames Building. Geo. A. Glough, 46 Cornhill st, Boston, architect.

Churches.

NEW BEDFORD, MASS .- The congregation of the First Presbyterian Church has decided, according to reports, erect a new church as soon as sufficient funds can be gathered. No architect has yet been appointed. Address chairman building committee, First Presbyterian Church, New Bedford, Mass.

NEW HAVEN, CONN.—Plans are be-

ing drawn by Architects Brown & Von Beren for changes to the synagogue at 16 Bradley st for Congregation David. The present building will be moved back twenty feet and a new front of brick or concrete blocks built on. M. Kamen is president of the congregation.

ROCHESTER, N. Y. — The building committee of the Congregation Waad Flakolel, consisting of J. H. Levy, J. Salven, L. Bergman, C. A. Berger, B. Edelstein and H. Fisher has approved preliminary plans for the synagogue to be built at Hanover and Woodbury sts. The building, 60x100 ft., will front in Hanover st, and the auditorium will have a seating capacity of 1,400. The estimated cost is \$20,000.

Dwellings.

PRINCETON, N. J.-B. H. Margerum, owner and builder, Princeton, N. J., is about to erect five 2-sty brick buildings on Princeton av in the rear of Olden av, to cost \$7,500.

STAMFORD, CONN.—Architect Henry A. Smith, 1181 Broadway, Manhattan, has completed plans and Bartholomew Jacobs of New Rochelle, N. Y., is taking figures, for a new residence to be erected at Shippan Point, Stamford.

NEW LONDON, CONN.-Plans have been completed by Architect Henry W. Lamond, of Hartford, for a new house to be erected at Neptune Park, New London, in the spring. It will be of frame construction, 25x48 ft. The owner's name is withheld at present.

NEWARK, N. J.-A 21/2-sty frame private residence is to be erected in the west side of Ridge st, near Berkeley av, for Mrs. Jennie B. Jones, at a cost of about \$8,000. Oliver & Curren are the mason contractors. The plans were designed by William D. Jones, of Newark.

NEWARK, N. J .- A dwelling house, to accommodate three families, is to be erected in Ridge st, near Grafton av, in the Forest Hill section, by the Monarch Realty Co., from plans drawn at the office of P. T. MacLagan, 45 Clinton st. Each apartment will comprise six rooms and bathroom. The cost is given as about \$10,000.

DIX HILLS, L. I.-Contracts have been signed for the erection of a magnificent

country home for Charles A. Gould at this place. The cost will exceed \$80,000. The plans have been drawn by John Russel Pope, of Manhattan, and the construction is to be by Walters & Woodhill, of Flushing. The building will be 160x60 ft., of fireproof construction, brick overlaid with stucco being the outside finishing material.

Factories and Warehouses.

LAWRENCE MASS.-The Everett Cotton Mills, of Lawrence, Mass., held a special meeting recently and voted to double the capital stock of \$700,000 for the erection of a new plant. No plans have yet been drawn.

NEWARK, N. J.—The Hedden Iron Construction Co., of Newark, will erect a 2-sty factory, of stucco on metal con-struction at 16 Mt. Pleasant av, to measure 50x104 ft, and 30x30 ft. in ground dimensions. The estimated cost is \$11,000

SPRINGFIELD MASS. - The Springfield Crude Oil Engine Co. has purchased a factory site and will erect a building for the manufacture of engines. Officers of the company are: W. F. Miller, president; S. L. Kenyon, vice-president; and H. R. Bemis, treasurer.

NORTH TONAWANDA, N. Y.-The Rudolph Wurlitzer Mfg. Co., recently incorporated with a capital of \$1,000,000, will erect a 3-sty brick addition to the North Tonawanda plant. Plans are being prepared and construction work will be started early the coming year.

POUGHKEEPSIE, N. Y.-It is understood a company to engage in the manufacture of hardware and specialties is to erect a factory on the grounds of the Fairview Improvement Co., and contemplate giving employment to some 300 Secretary Hoag, of the Chamber of Commerce, reports negotiations well under way and plans for the company's factory nearly completed. The firm expect to begin operations in the spring.

NEWARK N. J.-An addition is shortly to be erected to the trim and molding plant of William H. Barkhorn, at 22 Sayre st. Alfred Peter, Washington st, has prepared plans, showing a 4-sty brick extension, 40x90 ft. The new portion will be used principally for storage purposes. The contracts for the mason and carpenter work have been awarded to Thomas J. Mackinson & Co. and Gottlob Trautwein, respectively. ing will cost about \$12,000.

Halls and Clubs.

ALBANY, N. Y.-Members of the Mystic Shrine, of Albany, will erect a new temple for the use of the Shriners in Capital city. The increasing strength of the order makes it necessary to arrange for the building of a temple for its exclusive use. Funds are now being raised but no plans have yet been obtained.

AMSTERDAM, N. Y .- At the weekly meeting of Amsterdam Lodge of Elks, the proposition to build a club house was thoroughly discussed. The trustees were directed to go ahead and close a deal for the immediate purchase of a site, 66x 120 ft. No action was taken relative to construction, which it is expected will cost in the neighborhood of \$30,000.

BINGHAMTON, N. Y.—Dr. Jeremiah MacDonald, of 53 Washington st, is to erect a large convention hall and hotel at the junction of Water and Washington sts, next to the Deyo factory. will be fitted with all the latest accom-The space in Washington modations. and Water sts will be a large auditorium, capable of seating 4,000 persons, which can be used for convention purposes and also for mass meetings dancing and roller skating.

Hospitals and Asylums.

BRIDGEPORT. CONN. - Joseph O'Brien, of Bridgeport, will take figures about January 1 for additions to St. Vincent Hospital Bridgeport. Extensive changes will be made.

BUFFALO, N. Y.-The Buffalo Orphan Asylum Association has commissioned Esenwein & Johnson, 775 Ellicott Square Building, to prepare plans for the hospital buildings to be erected on Elmwood av, opposite Delaware Park, at an approximate cost of \$200,000. There will be a group of four buildings 368x208 ft. A power-house to supply power, heat and light will be built. Plans will be ready the early part of January, and bids will be received in time to commence construction work about March 1.

Libraries.

WEST HAVEN, CONN.—P. G. Rice & Co., of Boston, at \$8,700, was the lowest bidder for the erection of the proposed library building in West Haven at the corner of Campbell av and Elm st. The

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plans were drawn by Architects McLean & Wright, of Boston.

NEW HAVEN, CONN.-An additional appropriation of \$65,000 has been voted by the committee in charge of the proposed Ives Memorial Library, to be erected at Elm and Temple sts, New Haven. Estimates are now being made on revised plans by Architect Cass Gilbert, 11 East 24th st, New York.

HARTFORD, CONN .- Work on the new State library and Supreme Court building, Washington st and Capitol av, is now in progress. The excavations and foundation walls are in, and in a few days the base course of Concord white granite will be under way. The construction work is being done by Marc Eidlitz & Son of New York. The stone raising will be by Henderson & Bros., of Philadelphia, and the granite is obtained from the New England Granite Works, at Westerly, R. I.

Miscellaneous.

BAYONNE, N. J.—Shares are subscribed for to issue and stand out in January, 1909, for the Leolastic Company to build, equip and provide cash payments for all requirements of Mill Section No. 2, at Bayonne, N. J. Section No. 2 is to be built as soon as frost is out of the ground, and will be a duplicate of Section No. 1, approximately 426x200x15 ft., and will be of brick, with saw-tooth roof. Leolastic makes elastic for ladies' belts, garters, suspenders and such things, and will buy for this Section No. 2 considerably over one hundred new looms. Albert Herbert, 31st st and Newark Bay, Bayonne, is the secretary.

BROOK AV.-Architect A. S. Hedman has completed plans for the power-house to be erected by the Union Railway Co. on Brook av, north of 65th st, the Bronx, at a cost of \$30,000.

NEW BRITAIN, CONN.—Architect W. H. Cadwell, 213 Main st, has prepared plans for a hotel to be erected here. It is proposed to organize a company with \$150,000 capital stock to promote the enterprise.

WATERTOWN N. Y.—An 8-sty fire-proof bank and office building is to be erected at the corner of Washington and Stone sts by the National Bank & Loan Co., George C. Sherman, president.

Municipal Work.

WAVERLY, N. Y .- The Board of Village Trustees is considering the construction of a sewerage system and sewage disposal plant. Proctor & Potts, of Manhattan, are engineers.

OLEAN, N. Y .- At a special election, held on December 8, it was decided to build a bridge over the Allegheny River at the foot of Clark st. Estimated cost, \$13,000. E. E. Allen, City Engineer, will prepare specifications.

MANHATTAN.-Bids will be received by the Department of Public Charities, Tuesday, December 29, for labor and material required for altering and repairing present kitchen building and old boiler house at the Metropolitan Hospital, Blackwells Island.

32D ST.—The Police Commissioner, 300 Mulberry st, will open bids on Tuesday, December 29, for materials required in making and completing electric light and power installation throughout the Police Department stable, Nos. 153 and 155 East 32d st, Manhattan.
FAIRPORT, N. Y.—Bids are asked by

F. C. Stevens, Superintendent Public Works, Albany, until noon, January 5, for constructing the superstructure, substructure and approaches for a highway bridge at Wappings, 2.5 miles west of here, Barge Canal contract No. 38, Erie Canal, Section 9.

PARK ROW.-No award of the general contract for the foundations of the Municipal Building to be erected at the Manhattan entrance of the Brooklyn Bridge, has yet been made, pending the approval of the plans by the Building Department and the Board of Examiners. The J. H. Gray Company, at \$697,000, is the low bidder.

MANHATTAN.-Estimates will be received by the Commissioner of Street Cleaning, Nos. 13-21 Park Row, on Thursday, December 31, for furnishing and delivering window glass, wheel hubs and hub bands, building materials, carriage bolts and nuts, machine bolts and nuts, scraper steel. Also, on January 7, for furnishing and delivering hardware, malleable iron castings, iron and steel, paints and paint oils.

BROOKLYN.-Bids will be received by the President of the Borough of Brooklyn, Wednesday, December 30: No. 1for furnishing labor and material quired to paint corridors and varnish all the corridors, stairways, shafts, etc., in the Hall of Records. No. 2-For repairs and alterations to the inside and outside hardwood doors, jambs, in the three door openings, Kings County Court House. No. 3-To repair and paint roof extensions and dome of the Kings County Court House. No. 4-To erect three shafts and skylights in roof of Hall of Records, Brooklyn.

NEW PALTZ, N. Y.-Proposals will be received by the Board of Water Supply, No. 299 Broadway, New York, Room 910, ninth floor, until 11 A. M. on Thursday, January 7, for contract 36 for the construction of the north half of the Wallkill pressure tunnel, a tunnel in rock crossing under the valley of the Wallkill River, with three shafts 350 to 480 feet in depth, and a short stretch of plain concrete conduit known as cut-and-cover aqueduct; and for contract 37 for the construction of the south half of the Wallkill pressure tunnel, with three shafts 350 to 400 feet in depth, and a short stretch of plain concrete conduit, known as cut-and-cover aqueduct. The pressure tunnel will be circular, 141/2 feet inside diameter, and the aqueduct 17 feet high by 17½ feet wide inside. The work is located in the towns of New Paltz and Gardiner, Ulster County, Bids or proposals are invited for each contract separately and for both contracts combined. Any bidder may make a bid for either contract or for the two contracts combined. A separate form of proposal will be furnished for the purpose of the combined bid.

Office and Loft Buildings.

CORTLANDT ST.-L. Francis Buchner 818 East 163d st, has completed plans for \$20,000 worth of alterations to the 4-sty store and loft building, No. 60 Cortlandt st, for Henry J. Schnitzer, 141 The building will be Washington st. altered in height.

BOSTON, MASS.—Architect C. H. Blackall, 20 Beacon st, Boston, has completed plans for an 8-sty loft building which Mrs. Fannie E. Morrison will erect at Harrison av and Beach st, Boston, to cost about \$300,000. The contract has been let to Whidden & Co., 155 Milk st. Boston, and is to be ready for occupancy by October 1, 1909.

Schools and Colleges.

STAMFORD, CONN.-Architect Henry Marvin will have plans ready for figures about January 15 for the school building to be erected in Wall st, Stamford, to cost about \$55,000. The exterior will be brick, containing eight rooms.
BRIDGEPORT, CONN.—A committee

has been appointed to consult with the Mayor toward securing funds erection of a new high school. It is probable that \$300,000 bonds will be issued. W. H. Marigold, E. F. Hallen, E.

H. Havens, T. H. McDonald and Richard Murphy are on the committee.

NEW HAVEN, CONN. — Plans have been completed for the Prince st school, to be erected at Prince and Lafayette sts, New Haven. Brown & Von Beren are the architects, and the D. H. Clark Co. has received the mason and carpenter work. The building is to be 174x90 ft., with 160 ft. as the rear dimension, 3-stys high. The cost is to be \$88,000.

HARTFORD, CONN.-The West Middle School District has voted to erect a new assembly hall and school. A committee has been instructed to procure plans, and was authorized to spend \$500 in securing the drawings and estimates. Colonel Charles M. Joslyn and E. W. Beardsley are members of the board. William H. Corbin is chairman of the school committee.

JERSEY CITY, N. J.-Former Assemblyman Peter Stillwell, J. Herman Mahnken and Joel M. Johnson, the commission appointed by Justice Swayze to appraise the value of lands belonging to Rachel A. Van Buskirk and Jennie C. Bradford, and located on the north side of 31st st, near the Boulevard, are to file their report by January 5. The property is part of the site for the proposed new high

ROCHESTER, N. Y.-While the financial provision for the new Carnegie applied science building at the University of Rochester is already made, officials of the university do not think that work will actually be begun on the building until the early part of 1910. Architects are working on the plans, and President Rhees, who is spending a year's leave of absence in Europe, is looking up suggestions to be followed out by the builders. Professor Henry F. Burton is acting president of the university.

Theatres.

RAHWAY, N. J.-Plans are out for an up-to-date opera house, theatre and music hall combined, to be erected at an early date in Irving st, Rahway. Henry Hyams, of New York, will erect the building.

NEWARK, N. J.—Messrs. Backhoff & Hughes, No. 22 Clinton st, Newark, have completed plans for \$40,000 worth of interior improvements to the Lyric Theatre, in Market st, Newark. A gallery will be installed, with a seating capacity of 350.

ALBANY, N. Y.—Albany is to have a new theatre at Nos. 9 to 13 Clinton av, near North Pearl st. H. R. Jacobs, manager of Harmanus Bleecker Hall, will become manager of the new house, and it is expected that it will be ready for occupancy by October 1 of next year. cording to Mr. Jacobs, the new building will have a 65-ft. frontage on Clinton av, and the side dimensions will be 138x

Bids Opened.

The Board of Education opened bids Monday, Dec. 21. No. 1. For new retaining wall and sidewalk at P. S. 154, Brooklyn. B. Diamond, \$3,432 (low bid). Other bidders were: W. J. Moran, Inc., J. M. Knopp, Clarke & Stowe, William D. Moore, Neptune B. Smyth, Casey-O'Brien Co., Inc., John J. Guinan, John Fury, Inter-City Contracting Co. No. 2. For forming offices on the second story of the hall of the Board of Education, Man-J. M. Knopp, \$4,491 (low bid). Other bidders were: Neptune B. Smyth, William Werner, Julius Haas. No. 3. For alterations and additions to electric equipment in P. S. 13, Bronx. Irving A. Bogan, \$950 (low bid). No. 4. For alterations and repairs at Training School for Teachers, and Commercial High School,

Brooklyn. T. T. S., Rubin Solomon & Son, \$1,223 (low bid). C. H. S., Inter-City Contracting Co. \$995 (low bid).

Contracts Awarded.

BROOKLYN NAVY YARD.—The Raymond Concrete Pile Company, of New York and Chicago, has the contract for placing Raymond concrete piles in the foundations of a compressor house that is being erected at the Erie Basin, Brooklyn, for the John N. Robins Company. Wm. T. Donnelly, engineer; C. F. Bond Company, general contractors.

46TH ST.—A contract awarded to the Raymond Concrete Pile Company calls for the placing of Raymond concrete piles in the foundations of public school No. 17 which will occupy a site extending through from West 46th to West 47th st, between 9th and 10th avs, New York. C. B. J. Snyder, architect Board of Education; Clark & Stowe, general contractors.

Government Work.

SPRINGFIELD, MASS.—Bids are asked until 3 P. M., Jan. 20, by James Knox Taylor, Superv. Arch., Treasury Dept., Washington, D. C., for the construction complete of the extension to the U. S. post office and custom house at Springfield.

Brief and Personal.

William M. Torrance, contracting engineer, No. 253 Broadway, is now connected with the Merrill-Ruckgaber-Fraser Co., contracting engineers, No. 50 Church st, as construction engineer.

The Roof Maintenance Co. has removed its office and plant to more commodious quarters at 114 East 130th st. The company does all kinds of roofing, and will guarantee their work by the year.

Philadelphia has been selected as the city where the next annual meeting of the National Wholesale Lumber Dealers' Association will be held. The headquarters will be at the Bellevue-Stratford. The dates are March 2 and 3.

Thos. F. Hurley, a structural steel erector, received a verdict in the Supreme Court of \$25,000 against the receivers for Milliken Bros. as damages for injuries received by the fall of a steel column during the construction of the Singer Building.

T. Eckford Rhoades, assistant secretary of the Whitney-Steen Co., 135 Broadway, returned this week from a business trip through the South, visiting more particularly the cities in the lower Mississippi States. He reports that the prosperity wave has not yet struck construction circles in that region.

Mr. H. M. Toch, of the firm of Toch Brothers, sails with his wife on the "Caronia" on the 7th of January to the Orient. Mr. Toch intends to make an extensive tour of Egypt, Palestine, Holy Land, Athens, Constantinople, and important cities of Italy and Spain, and does not intend to return for several months.

The officers elected at the annual meeting of the Massachusetts Wholesale Lumber Dealers' Association last month in Boston, Mass., are as follows: H. W. Blanchard, of the Blanchard Lumber Co., president; H. B. Fiske, of the Wendell F. Brown Co., vice-president; E. C. Hammond, of the Ed. J. Hammond Co., secretary-treasurer; C. W. Moore and Wm. E. Litchfield, assistant secretaries.

The American Mahogany Co. has succeeded to the transformed wood business of the Publishers' Paper Co., and will conduct that business as heretofore at the offices of the Metropolitan Life Building, 1 Madison av. One of their new specialties being produced in transformed woods is what is termed the "Cathedral Oak," which is a treatment of native oak which

gives it the color and produces the effect of antique and also English oak.

Thomas Musgrove Griffith, once prominent in engineering circles, died Dec. 19, after a two months' illness, at his home in West New Brighton, Staten Island, in his 85th year. He was a graduate of Hobart College and joined the engineering force which laid the Panama Railroad in 1849. He constructed the first bridge over Niagara Falls and two others over the Mississippi, and was inspector of ironclads in the Brooklyn Navy Yard during the Civil War.

It is understood that Mayor McClellan will recommend abolishing the Aqueduct Board of Water Commissioners and committing its duties of the department into the hands of the Catskill Aqueduct Commission. In this connection it is officially stated that the contractors for the Jerome Park Reservoir left off work three years ago, pending the experiments of the Water Department to install a filtration plant. Preliminary reports were made by engineers employed by the Water Department to the Board of Estimate \$4,000,000 was asked for the installation of the plant. The money was not appropriated.

National Brick Makers' Association Twenty-third Convention.

After a very careful survey of the entire field to which the N. B. M. A. has been invited, it has been deemed best to select Rochester, N. Y., for the next place of meeting, Feb. 1 to 6, 1909. In reaching this decision, the directors were mindful of the fact that 1909 is an "off year," and on that account a city centrally located and easily accessible from all quarters is particularly desirable as a convention point. The geographical position of Rochester fills the bill. Nearly midway between New York and Chicago, it is the centre of the best train service on the continent.

Solid comfort awaits the visitor after arrival, for Rochester now boasts of the best hotel accommodations of any city of its size in the world. Two large hotels, elegantly furnished, have been built there within the past year. The city of Rochester is now the proud possessor of a great convention hall, which it offers free for convention purposes, and which affords unsurpassed facilities for the exhibition of machinery, etc. If manufacturers desire to make elaborate exhibits, the opportunity is offered here. Otherwise, samples of clay ware alone will be displayed, and the convention sessions will be held in the Hotel Seneca, which will be headquarters.

The Seneca is Rochester's largest, newest and best hotel; it is a fireproof structure, splendid in every appointment, and will afford ample and cozy quarters for all sessions. The Seneca is exclusively European, and the rate will be from \$1.50 per day up, according to character and location of rooms.

It is anticipated that reduced railroad rates will be granted as in former years, and in due time full particulars will be announced, together with complete programme, and the arrangements for the entertainment of visitors. The latter will be under the auspices of the clay workers of Rochester and vicinity. The clay workers of Western New York propose to form an association for the purpose of welcoming and entertaining those who attend the convention.

The American Ceramic Society will meet Monday, Tuesday and Wednesday forenoon, as in former years.

The National Paving Brick Manufacturers' Association will meet Monday and Tuesday, the 1st and 2d, as will also the National Clay Machinery Association. The N. B. M. A. sessions will begin Wednesday afternoon at 2 o'clock, M. E. Gregory (of Rochester) is president.

Important Order for Skylights and Sidelights.

"Anti-Pluvius" skylights and sidelights have recently been ordered and are now nearing completion for the D., L. & W. R. R. (Bush type) train shed at Scranton, Pa. This is the second order the G. Drouve Co., of Bridgeport, Conn., has received for "Anti-Pluvius" skylights and sidelights from the Lackawanna Railroad for new passenger train sheds, the other being at the Hoboken terminal.

The 1908 edition of the "Anti-Pluvius" skylight catalogue (German and French editions) recently received from the German manufacturers describes the new railroad station at Hamburg on which "Anti-Pluvius" skylights were used. This station is one of the largest in the world, and it is interesting to note that the engineers over there are giving their approval to this type of skylight in this practical way.

A few of the important installations of the "Anti-Pluvius" skylights recently made in Germany and Belgium are mentioned: Municipal Electric Power Station, Charlottenbourg, Berlin; railroad station, Lubeck, Belgium; locomotive works, Darmstadt, Germany; industrial plant of G. Schiele Company, Frankforton-Main, etc. In this country recent installations include the Lackawanna Railroad, Scranton, Pa.; American & British Mfg. Co., N. Y. C. & H. R. R. R. Co.,

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NEW YORK, HARTFORD, SALT LAKE, DENVER

Chicago City Railway Co., New York City Railway Co., Purdue University, the C. R. R. of N. J. ferry terminal, etc.

This type of puttyless skylight meets the demand for an easily accessible construction. It permits of repainting of the steel supporting bars and cleaning of the inside glass surface without much trouble and with ordinary labor. The "Anti-Pluvius" type of construction can be sent anywhere, and is easily erected with the aid of a serewdriver and a wrench. The "Drouve" continuous clip (protected by patent) is a valuable improvement in skylight construction. It secures a tight and proper fit of skylight to the curb. The "Anti-Pluvius" system primarily is designed to secure results.

Granite Production of the United States.

VALUE OF OUTPUT.

The value of the granite produced in the United States in 1907 was \$18,064,708—a decrease of \$498,098 as compared with the value of the product in 1906, but an increase of \$501,569 as compared with that of 1905, the value of the product in 1906 having been greater by \$999,667 than that of 1905. The above figures include the value of small quantities of gneiss, mica schist, lava, tuff, trachyte and allied igneous rocks, but do not include the value of the trap rock quarried in California, Connecticut, Massachusetts, New Jersey, New York and Pennsylvania, where the quarrying of this rock forms an important industry.

RANK OF THE STATES.

In 1907 twelve States produced granite to the value of \$500,000 or more, the rank being as follows: Vermont, Massachusetts, Maine, California, Wisconsin, Maryland, North Carolina, Georgia, Rhode Island, New Hampshire, Connecticut and Washington. In 1906 Massachusetts held first place, Vermont second, Maine third, and the other States in order as follows: Connecticut, Maryland, New Hampshire, Wisconsin, Georgia, North Carolina, California, Minnesota and Rhode Island.

USES OF THE STONE.

Building stone, including rough and dressed granite, sold by the producers, was valued at \$6,033,362 in 1907—a decrease of \$2,396,660 as compared with the value of the output in 1906. Rough building stone sold by the quarrymen in 1907 was valued at \$1,280,769—\$490,149 less than the value of this material in 1906. The dressed stone sold was valued at \$4,-752,593 in 1907 and at \$6,659,104 in 1906.

Most of the producers of dressed building stone report decreased demand, especially for large foundation stone, due partly to the unsettled financial conditions at the close of 1907 and partly to the increased use of concrete for foundations. Although Vermont reported the largest output of dressed building stone, Maine and Massachusetts both exceeded Vermont in the total value of building stone, rough and dressed. A notable increase in the output of building stone was reported from California in 1907, as the result of efforts to repair the ravages of fire and earthquake in the spring of 1906.

MONUMENTAL STONE.

Monumental stone, including the stone cut and dressed by the producers and also the rough stock sold by them, was valued at \$4,338,819 in 1907, as against \$4,115,665 in 1906—an increase of \$223,-154. Vermont produces more rough stock and sells more dressed stone for this purpose than any other State, the output in 1907 being valued at \$1,637,922—\$193,480 more than in 1906. Massachusetts ranks next to Vermont, with an output valued at \$724,614 in 1906 and at \$403,594 in 1907, a decrease of \$321,020. Other States prominent in the output of monumental stone are Rhode Island, Minnesota, Maine, Wisconsin, New Hampshire and Connecticut.

OTHER USES.

The value of the granite sold for paving block, curbstone, flagstone, rubble and riprap and of that crushed and sold for road building, as railroad ballast, and as concrete for buildings, pavements, etc., was greater in 1907 than in 1906. The paving-block output increased in value from \$1,459,915 in 1906 to \$1,928,308 in 1907; the value of curbstone granite increased from \$785,995 in 1906 to \$819,621 in 1907; that of flagstone from \$50,609 in 1906 to \$69,854 in 1907; rubble from \$360,763 to \$717,998; riprap from \$322,-022 to \$620,033; and crushed granite from \$2,162,464 to \$3,110,762.

SOURCE OF STATISTICS.

The figures given in the foregoing paragraphs are those reported to the United States Geological Survey by the quarrymen of the producing States and published by the Survey in an advance chapter from "Mineral Resources of the United States, Calendar Year 1907." This chapter, prepared by A. T. Coons, is a statistical report on the stone industry in 1907, the material being classified as granite, trap rock, sandstone, bluestone, limestone and marble. Figures for rocks of each class are given separately. The report is ready for distribution and may be obtained by applying to the Director of the Survey, Washington, D. C.

Copper Production in 1907.

The production of copper in the United States in 1907, according to reports returned by the smelters of the country to United States Geological Survey, amounted to 868,996,491 pounds. production in 1906, compiled on the same basis, was 917,805,682 pounds, and that of 1905 was 888,784,267 pounds. From the record production of 1906 the output for 1907 shows a decrease of 48,809,191 pounds, or 5.3 per cent. This is the largest actual decrease ever recorded, and is the largest relative decrease since 1886, when the percentage of decrease was 5.5. In 1907, for the first time since 1901, the production was smaller than that of the preceding year, and for the first time since 1872 the production was smaller than for the second preceding year.

The smelter output chosen by the Survey as representative of the copper output of the country is made up of the production of blister copper and of furnacerefined or so-called "ingot copper" of Michigan plus the Michigan copper cast into anodes for electrolysis. It thus consists of the final product of the distinctly smelting operations and does not include the product of any additional distinctly refining process. The figures of smelter production for 1907 are based on direct returns made confidentially to the Geological Survey by all but one of the known smelting companies that handled United States ores, concentrates, or mattes in 1907.

Chicago Cement Show.

Arrangements for the second annual Cement Show in Chicago are rapidly nearing completion. The date is February 18-24, and the place is the big Coliseum, where the recent Republican National Convention was held. The management of the Cement Show has inaugurated an entirely new scheme, so far as cement exhibitions are concerned, for the decorations and arrangement of the exhibits.

Al the booths, including uniform partitions, railings, floor coverings, signs and other minor effects, will be put in at the expense of the management before the exhibitors install their displays. It is believed that the general effect of a show of this kind will prove much more attractive to the visitors and much more satisfactory, on the whole, to the exhibitors. The annoyance, confusion and

great expense incidental to the installation of a booth by each individual exhibitor is well known, and is entirely obviated by this scheme. The success of cement exhibitions depends, to a very great extent, upon the paid admissions, and it is quite essential for all trade shows to present a symmetrical and attractive plan for the display of the various products.

About four-fifths of the main floor space has already been contracted for, and in order to accommodate the large number of companies desiring to exhibit, errangements have been made for exhibits in the balcony. It is believed that there will be at least two hundred and fifty exhibitors at the opening of show in February. Eastern concern that have arranged for space include the Atlas Portland Cement Co., of New York City; Dexter Bros. Co., Boston, Mass.; Dietrichs' Clamp Co., Little Ferry, N. J.; F. M. Jackson Co., Akron, Erie County, N. Y.; Kent Mill Co., New York City; Lumen Bearing Co., Buffalo, N. Y .; Marblecrete Products Co., Akron, N. Y.; Monolith Steel Co., Washington, D. C.; Oneida Community, Ltd., Oneida, N. Y.; Rutherford Cement Construction Co., Rutherford, N. J.; and Wadsworth, Howland & Co., Boston, Mass. The Association of American Portland Cement Manufacturers, with headquarters in Philadelphia, has also taken a space.

Production of Zinc.

The production of primary spelter* (crude metallic zinc derived from ore) in the United States in 1907 was 249,860 short tons. This production, which includes 26,115 tons of spelter obtained from the smelting of foreign ores, shows an increase of 25,000 tons, or 11.2 per cent. over 1906, and is the largest production in the history of the industry. The exact annual progress is indicated in the following table:

ANNUAL PRODUCTION OF SPELTER IN THE UNITED STATES, 1873-1907, IN SHORT TONS.

	Tool, III DITOILI TOND.	
1873		7.343
1875		15.833
1880		23,239
1882		33,765
1883		36.872
1884		38,544
1885		40,688
1886		42,641
1887		50.340
1888		55,903
1889		58.860
1890		63,683
1891		80,873
1892		87,260
1893		78,832
1894		75,328
1895		89,686
1896		81,499
1897		99,989
1898		15,399
1899		29,051
1900		23,868
1901		40,822
1902	1	56,927
1903		59,219
1904		86,702
1905		03,849
1906	2	24,770
1907	2	49,860

The extreme activity of the first half of the year 1907 more than compensated for the dullness of the last half, so that the production of spelter for the whole year exceeded the ratio of increase established by 1906. Some new smelters, in course of erection in 1906, were completed in 1907, but several old-style coalfired furnaces, which it had been contemplated to fire up, remained in idleness on account of the depression. In 1908 a diminished business was the rule.

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.

Clinton st, No 213, 6-sty brk and stone tenement and store, 25x82, slag roof; cost, \$20,000; Joseph Spektorsky, 61 E 86th st; ar't, Alfred L Kehoe, 1 Beekman st. Reprinted from last issue, when this building appeared under Bronx Buildings.—536. 11th st, n s, 280 w Av B, 2-sty brk dwelling, 20x52; cost, \$6,000; Henry Dannerfelser, Havemeyer av; ar't, B Ebeling, 1136 Walker av.—1028.

BETWEEN 14TH AND 59TH STREETS.

BETWEEN 14TH AND 59TH STREETS.

Gramercy Park, No 24, 12-sty brk and stone apartment house, 51x 81; cost, \$180,000; Gramercy Park Co, care ar't; ar't, Herbert Lucas, 5-7 E 42d st.—546.

22d st, Nos 147-149 W, 9-sty brk and stone store and loft building, 45x90, plastic slate roof; cost, \$175,000; Max Solomon, 105 Ellery st, Brooklyn; ar't, Fredk C Zobel, 114 E 28th st.—552.

26th st, Nos 22-24 W, 12-sty brk and stone loft building, 50x88, tar and gravel roof; cost, \$225,00); Chas Kaye, 110 W 119th st; ar'ts, Buchman & Fox, 11 E 59th st.—553.

27th st, Nos 31-37 W, 12-sty brk and stone store and loft building, 100x90, gravel and concrete roof; cost, \$400,000; Max Cohen, 19 W 18th st; ar'ts, Cleverdon & Putzel, 41 Union sq.—554.

51st st, No 12 West, 5½-sty brk and stone dwelling, 22x66; cost, \$70,000; W W & T M Hall, 11 E 42d st; ar't, Alex M Welch, 11 E 42d st. Corrects error in issue of Oct 3, when cost of building was \$50,000.—412.

Lexington av, w s, 221 s 45th st, 7-sty frame material hoist, 9x11; cost, \$750; N Y C & H R R Co, Grand Central Station; ar'ts, Grand Central Station Archts, 314 Madison av; b'r, John Peirce Co, 90 West st.—551.

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

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

66th st, No 58 E, 5-sty brk and stone dwelling, 20x62.2; cost, \$25,-000; Alice Sachs, 20 E 66th st; ar'ts, Buchman & Fox, 11 E 59th st.—550.

NORTH OF 125TH STREET.

144th st, s s; 200 e Broadway, four 6-sty brk and stone tenements, 87.6x86.11; total cost, \$400,000; Young Realty & Const Co., 144th st and Broadway; ar'ts, Thain & Thain, 4 E 42d st.—548.
147th st, n s, 125 e Broadway, 6-sty brk and stone tenement, 100x 85.3; cost, \$125,000; Sheer & Ginsberg Realty & Const Co, 198 Broadway; ar't, B W Levitan, 20 W 31s sitt.—547.
Broadway, s e cor 160th st, 6-sty brk and stone apartment building, 99.11x115; cost, \$225,000; Pine Investing Co, 600 W 146th st; ar'ts, Neville & Bagge, 217 W 125th st.—549.

BOROUGH OF THE BRONX.

Burke st, n s, 80 w Cruger av, two 2-sty frame dwellings, 21x56 each; total cost, \$11,000; D G & J J O'Hara, 3321 White Plains av; ar't, Andrew Rissler Est, 951 Broadway.—1023.

Julianna st, n w cor Olinville av, 2-sty frame store and dwelling, 20x55; cost, \$6,000; Jos Poldow, 1228 Hoe av; ar't, Wm S Geisen, 1433 Bryant av.—1034.

Swinton st. e s, 100 n e Boulevard, 2-sty frame dwelling, 20x36; cost, \$3,800; Harry Metzler, 2143 Mapes av; ar't, Arthur Boehmer, Tremont and 3d avs.—1025.

176th st, n s, 249.4 w Anthony av, 2½-sty frame dwelling, peak shingle roof, 22x45; cost, \$4,000; W F Cronin, 134 E 177th st; ar't, Chas S Clark, 445 Tremont av.—1030.

232d st, n s, 230 w Paulding av, 2-sty frame dwelling, 21x41; cost, \$5,000; Guiseppi Russo Tatino, 3624 White Plains av; ar't, John Zuelch, 3414 Barker av.—1036.

Bailey av, No 3477. 4-sty brk tenement, 33.6x74.6; cost, \$20,000; Mary Hallinan, 376 W 35th st; ar't, James W Cole, 403 W 51st st.—1040.

Briggs av, e s, 328.2 n 198th st, five 2½-sty frame dwellings, peak shingle roof, 21x55 each; otal cost, \$21,000; Geo D Kingston, 356 E 200th st; ar't, Chas S Clark, 445 Tremont av.—1031.

Brook av, w s, 37 s Westchester av, 1-sty brk stores, 65.6x59; cost, \$6,000; Fred Williams, 149th st and 3d av; ar'ts, Geisen & Williams, 1433 Bryant av.—1035.

Gifford av, n s, 350 w Swinton st, 2-sty frame dwelling, 20x36; cost, \$2000. Harry Metzler, 2143 Manes av, ar't, Arthur Boehmer, 24, 22500.

liams, 1433 Bryant av.—1035.

Gifford av, n s, 350 w Swinton st, 2-sty frame dwelling, 20x36; cost, \$3.800; Harry Metzler, 2143 Mapes av; ar't, Arthur Boehmer, 3d and Tremont avs.—1026.

Hunts Point road, w s, 181 n Lafayette av, 15 4-sty brk tenements, 39x78 each; total cost, \$345,000; Hunts Point Const Co, Jas F Meehan, Hunts Point av and Lafayette av, Pres, and ar't.—1037.

Jessup av, w s, 225 n Jessup pl, 3-sty brk dwelling, 20x55; cost, \$6,500; Jas H Leddy, 1049 Nelson av; ar'ts, Knockenbauer & Smyth, Bathgate and Tremont avs.—1038.

Morris Park av, n s. 45 w White Plains av, 1-sty frame office, 10x 12; cost, \$100; M C Kelly, on premises, lessee; ar't, Timothy J Kelly, on premises.—1039.

Morris Park av, No 657, 1-sty frame shed, 16.8x20; cost, \$25; Levy Bros, 25 W 42d st; ar't, Arthur Boehmer, Tremont and 3d avs.—1027.

Prospect av, e s, 70 s Beck st, two 5-sty brk tenements, 40x88 and 41.10x82; total cost, \$80,000; Mercury Realty Co, 674 West-chester av; ar'ts Goldner & Goldberg, Jackson and Westchester av. Corrects error in issue of Nov 28, when location was Prospect av, e s, 70 s Tinton av.—948.

Southern Boulevard, e s, 186.10 n Home st, rear, two 1-sty frame dwellings, 30x10 each; total cost, \$500; John P Leo, 770 st Nicholas av.—1024.

Tremont av, s s, 70 e Crotona av, 1-sty brk amusement hall, 25x75 cost, \$3.000; Mary A McCormac, 796 E 176th st; ar't, Chas S Clark, 445 Tremont av.—1032.

Webster av. e s, 198 n Wendover av, 1-sty brk mill and storage building, 80x50 and 55; cost, \$8,000; N Y C & H R R Co, 42d and 4th av, ar't, John C W Ruhl, 3012 Woodlawn road.—1029.

Westchester av, n s, 100.4 e Zerega av, three 1-sty brk stores and dwellings, 25x75 each; total cost, \$9,000; Jacob F Paulsen, 445 Tremont av; ar't, Chas S Clark, 445 Tremont av.—1033.

ALTERATIONS. BOROUGH OF MANHATTAN.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Carmine st, No SI, install plumbing, windows, fire escapes, to 5-sty brk and stone tenement; cost, \$3,000; A Sparboro, 14 Franklin st; art, J A Rofrano, 34 Roosevelt st.—2407.

Congress st, No I, skylights, to 4-sty brk and stone tenement; cost, \$100; John M Williams, 561 Hudson st; art, Wm S Boyd, 561 Corticated st., No 60, add 1-sty, new walls, to 4-sty brk and stone store and loft building; cost, \$20,000; Henry J Schnitzer, 141 Washington st; art, L Francis Buchner, SIS E 163d st.—2463.

Green st, No 169, tank, to 5-sty brk and stone factory; cost, \$200; T D Browning, 16 Cooper sq; art and br, The Rusling Co, 39 Cortlandt st.—2401.

James st, No 45, 1-sty brk and stone rear extension, 17.4x22.10, partitions, plumbing, to 3-sty brk and stone store and tenement; cost, \$2.260; Martin Gerone, 284 Washington Market; art, Alfred Mott st, Nos 256-256, serect fire stairs, to 4-sty brk and stone school; cost, \$500; Childrens Aid Society, 105 E 22d st; art, Otto Wolpert, 1521 Fulton av, Bronx.—2409.

Old Slip, No 2, show windows, to 5-sty brk and stone store and office and dwelling; cost, \$150; Wm Engelman, 110 Pearl st; art, Louis Falk, 2750 3d av.—2415.

Stanton st, No 180, add 2-sty to part of building, stairs, to 5-sty brk and stone store and tenement; cost, \$300; Isaac Cohen, 220 E 12th st; art, \$250 and stone loft building; cost, \$2,000; Ritter Bros, 594 Broadway; art; Bernstein & Bernstein, 24 E 23d st.—2429.

6th st, No S04 E, fire escapes, to 3-sty brk and stone school; cost, \$450; Osciety Ohel Torah, on premises; art; Gross & Kleinberger, Bible House.—2424.

17th st, No 36 W 4-sty brk and stone front and rear extension, 25 x34, raise roof beams, partitions, new walls, to 4-sty brk and stone tenement; cost, \$500; Catherine Ferguson, 243 tenox av, art, Otto L Spannhake, 233 E 78th st.—2339.

20th st, No 325 E, windows, new bulkhead, to 4-sty brk and stone tenement; cost, \$2,000; Pransiscan Fathers, 133 W 31st st; structure, cost, \$2,000; Branis, and Store tenement; cost, \$2

roadway, No 1455, stairs, partitions, windows, to 4-sty brk and stone stores and office building; cost, \$5,200; L W Morrison and Alice M Uhman, Hotel Lorraine, 5th av and 45th st; ar'ts, H (Pelton and Henry Erkins, 10 E 33d st.—2410. Broadway.

Pelton and Henry Erkins, 10 E 33d st.—2410.

Madison av, n e cor 107th st, partitions, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$5,000; Joseph Koppul, 257 W 17th st; ar't, Chas B Meyers, 1 Union sq.—2404.

Madison av, No 1479, oven, windows, to 5-sty brk and stone tenement; cost, \$750; M Moses, 1626 Amsterdam av; ar't, Otto L Spannhake, 233 E 78th st.—2423.

2d av, No 2017, erect platform, to 4-sty brk and stone tenement; cost, \$300; M L Abrahams, 2017 2d av; ar't, G Galiani, 247 Mulberry, st.—2425.

5th av, No 313, elevator shaft, partitions, doors, iron shutters, to 4

berry, st.—2425.
5th av, No 313, elevator shaft, partitions, doors, iron shutters, to 4sty brk and stone store and loft building; cost, \$2,500; Mason &
Hamlin Co, 39 5th av; ar't, Ed Necarsulmer, 31 Union sq.—2428.
5th av, No 561, alter stairs, windows, piers, to 4-sty brk and stone
store and dwelling; cost, \$800; Thomas Byrnes, 318 W 77th st;
ar't, Erwin Rossbach, 2010 Broadway.—2413.
8th av, No 2135, toilets, partitions, new front, to 1-sty brk and stone
moving picture show; cost, \$500; McCarn Weissmann, 555 8th av;
ar't, C B Brun, 1 Madison av.—2400.

BOROUGH OF THE BRONX.

Main st, n s, 131 w Westchester Creek, new foundation, to 2½-sty frame store and dwelling; cost, \$1,000; L M Levy, 1136 Walker av; ar't, B Ebeling, 1136 Walker av.—623.

av; ar't, B Ebeling, 1136 Walker av.—623.

240th st. s w cor Bronx Boulevard, move 2-sty frame dwelling; cost, \$850; Wm W Penfield, East 242d st, ow'r and ar't.—621.

Bronx Boulevard. n e cor 241st st. move 2-sty frame dwelling; cost, \$500; Wm W Penfield, East 242d st, ow'r and ar't.—620.

Dupont and East Bay av, Cabot st and East River, 4-sty frame and iron extension, 4x75, to 4-sty frame and iron factory; cost, \$8,-600; Rock Plaster Mfg Co, 1 Madison av; ar't, W W Keely, 1 Madison av.—622.

Hammond av, w s, 75 s Beacon av, 2-sty frame extension, 10.4x10.4, to 3-sty frame dwelling; cost, \$300; Adolpy Sadewasser, on premises; ar't, Edward Hehre, 457 z 176th st.—624.

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.

	ojected buildings for the corre
MANHATTAN AI	ND THE BRONX.
CONVEY	MANCES.
1908.	1907.
Dec. 17 to 23, inc fotal No. for Manhattan 198	Dec. 20 to 26, inc.
No: with consideration 26	No. with consideration. 5
Amount involved\$1,674,900 Number nominal	Amount involved \$162,400 Number nominal 106
Total No. Manhattan, Jan. 1 to date	. 1908. 1907. 9,608 11,936
No. with consideration, Manhattan, Jan 1 to date	. 713 779
Total Amt. Manhattan, Jan. 1 to date	\$40,385,628 \$46,558,090
1908.	1907.
Dec. 17 to 23, inc. Total No. for the Bronx 138	Dec. 20 to 26, inc.
No. with consideration 13	No. with consideration 4
Amount involved \$171,100 Number nominal	0 Amount involved \$48,500 5 Number nominal 76
	1908. 1907.
Total No., The Bronx, Jan. 1 to date	7,374 8,761
Total Amt., The Bronx, Jan. 1 to date Total No. Manhattan and The	
Bronx, Jan. 1 to date Total Amt. Manhattan and The	16,982 20,697
Bronx, Jan. 1 to date	\$45,903,980 \$53,722,823
Assessed Value	
	1908. 1907.
Total No., with consideration	Dec. 17 to 23, Inc. Dec. 20 to 26, inc.
Amount involved	\$1,674,900 \$162,400
Total No., Nominal	179 106
Assessed value	713 779
Amount involved	\$40,385,628 \$46,558,090
Total No. Nominal " "	7,895 11,157
	\$444,056,400 \$382,119,700
MORTG	
~- Dec. 17 to	0 23. inc Dec. 20 to 26. inc
Total number Manhattan. 223	Bronx. Manhattan. Bronx.
Amount involved \$6,094,284	\$1,338,028 \$1,845,856 \$289,505
Amount involved	
No. at 6%	\$437,175 \$54 42 \$125,180
No. at 5 1/2 1/2	
No. at 51/2% 9	
Amount involved \$129,000 No. at 54%	\$202,575 \$284,947 \$34,500
Amount involved	
Amount involved \$2.142.127	\$506,784 \$235,500 \$93,625
No. at 41/2/	1 4
No. at 41/2%	
77 - 4 10/	
No. at 4%	
Amount involved \$1,000 No. at 3%	********
Amount involved\$1,000 No. at 3% Amount involved	
Amount involved	
Amount involved	40 20 13
Amount involved	\$179,494 \$617,100 \$36,200
Amount involved	\$179,494 \$61 7 ,100 \$36,200
Amount involved	\$179,494 \$617,100 \$36,200 \$36,200 \$36 \$13 \$384,500 \$366,000 \$1908. 1907.
Amount involved	\$179,494 \$617,100 \$36,200 \$36 13 \$384,500 \$366,000 1908. 1907. 8,452 11.680
Amount involved	\$179,494 \$617,100 \$36,200 \$36 \$384,500 \$366,000 \$1908. \$1907. \$4,452 \$11,680 \$266,059,941 \$308,676,876 6,944 \$7,786
Amount involved	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
Amount involved	\$179,494 \$617,100 \$36,200 \$36 \$384,500 \$366,000 \$1908. \$1907. \$4,452 \$11,680 \$266,059,941 \$308,676,876 6,944 \$7,786
Amount involved	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
Amount involved	\$179,494 \$617,100 \$36,200 \$36 13 \$384,500 \$366,000 \$1908. \$1907. \$4,452 \$11,680 \$266,059,941 \$308,676,876 6,944 \$7,786 \$42,036,204 \$68,252,894 \$15,396 19,466 \$308,096,145 \$376,929,770 BUILDINGS.
Amount involved	\$179,494 \$617,100 \$36,200 \$36,200 \$384,500 \$366,000 \$11,680 \$36,005 \$11,680 \$266,059,941 \$308,676,876 6,944 \$7,786 \$42,036,204 \$68,252,894 \$15,396 \$19,466 \$308,096,145 \$376,929,770 \$UILDINGS. 1908. 1907.
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Amount involved	\$179,494 \$617,100 \$36,200 \$36,200 \$36 \$13 \$384,500 \$366,000 \$366,000 \$1908. \$1907. \$452,036,204 \$68,252,894 \$15,396 \$19,466 \$308,096,145 \$376,929,770 \$UILDINGS. \$1908. Dec. 19 to 24, inc. \$12 \$38 \$5 \$50 \$13
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Grand total	\$76,200	\$159,620
Manhattan, Jan. 1 to late	631 1,878	944 1,946
Minhtn-Bronx, Jan. 1 to date Total Amt. New Buildings:	2,509	2,890
Manuattan, Jan. 1 to date The Bronx, Jan. 1 to date	\$81,464.076 12,080.780	\$73,795,250

Minhtn-Bronx, Jan. 1 to date Total Amt. Alterations: Minhtm-Bronx, Jan. 1 to date

Cuond total

12,080,780 20,584,069 \$93,544,856 \$94,379,319 \$11,631,873 \$17,749,723

BROOKLYN.

CONVEYANCES.					
	1908.	1907.			
	Dec. 17 to 22, inc.	Dec 19 to 24 inc			
Total number	414	314			
No. with consideration	24	11			
Amount involved	\$354,041	\$71,975			
Number nominal	390	303			
Total number of conveyances.	990	808			
Jan. I to date	26,455	20 201			
Total amount of conveyances,	20,100	32,371			
Jan. 1 to date	\$16,932,902	818 854 410			
	\$10,332,302	\$18,854,413			
MORTGAG	ES.				
Total number					
Amount involved.	392	317			
No at 69/	\$1,765,365	\$1,093,396			
No. at 6%. Amount involved.	219	215			
No of 53/9/	\$965,558	\$716,053			
No. at 53/%					
Amount involved	•••••				
No. at 51/2	115	55			
Amount involved	\$532,332	\$231,575			
No. at 5¼%					
Amount involved					
No. at 51%	••••••				
Amount involved.	••••••				
No. at 5%	37	26			
Amount involved.	\$214,950	\$75,857			
No. at 4½%.	2				
Amount involved	\$2,500				
No. at 4%	2	1			
Amount involved	\$3,000	\$2,800			
No. at 3%	*******				
Amount involved.	******				
No. with interest not given	17	20			
Amount involved	\$47,025	\$67,111			
Total number of Mortgages,					
Jan. 1 to date	24,901	32,753			
Total amount of Mortgages,					
Jan. 1 to date	\$88,650,608	\$138,860,851			
PROTEGUER DE					
PROJECTED BU	JILDINGS.				
No. of New Buildings	56	64			
Estimated cost	\$279,080				
Total Amount of Alterations	\$64,765	\$275,954			
Total No. of New Buildings.	\$64,165	\$124,778			
Jan. 1 to date	6,363	8 011			
Total Amt. of New Buildings,	0,303	8,211			
Jan. 1 to date	\$38,319,697	860 649 518			
Total Amount of Alterations,	\$00,010,097	\$62,647,517			
Jan. 1 to date	\$5,216,237	\$6,497,640			
	90,210,207	40,207,040			

THE WEEK.

Notwithstanding the fact that it was Christmas week, when many investors leave town for the week end, and are loath to put their minds on business, many important deals were put through. The whole tone of the market was most encouraging to the realty brokers and the feeling is general prevalent that the winter and spring months will see an active market. The influx of outside money into real estate is weekly increasing and it is distinctly noticeable that people who never before have owned property have placed their savings in this form of investment. There are two important reasons which have greatly influenced them in this decision. In the first place the solidity with which real estate withstood the recent inactivity, and secondly, the knowledge that values will surely enhance. In looking over past history it is apparent to everyone that there has been a gradual uplift in prices, and there is no good reason why the halt should come at the present moment.

Neighborhoods change; what was at one time, and not so long ago, the fashionable dwelling centre, has been turned over to business, and it will not be long before these same houses will be razed and supplanted with what will then be buildings of modern architecture. Architects are constantly overcoming difficulties, that were thought, at one time, to be unsurmountable, and mechanics are becoming more proficient in their various professions. It was common a few years ago to employ a certain firm to do work of a given character, but today there are dozens that are competent to fill the requirements. The speed with which structures can be completed is a big item to the owner of realty, for much money is saved, as tenants can be quickly housed, thereby accelerating the time when the income to the owner commences.

The enormous amounts of money made by institutions is also a great factor. Where formerly there were say ten institutions which were able to loan a large amount on one parcel of property, today there are a hundred, consequently better terms can be made, thereby reducing the initial cost. The forming of special companies to finance a given property has also done much toward the building of large buildings. Take for example the man who owns a valuable parcel, but who has not the ready money to convert his out-of-date building into one to meet the present-day requirements. A small syndicate is quickly formed, stock or bonds sold, the result being that con-

siderable more revenue is derived for the original owner, even though he is not in sole control. There is also a market for the stock, for there are many people who will purchase an undivided interest of this kind.

Among the sales of importance brought to a successful conclusion was that affecting the Hendrick Hudson Annex. This is a 12-sty high-class apartment house, located on the north-west corner of Broadway and 110th st, 90.10x175. A real estate company, who has of late been active in the Bronx, is the new owner, and they give a block of 51 lots in trade. The deal is said to involve approximately \$2,000,000. This section of Morningside Heights is greatly in favor at the present time. It is extremely easy of access, therefore desirable apartments are readily rented, thereby giving satisfactory returns to investors. The class of buildings which have been erected during the past couple of years is of the better grade, which has been the making of this district. Naturally this is only possible where transportation facilities are complete. But putting aside this feature the environment is beautiful. The lay of the land is high, which makes it healthy, the outlook over the Hudson River is unsurpassed, which adds greatly to its attractiveness and the University and various educational buildings relieve the monotony of the thoroughfares, and make it a little "city beautiful."

The two 4-sty private dwellings Nos. 50 and 52 West 80th st, 16.6x102.2 each, were bought from their respective owners by Mrs. Ora M. Russell. A purchase of this kind is significant, for it has many possibilities. The new owner is in possession of a plot which can be improved in several ways, and in the course of a short time there will be a considerable enhancement in value, and a handsome profit should be made out of the venture. Where it is possible and especially when a dwelling is acquired, it is extremely desirable to get control of the adjoining holding, so that should the character of the neighborhood change, an apartment house or some other development can be possible without having to pay exorbitant prices. A large trade including Nos. 25 West 91st st, a 4-sty American basement dwelling, 18.2x100.8, the adjoining house, No. 27 West 91st st, a similar structure and the southwest corner of Lexington av and 129th st, a 6-sty flat, 99.11x25, on one side and the northwest corner of Broadway and 180th st, a 6-sty elevator apartment house, 100x100, was put through.

Among the mortgages recorded during the week was one given by the New York Real Estate Security Co. to the Empire Trust Co., as trustee. The property involved is known as No. 7 Pine st, located 125.6 ft. east of Broadway, 21.1x73.9x21x74.5. There is a prior mortgage on the parcel of \$225,000. The amount of the loan just made is \$250,000, gold bonds, and has 15 years to run from December 17, 1908, and bears interest at the rate of 5 per cent. Some property in Mamaroneck, N. Y., is also included in this mortgage. Henry De Forrest Weekes and another, as executors of Charles H. Isham loaned John I. Downey \$250,000 on the property No. 329 Fifth av, 24.9x100, located 24.8 ft. south of 33d st. This was a purchase money mortgage and runs for 3 years with interest at 5 per cent. This parcel was held at \$350,000 and has not been transferred since The adjoining property, No. 327 Fifth av, as well as the adjoining property on the south side of 33d st, is owned by William Waldorf Astor. The title of the corner of 33d st stands in the name of Harrison G. Dryer and others.

THE AUCTION MARKET

O^N the whole the market was of the holiday variety, few offerings, and little active bidding, such as has been noticed during the past few weeks. This is not greatly to be wondered at, for it is not a good thing for owners of property to place their real estate on the block during the latter part of December, unless forced to do so. The average person has his mind on other matters, and is not willing to devote the time and trouble to carefully look over a parcel advertised for sale.

At the stand of Herbert A. Sherman on Monday last the two 4-sty tenements, Nos. 1804-1806 Park av, located 50.11 north of 124th st, 50x89.7x100.11, to 124th st, x irregular, were sold at voluntary sale to J. F. Frankenthal for \$59,000. This property has an "L" running through to 124th st, and there are stores in the av and a 3-sty building on the st frontage.

At the stand of Joseph P. Day on Tuesday, the property known as No. 96 Greenwich st, located 39.9 ft. north of Rector st, was sold to D. J. Faour & Bros. for \$27,100. This is a 3-sty tenement and store, 20x91. The 6-sty tenement and store No. 328 East 113th st, 25x100.11, located 275 ft. west of 1st av, was knocked down to Lester W. Rosenthal for \$22,839. The amount of the judgment was \$6,251.39; taxes and other charges aggregating \$700. The property was subject to a first mortgage of \$17,000.

At the stand of L. J. Phillips & Co. on the same day, Nos. 1491 to 1501 Bryant av, six 3-sty brick dwellings, 125x100, located 100 ft. south of 172d st, were sold in foreclosure. The amount due on the judgment was \$13,200.55; taxes and other charges aggregating \$279.46, subject to prior mortgages aggregating \$44,000. Nos. 1495, 1499 and 1501 were sold to Abraham B. Rothstein, a party in interest, for \$30,900; Nos. 1491, 1493 and 1497 went to the plaintiff for \$30,900.

SOME PHASES OF THE STANDARD FIRE INSURANCE POLICY.

Considering the fact that the average man of business or affairs, whether he be property owner, merchant, manufacturer or small storekeeper, will tell you, if asked, that he does not understand his insurance policy when he reads it, it is very little wonder that the business of issuing policies so that the property insured is fully and surely protected has fallen almost exclusively into the hands of brokers who make a specialty of it, and of whom, in New York City alone there are more than 7,000 registered by the exchange.

The reason why the casual reader does not understand the policy is chiefly because he does not generally observe that it is a contract made up of two parts, namely: General agreements and special agreements, the former often fixed by law, the latter a separate written or printed sheet called a "Form" usually prepared by the broker and delivered by him to the company to be signed, attached to, and made a part of the policy and upon which the assured must rely for a specific application of the policy to the risk he wishes insured. This "Form" is therefore a vital part of the contract and where there is conflict, predominates over the general terms of the policy in the same way that a paster predominates on a ballot.

The restrictions and prohibitions which the general terms of the policy contain, while numerous and necessary for the protection of the underwriters against fraud and excessive hazard must nevertheless often be modified by the "Form," if the policy-holder is to be spared from easy violations of his contract and from voiding it possibly in some ordinary and every day transaction.

WHEN PROPERTY IS SOLD.

Take for example, the sale of real estate. The general terms of the policy provide that the interest of the assured must be "unconditional and sole ownership." Suppose an owner of property has entered into a contract to sell, and the necessary details such as searching of title, etc., involve the lapse of thirty or ninety days' time before the final conveyance is made, does the insurance stand impaired meanwhile because his ownership is not unconditional?

By the general terms of the policy it does, but these are always offset in the added terms of the "Form" or special agreement, which contains a clause reading "It is understood and agreed that contracts of sale may be executed and delivered." Again the general terms of the policy render the contract void under the following conditions:

If other insurance is taken out.

If the building insured stand on leased ground.

If foreclosure proceedings are begun.

If mechanics are employed for more than 15 days.

If the building is vacant for more than 10 days.

MECHANICS' PRIVILEGE.

Here, too, the "Form" which the broker prepares takes up these items and disposes of them in specific language reading, "Privilege granted to stand on leased ground, for foreclosure proceedings to be instituted, to remain vacant or unoccupied and for other insurance." The privilege to employ mechanics for more than 15 days is granted under a clause specifically composed by the underwriters and defining the term "repairs" as meaning ordinary alterations and repairs not constructing or reconstructing of the building.

In short, many conditions affecting property are not insured by the general terms of the standard policy. Yet those same conditions may be made a part of the policy by endorsement if specifically applied for when the policy is issued.

The standard form of policy has been through much litigation and its conditions are now pretty well settled and defined, nevertheless errors will occur and disputes and differences will arise. Insurance cases are always upon the calendars of courts and glancing at this phase of the subject it may be worthy of note that when any clause is susceptible of two interpretations the unmistakable tendency of the courts is to construe it in favor of the assured and not the company.

WILLIAM W. URQUHART, JR., (95 William st, City.)

ELECTED DIRECTORS

John Otto, Jr., Robert Hager, Jr., and Max Rafalsky have been elected members of the Board of Directors of S. Osgood Pell & Co.

Mr. Otto has been the senior member of the oldest real estate firm in Buffalo, "John Otto & Sons," (established in 1858), and for many years has specialized in real estate in New York and vicinity, having an intimate and valuable knowledge of the same. He will give particular attention to the country department in conjunction with Mr. Hager and Mr. Wilcox who, for the past eight years, have had charge of the suburban and development business.

Mr. Rafalsky assumes directorship of the city department and, with his long experience in leasehold, private residence and business properties, assisted by some of the most active brokers in the business is sure to be successful, as his judgment in real estate matters is admirable.

LAW DEPARTMENT

SALE BY DEED OF A CHILD.

Our attention has lately been called to a news item in the New York Times of recent date in which it is stated that parents deed away their baby for one dollar, and that the deed therefor in regular form has been recorded in the office of the Register of the County of New York under writ of mandamus granted by a Supreme Court Justice.

If this be so, and in spite of a claim that an old statute permits such a state of facts, such a practice is certainly new to most of us, and our law is progressing backward to the forgotten laws of antiquity. In the year 1873 the Legislature of this State passed a general Adoption Act; this Act has been several times amended, and is now a part of the Domestic Relations Law. Its provisions are easily understood and readily carried out; and children only may be adopted if a Judge of the Supreme Court (or County Court) or a Surrogate, is satisfied that the moral and temporal interests of the child will be promoted by such an adoption; the child so adopted then has the rights of inheritance and succession (with the children or adopted children, if any) in the estates of the adopting parents; usually takes their name, and is treated in every way as their child, with every intendment of law in favor of the adopted child, except only that such adopted child would not take property under a trust running to the children or issue of the adopting parent.

All this is as it should be, for under the Adoption Act no judge would consider the adoption of a white child by negro foster parent, or of a child by foster parents known to be depraved, shiftless or intemperate; which under a sale by a deed (or will) might readily be accomplished, and the child so deeded yielding love and service taking nothing at the death of the foster parent.

It has always jarred us, who live north of Mason & Dixon's line, to read in the old wills in the Surrogate's office testamentary bequests of human beings, alongside of similar bequests of cattle or household furniture, but this relates only to the times when New York was a slave State, and only affects those of a so-called inferior race, while this new (or shall we call it old) practice of disposition of children by deed, is in this twentieth century and relates as well to white children as to any others.

Of what use is the new agitation against peonage if by deeds children may be bought and sold here? Peonage has this in its favor, that it is a punishment for crime, but what can be said in favor of this practice which relating to innocent childhood takes away every safeguard; and as it may deal in one's own blood be infinitely worse than the stain of slavery, from which the nation has escaped?

At the foot of Wall street was the old Slave Market-shall we find the old spot and establish there a child-auction? In the new deeds for children shall we insert a warranty that the child is sound in mind and limb, is well broken, kind and tractable in single or double harness, and free from blemish, disease or other defect, as we do with horses? Or shall we bind them, or tie a ball and chain around the ankle, so that they cannot escape? Shall we fix a price that will apply to all alike, or to all within certain ages? Or will beauty, intelligence, or physique be elements fixing values? Or shall the children be graded by experts and a price affixed to each grade? Or shall the child be registered by some competent authority or listed as stock in some exchange, or if the child can be deeded away, why not leased or mortgaged, and why not dispossessed or foreclosed? And in these days of receiverships, why may not a receiver be appointed to corral the earnings of the infant for the benefit of a creditor of the owner by deed. And why may we not restate the dicta of the Dred-Scott decision that the child has no rights that any one is bound to respect, leading, of course, universal abrogation under the "Higher Law" and decency from which all appeal is useless.

Such a practice is against public policy and good morals, and it does not seem possible to defend it. It has passed beyond the gate of active law, into the "innocuous desuetude" of the forgotten past, and it is not wise to bring it again "within the firing line." Requiescat in pacem!

LIENS.

To the Editor of the Record and Guide:

(1) Does the lien of a chattel mortgage expire in a year? (2) Where should it be filed?

Answer.—A chattel mortgage should be refiled within the year, according to the requirements of the Lien Law (Sections 92 and 95). While the failure to refile at the end of the year renders it unenforceable as to subsequent creditors, a subsequent creditor must, before he is in position to assert such unenforcibility, invoke judicial process of court, either by levy or placing the property in court through the medium of a receiver. (2) In the Register's office.

HUDSON-FULTON CELEBRATION.

By GEO. N. MORAN.

Real estate interests and values are likely to be greatly benefited by the Hudson-Fulton Celebration, which will begin on Sept. 25, 1909, continue for eight days in and around New York as far north as Newburgh and for seven more days along the Hudson as far north as Troy and throughout the State and to be the greatest patriotic celebration in the history of New York State.

It is conservatively estimated by men familiar with such celebrations that at least 2,500,000 non-residents of New York will be attracted to this city and section by the remarkable features of the gala occasion.

Real estate owners and dealers welcome the prospect of the visitation of this great army of possible purchasers as an assurance of a substantial boom.

There are many features of the celebration which will appeal very strongly to real estate men. One of the largest operators, whose business extends throughout the State, said yesterday in speaking of the real estate benefits to grow out of the celebration:

"I have followed the progress of the plans of the Hudson-Fulton Celebration Commission and have carefully studied the possible effects on our business of the presence of great crowds of non-residents in New York City and vicinity and believe that a real and lasting impetus will be given the real estate business.

"We all understand that the presence of large gatherings of persons in any city or comparatively restricted section of the country means that if real estate conditions are healthy, there must inevitably be developed a certain amount of trading or purchasers. The larger the gathering the larger the possibilities. Even if the crowd were forced to remain in a congested district there would be some business developed, but if it was possible to attract members of that crowd to many different parts of the city the trading would naturally be increased. I mention this because to me it is important in view of the fact that I have learned that not only will the celebration extend throughout the State and particularly in New York City and along the Hudson River as far north as Troy, but in New York City and the suburbs there will be many features of the programme which will attract the visitors to virtually all parts and enable them to see our real estate field and offerings from many angles.

"Taking the programme for the eight days of the celebration in New York and vicinity I find that religious ceremonies will be held on the first two days, Saturday, Sept. 25, and Sunday, Sept. 26, in churches of all denominations. This will draw visitors to all parts of the city. The reception of the foreign naval vessels on the following day will take visitors to points adjacent to the upper and lower bay and the establishment of an Indian village at Inwood later in the day will lead them up along the Hudson and we all know that wherever visitors travel there are developed real estate possibilities. The many art and historical exhibits throughout the city, the military parade, dedication of monuments and tablets everywhere from New York City to Troy, the naval parade from New York to Troy and the night carnival pageant must inevitably attract the visitors to every nook and corner of Greater New York and its suburbs to say nothing of the crowds that will be given ample opportunity, as they follow the line of the celebration up the Hudson River, to see country real estate at its best.

"These are roughly a few of the things that have made me believe that the Hudson-Fulton Celebration will help real estate."

BROKER WINS.

A judgment of \$220 and costs in favor of J. Stuart Morrison, a broker, against Alonzo L. Tuska, for commissions, has been affirmed by the Appellate Term of the Supreme Court.

Mr. Morrison was employed by Mr. Tuska to secure a loan of \$30,000, secured by a mortgage on premises 66 Grand st, City, but when he procured his party ready to make the loan Mr. Tuska refused to accept it. Mr. Morrison then instituted suit against Mr. Tuska, through his attorney, Jacob Friedman of No. 302 Broadway. On the trial in the Municipal Court, counsel for Mr. Tuska claimed that his client should not be compelled to pay commission because the loan was never actually accepted and for the further reason that the property was really owned by Mrs. Tuska, the defendant's wife.

Lawyer Friedman, however, contended that as Mr. Tuska had employed the broker he was liable to him for the commissions and it was immaterial whether the property belonged to him or his wife and that the refusal of Mr. Tuska to accept the loan when the broker had procured a party ready, willing and able to make the loan on the terms named by Mr. Tuska could not deprive the broker of his commissions.

This contention of Lawyer Friedman was accepted in the Municipal Court and the judgment therein rendered in favor of his client, the broker, affirmed, as has already been said, in the Appellate Term. The latter court said: "Inasmuch as the defendant refused to accept the loan arranged by the plaintiff, the latter was excused from bringing the intending party into the defendant's presence or to furnish him with his name."

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Mercantile Building Sold.

FRANKLIN ST.—Horace S. Ely & Co. sold for Daniel E. Seybel to a client 139 and 141 Franklin st, 53x100xirregular, having an area of about 5,700 square feet.

Sells to Synagogue.

RIVINGTON ST.—The Universal Building & Construction Co. sold to the Washower Congregation of New York the 2-sty synagogue, 58 and 60 Rivington st, 42.4x80, for \$60.000.

3D ST.—L. Tanenbaum, Strauss & Co. sold for Mary H. Ward 85 West 3d st, a 3-sty building, 25x109. Across the street is the Fire Patrol, No. 2, occupying a building 25x85x104. The property just sold has a saloon license. It is located 75 ft. west of Thompson st. Washington Square is 1 block to the north.

Activity in 20th St.

20TH ST.—The Duros Co. sold 303 West 20th st, a 3-sty and basement dwelling, 20.8x56.7, adjoining the corner of 8th av. The Prudential Real Estate Corporation holds title. The dwelling has a depth of 32 ft. The present owners acquired this property from John J. Clarke et al on May 15, 1906, subject to a mortgage of \$7,500. A Mr. Davidson is the new owner. Title will pass early in January

20TH ST.—William Douglas Kilpatrick and the Duross Co. sold for James S. Herrman 513 and 515 West 20th st, two 4-sty tenements, on plot 50x92; also Nos. 517 and 519, adjoining, a vacant plot, 50x91. The buyer is a warehousing company, which will erect on the 100-ft. plot a building for its own use. Mr. Herrman still retains large holdings in this block, including several abutting parcels on 21st st.

21ST ST.—M. & L. Hess sold for Abraham Bellar to Henry Corn 60 and 62 West 21st st, 48x100. Mr. Corn recently bought from the Chisholm estate through the same brokers the adjoining properties Nos. 54, 56 and 58, and will erect on the entire plot a 12-sty building, 112x100.

Club Receives Christmas Present.

Club Receives Christmas Present.

44TH ST.—Cornlius Vanderbilt bought from James B. Haggin the stable 35 West 44th st, 25x100. Mr. Vanderbilt, who is the retiring commodore of the New York Yacht Club is going to give this plot to the club as a Christmas present. At present the club house occupies 37, 39 and 41 West 44th st, 75x100, and the present gift will increase its capacity 33 per cent. The officers of the club have for many years been desirous of obtaining this property, but the price asked by Mr. Haggin was considered too high, from a business proposition. As a gift, however, as new light is thrown on the transaction. In fact the only way that the club could hope to acquire this land was by some individual paying the price. Just the amount received by Mr. Haggin for his stable has not been announced, but it is known that the \$100,000 mark was passed some time since. J. Pierpont Morgan, former commodore of the club gave as a present the land on which the present club house stands. The structure was subsequently built by the club. The land located on the east of the premises just purchased is owned by Augustus Van Horne Stuyvesant. The club now own a plot 100x100.

52D ST.—Henry D. Winans & May sold 32 West 52d st, a 4-sty high stoop brown stone house, with large dining room and bedroom extension, 17x100.5. The seller is the Holmes Realty Co. and the buyer will make extensive improvements to the premises, occupying the same as his residence.

52D ST.—E. Henry Eckhardt and David H. McClure sold for the Walter G. Berg estate to George I. Bascom 261 West 52d st a 4-

52D ST.—E. Henry Eckhardt and David H. McClure sold for the Walter G. Berg estate to George J. Bascom, 261 West 52d st, a 4-sty brownstone dwelling, 14x100.

sty brownstone dwelling, 14x100.

56TH ST.—Pease & Elliman have sold for Samuel Kridel, 46 West 56th st, a 5-sty American basement dwelling, 22x100.5. The building has a depth of 60 ft. and a small 2-sty bay window extension.

LEXINGTON AV.—Leon S. Altmayer resold for Isidor H. Kempner 529 Lexington av, a 3-sty and basement dwelling, 16.8x100.

2D AV.—Weil & Mayer sold the 7-sty flat 145 2d av, northwest cor of 9th st, 39.6x105. Menschel Bros. recently purchased 140 and 142 2d av, adjoining the southeast cor of 9th st, a 5-sty building, 54x 125. A place for meetings and amusement enterprises of various kinds will be opened as soon as the alterations now under way are completed. Benjamin J. Weil bought the premises just sold from the Savoy Realty Co. on April 20, 1908. It was assessed at \$125,000. the Savoy Realty \$125,000.

NORTH OF 59TH STREET.

Apartment Changes Hands.

60TH ST.—P. C. Eckhardt sold for Samuel Stone to a client 141 West 60th st., 5-sty double apartment, 25x100. The building has a depth of 87 ft. Across the st is the Vanderbilt Clinic.
65TH ST.—H. S. Senior & Co. sold for Clarence E. Anderson the 4-sty brownstone dwelling, 154 West 65th st, 19x100.5, to Eugenia

Mrs. Russell Buys Two Dwellings.

82D ST.—Frank L. Fisher Co. sold for Edwin D. Worcester the 4-sty and basement dwelling, 50 West 82d st, 16.8x102.2. There is a vacant plot 75x102.2 located about 20 ft. to the east of the property just sold. The present seller bought this property from Eliz. B. Lienau on June 27 last, subject to a mortgage of \$16,000. It was assessed at \$21,000. Mrs. Ora M. Russell is the new owner. She also bought the adjoining house, No. 52. Title is set to pass January 4, 1909.

82D ST.—Frank L. Fisher Co. sold for Jean M. Carson the 4-sty private residence 52 West 82d st, 16.6x102.2, to Stephen G. Williams, adjoining the house sold by the same brokers for Edwin D. Worcester. Mrs. Ora M. Russell is the new owner. She likewise purchased No. 50 West 82d st adjoining. Title will pass on January

85TH ST.—L. J. Phillips & Co. sold for James Carlew to a client for occupancy 37 West 85th st, being the sixth sold of a row of 15 American basement houses.

SSTH ST.—Hanford & Green bought from the New York Life Insurance & Trust Co. the 3-sty stone-front dwelling, 183 West 88th st, 16.8x100. William P. Mangam was the broker in the deal. The property adjoining, No. 181, was reported sold last week by Harlan

It is also a 3-sty dwelling. The stated consideration. The New York Life Insurance Co. bought the property Dec. 30, 1899, at foreclosure, the stated consideration 0. The parcel is located 100 ft. east of Amsterdam av. was \$17,500. To just sold on D

Important Trade Closed.

91ST ST.—H. W. Schutte & Co. and the Renton-Moore Co. sold for Mrs. Elizabeth M. Pelgram to the Pinehurst Realty Co. 25 West 91st st, a 4-sty and basement dwelling, 17.1x100.8. This property, together with the adjoining house, 27 West 91st st, and the south west cor of Lexington av and 129th st, figured in a trade for the 6-sty elevator apartment house at the northwest cor of Broadway and 180th st, 100x110.

91ST ST.—H. W. Schutte & Co. and the Renton-Moore Co. sold for Mrs. Elizabeth M. Pelgram 27 West 91st st, a 4-sty American basement dwelling, 18.2x100.8 to the Pinehurst Realty Co. The adjoining house, 25 West 91st st, and the southwest cor Lexington av and 129th st, were involved in a deal for the 6-sty elevator apartment house at the northwest cor of Broadway and 180th st, 100x110.

95TH ST.—John J. Kayanagh sold for Mrs. Ella A. Cooper the 5-sty American basement dwelling, 14 East 95th st, 16x100.8, to a client for investment. Title will pass in the middle of January. It will be free and clear of mortgages. It is vacant at the present time, but is in the market for rent.

99TH ST.—A client of Charles Hoerlein bought from Henry Kraft the 5-sty apartment house, 118 and 120 West 99th st, 43x100.11. Mr. Kraft takes in part payment the 2 private dwellings and the 2-family house at 33, 39 and 47 Bay 22d st, between Benson av and 86th st, Bensonhurst, 140x100. Mr. Kraft will occupy one of the dwellings.

Irving I. Kempner bought from Jacob Coffee 325 to 329 East 107th st, three 5-sty tenements, 75x122x irregular. Adjoining on the east is a stone yard, which has a frontage on 108th

Buys for Investment.

114TH ST.—McVickar, Gaillard Realty Co. sold for Abraham Ufland to a client the two 5-sty triple flats, 236 and 240 West 114th st, $25\mathrm{x}100$ each.

118TH ST.—Georgiana Engel sold 423 and 425 East 118th st 4-sty flats, 42.6x100.11. These buildings have a double of These buildings have a depth of 62 ft.

accin.

119TH ST.—Shaw & Co. sold for Morris Weinstein 9 West 119th st, a 3-sty and basement dwelling on a gore lot, to a purchaser for occupancy.

120TH ST.—George B. Hayes bought from Mrs. Ella Smith 309 West 120th st, a 5-sty triple flat, 25x100.11.

128TH ST.—George Steinman, in conjunction with L. A. Stern, sold for J. A. Vetter 240 East 128th st, a 5-sty tenement, 21x100.

\$2,000,000 Trade Successfully Consummated.

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\$2,000,000 Trade Successfully Consummated.

BROADWAY.—The Johnson-Kahn Co. sold to the American Real Estate Co., through Jacob Leiter, the 12-sty high-class apartment house, known as the Hendrik Hudson Annex, located at the northwest cor of Broadway and 110th st, 90.10x175. The new owners give in part payment 51 lots in the Bronx as follows: One-half the square block from East 163d st to Westchester av, on the west side of Intervale av; the entire block bounded by Kelly st, Intervale av, East 163d st and Westchester av, and the block front on East 163d st, from Kelly to Tiffany sts, 125 ft. deep on each st. The main part of the Hendrik Hudson, when taken together with the Annex, occupies a plot 20x300, and the estimate of cost is placed at \$1,000,000 for the structure. The Annex corresponds architecturally with the older building, the facade being like an Italian villa, built of limestone, light brick and terra cotta, with projecting tile roof, supported by ornamental bronze brackets. The brick is Roman shape, laid in Flemish bond. There are 58 apartments in the building, all of which are tenanted. It is considered one of the desirable investment propositions on the West Side, on account of its unsurpassed location. It will be remembered that 110th st is 100 ft. in width, which adds to the value of realty facing it. In addition there is a subway station almost directly in front of the premises, giving added transit facilities. Nearly all the tenants have leases ranging from two years upwards. The entire house is planned with a system of exterior courts, and all of the 132 apartments in both buildings on the top of a series of terraces, absolutely commanding an unexcelled view of the beautiful Hudson and Riverside Drive. As an example of the rapidity with which these apartments were taken it can be stated that but four were leased before the structure was completed. A large proportion of the lots included in the trade just completed will almost immediately pass into ha

BROADWAY.—George R. Read & Co. resold for James A. McMillin, 15x225x irregular, at the northeast cor of Broadway and 111th st. to the Rockfall Realty Co. for improvement with a 10-sty apartment

Confidence in Broadway Property.

Confidence in Broadway Property.

BROADWAY.—Calder & Nassoit sold for the Charter Construction Co., Bing & Bing, the Leslie Court apartment house, a 6-sty structure, 99.11x125, at the southwest cor of Broadway and 137th st. The buyer is Walter J. Morris Donovan, son of the late Timothy Donovan, the well-known real estate operator. The property was held at \$450,000. Calder & Massoit sold to the same buyer during the past 2 years 3 other Broadway apartment houses—the Fife Arms, at 87th st; the Grand View, at 93d st, and the Blenheim, adjoining. Mr. Donovan's purchases are made purely for investment. This property faces Montefiore Park. On the south is a 6-sty elevator apartment, 100x99.11, built 87 and 90 ft. deep.

BROADWAY.—The block front on the west side of Broadway, between 168th and 169th sts, 180x150, has been sold. Title to the property stands in the name of Daniel S. Slawson. It is reported that half of the plot has been resold to a builder for improvements with an apartment house. On the block to the south is the American League Baseball Park, which occupies 3 blocks. There is a subway station nearly in front premises sold.

Hospital Sells Holdings.

CLAREMONT AV.—Hall J. How & Co. sold for the New York Hospital a 28-ft. lot on the west side of Claremont av, 387 ft. south of 119th st, to the State Realty & Mortgage Co. This adjoins the property of James M. Horton, which was sold by the same brokers to the same buyer.

LENOX AV.—Max S. Grifenhagen sold 339 Lenox av, northwest cor of 127th st, a 4-sty stone-front building, 20x100.

cor of 127th st, a 4-sty stone-front building, 20x100.

LEXINGTON AV.—H. W. Schutte & Co. and the Renton-Moore Co. sold for Mrs. Elizabeth M. Pelgram, the southwest cor of Lexington ave and 129th st, a 6-sty flat, 99.11x25. The new owner is the Pinehurst Realty Co. This property, together with the two 4-sty and basement dwellings, 25 and 27 West 91st, were traded for the northwest cor Broadway and 180th st, a 6-sty elevator apartment house, 100x110.

MADISON AV.—Isaac R. Theise sold 1756 Madison av, a 5-sty double flat, 30x85, 40 ft. north of 115th st. The property was held at \$40,000.

double flat, 30x held at \$40,000.

Adds to Holdings.

RIVERSIDE DRIVE.—Hall J. How & Co. sold for John Webber, 28x113, on the east side of Riverside Drive, 312 ft. north of 116th st, to the State Realty & Mortgage Co. This parcel adjoins the property sold recently by James M. Horton and the New York Hospital to the same company, which now controls 78x200, running through from Riverside Drive to Claremont av.

Plot Changes Hands.

RIVERSIDE DRIVE.—Hall J. How & Co. sold for James M. Horton to the State Realty & Mortgage Co. 4 lots on the east side of Riverside Drive, 337 ft. north of 116th st, and running through to Clare-

2D AV.—Williams, Grodginsky & Haft resold to Jacob Hirsh 2336 2d av, a 4-sty tenement, with stores, 20x80. The sellers on Dec. 8 acquired the parcel at auction. The amount of the judgment was \$7,407.33; taxes and other charges amounted to \$841.53. The auction price was \$10,750. The premises is located 20.11 ft. south of 120th at tion price was \$10,750.

STH AV.—Sigmund B. Heine sold 2798 8th av, a 6-sty flat with stores, 37.6x100, adjoining the southeast cor of 149th st.

WASHINGTON HEIGHTS.

Well Located Apartment Sold.

151ST ST.—Collins & Barry sold for Alexander Friedberg the 6-sty apartment house, 524 West 151st st, 40x100.11. There are 4 apartments on a floor of 4 to 6 rooms and bath each. The building is built to a depth of 87 ft. Last month the Manchester and Marlborough elevator apartment houses on this block were sold by D. L. Block Co. These are two 7-sty structures, 50x100.11 each. There are a number of 6-sty "walk-ups" on the north side of the street. The premises just sold was last transferred on June 29, 1908.

The premises just sold was last transferred on June 29, 1908.

151ST ST.—John F. Comey takes from Lowenfeld & Prager a plot of 8 lots on 151st st, 225 ft. east of Broadway, running through to 152d st, in exchange for the properties 842 St. Nicholas av and 529 West 140th st, recently reported sold.

BROADWAY.—The Alliance Realty Co bought from Worthington Whitehouse the southeast cor of Broadway and 212th st, 118.7x111.1 xirregular. This plot abuts upon that recently acquired by Herbert Du Puv.

Du Puy.

BRONX.

Purchases Plot.

Purchases Plot.

MINFORD PL.—James T. Barry bought 75x100 on the east side of Minford pl, 125 ft. south of 172d st.

THROGG'S NECK.—Edward Polak sold lots 60-66-92 Waring Estate to Harry Metzler, builder, who will improve them at once with three 2-family houses. Also to W. C. Jones lots 78-79 Waring Estate; also to W. J. McGee lots 97 and 98 Waring Estate; also to John Lysland lot 63 Waring Estate, who will erect a 2-family house; also for Thornton Bros. Co. a 3-sty frame dwelling, 20x100, on the south side of 169th st, 40 ft. east of Findlay av, to Edwin A. Polak, and for same to F. F. McLaren a similar house on south side 169th st, 80 ft. east of Findlay av.

144TH ST.—Jacob Leitner sold for the James F. Meehan Co. to the Cutler Hammer Manufacturing Co. the block front in the north side of 144th st, from Southern Boulevard to Timpson pl, to be improved with a 5-sty factory building, 97x157.

149TH ST.—The Moorehead Realty & Construction Co. sold the

149TH ST.—The Moorehead Realty & Construction Co. sold the 5-sty apartment 532 East 149th st, 40x88x100. This is the third sold out of a row of five recently completed.

Trade Involves Valuable Properties.

163D ST., ETC.—The American Real Estate Co. sold through Jacob Leiter to the Johnson-Kahn Co. 51 lots located as follows: One-half the square block from East 163d st to Westchester av, on the west side of Intervale av; the entire block bounded by Kelly st, Intervale av, East 163d st and Westchester av, and the block front on East 163d st, from Kelly to Tiffany sts, 125 ft. deep on each st. Many of these lots will be immediately transferred to builders, who will start improvements. It is thought that the building of the American Bank Note Co.'s plant in this locality will find occupants for the buildings as soon as completed.

BRYANT AV.—The Purdy estate sold a plot of 12 lots at the

BRYANT AV.—The Purdy estate sold a plot of 12 lots at the southeast cor of Bryant av and 180th st to the Rockland Realty Co.

CAMBRELING AV.—The Belmont Bond & Mortgage Co. sold 40x 150.6, at the northeast cor of Cambreling av and 189th st, extending through to Beaumont av, to George Brown, who has resold it to the

Lafayette Realty Co.

CLAY AV.—H. T. Pfeifer sold for J. Altieri to a client, for occupancy, the 3-sty dwelling at the southeast cor of Clay av and 170th st, facing Claremont Park.

Sales on Forest Avenue.

FOREST AV.—Richard Dickson sold for Katharina Lubkamann to Anna M. Boyer 1075 Forest av, a 3-family frame house, 20x97.3.

FOREST AV.—The North Realty Co. sold to William J. Coffey 1126 Forest av, a 2-family frame dwelling, 20x100.

GARRISON AV.—James F. Meehan sold the lot, 25x100, at the southwest cor of Whittier and Garrison avenues.

HUGHES AV.—Ferdinand Kramer sold for the Sandow Realty Co. 2253 Hughes av, a 3-sty brick single flat.

HUGHES AV.—George Steinman sold to an investor the 3-sty tenement 2148 Hughes av, 25x87.6.

Water Front Property to Be Improved.

Water Front Property to Be Improved.

HUNT'S POINT AV, ETC.—Hugh J. Grant, C. K. G. Billings and Anthony N. Brady bought from the Bay Land Co. a tract of 107 acres in the Hunt's Point section in the Bronx. This property has about 4,000 ft. of water front, which will immediately be bulkheaded. Part of this property will be withdrawn from the market and the balance will be offered on long leases. Hunt's Point av runs through the heart of this property, and will be paved and improved at private expense. This property is part of that purchased by the East Bay Land Co., an English corporation, of which Charles H. Patrick is president and Lord Alverstone, the present Lord Chief Justice of Great Britain, the principal stockholder, for the purpose of holding there the World's Fair in 1893. Since then portions of the tract have been sold to the New Haven Railroad and various manufacturers, including the Rock Plaster Co. and Church E. Gates.

JACKSON AV.—The North Realty Co. sold 1055 Jackson av, a 3-

JACKSON AV.—The North Realty Co. sold 1055 Jackson av, a 3-sty frame tenement, to Fred Lehning.

Seven Dwellings Sold.

JEROME AV.—Shaw & Co. sold for Edward J. Welling the seven 3-sty brick stores and dwellings, 18x60x80 each, at 2345 to 2357

BONGWOOD AV.—Henry Acker sold the 6-sty apartment house on the south side of Longwood av, 50 ft. east of Kelly st, 54x100. Out of 8 houses put up by Mr. Acker at that point 6 have been sold.

PARK AV.—James T. Barry sold through Bauer & Co. 3165 and 3167 Park av, two 3-sty frame dwellings, each 20x118.

PARK AV.—James T. Barry sold through Bauer & Co. the northwest cor of Park av and 160th st, 84x83.

PROSPECT AV.—Richard Dickson sold for Joseph C. Schrader to J. H. Koester 1232 Prospect av, a 3-family frame house, 22.6x70.

3D AV.—Richard Dickson sold for Ida Norton, Lizzie Schroeder, Robert Trockenbrodt, Ida Darling and Walter A. Trockenbrodt to Simon J. Schwartz the southwest cor of 169th st and 3d av, 30x93, with 3-sty and 2-sty double brick buildings. The purchaser will improve the property by extensive alterations. The title to these premises has been invested in the same owners for more than 60 years.

LEASES.

LEASES.

L. Tanenbaum, Strauss & Co. leased the entire building, 533 West Broadway for Lillie S. Beall.

Duross Co. leased 119 West 64th st. 4-sty dwelling 25x100.5, for W. S. Patten to Alice M. Murphy.

Folsom Bros. leased for William Halliday the private house, 309 East 14th st to Emil Berla for a term of years.

H. M. Weill leased 210 West 35th st, a garage, for a term of years for Mrs. Anna T. Martin to John Merritt; also 264 West 34th st, a 4-sty dwelling, for a client to Mrs. Knapp for a term of years.

The Duross Co. leased the Bernheimer homestead, 218 West 14th st, a 4-sty dwelling, 25x131.6, to W. D. Perry for 5 years. Mr. Perry will alter the house for business. The Bernheimers have occupied the house for over 60 years.

William A. White & Sons and the Greene & Taylor Co. have leased to Charles Thorley for Mrs. Caroline S. Harper the 4-sty and basement dwelling 562 5th av, northwest cor of 46th st, 27.1x76, for a long term of years at a net rental of \$27,000 per annum. After extensive alterations to the building are completed Mr. Thorley will occupy the lower portion of the premises for his flower business.

Dennis & Preston leased for Archibald D. Russell and Percival D. Pyne to Maurice Daly the 2d floor of the Old Guard Armory, at the northwest cor of Broadway and 49th st. The space rented contains about 12,500 sq. ft. and the annual rental paid amounts to \$10,000. Mr. Daly has had a billiard parlor at Broadway and 31st st for a number of years. The Old Guard, which will vacate the property next week, rented the dwelling 229 West 51st st from John J. Emery and will establish their headquarters there.

Colin M. Eadie leased to Quinn & Smith, for the Moore estate, represented by James N. Wells Sons, the 5 lots at the north cor of 11th av and 21st st, for 21 years, at an aggregate rental of \$125,000. The lease, which gives the lessees the privilege of renewals, covers a vacant plot fronting 106 ft. on 21st st and 105.10 ft. on 11th av, and is opposite the new Chelsea docks. The property will be improv

SUBURBAN.

SARATOGA SPRINGS, N. Y.—Ferdinand Kramer, as broker, sold for Henry Acker the brick dwelling, 50x150, at 184 South Broadway, Saratoga Springs, N. Y.

RIDGEWOOD, N. J.—The Ridgewood Development & Construction Co. sold plots on Heights road at Ridgewood, N. J., to J. McDougal, C. Lewis and C. M. Le Ferge.

Co. sold plots on Heights road at Ridgewood, N. J., to J. McDougal, C. Lewis and C. M. Le Ferge.

ARDSLEY HEIGHTS, N. Y.—Adolph Lewisohn bought through L. J. Phillips & Co. from the Grovehill Realty Co. and Thoams Simpson 100 acres adjoining his previous holdings at Ardsley Heights. Mr. Lewisohn has named his Ardsley Heights place Heatherdell. He has erected there a large stone mansion, and is gradually developing a tract of 500 acres into one of the finest suburban estates in West-chester County. The property has a frontage of about two miles on the road from Scarsdale to Ardsley. An adjoining tract of about 300 acres is owned by J. P. Morgan.

RIDGEWOOD, N. J.—The Ridgewood Development Co. report the following sales: To J. Neuhaus, 4 lots and house in Pleasant av; A. Reilly, house in Wasten Park; W. Reynolds, house in Wasten Park; J. M. Kidder, house in John st; C. H. Crocker, house in Vista pl; Charles Aschenback, house in Melrose pl; 1 lot in Kathawood Park and a house in Ethelbirt av; Otto Schubert, house in Doremus av; H. Halladay, house in Godwin av; C. R. Pignol, house in Godwin av; J. C. Bogert, house in Oak st; J. de Voursney, house in Wortendyke, N. J.; P. Cameron, house at Midland Park, N. J.; H. Terhune, house at Monmouth Park, N. J., and F. H. Jackson, the dwelling, 277 McDonough st, Brooklyn, N. Y.

BRONXVILLE, N. Y.—Burke Stone reports the following deals in and around Bronxville, Westchester County: In Bronx Manor, for Mrs. Regina Bittel, lot to Alfred B. Stone; also a house and 2 lots for Mrs. Charlotte Salm to the same buyer; also 2 lots for George P. Krumm. In Lawrence Park, plots to E. C. Griffith, of Mount Vernon, and Mrs. Lydia O. Hayward. In Armour Villa Park, houses to Miss Helen Fullarton and Dr. H. Franzius and 2 lots for Joseph Keen to Mrs. J. Mitchell Clark, and for John F. Rousar to Mrs. Elizabeth B. Custer the stone residence and stable, 25x200, at Palmer av and Bronxville road. This property adjoins the plot which Mrs. Custer

recently bought for the establishment of a home for the daughters of army officers.

army officers.

RIDGEWOOD, N. J.—Gordon & Forman sold on Heights road, house and lot, owned by Mr. J. G. Burnet, to Mr. Louis P. Miller, of New York City. This property is one of the finest properties for sale in the "Heights" section of Ridgewood, and we understand Mr. Miller and his mother will spend considerable time in this charming suburban village. Also Brookside av, house and plot, owned by the Wm. Pearsall estate, together with the plot adjoining, owned by Mr. J. W. Pearsall, to Mr. Augustus Booraem, of Jersey City. Mr. Booraem is manager of the Booraem Estate of that city; also Brookside and Spring avs, northwest cor, formerly owned by Mr. J. W. Pearsall, to the Corsa Realty & Construction Co., who already have large holdings in the village, and Kenilworth pl, house and plot, owned by Messrs. Adamy Bros., to Mrs. Harriett L. Parry, of New York City. Messrs. Adamy Bros. are rapidly developing the section above referred to, and it bids fair to become one of the prettiest sections on the east side.

UNCLASSIFIED SALES

The total number of sales reported is 72, of which 12 were below 59th st, 33 above, and 27 in the Bronx. The sales reported for the corresponding week last year were 24, of which 5 were below 59th st, 14 above, and 5 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 223, as against 127 last week, and in the Bronx 174, as against 94 last week. The total amount involved is \$7,432,312, as against \$4,536,192 last week.

The amount involved in the auction sales this week was \$313,704, and since January 1, \$55,717,570. Last year the total for the week was \$454,977, and from January 1, \$40,578,519.

132D ST.—Bauer & Co. sold for a client the two 2-sty dwellings 959 and 961 East 132d st.

146TH ST.—Bauer & Co. sold the 2-sty and basement dwelling 457 East 146th st. for Christopher Stumpf.

169TH ST.—Thornton Brothers Co. sold the 3-sty frame dwelling on the south side of 169th st. 40 feet east of Findlay av; also, to F. F. McLaren a similar house on the south side of 169th st, 80 ft. east of Findlay av.

RIVERSIDE DRIVE.—Gibbs & Kirby sold 60x122.6x61.1x136.7 on Riverside Drive, 164.4 feet north of 116th st, for Mrs Owen McCorken.

BRYANT AV.—J. J. Haggerty sold the 3-family brick house 1441 Bryant av for Louis V. La Volle to James McManus.

GRAND BOULEVARD AND CONCOURSE.—M. F. Kirby sold for Fanny Lomas to the Tremont Temple Congregation Gates of Mercy 57x100 on the east side of the Grand boulevard and concourse, 150 feet north of Burnside av. This completes the resale by the above broker of the plot sold two months ago to Mrs. Fanny Lomas, and of which the B. P. O. Elks, No. 871, bought the Burnside av corner.

STH AV.—Louis Kempner sold to William J. Rodenbach 2613 8th av, a 5-sty tenement with stores 27x100.

DIARY AND MANUAL FOR 1909.

The Diary Committee of the Real Estate Board of Brokers has just finished and is distributing, the largest edition of the diary and manual. This year's book is superior to any of its predecessors. The committee, composed of Edward L. King, Francis E. Ward and A. N. Gitterman, have spent much time in its arrangement, and have compiled more information than has ever been put in a like volume. It is of convenient size, and conforms with the previous issues. Page space has been given to each day, allowing for the jotting down of engagements and the information that is necessary for real estate owners to have on specific days, beside the important items such as: Taxes, and legal as well as church holidays, and a fund of general information which covers about 115 pages, with a list of officers, committees and members of the Real Estate Board of Brokers.

The volume is handsomely bound as usual, which makes it ornamental as well as useful, and unusually so, to the real estate man's office and those interested in real estate. The men who were instrumental in compiling so much information in the short time that they had, are to be congratulated and should have the thanks of all interested in real estate in Manhattan.

A limited number of these are still offered to the public at \$1.00 per volume, and can be purchased at the Board Rooms, 156 Broadway, City.

CITY OFFICES CLOSE TOO EARLY.

At the regular meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards the following resolution was adopted:

Resolved, That we demand of the Board of Aldermen the amendment of the existing ordinance, so as to provide that the office hours of employees in the offices of all departments of the city shall be from 9 A. M. to 5 P. M., instead of 9 A. M. to 4 P. M., further, that we demand the repeal of the law which now provides that during the months of July and August, the office hours in the County Clerks' and Registers' offices and courts shall be from 9 A. M. to 2 P. M., and that we demand that the office hours throughout the year shall be from 9 A. M. to 5 P. M.

The association at this gathering also elected the following members of the Executive Committee: Adolph Bloch, J. Fred. Boss, Michael Carew, P. M. Clear, Frank Eberhart, Chas. Eidt, Edw. Engel, Wm. Mehlich and John Volz.

AN INTERESTING PRECEDENT.

BROKERS EARN LARGE COMMISSION, THOUGH NO LEASE IS SIGNED.

A judgment of \$27,387.09 was docketed in the County Clerk's office on Dec. 16, 1908, in favor of Messrs. L. Tanenbaum, Strauss & Co., real estate brokers, of No. 640 Broadway, against Messrs. Boehm and Coon. The judgment was the result of a trial lasting five days before Judge Fitzgerald of the Supreme Court, and was terminated by the direction of a verdict. The brokers were successful in their claim for commissions for obtaining a lessee for a long term of years for the property on the southwest corner of 35th st and 5th av, now occupied by the "Acker, Merrall and Condit Building."

An interesting and unusual feature of the case, aside from the size of the judgment, was the fact that no lease had ever been signed by the landlords and the prospective tenants. It appeared from the testimony that during the month of December, 1905, Messrs L. Tanenbaum, Strauss & Co. were requested by the defendants to obtain a tenant for the property in question, and through their efforts, negotiations were entered into by the landlords with the firm of Best & Co. for a lease of the property mentioned. As a result of several meetings, the parties orally agreed upon the term of the lease, the rental to be paid, the building to be erected by the tenant, and various other terms of a lease, and parted with an understanding that the attorney for the respective parties were to agree upon the form of the lease. The proposed lease submitted by the landlords' attorney was declared by Messrs. Best & Co. to be altogether unsatisfactory as imposing new terms which had not been agreed upon and in consequence no lease was signed. The Appellate Division of the Supreme Court which had previously passed upon the case, held that the brokers had earned their commission when the parties reached an oral understanding, and that it was solely due to the imposition of new and unreasonable terms propounded by the landlords that the lease was not consummated, and that such a cause could not deprive the brokers of the commissions which they had earned in bringing the parties to an understanding (Tanenbaum vs. Boehm, 126 App. Div. 731).

The plaintiffs were represented by Strouse & Strouse, with ex-Judge Hall as counsel; the defendant's attorney was Geo. L. Shearer, with ex-Judge Edward W. Hatch as counsel.

SUCCESSFUL LOT SALE.

At a special sale of lots held at Edgewater, the little town at the western terminus of the 130th st ferry, by the Columbia Investment & Real Estate Co., on Dec. 5, there was disposed of during the three hours set apart for the sale 36 lots, at an aggregate price of \$39,150. These lots were 20x100, and are located on what is known as the Winterburn estate, about six blocks south of the ferry entrance and just north of the factory district which lies south of that point to the Shadyside section. Every lot sold and improved in Edgewater sends up the values

Every lot sold and improved in Edgewater sends up the values of the few remaining lots, for the entire town covers but a small section of land, being that part lying between the cliff on the west and the shore of the river, forming a strip at some points not over 500 feet wide. The town has grown so rapidly during the past few years because of the constant addition to the manufacturing district, and because of its nearness to New York, that there are only a few hundred lots in the borough without buildings, and in the course of a year or two lots now bringing \$1,200 to \$1,500 each may well be worth \$5,000.

Adding the results of the Edgewater special sale to the two special sales days at Grantwood and Hudson Heights held last month by the Columbia Investment & Real Estate Co., brings aggregate results to \$144,000 sales of lots, a large percentage of which were purchased by local residents.

The Palisades district is on the fringe, or rather within the fringe, of New York's growth now and is going to be very prominent in realty transactions during 1909.

SUBWAY TRAFFIC BREAKS RECORD.

According to a statement recently made by Manager Frank Hedley, of the Interborough Rapid Transit Co., the number of persons using the elevated and subway railroads on a recent Monday was in excess of 1,800,000. About 45 per cent. of this traffic was on the subway and the balance on the elevated railroad. This makes the number of passengers on the subway something approximating 861,000.

There are all told four elevated railroad lines, while there is only one subway, with two branches in the upper part of the city. These figures, according to Mr. Hedley, show that there traveled over 200,000 more passengers than the heaviest day's traffic the road has known.

It must, however, be borne in mind that the Brooklyn branch of the subway was not in operation last Christmas. It was stated by one of the officials of the road that the increased business on the subway roads was about 30 per cent. during the year.

Do not these figures argue that one or more new subways should be immediately constructed?



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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," clo Record and Guide.

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

WANTED—Position as salesman in the mason material business. Address BOX 15, Reecord and Guide.

EXPERIENCED real estate canvasser wanted. SOL. STERN, 621 Broadway.

WANTED—EXPERIENCED ESTIMATOR AND SOLICITOR FOR ARCHITECTURAL AND ORNAMENTAL IRON WORK.—A young, ambitious, able man can secure a permanent position with a well-known concern. Communications confidential. Address, with full details in own handwriting, BOX 50, Record and Guide. FOR SALE—Yearly edition Record and Guide, Years 1900 to 1904, inc.; bound ½ mor. BOX 7, Record and Guide.

WANTED: A man in Architectural Iron Works in city as superintendent, one who thoroughly understands plans and making estimates, and can also make details; must be a man who has had considerable experience and understands his business; give references and salary expected.

Address, Box 43, Record and Guide.

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ESTATE NOTES REAL

S. Carman Harriot announces that he has become associated with J. Edgar Leaycraft & Co., No. 17 West 42d st.

Albert B. Ashforth announces that he has enlarged his insurance department under the management of Mr. K. S. Ed-

William Schrader has become connected with the office of William F. Koch, and will have charge of the mortgage loan department.

The Gross & Gross Co. has been appointed agent for the Knickerbocker Trust Co.'s building at the northwest corner of 5th av and 34th st.

Reginald C. Vanderbilt took title to the plot, 100x100, at the northwest corner of Jerome av and Buchanan st. The property is subject to a mortgage of \$15,000.

A building loan of \$425,000 was secured by the Allenel Construction Co. on the property at Broadway and 100th st. Metropolitan Life Insurance Co. was the lender.

Ottinger Brothers and I. S. & M. S. Korn deny the lease of the premises No. 114 West 14th st and 111 to 121 West 13th st to Timothy D. Sullivan and George Kraus. The report

was to the effect that a theatre would be built on the site.

Henry De Forrest Weekes and others transferred No. 329

5th av, adjoining the southeast corner of 33d st, to John I.

Downey. The stated consideration was \$305,000. A purchase money mortgage of \$250,000 was allowed to remain for 3 years, bearing interest at the rate of 5 per cent.

Announcement is made that the copartnership between Morris Wilkins, Edward M. Wilkins and Albert M. Arneberg, under the name of E. H. Ludlow & Co., has been dissolved. Albert M.

Arneberg will act as liquidating partner of the firm, and will continue the business under the same firm name.

The annual meeting of the Lawyers Title Insurance & Trust Co. will be held on Jan. 13 next. The following nominations have been made for re-election to the board of directors for terms of three years: Lucius H. Beers, William A. Day, Henry H. Howland, J. Frederic Kernochan, David B. Ogden, George L. Rives, James Stillman and John Webber. For a term of one year, Eugene A. Philbin has been nominated.

Suit has been begun in the Supreme Court in Westchester County by the Lawyers Title Insurance and Trust Co. against Clara Morris Harriott and Frederick C. Harriott and others to foreclose a mortgage of \$25,000 on property in the west side of Riverdale av, 33 ft. south of the boundary line between the city of New York and the city of Yonkers, running west 445 x north 273 x east 409 x south 320 to the beginning. The mortgage was made on Sept. 21, 1901.

The New England Apartment Co. took title during the week to the Antoinettes. This property is located on Park av between 58th and 59th sts, and has frontages on both named These properties were offered last May at auction to satisfy a judgment of \$642,000 secured by the Metropolitan Life Insurance Co., against Maria A. Herter and others. The new company was organized last week, the original directors being employees of the Corporation Trust Co., of 37 Wall st.

I. H. Kramer, of 68 William st, president of the 5th Av. & 31st St. Co., denies the reported sale of the property located at the northeast corner of that thoroughfare and 31st st. holding was acquired by the present owners from the City Investing Co. on May 27, 1907, subject to a mortgage of \$525,000. A purchase money mortgage of \$375,000 was allowed to remain by the sellers. The holding includes Nos 303 and 305 5th av and 1 and 3 East 31st st. At the time of the sale it was assessed at \$690,000.



PUBLIC WORKS.

COTTAGE PL.—Acquiring title to lands necessary for Cottage pl, between Crotona Park South and 170th st. Proceedings in-itiated.

164TH ST.—To pave with asphalt blocks between Prospect av and Stebbins av. Proceedings initiated. Assessed value of real estate included within probable area of assessment is \$386.360.

MERRIAM AV.—Regulating, etc., from Ogden av to Aqueduct av. Estimated cost, \$41,000. Assessed value of real estate included within the probable area of assessment is \$248,380. Proceedings initiated.

BURNSIDE AV.—Flagging and reflagging where necessary on Burnside av, between Webster av and Aqueduct av. Proceedings initiated.

RYER AV.—Regulating, etc., in Ryer av, from East 178th st to Burnside av. Estimated cost, \$2,200. Assessed value of real estate included within the probable area of assessment is \$91,230. Proceedings initiated.

PARK AV.—Placing guard rail on west side Park av, 50 ft. north of East 182d st, and for all work incidental thereto, in accordance with report of Supt. of Highways, Borough of Bronx, dated Oct. 16. Proceedings initiated.

183D ST.—Placing guard rail at northwest corner 183d st and Park av and all work incidental thereto in accordance with report of Supt. of Highways, Borough of Bronx, dated Oct. 16. Proceedings initiated.

193D ST.—Receiving basin on south side of East 193d st at intersection of Morris av. Estimated cost, \$235. Assessed value of real estate included within the probable area of assessment is \$44,800. Proceedings initiated.

NELSON AV.—Regulating, etc., from Featherbed lane to Macomb's rd, and 175th st, from Nelson av to Macomb's rd, and Brandt pl, from Aqueduct av to Nelson av. Estimated cost, \$6,200. Assessed value of real estate included within probable area of assessment is \$336,000. Proceedings initiated.

CONDEMNATION PROCEEDINGS.

MOHEGAN AV.—Opening and extending between East 175th st and East 176th st. Commissioners F. W. Hottenroth, Albert Elterich and John B. Reynolds will present bill of costs, charges and expenses in this proceeding to Supreme Court for taxation on Jan. 4.

CLINTON ST.—Acquiring title between Broome st and the southerly clearance of the Williamsburgh Bridge. Commissioners Adam Wiener and Jas. S. Meng have completed their estimate of the loss and damage in this proceeding. Objecting parties will be heard on Jan. 5.

RIVERSIDE DRIVE.—Widening on easterly side from West 158th st to West 165th st. Commissioners Arthur D. Truax, Patrick J. Conway and Lawrence Kelly have completed their estimate and assessment in this proceeding. The limits of their assessment include all lands, etc., bounded on the west by the Hudson River; on the north by Dyckman st; on the east by Broadway, and on the south by 135th st. Unless objections are filed the final last partial and separate report in this proceeding will be presented to Supreme Court on March 11.

DEPEW PL.—In the proceeding calling for the discontinuance and closing of the portion of Depew pl, 12 ft. in width and 35 ft. in length on its westerly side, 121.83 ft. north of 42d st, notice is given that an application will be made to Supreme Court on Dec. 28 for appointment of a Commissioner of Estimate and Assessment in place and stead of Harvey Watterson, deceased.

20TH AND 21ST STS.—Site selected for school purposes on northerly side of 20th st and southerly side of 21st st, between 8th and 9th avs. Corporation Counsel gives notice under date of Dec. 22 that the report of Edward W. Fox and Wm. H. Wood, Commissioners of Estimate and Appraisal in this proceeding, will be presented to Supreme Court on Jan. 15.

AIDS CONSUMMATING SALES.

The Realty Records Co.:

Dear Sirs—We have been subscribers to your Real Estate Directory service from the date of its first issue, and find that it is absolutely essential in the brokerage department of our business. It has been a great help in a great many ways, and indirectly has aided us in making a number of sales. We take this opportunity to congratulate you on its efficient service, and trust that you will keep us posted regarding any new features you get out in connection with the Record and Guide.

Very truly yours

MARTIN H. SCHRENKEISEN.

(Firm of J. B. Ketcham.)

SHOULD EXERCISE GREAT CARE.

It is always risky work for property owners or builders to lay concrete during cold weather, but in extreme cases this class of work can be done if proper precautions are taken. In the cold and damp winter months concrete sets more slowly than during the warm periods, and for this reason it is argued that the centering under it must be left in position for a proportionately longer time.

Writing for Municipal Engineering an authority says that below a temperature of 50° F. concrete sets slowly, and below 40° is very inactive. At 32° concrete freezes before setting. Remove any concrete known to have been frozen. A slight frost extending only one-fourth of an inch into concrete is not detrimental to strength. Some builders claim that concrete can be frozen, thawed out, and will then reset. This may be so in many cases, but it is always best to remove any concrete in which the freezing has extended throughout the mass.

Concrete work can be carried on when the temperature is as low as 20° (never lower) if the precaution is taken to encase the building with canvas and place heating grates or salamanders under the floor being concreted. Keep the building at a uniform temperature of about 60°. Do not allow intense heat to come in contact with the concrete, as it will dry out the concrete before it has set. Cover the concrete after being laid with some good insulating material, such as sawdust, straw, cement bags, manure, etc. Be sure to cover the concrete work before stopping work at night, even though it is warm during the day time. Salt dissolved in the water used in mixing concrete helps to prevent freezing by lowering the freezing point. A 5 per cent, solution (by weight) of common salt is ordinarily used and is not detrimental to strength when so used. Calcium chloride has an advantage over salt in that it reduces the freezing to a lower point. Dissolve in the water needed to properly mix the concrete two pounds of calcium chloride for each bag of cement used.

Heating the cement, sand, stone and water used in the concrete is helpful, but the materials must never be heated to a temperature of over 100°, as the strength of the concrete will be weakened. Be sure that the concrete is thoroughly set (not frozen) before any centreing is taken down. Leaving all the upright supports in place, remove the sides of the columns and beam boxes and thoroughly examine the concrete. Then remove the slab centreing, and lastly the main supports. Leave the centreing in place a few days longer rather than take chances. Do not take down the centreing too soon.

The foregoing advice is given by a prominent concrete steel company and will be of great value to owners and builders who have found it necessary to conduct their operations at this season of the year.

BURGLAR ALARM A SELLING AGENT.

In discussing the chief selling points of the modern dwelling house in New York an owner of several buildings of that type on West End av calls attention to the apparent neglect on the part of builders to include the perfected burglar alarm among the appointments of many so-called up-to-date residences. "Just why so little attention is paid to the installation of safety devices of this character is beyond comprehension," he said. "The burglar alarm has proven a most useful agent for the prevention of theft, and when properly maintained may be counted upon to be more reliable than special watchmen. As a selling feature in dwellings I have found the electric burglar alarm as invaluable as the most lavishly appointed bath room."

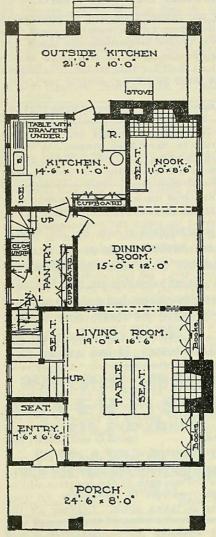
There is much logic in this criticism and it may safely be said that many an otherwise quick sale has been lost merely for the lack of just such a feature. The perfected burglar alarm as seen in residences and other buildings today consists of a simple system of wires running from the openings to be protected to an annunciator or indicator usually placed in the owner's bed chamber. The old defect of the closed circuit system by which an intruder could render an installation inoperative through the cutting of a wire has been overcome by the use of the "open circuit." In an alarm system of this description the opening of a contact releases the armature of a small relay such as is used in telegraph work. This in turn closes a "local circuit" at the annunciator and the alarm is given.

There is another kind of an alarm in which no exposed contacts are utilized, but in which a number of contacts are arranged in the form of a mat which is generally placed beneath a carpet or rug. This type of alarm is equally effective, and in some instances may be said to be necessary, especially when used in rooms in which windows are allowed to remain open during the heated spell.

SHOULD LOOK TO THE FUTURE.

CAREFULLY DEVISED PLANS OFTEN AFFECT PROPERTY VALUES.

A large proportion of lot owners hereabouts eventually improve their holdings by building private dwellings with the ultimate intention of disposing of them at a profit when the expected enhancement in value takes place. To such the matter of selecting a



FLOOR PLAN.

matter of selecting a suitable interior plan is of the utmost importance. How often we see a whole row of dwellings erected in the heart of an active locality rendered practically unsaleable because of unpopular planning.

Opinion will always be divided as to the most suitable floor plan for a dwelling within the limits of the city, but experienced builders and operators have lately shown a preference for a layout which a large front living room is the predominating feature. One thing is certain, the old stereotyped design with conventional front and back parlor no longer appeals to the masses, and go it must.

Herewith is presented an arrangement taken from the Craftsman. embodies attractive feaand may be detures pended upon to meet the fancies of the modern home seeker. As will be noticed, the entrance door opens into a small entry which may be screened by heavy portieres from the living room, so that no draught from the front door is felt inside. On the outside wall of the large living room the unique arrangement of

book shelves or cases is shown. The chimneypiece is built of field stone laid up in black cement and runs entirely to the ceiling. The living room is large enough to accommodate a massive centre table. A broad seat is built into the nook formed by the staircase, the square landing of which is directly opposite the fireplace.

The arrangement of the staircase is convenient, since above the upper landing the stairs from the front and back merge into one. "The front stairway," the description says, "runs from the landing in the living room to an upper landing, where it turns again at right angles and goes up three steps into the upper hall. The back stairway also runs up from the pantry to this upper landing, from which it is divided by a door, so that the three steps leading from this landing to the upper hall are utilized both from the front and the back of the house. The cellar stairs open from the pantry, going down directly beneath the front stairs, so that no space is wasted. The dining-room is simply a continuation of the living room, from which it is divided only by posts and panels with open spaces in the upper part.

"Beyond this dining-room again is a nook, the end of which is completely filled by a large fireplace which uses the same flue as the kitchen range and the stove in the outside kitchen. The seat in this nook is not built in, but a broad bench or settle would be very comfortable if placed as suggested in the plan.

The kitchen has a built-in cupboard on the side next the dining-room and a broad work-table with drawers below at right angles to the drain board of the sink. It is not a large kitchen, but is so compactly arranged that there is plenty of room for all the work that is to be done—which work is greatly simplified by the small space and convenient arrangement. Upstairs there is the same economy of space and an arrangement that results in plenty of closet room without any apparent diminishing of the size of the bedrooms."

Although it must be admitted that the plan as illustrated is better adapted to a lot or plot in the outskirts of the town, by the elimination of the outside kitchen and a few minor changes it can be made suitable for sites within the more thickly settled sections of the metropolis. The chief points which recommend it to builders are its comparative simpleness and convenience, and above all its conformance to changing conditions.

PROPERTY OWNERS TO COOPERATE.

The West Side Improvement Association has recently extended its area to Riverside Drive. It now takes in the territory from 90th to 110th sts, Central Park West to the North River. Although it has been in existence for only a little over two months, the officers report a membership of nearly 150, and they have not yet been able to call upon the greater number of the property owners to join. This organization is to be conducted for strictly business ends on non-partisan lines. The leaders in it state that they will leave to the larger bodies the active agitation and consideration of matters dealing with the city and public affairs in general; although the organization will co-operate with those bodies, and support them in their efforts to secure the rights of property owners. The usual committees to take charge of local grievances have been partly appointed. In order to give representation to the entire district, these committees will not be completed until the next meeting of the organization, which will take place January 14. at which all property owners not heretofore notified will be called upon to attend.

As evidencing the business character of the organization, among other plans now being carried out, is one for the purchase of supplies in bulk. To make this effective, the property owners interested in obtaining a particular article, for instance coal, will be grouped together according to location, and will secure estimates from the different dealers for the same in large quantities. In this one article alone it is expected that the saving, especially to the owners of smaller properties, will amout to at least 10 to 20 per cent. There is also a committee whose special duty it is to investigate and report all improvements and advanced methods, both as to economy and utility in the conduct of the different kinds of property in the section.

Last week the Transportation Committee held a meeting and determined to take up at once and investigate conditions for securing a subway station at 104th st and Central Park West, which is deemed the most available site for that purpose, owing to the probability of the proposed 8th av line coming up Central Park West. A delegation from the association was present at a meeting called by the Real Estate Board of Brokers on Tuesday evening, and decided to report back favorably upon the formation of a Taxpayers' Congress. From the number of active, capable and energetic men and women who have already allied themselves with this practical organization, and from the evident pecuniary advantages which will accrue to the members, its growth will unquestionably keep pace with what it has been until the greater part of the property owners interested in the section covered by it, have become members.

GUARDING AGAINST FIRE.

The frequency with which disastrous fires have occurred of late is a forceful reminder of the burden of responsibility incurred by the erector and subsequent purchaser of an improperly constructed building. One cannot traverse a dozen blocks in Manhattan or the Bronx without being brought face to face with the most flagrant violations of common sense rules as applied toward safeguarding property and life against the Many large buildings in deadliest of all enemies, fire. metropolis, especially those with immense floor openings and other defects, stand to-day as monuments to the wilful disregard of their owners for the rights and protection others have a reason to expect. In this connection the quarterly report of the National Fire Protection Association directs attention to the lack of window protection which it considers the worst feature of all in the modern fireproof building. cries the making of floors 8 to 12 inches thick and enclosing stairs and elevators in a wall of equal thickness to prevent the spread of fire from floor to floor when rows of openings are allowed to remain unprotected except by 1/8-inch window glass. In part it says:

What can the average man do to improve conditions? If he is a property owner and is building a new fireproof building, see that it really is fireproof and that the windows are pro-If he owns a combustible building, protect it tected. automatic sprinklers and automatic alarm. It will be a paying investment, for in nine cases out of ten, the reduction in insurance will pay the cost of improvements in from three to five years. If there were laws in this country similar to those in France, that makes a property owner liable for damage if a fire spreads beyond his premises it would have a tremendous influence on our fire loss. If he is a builder, do his work thoroughly and conscientiously. Do not allow cheap and unsafe walls to be built; see that concrete contains the proper constituents and is thoroughly mixed; see that steel work in fireproof buildings is thoroughly insulated; see that fire stops are placed at intervals in concealed spaces; see in short that all the underwriters' rules are obeyed.

"If he is an architect, advise his customer to put up only first-class construction; demand that window openings of fire-proof buildings in congested sections be protected; advise against large areas (over 5,000 square feet) in one fire section; specify only first-class materials such as standard 2½-inch tin covered fire doors, approved wire glass windows, etc.; and finally co-operate more with the fire insurance representatives."

JOSEPH P. DAY

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NOTICE TO PROPERTY OWNERS.

Monday, Dec. 28.

a m. Bridge 4, Section 2, Queens, at 2 p m. 120th st, police station site, at 2 p m. Thursday, Dec. 31.
Roanoke av, school site, at 2 p m.

HEARINGS FOR THE COMING WEEK. At 90-92 West Broadway.

Monday, Dec. 28.

Grand Boulevard (Southerly), at 3 p m.

Eden av, opening from 172d to 174th st, at 2 p m.

Poston

p m.
Boston rd, opening from White Plains rd to northern boundary city, at 2 p m.
West st, opening from Honeywell av to Crotona Parkway, at 12 noon.
Freeman st (widening), assessment, at 3 p m.
Bronx Park, addition, at 10 a m.
Castle Hill av, opening from West Farms rd to Public Place, at 11 a m.
East 214th st, opening from White Plains rd to Barnes av, at 2 p m.
East 223d, 224th and 225th sts, opening, at 12 noon.

noon.
Crotona Park, addition, at 12 noon.
City Island Bridge, at 11 a m.
A new avenue, opening from Fort Washington av to Haven av, at 3 p m.
West Farms rd, opening from Bronx River to Westchester Creek, at 3 p m.

Westchester Creek, at 3 p m.

Tuesday, Dec. 29.

Glebe av, &c, opening, at 3 p m.

Woodlawn rd, opening from Jerome av to Bronx
Park, at 10 a m.

A new avenue, opening from Fort Washington
av to Haven av (assessment), at 11 a m.

Rosedale av, &c, opening, at 12 noon.

Sewerage District No 43, at 2 p m.

West 176th st, opening from Amsterdam av to
St Nicholas av, at 2 p m.

Main st (City Island), extending, at 3 p m.

Unnamed street (Bennett av), opening, at 2
p m.

Unnamed street (Bennett av), opening, at 2 p m.

3d av, widening, at 159th st, at 1 p m.

Sedgwick av, &c, widening, at 4 p m.

The Parkway, opening from Concourse to Claremont Park, at 3 p m.

Wednesday, Dec. 30.

Classon Point rd, opening from Westchester av to East River, at 2 p m.

Riverside Drive, widening, between 139th and 142d sts, at 2 p m.

AT 258 Broadway.

Monday, Dec. 28.

Pier 36, at 10:30 a m.

Bridge 3, Section 3, at 2 p m.

Loop 3, at 2 p m.

Brooklyn Bridge, at 2 p m.

Tuesday, Dec. 29.

Brooklyn Bridge, at 10:30 a m.

Centre & Canal sts, rapid transit, at 3 p m.

Wednesday, Dec. 30.

15th-18th sts, dock, at 10:30 a m.

Bowery & Delancey sts, rapid transit, at 11:30 a m.

Bridge 4, Section 2, Queens, at 2 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 24, 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 hid.

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

JOSEPH P. DAY.

BRYAN L. KENNELLY.

HERBERT A. SHERMAN.

 Total
 \$313,704

 Corresponding
 week, 1907
 454,977

 Jan. 1st, 1908, to date
 55,717,570

 Corresponding
 period, 1907
 40,578,519

ADVERTISED LEGAL SALES.

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

Dec. 26.

No Legal Sales advertised for this day. Dec. 28.

Dec. 28.

10th st, No 404, s s, 108 e Av C, 25x92.3, 5-sty brk tenement and store. George Ehret agt Geo L Fritzel et al; Edw M Burghard, att'y, 120 Broadway; Wm C Arnold, ref. (Amt due, \$22,031.65; taxes, &c, \$3,000.) Mort recorded Nov 5, 1896. By Joseph P Day.

Crimmins av, Nos 313 and 315, w s, 48.4 n 141st st, 47.10x80, 5-sty brk tenement. Louis Zuckerkandel agt Max Helfstein et al; Max Silverstein, att'y, 309 Broadway; Job E Hedges, ref. (Amt due, \$2,143.55; taxes, &c, \$500.) Mort recorded Dec 3, 1906. By Joseph P Day.

Clinton av, No 1352, on map Nos 1352 and 1354 e s, 111.3 s Jefferson pl, runs e 147.11 x s w 48.9 x s 12.3 x w 134 x n 44 to beg; Action No 2; 5-sty brk tenement. Jacob Jung Jr agt Adelbo Realty Co et al; Adolph & Henry Bloch, att'ys, 99 Nassau st; Adolph J Kohn, ref. (Amt due, \$52,859.32; taxes, &c, \$1,821.27.) Mort recorded June 30, 1905. By Joseph P Day.

Clinton av No 1250 on map Nos 1348 & 1350.

Day.
Clinton av, No 1350 on map Nos 1348 & 1350, e s, 155.3 s Jefferson pl, 46.7x128.1x47.2x134;
Action No 1; 5-sty brk tenement. Same agt same; same atty's; Jos F Darling, ref. (Amt due, \$52,858.82; taxes, &c, \$1,821.27.) Mort recorded June 30, 1905.) By Joseph P Day.
25th st, No 32, s s, 375 e 6th av, 25x98.9, interest, &c, 4-sty stone front dwelling. Warren McConihe agt Benj C Harvey et al; sub to lease; Warren McConihe, att'y, 42 Broadway; Ely Rosenberg, ref. (Amt due, \$17,768.63;

taxes, &c, \$---; sub to a prior mort of \$34,-000.) Mort recorded March 17, 1905. By Bryan L Kennelly.

Dec. 29.

Dec. 29.

167th st, s s, 100 w So Boulevard, 74.11x100, vacant. James Young agt Thomas J Mooney et al; Joyce & Hoff, attys, 51 Chambers st; James Kearney, ref. (Amt due, \$9,562.10; taxes, &c, \$418.36.) Mort recorded Dec 13, 1904. By Joseph P Day.

34th st, No 15, n s, 350 w 5th av, 25x126.6, with easement and right of way; part 8-sty brk and stone loft, orfice and store building. James A Trowbridge agt Robert S Stedman et al; Wm F Clare, att'y, 71 Nassau st; Wm E Morris, ref. (Amt due, \$53,783.34; taxes, &c, \$9,604.50.) Mort recorded March 1, 1907. By John L Parish.

13th st, Nos 646 & 648, s s, 70 w Av C, runs s 180.6 x w 13 x n 49 x w 25 x n 131.6 x e 38 to beg, 6-sty brk tenement and store. David Gordon agt Bertha Wolkenberg et al; Engel Bros, att'ys, 132 Nassau st; Fred C Leubuscher, ref. (Amt due, \$17,515.70; taxes, &c, \$1,129.84; sub to a mort of \$40,000.) Mort recorded July 19, 1907. By Joseph P Day. Undercliff av, w s, 22.9 n 176th st, 50x100, vacant.

Undercliff av, w s, 22.9 n 176th st, 50x100, vacant.

Regent Realty Co agt Max Ginsberg et al; Lachman & Goldsmith, att'vs, 35 Nassau st.

Undercliff av, w s, 22.9 n 176th st, 50x100, vacant.

Regent Realty Co agt Max Ginsberg et al; Lachman & Goldsmith, att'ys, 35 Nassau st; Henry M Stevenson, ref. (Amt due, \$9,020.52; taxes, &c, \$621.02.) Mort recorded June 28, 1905. By Hugh D Smyth.

Prospect av, No 1434 | n w cor Boston rd, Boston rd, Nos 1435 to 1451 | 78.7 x 256.11x264.7x 313.9, nine 6-sty brk tenements and stores. Adolph Mandel agt Herman Harris et al; Lese & Connolly, att'ys, 35 Nassau st; Frederick S Wait, ref. (Amt due, \$215.802.45; taxes, &c, \$4,680.52; sub to three morts aggregating \$120,000.) Mor recorded April 24, 1907. By Joseph P Day.

Elizabeth st, No 240, e s, 194 n Prince st, 19.11x82.10, 5-sty brk tenement and store. Ely J Rieser agt Pasquale Pati et al; Paul Armitage, att'y, 280 Broadway; Leon Carley, ref. (Amt due, \$3,329.32; taxes, &c, \$361.01; sub to a mort of \$14,000.) By Joseph P Day.

216th st, s s, 155 e Barnes av, 50x114, Wakefield. Chas E Staker agt Lawrence J Flanagan et al; Arthur H Wadick, att'y, 4102 White Plains rd, Bronx; John P Cohalan.

Amsterdam av, No 1403 | n e cor 129th st, runs n 129th st, No 499 | 24.9 x e 100 x s 17.9 x s w 8.1 x w 96.3 to beg, 5-sty brk tenement and store. Elizabeth Bache et al agt Emilia A Peper et al; Wolf & Kohn, att'ys, 203 Broadway; Joseph F Darling, ref. (Amt due, \$31,493.42; taxes, &c, \$745.35.) Mort recorded March 2, 1907. By Joseph P Day.

135th st, No 305, on map No 307, n s, 175 w Alexander av, 25x100, 4-sty brk tenement. Edw L Coster as Com. agt William Fritzel et al; Anderson, Pendelton & Anderson, att'ys, 25 Broad st; Mitchell A C Levy, ref. (Amt due, \$8,711.05; taxes, &c, \$382.23.) Mort recorded Jan 9, 1902. By Joseph P Day.

Dec. 30.

Dec. 30.

Dec. 30.

135th st, Nos 485 & 487, n s, 100 e Amsterdam av, 72.5x99.11, two 6-sty brk tenements. Sol L Kaye agt Wm M Janpole et al; Benj M Kaye, att'y, 115 Broadway; James T Brady, ref. (Amt due, \$9,017.64; taxes, &c, \$1,573.07.) Mort recorded Jan 11, 1907. By Samuel Goldsticker.

28th st, No 137, n s, 480 w 6th av, 20x98.9.

3-sty brk tenement and store and 3-sty brk tenement in rear. John Scott agt Bertha Staud et al; Warren McConihe, att'y, 42 Broadway; Thomas F Foley, sheriff. (All right, title, &c, which John A & Bertha Staud had on Oct 11, 1907, or since.) By Joseph P Day.

Av A, No 1016, e s, 25.5 n 55th st, 25x79.8.

5-sty brk tenement. Moritz Weil agt Esther Schwartz et al; Arnstein & Levy, att'ys, 128 Broadway; Alfred E Ommen, ref. (Amt due, \$4,344.19; taxes, &c, \$856.23.) Mort recorded Dec 26, 1905. By James L Wells.

47th st, No 344, s s, 60 w 1st av, 20x84.11, 5-sty brk tenement and store. Public Bank of N Y City agt Sam Sobel et al; Henry Fluegelman, att'y, 299 Broadway; Sylvester L H Ward, ref. (Amt due, \$5,031.90; taxes, &c, \$531.90; sub to a first mort of \$9,000.) Mort recorded May 29, 1907. By Joseph P Day.

101st st, No 421, on map Nos 421 to 425, n s, 320 e 1st av, 75x100.11, 3-sty brk loft building. Lambert S Quackenbush & Adams, att'ys, 25 Broad st; Walter A Hirsch, ref. (Amt due, \$11,727.49; taxes, &c, \$3,156.55; sub to a mort of \$15,500.) Mort recorded July 11, 1902. By Joseph P Day.

153d st|s s, 100 e Bradhurst av, 25x199.10 to 152d st 152d st, vacant. E Frederick Faye agt Thomas Molloy et al; Baynard L Peck, att'y, 26 Liberty st; Samuel Hoffman, ref. (Amt due, \$4,927.04; taxes, &c, \$28.871.) Mort recorded April 29, 1898. By Joseph P Day.

Dec. 31.

2d st, No 66, s s, 168 e Columbus av, 19x102.2, 4-sty and basement stone front dwelling. Almond W Griswold et al as committee agt James A Roberts admr et al; C H & J A Young, att'ys, 76 William st; J De Witt Warner, ref. (Amt due, \$28,020.59; taxes, &c, \$2,573.99.) Mort recorded Dec 31, 1906. By Herbert A Sherman.

Vater st, Nos 220|and 222 |n w cor Beekman eekman st, Nos 115 to 119| st, 56.9x63.4 x 50.9 x57.7, vacant. Annie J Gruner et al trustees agt Geo P Macready et al; Bowers and 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. Willet st, No 2, e s, 62 n Grand st, 19x50, 2-sty brk tenement. Israel Karp agt Harris Perel-muter et al; John L Bernstein, att'y, 5 Beek-man st; Lynn W Thompson, ref. (Amt due, \$2,834.53; taxes, &c, \$200.) Mort recorded Nov 15, 1905. By Joseph P Day.

No Legal Sales advertised for this day.

 $\label{eq:Jan. 4.} {\tt Jan.~4.}$ 178th st, Nos 606 to 612, on map Nos 604 to 610,

s s, 100 w St Nicholas av, 100x99,10, two 5-sty brk tenements. Tremont Construction Co agt Adelson Realty Co et al; Maurice S Hyman, att'y, 280 Broadway; Chas L Hoffman, ref. (Amt due, \$12,896.37; taxes, &c, \$1,945.26; sub to four morts aggregating \$98,500.) Mort recorded Oct 6, 1906. By Joseph P Day. 33d st, No 203, on map No 205, n s, 69.10 w 7th av, 15x98.9, 3-sty stone front tenement. Lewis Phillips et al exrs agt John D Murphy et al; Melville H Regensburger, att'y, 60 Wall st; Chas L Hoffman, ref. (Amt due, \$5,941.97; taxes, &c, \$2,571.64; sub to a prior mort of \$20,000.) By Joseph P Day.

355 REAL ESTATE RECORDS

Key to abbreviations:

1322

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 nly, in which he covenants that he hath not done any act whereby he 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

Dec. 17, 18, 19, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Allen st, No 167, w s, 125 s Stanton st, runs s 25.6 x w 46 x n 0.6 x w 41.6 x n 25 x e 87.6 to beginning, 5-sty brk tenement and store and 5-sty brk tenement in rear. All title to strip 25x0.8 in rear. David Davis to Henry and Morris Machson and Joe Richmond. Mort \$25,000. Dec 15. Dec 16, 1908. 2:416—22. A \$18,000—\$27,000. Corrects error in last issue when Joe Richmond was omitted as one of the grantees.

Albany st, No 22, s w s, 65.11 s e West st, 18.8x58x18.4x58, vacant. Willard Brown to West Side Improvement Co, a corpn. Morts \$20,000. Nov 30. Dec 21, 1908. 1:55—22. A \$21,009—\$25,000.

—\$25,000. No 47 In w cor Leroy st, 28 on Bedford st, x 75 Leroy st, Nos 41 and 43 on Leroy st to land of Banta x 21 x e 12.4 x n 11, so as to leave remainder of lot 28 as now fenced, except alley 4 ft wide and 8 ft high along Banta's lot to Leroy st, 5-sty brk tenement and store. Astride Pardi et al to Omero Pardi. ½ part. Mort \$23,100. Dec 15. Dec 17, 1908. 2:583—36. A \$14,000—\$27,000.

Broome st, No 70, n s, 25 w Cannon st, 25x75, 5-sty brk tenement and store. Lizzie Salit to Annie Berger. ½ part. All title. Mort \$28,000. Oct 22. Dec 17, 1908. 2:332—70. A \$17,500—\$29,000.

Baxter st, Nos 83 and 85 as a st 150 n B

**Mort \$28,000. Oct 22. Dec 17, 1908. 2:332—70. A \$17,500—\$29,030.

Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100, two 3-sty brk tenements and stores and two 4-sty brk tenements in rear. Joseph L Buttenwieser to Morris Kittenplan and Charles Rubinger. Mort \$38,500. Oct 14. Dec 17, 1908. 1:199—3 and 4. A \$38,000—\$44,000. other consid and 100 Baxter st, Nos 83 and 85, e s, — s Canal st, 50x100.

Baxter st, No 87, e s, 175 s Canal st, 25x100.

Party wall agreement. Morris Kittenplan and Charles Rubinger with Augusta G Southack. Dec 18. Dec 22, 1908. 1:199. nom Broome st, No 30, n s, 25 e Goerck st, 25x75, 5-sty brk tenement and store. Beckie Miller to Charlotte Weinreich. Mort \$25, 400. Dec 19. Dec 21, 1908. 2:322—32. A \$14,000—\$24,000. other consid and 100 Columbia st No 57, w s, 150 n Delancey st, 25x100, 5-sty brk tenement and store. Samuel Forsht et al to Benj J Weil. Dec 15. Dec 23, 1908. 2:333—26. A \$18,000—\$30,000. other consid and 100 Cherry st, No 151, s s, abt 110 w Market slip 20x00.

Dec 23, 1908. 2:333—26. A \$18,000—\$30,000. other consid and 100 cherry st, No 151, s s, abt 110 w Market slip, 20x60, 5-sty brk tenement and store. Annie Levy to Wm L Dyer. Q C. Dec 15. Dec 23, 1908. 1:250—70. A \$7,500—\$11,000. nom Chrystie st, No 183, w s, 100.2 n Rivington st, 24.9x96.3x25x95.4, 5-sty stone front tenement and store and 4-sty brk tenement in rear. Essex County Land Co to Nellie R wife of Edw D Birkholz of East Orange, N J. Mort \$21,000. Dec 19. Dec 22, 1908. 2:426—36. A \$20,000—\$30,000. Tom M Silverside Drive st, 21.7 x n 171.10 to beginning, 1 and 2-sty frame buildings and vacant. Herman C von Post exr William Whitlock to Margaret O Sage. Dec 17, 1908. 7:1893—32. A \$280,000—\$280,000. Division st, No 59, s s, 18.9 w Market st, 20x67.11x20x68, 4-sty brk loft and store building. Isaac Lowenfeld to Pincus Lowenfeld and William Prager. All liens. Jan 8, 1904. Dec 19, 1908. 1:281—36. A \$14,000—\$18,000. nom Division st, Nos 32 and 34, n s, abt 105 w Chrystie st, 27x120.6x 26.3x120.6, 5-sty brk tenement and store. Division st, Nos 32 and 34, n s, abt 105 w Chrystie st, 25.9x134.11x —x122.6, 5-sty brk tenement and store. 1:289—30. A \$26,000—\$35,000. Catherine st, No 31, e s, abt 75 s Henry st, 25x109.6x25x112.1 n s, 5-sty brk tenement and store.

—\$35,000.
Catherine st, No 31, e s, abt 75 s Henry st, 25x109.6x25x112.1, n s, 5-sty brk tenement and store. 1:277—52. A \$20,000—\$32,000.
Henry st, No 229, n s, 205.6 w Montgomery st, 26.2x87.6, 6-sty brk tenement and store. 1:286—11. A \$19,500—\$38,000.
Clinton st, No 148, e s, 101.4 s Broome st, 25.2x100x25.5x100, 5-sty brk tenement and store. 2:346—41. A \$24,000—\$39,000.
Edward Banner to Samuel Banner, All title. Q C. All liens. Oct 6, 1906. Dec 18, 1908. 2:346.

Eldridge st, No 82 (76 and 72), e s, abt 175 s Grand st, 25x87.6, 6-sty brk tenement and store. William Weil to Fanny Greene-baum. ½ part. All liens. Dec 3. Dec 23, 1908. 1:307—10. A \$19,000—\$32,000. nor Eldridge st, Nos 232 and 234, e s, 125 n Stanton st, 50x87.6, two 5-sty brk tenements and stores. Samuel Birnbaum to David Lasky. All liens. Dec 18. Dec 19, 1908. 2:417—3 and 4. A \$37,000—\$52,000. val consid and 10 Front st, No 46, n w s, 51.5 n e Coenties slip, 19.10x90x19.10x 90.5, 4-sty brk loft and store building. PARTITION, Dec 3, 1908. Edward G Whitaker ref to Sarah V Baker, Borough of Richmond. Dec 22. Dec 23, 1908. 1:32—33. A \$13,200—\$19,800. \$19,800.0

Richmond. Dec 22. Dec 23, 1908. 1:32—33. A \$13,200—\$19,800.(

Same property. Sarah V Baker to Eliz D G Lane. Mort \$15,500. Dec 22. Dec 23, 1908. 1:32. 22,600

Front st, No 47, s e s, 71.5 n e Coenties slip, 20.7x81.9x20.4x81.5, 4-sty brk loft and store building. PARTITION, Dec 3, 1908. Edward G Whitaker ref to Stanley, Jordan & Co, a corpn. Dec 22, 1908. 1:34—4. A \$12,000—\$18,000. 23,250

Front st, No 31, s s, 105 n e Broad st, 28.6x119x28.7x116, 5-sty brk loft and store building. PARTITION, Dec 3, 1908. Edw G Whitaker ref to Madeleine Fuller. Dec 22, 1908. 1:5—12. A \$21,000—\$27,000.

Front st, No 31, s s, 105 n e Broad st, 28.6x119x28.7x116, 5-sty brk loft and store building. Madeleine Fuller to Alva Realty Co. ½ part, Jacob Kottek ¼ part and Sampson H Schwarz ¼ part. B & S. Mort \$23,450. Dec 22, 1908. 1:5—12. A \$21,000—\$27,000.

Grand st, No 397 (371), s s, abt 60 e of Suffolk st, 20x80, 3-sty brk tenement and store. Sigmund Schnee to Rosie Korovsky. Mort \$25,000. Dec 7. Dec 17, 1908. 1:313—16. A \$22,000—\$25,000.

Greene st, Nos 129 and 131, w s, 195.6 n Prince st, 50.10x100x50.6 x100, 5-sty brk loft and store building. Mort \$85,000. 2:514—29. A \$56,000—\$75,000.

Stone st, Nos 37 and 39 | n s, 147.8 e Broad st, runs e 41.8 South William st, Nos 29 and 31 | x n 81 to s s South William st, x w 36.2 x s 46.7 x w 0.8 x s 33.6 to beginning, 5-sty brk loft and store building. Mort \$40,000. 1:29—53 and 54. A \$54,400—\$70,000.

Stone st, Nos 41 and 43 | n s, 189.4 e Broad st, runs e 42.6 South William st, Nos 25 and 27 | x n 83.8 to s s South William st, x w 44.1 x s 81 to beginning, two 5-sty brk loft and store buildings. Mort \$40,000. 1:29—53 and 54. A \$54,400—\$70,000.

Mary wife of John F Archbold an HEIR of John C Barron to Thomas, John C and Albert E Barron. B & S. June 15. Dec 18, 1908.

Mary wife of John F Archbold an HEIR of John C Barron to Thomas, John C and Albert E Barron. B & S. June 15. Dec 18, 1908.

Goerck st, No 141, w s, 125.1 s Houston st, 25x100, 6-sty brk tenement and store. Solomon Schacht to Gussie Goldberg. Mort \$27,000. Dec 17. Dec 21, 1908. 2:330—61. A \$13,000—\$29,-000. other consid and 500

Greenwich st, No 547, e s, 25 s Charlton st, 25x75 to 3 ft alley, 3-sty brk tenement. Josenh Hahn to Clara L wife of Joseph Hahn. ½ part. Mort \$10,500. Dec 15. Dec 21, 1908. 2:597—44. A \$9,000—\$11,500. 1.000

Gouverneur pl or lane, No 2, w s, 72.3 s Water st, 37.10x25.1x38.5x 25.1, 5-sty brk loft and store bldg. Adelaide P wife of Maurice Stack to Wm L Mitchell. All liens. Dec 21. Dec 23, 1908. 1:33—10. A \$7,700—\$9,500. nom Houston st, No 352, n s, 72.10 n w Av C, 22.2x63.4x22.2x62.3, 3-sty brk tenement and store. Alexander Bienstock to Amalia Rubin. Morts \$12,000. Dec 16. Dec 17, 1908. 2:384—40. A \$13,000—\$16 000. Lewis st, No 84½, e s, 165 s Stanton st, 20x100, 2-sty frame (brk front) tenement and store and 5-sty brk tenement in rear. Isaac and Jennie Watkin to Mary Berson. ½ part right, title and interest. Sub to ½ of all liens. Dec 19. Dec 21, 1908. 2:384—40. A \$13,000—\$18,000. other consid and 100 Ludlow st, No 137, w s, 75 n Rivington st, 25x87.6, 6-sty brk tenement and store and 5-sty brk tenement in rear. Max Fleicher to Sadie Jones. Mort \$42,000. Dec 17. Dec 18, 1908. 2:-411—31. A \$22,000—\$40,000. other consid and 100 Lafayette st, No 212 | x w 28 x n 19.4 x e 3 x n 55.6. Spring st, No 64 | to s s Spring st, runs s 76.5 Elm st, No 212 | x w 28 x n 19.4 x e 3 x n 55.6. Spring st, No 66, s s, 25.3 w Lafayette late Elm st, runs w 25.3 x s 73.2 x e 22.3 x n 19.4 x e 3, x n 55.6 to beginning, 6-sty brk loft and store building. Dominick Abbate and Pietro Alvino to A & A Realty Co, a corpn. Mort \$111,000. Dec 12. Dec 17, 1908. 2:482—22. A \$50,000 —\$90,000.

Conveyances

Morton st, No 33, on map No 39, n s, 80 w Bedford st, 23.6x100, 3-sty brk stable. John J Gillen to Isabel V Cook. Mort \$19, 000. Dec 17. Dec 18, 1908. 2:584—39. A \$12,500—\$19,000. other consid and 100 Madison st, No 328 scammel st, Nos 25 and 27 6-sty brk tenement and store. Samuel Birnbaum to David Lasky. All liens. Dec 18. Dec 19, 1908. 1:266—8. A \$24,000—\$50,000. other consid and 100 Madison st, No 352, s s, 240.2 e Scammel st, 23.3x94.10x23.3x95.1, 5-sty brk tenement and store. Samuel Birnbaum to David Lasky. All liens. Dec 18. Dec 19, 1908. 1:266—62. A \$14,000—\$23,000. other consid and 100 Monroe st, No 37, n s, about 110 w Market st, 25x108, 5-sty brk tenement and store and 4-sty brk tenement in rear. 1:276—19. A \$18,000—\$25,000.

115th st W, No 627, n s, 300 w Broadway, 25x100.10, 5 and 6-sty brk and stone club house. 7:1896—55. A \$15,000—\$45,000. Cornelia L Conklin widow to Julia E Lee widow and Anson L and Elizabeth Lee, Mary L Schollderfer and Sarah T, John R and Robt P Lee. All title. Q C. Dec 2. Dec 17, 1908. partition and nom Monroe st, Nos 231 and 233, n s, 119.6 e Scammel st, 48x96, two 5-sty brk tenements. David Feld et al to Isaac L Bergman. Mort \$69,000 and all liens. Dec 19. Dec 21, 1908. 1:266—18 and 19. A \$34,000—\$60,009. other consid and 100 Macdougal st, No 125 n w cor 3d st, 20x65.9, 4-sty brk tenement 3d st, No 119 and store. E Francis Hillenbrand and Gertrude H his wife, of Freeport, N Y, to Gertrude H Hillenbrand of Freeport, N Y, 34 parts. Mort \$21,200. Dec 11. Dec 22, 1908. 2:543—60. A \$15,000—\$21,000. other consid and 100 Madison st, No 376, s s, 100.3 w Jackson st, 25.1x79.5x25x81, 3-

Dec 22, 1908. 2:543—60. A \$15,000—\$21,000. other consid and 100 Madison st, No 376, s s, 100.3 w Jackson st, 25.1x79.5x25x81, 3-sty brk stable. PARTITION, Dec 3, 1908. Edw G Whitaker ref to Mary Van Campen of Brooklyn. Dec 12. Dec 23, 1908. 1:266—49. "A \$12,000—\$18,000. 15,000 Norfolk st, No 107, w s, 150 n Delancey st, 25x100, 5-sty brk tenemat and store. Moses Heller to Akiba and Henry Heller. All liens. Dec 22. Dec 23, 1908. 2:353—34. A \$24,500—\$42,-000.

Orchard st, No 54, e s, abt 178 s Grand st, 25x87.6, 6-sty tenement and store. Mary E Merchant widow and John |F I chant to Joseph L Buttenwieser. Morts \$12,000. Dec Dec 19, 1908. 1:309—6. A \$19,000—\$32,000.

t st, No 3, e s, 82.9 n Pearl st, 22.10x80.1x22.10x77.10, 4-by brk loft and store building. 1:69—33. A \$21.600—\$28,500. st, No 437 (153), n s, about 95 w Av A, 25x92, 5-sty brk lement. 3:948—22. A \$10.500—\$22,500. sty Bartlett et al TRUSTEES for Wm Bruce-Brown will orge Bruce-Brown to Wm Bruce-Brown. Dec 18. Dec 21. tenement

Pearl st, No 440 (440 and 440½), e s, 268.11 s Park row, —x—. Pearl st, No 442, e s, adj above on north.

Agreement correcting lot Nos in various deeds. Eugene Higgins with Daniel F Mahoney. Nov 20. Dec 23, 1908, 1:118.

gins with Daniel F Mahoney. Nov 20. Dec 23, 1908. 1:118.

Proposed st, e s, (bet Fort Washington and Haven avs), 175 n

180th st, runs n 128.10 to s s 181st st, x e 103.9 x s 109.3 x w

102.6 to beginning. Agreement by party 1st part to reserve award for land taken for proposed st, &c. Fort Washington Syndicate, a corpn, with Pinehurst Realty Co. Dec 22. Dec 23, 1908. 8:2177.

Pine st, No 7, s s, 125.6 e Broadway, 21.1x73.9x21x74.5, 10 and 11-sty brk and stone office and store building. Chas 8 Cosgrove to N Y Real Estate Security Co. Mort \$225,000. Dec 3. Dec 17, 1908. 1:46—5. A \$192,400—\$245,000. dec 3. Dec 17, 1908. 1:46—5. A \$192,400—\$245,000. dec 3. Dec 17, 1908. 1:46—5. A \$192,400—\$245,000. dec 3. doo,000 Rose st, No 30 (20), n w s, 25x100.

Rose st, No 30 (20), n w s, 25x100. nom Rivington st, Nos 322 and 324 n e cor Goerck st, 40x81.3, 6-sty on map No 322 brk tenement and store. Sarah Goerck st, Nos 84 to 88 Hantcharow to Samuel Cantor. Morts \$68,800 and all liens. Dec 19. Dec 21, 1908. 2:324—39. A \$32,000—\$70,000. Rivington st, No 321 s w cor Goerck st, 24.6x64, 3-sty brk Goerck st, No 79 tenement and store. Henrietta W Wilson to Max J Kramer. Mort \$7,500. Dec 18. Dec 19, 1908. 2:328—55. A \$16,000—\$19,000. other consid and 100 Rivington st, Nos 58 and 60, n s, 46.2 e Eldridge st, 42x80, 3-sty brk synagogue. CONTRACT. The Universal Building and Construction Co with the First Warshower Congregation of N Y. Morts \$43,000. Dec 22, 1908. 2:416—36. A \$32,000—exempt. 60,000. Reade st, No 112

Reade st, No 112 | n e cor West Broadway, 25x61, 5-sty West Broadway, Nos 111 and 113| brk loft and store building. PARTITION, Nov 18, 1908. Richard M Henry ref to John H Haaren and Diedrich Ficken. Dec 16. Dec 17, 1908. 1:146—11. A \$35,000—\$47,000. 61,50. Sheriff st, No 64, e s, 100 s Rivington st, 25x100, 5-sty brk tenement and store. Fanny Lustig to Meyer Nabel. All liens. Dec 22. Dec 23, 1908. 2:333—9. A \$18,000—\$34,000. other consid and 10

Sheriff st, No 64, e s, 100 s Rivington st, 25x100, 5-sty brk tenement and store. Meyer Nabel to Moses Solomon. All liens. Dec 23, 1908. 2:333-9. A \$18,000-\$34,000.

Stanton st, No 253, s s, 50 w Sheriff st, runs e 25 x s 60 x w 22 x s 15 x w 3 x n 75 to beginning, 5-sty brk tenement and store. Henry Gans et al to Samuel Silverman and Bella Gorodsky. Mort \$19,000. Dec 18. Dec 23, 1908. 2:339—58. A \$17,000—\$26,000.

\$17,000—\$26,000.

Scammel st, No 29, w s, abt 90 s Madison st, 25x45.3x24x45.1, 7sty brk loft and store building. Sadie Vlodofsky to Gussie
Vlodofsky in trust. ½ part. Mt \$14,750. Dec 2. Dec 17, 1908. 1:266—7. A \$7,000—\$18,000.

Stanton st, Nos 322 and 324 n e cor Goerck st, 32.2x70, 5-sty
Goerck st, Nos 120 and 122 brk tenement and store. Max
Schenkman to S M Schatzkin, of Rutherford, N J. All liens. Oct
—, 1908. Dec 17, 1908. 2:325—40. A \$18,000—\$35,000. 100
Washington st, No 90, w s, 40.6 s w Rector st, 25.1x92.6x24.8x89.6,
5-sty brk loft and store building. PARTITION, Dec 3, 1908. Edward G Whitaker ref to Sarah V Baker, Borough of Richmond.
Dec 22. Dec 23, 1908. 1:17—31. A \$27,900—\$37,000. 35,500
Same property. Sarah V Baker to Wolcott G Lane. Mort \$24750. Dec 22. Dec 23, 1908. 1:17.

West Washington pl. Nos 66 to 70, s s, 65 w Washington Sq West or Macdougal st, 63x55, three 4-sty and basement brk dwellings. Emile Julian to Henry B Auchincloss, of West Orange, N J. C a G. Mort \$40,000. Feb 15, 1907. Dec 17, 1908. 2:552—18. to 20. A \$34,500—\$45,000.

3d st E, No 221, n s, 212.8 e Av B, runs n 19.6 x again n 43.11 and 32.8 x e 27.10 x s 96.2 to st, x w 26.5 to beginning, 6-sty brk tenement and store. Louis Young to Ida Young. Morts \$36,-000. Dec 18. Dec 19, 1908. 2:386-60. A \$20,000-\$42,000. other consid and 10,600 3d st W, No 66, s s, 25 w West Broadway, 25x100, 7-sty brk loft and store building. Betsey Rosenberg to Leah Goldstein and Ida Walker. 1-3 part. Mort \$41,175 and all liens. Dec 15. Dec 17, 1908. 2:537-18. A \$16,000-\$48,000. other consid and 100 4th st E, No 309, n s, 108 e Av C, 21.5x96, 3-sty brk tenement. Jacob B Prager and Annie his wife to Annie and Gussie Prager. ½ part. B & S and C a G. Mort part of \$16,700. Dec 16. Dec 18, 1908. 2:374-65. A \$13,500-\$16,500. nom 9th·st, E, No 619, n s, abt 262 e Av B, 25x92.3, 4-sty brk tenement and store and 4-sty brk tenement in rear. Rosie Slepin to Harris Brown. Mort \$26,000. Dec 15. Dec 18, 1908. 2:392-53. A \$17,000-\$23,000. other consid and 100 17th st E, Nos 136 to 142, s w s, 100 n w 3d av, 78.11x92, 6-sty brk tenement. Jonas Weil et al to Julius Braum. Mort \$210,000. Dec 22. Dec 23, 1908. 3:872-50. A \$75,000-\$165,000. other consid and 100 21st st W, No 451, n s, 225 e 10th av, 16.8x98.9, 4-sty and base-

Dec 22. Dec 23, 1908. 3:872—50. A \$75,000—\$165,000. other consid and 100 other consid and 100 other stone front dwelling. Sarah M Le Brantz to Joseph P Hayes. Dec 21. Dec 22, 1908. 3:719—12. A \$7,500—\$10,500. other consid and 100 24th st E, No 146, s s, 318 w 3d av, 26x98.9, 3-sty brk stable. FORECLOS, Nov 27, 1908. T Louis A Britt ref to Mechanics Bank of Brooklyn. Dec 23, 1908. 3:879—54. A \$21,000—\$25,500.

Bank of Brooklyn. Dec 23, 1908. 3:879—54. A \$21,000—\$25,-500.

26th st E, No 151, n s, 145 w 3d av, 25x98.9, 6-sty brk tenement and store. Annie Newman et al to Millie Segal. Morts \$39,600 and all liens. Dec 18. Dec 19, 1908. 3:882—38. A \$17,500—\$39,000.

27th st W, Nos 312 and 314, s s, 137.6 w 8th av, 37.6x98.9, 5-sty stone front tenement. Barnet Markus to Annie Stember. ½ part. B & S. Mort \$55,500. Dec 22, 1908. 3:750—49. A \$22,000—\$55,000.

27th st E, No 138, s s, 120 e Lexington av, runs s 98.9 x w 20 x n nom 27th st E, No 138, s s, 120 e Lexington av, runs s 98.9 x w 20 x n nom 28th st E, No 138, s s, 120 e Lexington av, runs s 98.9 x w 20 x n nom 28th st E, No 314 to 318, s w s, 200 e 2d av, 50x98.9, 1 and 2-sty frame shops. 3:933—46 to 48. A \$19,500—\$19,500.

28th st E, Nos 314 to 318, s w s, 200 e 2d av, 50x98.9, 1 and 2-sty frame shops. 3:933—46 to 48. A \$19,500—\$19,500.

21th st E, No 804, s s, 78 e Av D, runs e 24 x s 56 x e 2 x s 40 x w 22 x n 49.4 x w 4 x n 46.8 to beginning, 4-sty brk tenement and store and 4-sty brk tenement in rear. 2:360—9. A \$11,-000—\$16,000.

Julia E Lee widow et al to Cornelia L Conklin widow of Isaac Conklin, late of West Somers, N Y. All title. Q C. Dec 2. Dec 17, 1908.

30th st E, No 221, n s, 365.9 w 2d av, 15.9x98.9, 4-sty brk tenement. PARTITION, Oct 27, 1908. John H Judge ref to D Stanley Lyons. Nov 27. Dec 19, 1908. 3:911—14. A \$6,500—\$10,000.

31st st E, Nos 113 and 113½, n s, 166 e 4th av, 34x98.9, two 4-

Lyons. Nov 27. Dec 19, 1908. 3:911—14. A \$6,500—\$10,000. 31st st E, Nos 113 and 113½, n s, 166 e 4th av, 34x98.9, two 4-sty brk tenements. Nicholas Nolan and ano to Josephine E Daly. B & S. Morts \$40,000. Dec 16. Dec 17, 1908. 3:887—10 and 11. A \$34,000—\$53,500. Other consid and 100 33d st E, No 328, s s, 325 e 2d av, 25x98.9, 4-sty brk tenement and store and 2-sty brk building in rear. James M Byrne et al to Michael Grennan. 6-8 parts. Mort \$7,500. Dec 14. Dec 18, 1908. 3:938—51. A \$10,500—\$14,000. Other consid and 100 Same property. Catherine and Joseph Byrne by John M Reid GUARDIAN to same. 2-8 parts, B & S. Morts \$7,500. Dec 14. Dec 18, 1908. 3:938. 3938

39th st W, No 7, 11 s, 245 % dwelling.
39th st W, No 9, n s, 260 w 5th av, 20.10x98.9, 4-sty stone front dwelling.
George Nicholas to Chas E Warren. Mort \$140,000. Dec 22 1908. 3:841—32 and 33. A \$115,000—\$129,509.

other consid and 1

other consid and 100 st E, No 222, s s, 255 w 2d av, runs s 98.9 x w 12 x n w 14.4 n 92.1 to st, x e 25 to beginning, 4-sty brk tenement and

store.
42d st. No 224, s s, 230 w 2d av, runs s 117.4 x n w 41.6 x e 12.4 x n 98.9 to st, x e 25 to beginning, 5-sty brk lodging house.
William Gussow, of East Orange, N J, to Margt A Jacobs, of East Orange, N J. Party 1st part reserves life estate. B & S. Dec 10, 1906. Dec 18, 1908. 5:1315-37 and 38. A \$40,500-851.000

\$51,000.

Same property. Margt A Jacobs to Babette wife of William Gussow of East Orange, N J. Sub to life estate of William Gussow. Dec 10, 1906. Dec 18, 1908. 5:1315.

no 43d st, W, No 253, n s, 150 e 8th av, 25x100.4, 5-sty brk tenement. Henry Holding EXR Robert Gibson to Carl A Bausch. Mort \$22,000. Dec 22. Dec 23, 1908. 4:1015—8. A \$28,000.

Mort \$22,000. Dec 22. Dec 23, 1908. 4:1015—8. A \$28,000

44,600

45th st E, No 211, n s, 122.6 e 3d av, 18.9x100.5, 3-sty and basement stone clubhouse, with 1-sty brk extension. Thomas F Baldwin to Margaret Baldwin. Dec 19. Dec 22, 1908. 5:1319

-6½. A \$7,000—\$13,000.

47th st W, No 76, s s, 41 e 6th av, 19x70, 3-sty stone front dwelling. Wm P Simpson to Arthur Brisbane. Mort \$37,000. Dec 14. Dec 19, 1908. 5:1262—73. A \$30,000—\$34,000.

48th st E, No 319, n s, 250 e 2d av, runs n 100.5 x s 100.5 to st, x w 25 to beginning, probable error, 5-sty brk tenement. Gaetano Lopes and Giuseppa his wife to Antonina Lopes, ½ right, title and interest. Q C. Nov 16. Dec 17, 1908. 5:1341—11. A \$9,000—\$22,000.

51st st W, Nos 507 and 509, n s, 125 w 10th av, 65x100.7x58.6x 100.5, two 5-sty brk tenements and stores. Release judgment. Otto Volkening to Bertha wife of Henry L Volkening. Dec 23, 1908. 4:1080—25 to 27. A \$22,500—\$54 000.

52d st W, No 261, n s, 142 e 8th av, 14x100.5, 3-sty and basement stone front dwelling. Moncure Burke et al EXRS, &c, Walter G Berg to Geo J Bascom. Nov 28. Dec 22, 1908. 4:1024—61½. A \$16,000—\$17,000.

54th st W, Nos 153 to 157, n s, 100 e 7th av, 75x100.5, one 3 and one 5-sty brk stables. John J Reilly to Rose Reilly. Mort \$50,000.

520. Dec 17, 1908. 4:1007—5 and 6. A \$92,000—\$109,000. nom

Sth st W, No 538, s s, 250 e 11th av, 25x100.5, 5-sty brk tenement. Hyman Levin to Samuel Goldbaum. Mort \$18,000. Dec 18. Dec 19, 1908. 4:1083—54. A \$9,000—\$16,000. nor 60th st W, No 207, n s, 125 w Amsterdam av, 25x100.5, 5-sty stone front tenement and store. Herman Baker to Fannie Goldberg. Mort \$13,000. Dec 21. Dec 23, 1908. 4.1152—27. A \$6,000—\$15,000. 10 60th st W, No 207, n s, 125 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. FORECLOS, Dec 14, 1908. Edw J Gavegan ref to Herman Baker. Morts \$12,500. Dec 18. Dec 21, 1908. 4:1152—27. A \$6,000—\$15,000. 1,00 60th st W, No 223, n s, 450 e West End av, 25x100.5. 60th st W, Nos 229 and 231, n s, 350 e West End av, 50x100.5, three 4-sty brk tenements, stores in Nos 223 and 229. Jacob Cohen to Rusgo Realty Co, a corpn. Morts \$27,500. Dec 16. Dec 19, 1908. 4:1152—15, 16 and 19. A \$18,000—\$30,000.

16. Dec 19, 1908. 4:1152—15, 16 and 19. A \$18,000—\$30,000.

100

62d st W, No 236, s s, 275 e West End av, 25x100.5, 5-sty brk tenement and store. Henry Feuerstein to Lina Greenberger. Mort \$18,500. Dec 14. Dec 17, 1908. 4:1153—53. A \$6,000—\$17,000.

63d st E, Nos 326 and 328, s s, 325 e 2d av, 50x100.5, two 5-sty brk tenements and stores. Morris Amster to Annie Levin. Mort \$43,000. Nov 23. Dec 18, 1908. 5:1437—38 and 39. A \$18,-000—\$42,000.

66th st W, No 245, n s, 150 e West End av, 25x100.5, 5-sty brk tenement. Charles Greenberg to Bernard Gordon. Mort \$11,500. Dec 16. Dec 17, 1908. 4:1158—7. A \$6,000—\$15,000.

66th st E, Nos 324 and 326, s s, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.3 x n 0.5 x e 16.8 x n 100 to st, x w 41.8 to beginning, 6-sty brk tenement. John H Bodine to Pincus Lowenfeld and William Prager. Mort \$37,000. Dec 18, 1908. 5:1440—41. A \$16,000—\$—.

66th st E, Nos 324 and 326, s s, 275 e 2d av, runs s 50.5 x e 5.6 x s 50 x e 19.6 x n 0.5 x e 16.8 x n 100 to st, x w 41.8 to beginning, 6-sty brk tenement. Jacob Levy to John H Bodine. All liens. Dec 14. Dec 18, 1908. 5:1440—41. A \$16,000—\$—.

66th st E, No 9, n s, 206 e 5th av, 28x100.5, 4-sty and basement stone front dwelling. Martha Mainzer widow to Charles Scribner. Nov 29. Dec 21, 1908. 5:1381—9. A \$120,000—\$135,000. other consid and 100 67th st E, No 430, s s, 180 w Av A, 40x100.5, 6-sty brk tenement.

67th st E, No 430, s s, 180 w Av A, 40x100.5, 6-sty brk tenement.

Morris Bimstein to Mary Ehrmann. Mort \$46,000 and all liens.
Dec 22, 1908. 5:1461—32. A \$14,000—\$48,000. nom
68th st W, No 204, s s, 100 w Amsterdam av, 25x100.5, 2-sty brk
stable. Kate A wife of Chas E Johnson to Lawrence P Reilly,
Borough of Queens. Dec 22. Dec 23, 1908. 4:1159—37. A \$8,000—\$17,000.

Same property. Lawrence P Reilly to John B Simpson of Bolton,
Warren Co, N Y. Mort \$20,000. Dec 22. Dec 23, 1908. 4:1159.
69th st E, No 320, s s, 158.4 e 2d av, 16.8x77.4.2 and 100
ment stone front Amelian

Warren Co, N Y. Mort \$20,000. Dec 22. Dec 23, 1908. 4:1159.

69th st E, No 320, s s, 158.4 e 2d av, 16.8x77.4, 3-sty and basement stone front dwelling. Joseph Wavra to Anna wife of Joseph Wavra. 'All title. Mort \$8,500. Dec 23, 1908. 5:1443—46.
A \$5,000—\$8,000.

70th st E, No 16, s s, 95 w Madison av, 17.6x100.5, 4-sty and
basement brk and stone dwelling. Mary B Oliver to Frank P
Hoffman. Mort \$55,000. Dec 19. Dec 22, 1908. 5:1384—60.
A \$60,000—\$70,000.

75th st E, No 415, n s, 385.11 w Av A, 25x102.2, 6-sty brk tenement and store. Samuel Birnbaum to David Lasky. All liens.
Dec 18. Dec 19, 1908. 5:1470—10. A \$8,000—\$30,000.

76th st W, Nos 237 and 239, n s, 223 e West End av, 37x102.2,
two 4-sty and basement brk dwellings. Washington T Romaine
to Louis T Romaine. 3-10 parts. All liens. Sept 10. Dec 21,
1908. 4:1168—9¼ and 9½. A \$29,500—\$48,000. nom
76th st, W, Nos 235 to 243 | n s, 185 e West End av, runs n
Broadway, Nos 2161 to 2169 | 102.2 x e 136 to w s Broadway, x
s 105.5 to st, x w 162.2 to beginning, four 4-sty and basement
brk dwellings and four 5-sty brk tenements and stores on
Broadway. 1-5 part. 4:1168—8 to 10. A \$234,500—\$318,000.

Columbus av, Nos 269 to 275 | s e cor 73d st, 102.2x100, one
73d st, Nos 46 and 48 | 6 and one 7-sty brk tenements,
stores on av, 1-5 part. 4:1125—61 and 62. A \$160,000—\$300,000.

Washington st, Nos 341 to 347 | s e cor Franklin st, 100.4x60.4, 5Franklin st, Nos 199 and 201

Washington st, Nos 341 to 347| s e cor Franklin st, 100.4x60.4, 5-Franklin st, Nos 199 and 201 | sty brk loft and store building. 1-5 part. 1:183—6 and 8. A \$75,000—\$98,000. 94th st W, No 142, s s, 405.10 w Columbus av, 18x85.1 to n s Apthorps lane, x18x85.9, with all title to said lane, 4-sty and basement brk dwelling. 4:1224—49. A \$9,500—\$17,000, all of, also

basement brk dwelling. 4:1224—49. A \$9,500—\$17,000, all of, also
Property at Shrewsbury, Monmouth Co, N J.
Deed of trust. Washington T Romaine, of Seabright, N J, to
Louis T and Girard Romaine as TRUSTEES. B & S. All liens.
Sept 10. Dec 21, 1908.

77th st E, No 445, n s, 119 w Av A, 25x102.2, 4-sty brk tenement
and 2-sty frame tenement in rear. Annie E Brandt et al HEIRS,
&c, Katharina M Staedler to John E Staedler. B & S. Dec 19.
Dec 21, 1908. 5:1472—20. A \$8,000—\$13,500.

Same property. Annie E Brandt et al EXRS Kath M Staedler to
John E Staedler. Dec 19. Dec 21, 1908. 5:1472.

17,000
Same property. Annie E Brandt et al EXRS Kath M Staedler to
John E Staedler. Dec 19. Dec 21, 1908. 5:1472.

17,000
T8th st E, Nos 328 to 336, on map Nos 332 and 336, s s, 270 w
1st av, S0x102.2, two 6-sty brk tenement and stores. Marcus
L Osk et al to Main Realty Co, a corpn. Mort \$94,450. Dec 15.
Dec 23, 1908. 5:1452—38 and 40. A \$32,000—P \$80,000. nom
78th st W, No 115, n s, 201 w Columbus av, 16x102.2, 3-sty and
basement stone front dwelling. Clara L Kellogg to Jane L Hayes
of Westfield, Mass. Mort \$10,000. Dec 17. Dec 18, 1908. 4:1150—24. A \$10,000—\$16,000.

78th st E, Nos 519 to 531, n s, 329.3 e Av A, 212.6x102.2, two
6-sty brk tenements. Release mort. W Bayard Cutting to City
and Suburban Homes Co. Dec 19, 1908. 5:1490—15 and 19. A
\$68,000—\$—.

80th st E, No 232, s s, 187.1 w 2d av, runs s 78.11 x s e 2.7 x s
22.6 x w — x n 102.2 to st, x e 26.4 to beginning, 6-sty brk tenement and store. Berel Kramer to Grove Realty. Co.
Mort
\$37,000. Dec 14. Dec 18, 1908. 5:1525—33. A \$11,000—\$34,000.

80th st E, No 122, s s, 184.2 w Lexington av, 18.4x102.2, 3-sty stone
front dwelling. Harris Mandelbaum to Sumner Gerard. Mort

80th st E, No 122, s s, 184.2 w Lexington av, 18.4x102.2, 3-sty stone front dwelling. Harris Mandelbaum to Sumner Gerard. Mort \$8.500. Dec 16. Dec 17, 1908. 5;1508—64. A \$11,500—\$17,-000.

000. 82d st W, No 61, n s, 100 e Columbus av, 19x102.2, 4-sty and basement stone front dwelling. Alma E Stolpp to Arthur Smith. Mort \$16,000. Dec 18. Dec 21, 1908. 4:1196—5. A \$13,000—

7th st E, Nos 305 to 315, n s, 100 e 2d av, 100x100.8, four 3 and two 4-sty brk dwellings. Serena Rhinelander to Rhinelander

der Real Estate Co. Nov 1. Dec 22, 1908. 5:1550—5 to 8½. A \$39,000—\$63,000.

87th st W, No 42, s s, 306 e Columbus av, 22x100.8, 4-sty and basement stone front dwelling. Release dower. Bettie Wise widow to Wm I Rosenfeld. Dec 12. Dec 23, 1908. 4:1200—51½. A \$15,000—\$31,000.

88th st E, No 48, s s, 312.3 w Park av, 25.6x100.8x25.7x100.8, 5-sty brk tenement. John J Sheehan to Wm F Sheehan. Dec 14. Dec 23, 1908. 5:1499—50. A \$18,000—\$30,000.

89th st E, No 217, n s, 285 e 3d av, 25x100.8, 5-sty brk tenement. Annie McCarthy to Henrietta Kaufman. Mort \$20,000. Dec 15. Dec 19, 1908. 5:1535—12. A \$10,000—\$21,000. nom 95th st E, No 337, n s, 80 w 1st av, 30x100.8, 5-sty brk tenement. Elias Van Velsen to Joseph F Smith. Mort \$29,500. Dec 18. Dec 19, 1908. 5:1558—22. A \$9,500—\$27,000. nom 95th st E, Nos 205 and 207, n s, 100 e 3d av, 54x100.8, two 5-sty brk tenements. Louis Oppenheim et al to Philip Krauss. Dec 21. Dec 22, 1908. 5:1541—5 and 6. A \$19,000—\$46,000. other consid and 100

21. Dec 22, 1908. 5:1541—5 and 6. A \$19,000—\$46,000.

95th st E, No 337, n s, 80 w 1st av, runs n 100.8 x s 100.8 to st, x e 30 to beginning, probable error of omission, 5-sty brk tenement. Joseph F Smith to Charlotte Weinreich. Mort \$29,500. Dec 21. Dec 22, 1908. 5:1558—22. A \$9,500—\$27,000. exch Same property. Similar error. Charlotte Weinreich to Mabel Orem. Mort \$29,500. Dec 21. Dec 22, 1908. 5:1558. nom 95th st E, Nos 205 and 207, n s, 100 e 3d av, 54x100.8, two 5-sty brk tenements. Philip Krauss to Louis Oppenheim 44-100 parts and Isabella and Milton I Hessberg, each 28-100 parts. Mort \$36,500. Dec 21. Dec 23, 1908. 5:1541—5 and 6. A \$19,000—\$46,000.

96th st E, No 236, s s, 74.5 w 2d av, 25.6x100.8, 5-sty brk tenement and store. Margt Graham to Theresa Michael of N Y, and Sarah Stamper, of San Francisco, Cal. Mort \$19,000. Dec 16. Dec 21, 1908. 5:1541—28½. A \$10,000—\$19,000.

97th st E, No 202, s s, 51 e 3d av, 49x62.11, 6-sty brk tenement and store. Leontine A Marx to Clara Wieselthier. Mort \$42,000. Dec 21. Dec 22, 1908. 6:1646—45. A \$14,000—\$40,000.

99th st E, No 62, s s, 262.6 e Madison av, 37.6x100.11, 6-sty brk tenement and store. Sophie Doyne to Harman B and N Wyckoff Vanderhoef. Mort \$47,000. Dec 19. Dec 21, 1908. 6:1604—42. A \$14,000—\$47,000.

100th st E, Nos 164 and 166, s s, 150 w 3d av, 50x100.11, two 5-sty brk tenements. Anna Fried to Rosie Perlmutter. Morts \$30,000 and all liens. Dec 15. Dec 18, 1908. 6:1627—43 and 44. A \$16,000—\$36,000.

101st st E, No 69, n s, 100 w Park av, 25x100.11, 5-sty brk tenement. Moritz Ehrenreich to Sarah wife of Moritz Ehrenreich. All liens. Dec 18, 1908. 6:1607—31. A \$10,000—\$20,000.

102d st E, No 311, n s, 175 e 2d av, 37.6x100.11, 6-sty brk tenement and store. FORECLOS, Dec 17, 1908. Louis B Hasbrouck ref to Frieda Gossett. Dec 19. Dec 21, 1908. 6:1674—8. A 100 over morts (103d st W, No 153, n s, 320.7 e Amsterdam av, 31.3x100.11x31.1x 101, 5-sty stone front tenement. Geo F Losche to Service Realty Co, a corpn. Morts \$33,700. Dec 17, 1908. 7:1858—14. A \$13,700—\$32,000.

103d st E, No 210, s s, 180 e 3d av, 25x100.9, 5-sty brk tenement and store. Samuel Birnbaum to Elka Birnbaum. All liens. Dec 18. Dec 19, 1908. 6:1652—41. A \$9,000—\$19,000.

other consid and 100 104th st E, No 75, n s, 49.3 w Park av, 15.8x75, 3-sty stone front

other consid and 100 112th st W, n s, 225 e Broadway, 100x100.11, vacant. Society of the N Y Hospital to Meteor Realty and Construction Co. B & S. Dec 21. Dec 22, 1908. 7:1884—11 to 14. A \$52,000—\$52,000.

000.

113th st E, No 10, s s, 175 e 5th av, 25x100.11, 5-sty brk tenement and store. Alter M Brody to Samuel Klatzko. Mort \$26, 375. Dec 17. Dec 19, 1908. 6:1618—65. A \$12,000—\$23,000. other consid and 100

114th st E, No 245, n s, 80 w 2d av, 20x100.11, 5-sty brk tenement. David Hurwitz to Jennie Schlesinger. All liens. Dec 22. Dec 23, 1908. 6:1664—20½. A \$6,500—\$18,000.

115th st W, n s, 325 w Broadway, 50x100.11, vacant. Cornelia L Conklin, a sister and HEIR of John H Lee to Holland Holding Co. All liens. Dec 18. Dec 21, 1908. 7:1896—53 and 54. A \$30,000—\$30,000.

116th st E No. 224 and 226 are 102.

A \$30,000—\$50,000.

116th st E, Nos 234 and 236, s s, 193 w 2d av, 39x100.11, 6-sty brk tenement and store. Nathan Jacobson to Frank Hillman. Mt \$55,250. Nov 24. Dec 23, 1908. 6:1665—36. A \$19,500—\$51,-000.

116th st E, No 155, n s, 317 w 3d av, 17x100.11, 3-sty stone front dwelling. Charles Simon et al to Louis Lavigne. Dec 19. Dec 21, 1908. 6:1644-24. A \$9,000-\$11,500.

21, 1908. 6:1644—24. A \$9,000—\$11,500. nom 118th st W, Nos 200 and 204| s w cor 7th av, 99.9x100.11, three 7th av, Nos 1952 to 1958 | 5-sty brk tenements, stores on av. Tillie Wacht to Rachel Cohen. B & S. Mort \$175,000 and all liens. Dec 18. Dec 21, 1908. 7:1923—35 to 37. A \$83,000— \$156,000. other consid and 100

\$156,000.

\$156,000.

\$18th st E, No 4, s s, 85 e 5th av, 25x100.11, 5-sty brk tenement. 118th st E, No 6, s s, 110 e 5th av, 25x100.11, 5-sty brk tenement. 118th st E, No 6, s s, 110 e 5th av, 25x100.11, 5-sty brk tenement. 118th st E, No 6, s s, 110 e 5th av, 25x100.11, 5-sty brk tenement. 118th st E, Nos 42 and Co to Nellie R wife of Edward D Birkholz, of East Orange, N J. Mort \$36,000. Dec 19. Dec 22, 1908. 6:1623—68 and 68½. A \$24,000—\$52,000. nom 118th st E, Nos 423 and 425, n s, 244 e 1st av, runs n 60 x s e 9 x n 47.4 x e 36.6 x s 100.11 to st, x w 42.6 to beginning, two 4-sty stone front tenements. Franklin P Trautmann and ano EXRS, &c, Barbara E Salter to Gaetano wife of Melchoir Trombetta. ½ part. All title. Mort \$12,000 on whole. Dec 21. Dec 23, 1908. 6:1806—11 and 11½. A \$10,500—\$20,500. 6,375.50 Same property. Georgiana Engel to same. ½ part. Mort ½of \$12,000. Dec 21. Dec 23, 1908. 100

119th st E, Nos 158 and 160, s s, 348.4 w 3d av, 38.4x100.11, two 6-sty brk tenements and stores. Reginald L Rieser to Jacob Jung. Mort \$47,500 and all liens. Dec 16. Dec 22, 1908. 6:-1767—51. A \$16,000—\$51,000. nom 119th st W, No 80, s s, 119 e Lenox av, 16x100.11, 3-sty and basement stone front dwelling. Louis F White to Helen White. Mort \$12,550. Dec 17. Dec 18, 1908. 6:1717—67. A \$7,500—\$12,000.

1325

119th st E, No 452, s s, 98 w Pleasant av, 16.8x100.11, 5-sty brk tenement. Sender Feldmark to Rosanna Rosenfeld. Dec 3, 1907. Dec 18, 1908. 6:1806-28½. A \$4,500-\$17,500.

Conveyances

other consid and 100

other consid and 100

120th st E, Nos 349 to 353.
2d av, Nos 2410 and 2412.

Agreement as to payment amount due under contract. Hyman Levin with Angelo Gagliano. April 4, 1907. Dec 19, 1908.
6:1797 and 1800.

120th st E, Nos 118 and 120, s s, 215 e Park av, 50x100.11, two 5-sty brk tenements. Phoebe Solomon to Irene M Winslow. ½ part. Mort \$50,000. Dec 17. Dec 19, 1908. 6:1768—62 and 63. A \$18,000—\$46,000.

123d st E, No 414, s s, 212 e 1st av, 25x100.11, 4-sty brk tenement. Raffaella Del Genio to Antoniette Anzeleotte. ½ part. All title. All liens. Dec 17. Dec 21, 1908. 6:1810—40. A \$6,-000—\$15,000.

124th st W, Nos 527 and 529, on map No 531, n s, 335 e Broad-

000—\$15,000.

124th st W, Nos 527 and 529, on map No 531, n s, 335 e Broadway, 52x100.11, 7-sty brk tenement. Ralph Wolf et al to Dorbar Realty Corporation. Morts \$91,500. Dec 18. Dec 23, 1908. 7:1979—16. A \$22,800—\$95,000. other consid and 100 124th st W, Nos 527 and 529, on map No 531, n s, 335 e Broadway, 52x100.11, 7-sty brk tenement. Dorbar Realty Corporation to Combined Real Estate Interests, a corpn. Morts \$91,500. Dec 19. Dec 23, 1908. 7:1979—16. A \$22,800—\$95,000. other consid and 100 126th st E, Nos 322 and 324, s s, 350 e 2d av, 41.8x99.11, 6-sty brk tenement and store. Amelia B C Philbrick to Frieda Hart. All liens. Dec 18, 1908. 6:1802—38. A \$_______. other consid and 100

126th st E, Nos 326 and 328, s s, 391.8 e 2d av, 41.8x99.11, 6-sty brk tenement and store. Amelia B C Philbrick to Frieda Hart. All liens. Dec 18, 1908. 6:1802—36. A \$____\$___.

An hens. Dec 18, 1908. 6:1802—36. A \$ ______\$ there consid and 100 other consid and 100 127th st W, No 122, s s, 225 w Lenox av, 25x99.11, 5-sty brk tenement. Ellen McCafferty et al HEIRS Thos P McCafferty to Isaac Steinberg and Leopold Falkenberg. Q C. Nov 30. Dec 18, 1908. 7:1911—43. A \$12,000—\$25,000. nom 127th st E | s s, 450 e 2d av, runs s 199.10 to n s 126th st, x e 126th st E | 25 x n 99.11 x e 25 x n 99.11 to s s 127th st, x w 50 to beginning, vacant. Cath O Sulzer to Hudson Trust Co, a corpn. Mort \$16,000 and all liens. Dec 19. Dec 21, 1908. 6:1803—19, 33 and 34. A \$18,000—\$18,000. 100 128th st E, No 246, s s, 75 w 2d av, 26x99.11, 5-sty brk tenement. Catherine Vetter to Wm S Patten. Morts \$18,000. Dec 21. Dec 23, 1908. 6:1792—28½. A \$8,500—\$20,000. other consid and 100 129th st E, No 113, n.s. 190 a Parter.

21. Dec 25, 1908. 6:1792—28½. A \$8,500—\$20,000. other consid and 100 129th st E, No 113, n s, 190 e Park av, 25x99.11, 5-sty brk tenement and store. Agnes M Sheridan to Sophie Newhouse. Mort \$20,000 and all liens. Dec 12. Dec 21, 1908. 6:1778—9. A \$8,000—\$17,500. 100 132d st W, No 556, s s, 350 w Amsterdam av, 25x99.11, 5-sty brk tenement. Max Zelinka to Helen Maack, of State N J. Mort \$24,500. Dec 19. Dec 21, 1908. 7:1986—47. A \$7,500—\$22,-000.

\$24,500. Dec 19. Dec 21, 1908. 7:1950—47. A \$7,500—\$22,000.

132d st E, No 53, n s, 155 w Park av, 20x99.11, 3-sty stone front
dwelling. Sarah A Stembler to Georgia L Collins of Brooklyn.
May 27. Dec 18, 1908. 6:1757—30. A \$6,000—\$8,500. nom
134th st W, No 307, n s, 125 w 8th av, 25x99.11, 4-sty brk tenement. Meyer Isenberg to Joseph A Foss. Mort \$10,000. Dec
1. Dec 23, 1908. 7:1959—36. A \$9,000—\$14,000. other consid and 100
135th st E, No 5, n s, 50 e 5th av, 25x99.11, 5-sty brk tenement
and store. H Lee Bragg to Elston M French. B & S and C a G.
Dec 22. Dec 23, 1908. 6:1760—3. A \$9,000—\$22,000. nom
Same property. Elston M French to Reba V B Cohen. All liens.
Dec 22. Dec 23, 1908. 6:1760.

135th st W, Nos 625 and 627, n s, 377.7 w Broadway, 52.5x99.11,
5-sty brk tenement. Israel Tombacher to Elizabeth, Kate, Minnie and Matilda Haffner, joint tenants. Mort \$48,000. Dec 15.
Dec 17, 1908. 7:2002—14. A \$23,000—\$60,000.

140th st W, No 55, n s, 2418 e Lenox av, 41.8x99.11, 6-sty brk tenement. Celia Zehden to Anna Heyman. Mort \$50,000 and all liens. Dec 15. Dec 21, 1908. 6:1738—12. A \$13,500—\$48,000. other consid and 100 143d st W, No 621 | n s, 325 w Broadway, 65 to e s Riverside Dr, Riverside Drive | x—x60.7x99.11, 6-sty brk tenement. Hawthorne Building Co to Elba Realty Co. Mort \$147,900. Dec 7. Dec 18, 1908. 7:2090—16. A \$28,500—P \$80,000. other consid and 100 145th st W. Nos 121 and 100

other consid and 100

145th st W, Nos 131 and 133, n s, 275 w Lenox av, 43.9x99.11,
6-sty brk tenement and store. Release mort. Max Marx to
Pine Investing Co. Dec 23, 1908. 7:2014—20 and part of lot
19. A \$ ____ \$ ___ 7,000

Same property. Release mort. Title Guarantee and Trust Co. 100

ame property. Release mort. Title Guarantee and Trust Co to Pine Investing Co. Dec 23, 1908. 7:2014. 32.000 felst st W, No 569, n s, 190.11 e Broadway, 18.11x99.11. 4-sty brk dwelling. FORECLOS, Dec 21, 1908. John C Tomlinson, Jr, ref to Margt L Crow. Dec 21, 1908. 8:2120—64. A \$6,000—813,000. \$13.500. \$13.500.

ref to Margt L Crow. Dec 21, 1908. 8:2120—64. A \$6,000—\$13,000.

181st st W, s s, 100 w St Nicholas av, 25x119.6, vacant. Mina Kahnweiler widow to Alfred C Bachman. Dec 16. Dec 18, 1908. 8:2162—62. A \$12,000—\$12,000. other consid and 100 Same property. Alfred C Bachman to Gustavus L Lawrence. Mt \$12,000. Dec 17. Dec 18, 1908. 8:2162. other consid and 100 181st st W, No 618. s s. 75 e Wadsworth av, runs s 100 x e 25 x s 19.6 x e 75 x n 119.6 to st, x w 100 to beginning, 1-sty frame chapel and vacant. Emanuel Heilner et al to Gustavus L Lawrence. Morts \$54.000. Dec 8. Dec 18, 1908. 8:2162—58 to 60. A \$47,000—\$47,000. other consid and 100 225th st W (Terrace View av), n e s, 108.7 s e Jacobus pl, 54.1x 107.11x50x128.7, vacant. Andrew J Larkin to Sumner Deane. Mort \$10,000. Dec 16. Dec 17, 1908. 13:3402—470. A \$8.000—\$8,000.

Av A, No 1579 | s w cor 84th st, 27.2x79, 5-sty stone front tene-84th st, No 454 ment and store. Charles Lutz and Emelia his wife et al to Charles Lutz and Philippine his wife as EXRS Theodore Lutz. All liens. Dec 15, 1890. Dec 19, 1908. 5:1563—29. A \$16,000—\$30,000.

—29. A \$16,000—\$30,000. nom

Av A, No 1317, w s, 120.4 s 71st st, 25x100, 6-sty brk tenement and store. Rose Smigel to Grove Realty Co. All liens. Nov 30. Dec 18, 1908. 5:1465—23. A \$8,000—\$30,000. nom

Av A, Nos 1541 and 1543, w s, 51.2 s 82d st, 51.4x106.6, two 5-sty brk tenements and stores. Hannah Ruderman to Benf J Weil. Mort \$56,400 and all liens. Dec 22. Dec 23, 1908. 5:-1561—25 and 26. A \$20,500—\$48,000. other consid and 100 Av C, No 144 | n e cor 9th st, 22.11x58, 5-sty brk tenement and 9th st, No 701 | store. Max Kirschenbluth to Sam Mendelsohn, of New Rochelle, N Y. All title. Mort \$23,500. Dec 14. Dec 23, 1908. 2:379—1. A \$19,000—\$26,000. other consid and 100 Av D, Nos 30 to 34, e s, 42.2 s 4th st, 54x75, 6-sty brk tenement and store. 2:357—58. A \$32,000—\$60,000.

3d st E, No 19, n s, 200 w 2d av, 25x84, 5-sty brk tenement and store. 2:459-40. A \$17,000-\$29,000.

11th st E, No 603, n s, 71 e Av B, 21.4x77.6, 5-sty brk tenement and store. 2:394-67. A \$10,000-\$19,000.

Willett st, Nos 54 and 56, e s, 116.11 n Delancey st, runs n 33.5 x e 41.9 x s 0.7 x e 33.8 x n 0.4 x e 22.4 x s 35.3 x w 98.9 to beginning, with rights to 10 ft alley in rear, 6-sty brk tenement and store. 2:338-41 and 43. A \$24,000-\$55,000.

Henry st, No 37, n s, 275.3 e Catherine st, 24.6x100x23x100, 6-sty brk tenement and store. 1:280-8. A \$19,000-\$39,000.

Richard S White to Sender Jarmulowsky. Q C. All liens. Dec 11. Dec 23, 1908. nom

Amsterdam av, No 2122, n w cor Croton st, 50x100, 3-sty frame tenement and store. Henry A Braun to Andrew T McKegney. Mort \$16,000. Dec 17, 1908. 8:2123-45. A \$24,000-\$26,500.

000. Dec 16. Dec 17, 1908. 7:2090—33 to 39. A \$89,000— \$89,000.

Bowery, No 102, w s, abt 150 n Hester st, 12.6x90, 4-sty brk tenement and store. Mariamne Rosenzweig to Joseph P Shelby. All liens. Dec 22. Dec 23, 1908. 1:239—32. A \$12,000—\$14,000. 100 Columbus av, Nos 723 and 725, e s, 25.2 n 95th st, 50.4x—, two 5-sty brk tenements and stores. Declaration and release of covenants, &c. N Y Life Ins and Trust Co TRUSTEE James Renwick for benefit Augustin Monroe to Ralph O Ives. Q C. May 21, 1907. Dec 22, 1908. 4:1209—2 and 3. A \$36,500—\$56,500.

5-sty brk tenements and stores. Declaration and release of covenants, &c. N Y Life Ins and Trust CO TRUSTEE James Renwick for benefit Augustin Monroe to Ralph O Ives. Q C. May 21, 1907. Dec 22, 1908. 4:11209—2 and 3. A \$36,500—565,500. Columbus av, e s, 75.3 s 63d st, strip 0.34x100. Richard Lathers. Jr, and ano EXRS Richard Lathers to Broadway and Sixty-third Street Co. Dec 4. Dec 22, 1908. 4:1115. Columbus av, e s, 75.3 s 63d st, strip 0.34x100. Richard Lathers. Jr, and ano EXRS Richard Lathers to Broadway and Sixty-third Street Co. Dec 4. 100 x n 0.1 x w 100 to Desginning. Broadway and Sixty Interest Co. Morewood Realty Hold-new Co. 18 p. 18 p

1908. 8:2157—3 and 4. A \$20,000—\$20,000. other consid and 100 St Nicholas av 163d st 106.7x91x99.11x128.3, vacant. 163d st 153d st 163d st 163

RECORD AND GUIDE

Same property. Alexander Walker to John J White. B & S. Mort \$30,500. Dec 15. Dec 21, 1908. 8:2166. other consid and 100 Wadsworth av | n w cor 180th st, 75x90, vacant. Ella M 180th st, No 651 | Schmitt to Alexander Walker. B & S. Morts \$14,000. Dec 11. Dec 22, 1908. 8:2163—59 and 61. A \$26,-000—\$26,000. other consid and 100 Wadsworth av, Nos 188 and 190 | s w cor 183d st, 104.11x100, 183d st, No 650 | two 5-sty brk tenements, stores on corner. Sound Realty Co to Elise Zanmatti. Mort \$100,000. Dec 15. Dec 17, 1908. 8:2164—26 and 28. A \$31,-000—\$113,000. other consid and 100 West Broadway, Nos 62 to 70, late | n w cor Murray st, runs n College pl | 125.8 x w 24.11 x s 25.10 x | e 0.4 x s 99.10 to n s Murray st, x e 24.5 to beginning, 6-sty brk loft and store building. 1:-132—1. A \$65,000—\$120,000. All title of which Zela Gibbes died seized.

Broadway | w s, 26.7 n 91st st, runs n 24.5 x w 325.8 to e s

died seized.

Broadway | w s, 26.7 n 91st st, runs n 24.5 x w 325.8 to e s West End av | West End av, x s 26.5 to point 47.10 n 91st st, x e 325.8 to beginning, 1-sty frame store and vacant, being an old private road now closed. 1-9 part. 4:1239-1½, 4½, 5½, 8½, and 59½. A \$66,000-\$66,000.

West End av | w s, 54.4 n 91st st, runs n 26.5 x w 400.10 to w s Riverside Drive | (?) Riverside Drive, at point 106.11 n 91st st, x s alond said e s (?) Riverside Dr, 26.5 to point 80.5 n 91st st, x e 400.10 to beginning, vacant, being a private lane formerly known as Jauncey's lane. Dec 18, 1908. 1-9 part. 4:1251-42½, 45, 45½, 47½, 48½, 49½, 50½, 51½, 52½, 53½, 57, 57½; 66⅓, 66⅔, 67½, 68½, and 69½. A \$53,000-\$53,000.

N Y Life Ins and Trust Co as exr Zela Gibbes to St Lukes Hospital. Release. Q C, &c. Dec 18, 1908.

West End av, No 373, w s, 62.2 s 78th st, 20x75, 5-sty stone front tenement. Clara L Kellogg to Jane L Hayes of Westfield, Mass. Mort \$15,000. Dec 17. Dec 18, 1908. 4:1186-30. A \$13,000-\$25,000.

2d av, Nos 2495 and 2497, w s, 25 s 128th st, 49.11x75, two 5-sty belt stores.

-\$25,000. no 2d av, Nos 2495 and 2497, w s, 25 s 128th st, 49.11x75, two 5-sty brk tengments and stores. Jacob Zucker et al HEIRS, &c, Mor-ris Zucker to Barney Goldman and Michael Mayer. Morts \$28,-600. Nov 24. Dec 23, 1908. 6:1792—26 and 27. A \$16,000—

ame property. Release dower. Bertha Zucker widow to same. Nov 24. Dec 23, 1908. 6:1792. nod av, No 2336, e s, 20.11 s 120th st, 20x80, 4-sty brk tenement and store, with 1-sty brk extension. FORECLOS, Dec 8, 1908. Isham Henderson ref to Samuel Williams, Isaac Haft and Samuel Grodginsky. Dec 22, 1908. 6:1796—52. A \$7,000—\$14,000.

2d av, No 847, w s, 50.5 n 45th st, 25x100, 5-sty brk tenement and store. Thos F Baldwin to Margt C Baldwin. Dec 19. Dec 22, 1908. 5:1319—24. A \$16,000—\$28,500. nom 2d av, No 2455, w s, 49.11 s 126th st, 25x105, 3-sty brk tenement and store. FORECLOS, Nov 17, 1908. Paul L Kiernan ref to Ernestine Rosenthal. Nov 30. Dec 19, 1908. 6:1790—27. A \$12,000—\$14.000. 12,000

3d av, Nos 442 and 444, w s, 49.4 s 31st st, 49.4x100, 6-sty brk tenement and store. George Tomes to the Hermitage Co, a corpn. Mort \$73,000. Dec 16. Dec 17, 1908. 3:886—48. A \$43,000—\$90,000.

\$90,000

Mort \$73,000. Dec 16. Dec 17, 1908. 3:886—48. A \$43,000—\$99,000.

3d av, No 2312, w s, 74.11 n 125th st, 25x90, 3-sty brk store. Sigmund Honig to Samuel Bogen. All liens. Dec 19. Dec 23, 1908. 6:1774—36. A \$32,000—\$38,000. other consid and 100 5th av, No 329, e s, 24.8 s 33d st, 24.9x100, 5-sty stone front building and store. Henry De F Weekes and ano EXRS, &c, Chas H Isham to John J Downey. Dec 18, 1908. 3:862—72. A \$220,000—\$235,000.

5th av, No 550, w s, 50.5 n 45th st, 25x100, 4-sty stone front dwelling. U S Trust Co of N Y as TRUSTEE Henry Marks to Max Kaskel. Dec 21, 1908. 5:1261—36. A \$275,000—\$295,000.

6th av, Nos 234 and 236| e s, 38 n 15th st, runs n 38 x e 70 x n 15th st, Nos 63 and 65 | 27.3 x e 24.7 x s 103.3 to n s 15th st, x w 24.7 x n 38 x w 70 to beginning, 3-sty brk store and 3-sty brk dwelling in st. George von L Meyer et al EXRS Thos C Meyer to Inheritance Realty Co, a corpn. Dec 7. Dec 18, 1908. 3:817—3, 4 and 7. A \$146,000—\$158,000.

7th av, No 164, w s, 23 s 20th st, 23x85, 3-sty brk tenement and store. Sarah I Van Wart et al to Beatrice Schavrien. Morts \$28,000. Dec 3. Dec 22, 1908. 3:769—40. A \$16,000—\$19,000.

7th av, No 854, w s, 25.5 s 55th st, 25x100, 6-sty brk tenement and store. John J Reilly to Rose Reilly. Mort \$16,500. Dec 17, 1908. 4:1026—35. A \$42,000—\$58,000. no 8th av, Nos 2553 and 2555, w s, 25 s 137th st, 50x85, two 5-sty brk tenements and stores.

8th av, No 2547, w s, 50 n 136th st, 25x85, 5-sty brk tenement and store.

Middle-Town Realty Co. to Lith William R

and store.

Middle-Town Realty Co to Isidor H Kempner. Morts \$72,000.

Dec 16. Dec 17, 1908. 7:1960—46, 49, and 50. A \$40,500—\$66,000.

Sth av, Nos 2852 and 2854 | n e cor 152d st, 49.11x100, two 5-sty 152d st, No 269 | brk tenements and stores. Alice M Lyons and ano to Joseph P Shelby. Mort \$40,000. Dec 19. Dec 21, 1908. 7:2038—1 and 2. A \$20,000—\$59,000.

other consid and 100

21, 1908. 7:2038—1 and 2. A \$20,000—\$59,000.

8th av, Nos 2852 and 2854 | n e cor 152d st, 49.11x100, two 5-sty 152d st, No 269 | brk tenements and stores. Joseph P Shelby to Alice M Lyons and Mariamne Rosenzweig. Morts \$40,000. Dec 21. Dec 22, 1908. 7:2038—1 and 2. A \$20,000—\$59,000.

9th av, Nos 423 to 429 | s w cor 34th st, 79x80, five 3-sty brk 34th st, Nos 400 to 404 | tenements, stores on av. Mary C Sniffin, of Madison, N J. to Elisha Sniffin, of Madison, N J. 1-3 part. All title. Morts \$125,000. Dec 19. Dec 21, 1908. 3:731—45 to 49. A \$73,000—\$86,000.

10 av | n w cor 214th st, 37.6x100, vacant. Combined Real Es-214th st | tate Interests to Dorbar Realty Corporation. Mort \$5,000. Dec 21. Dec 23, 1908. 8:2232—14. A \$8,500—\$8,500. Interior strip, begins 100 e Columbus av and 100.4 s 63d st, runs s 0.1 x e 100 x n 0.1 x w 100 to beginning. Elizabeth Coates of Albany, N Y, to Broadway and SixtyThird Street Co. Q C. Dec 8. Dec 22, 1908. 4:1115. nom 16.8 x n 4 x w 16.8 x n 18 to beginning, except part conveyed by Oakley to Grant and recorded Oct 1, 1855, vacant. Walton L Oakley to Matilda O Rhinelander. Q C. Dec 22. Dec 23, 1908. 3:875—part of lots 10, 12, 74 and 75. A \$——\$—— nom MISCELLANEOUS.

MISCELLANEOUS.

Assigns all right, title and interest in estate of Chas S Bates of Boston, deed, &c, wherever situated in States of New York, New Jersey, Rhode Island and Massachusetts. Release dower, &c. May B wife of Martin Bates Spaulding to Ellen S Bates of Bos-

ton, Mass. Q C. Oct 12. Dec 23, 1908. 1:147 and 4:1160. no ower of attorney. Henry B Auchineloss to John Auchineloss. Dec 17. Dec 21, 1908.

BOROUGH OF THE BRONX.

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

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

*Garfield st, e s, 125 s Morris Park av, 25x100. Gottfried Rudmann to Mary wife of Gottfried Rudmann. All title. Mort \$3,500. Dec 18. Dec 19, 1908.

*Garen lane, w s, 329.9 s Castle Hill av, 50x103.10x50x103.11. Elizabeth Dunn to Mamie Costar. Dec 16. Dec 17, 1908.

*Hazel st, e s, 30.9 n Syracuse av, —x—x—x100, and being lots 127 and 471 map Arden property, Westchester. FORECLOS, Dec 5, 1908. Henry G K Heath ref to Annie V Taylor. Dec 5. Dec 21, 1908.

Home st| s w cor Vsye av, 82.5x92.8x81.11x102, vacant. Release Vsyes av| mort. N Y Trust Co to O'Leary Realty & Construction Co. Nov 25. Dec 21, 1908. 10:2752.

Irvine st, e s, 282.5 s Garrison av, 25x100, 2-sty frame dwelling. Irvine Realty Co to Morris Lazar. Mort \$6,000. Dec 17. Dec 18. 1908. 10:2761.

*Jackson st, s s, 225 e Garfield st, 25x100, Van Nest Park. Patrick Rinn to Frank Gass. Mort \$4,000. Dec 18. Dec 19, 1908.

*Jackson st | e s, 63 n Unionport road, and 50 n of gore lot Washington st | PP, 150x216 to w s Washington st and being formerly known as n 3-4 of lot 419 map Unionport. Margaret J Menzies widow and ADMRX Francis J Menzies to Lizzie H Burke. Q C and merger of tax lease title in the fee. Dec 17. Dec 18, 1908.

Jennings st, No 784 (1048), s s, 58.11 e Prospect av, runs s 78.3 x e 9.4 x n 6 x e 11.1 x n 75 to st, x w 21 to beginning, 3-sty frame tenement. Julia 1 Grattan to John J Bowe. Mort \$8,000. Dec 15. Dec 18, 1908. 11:2971.

*Kelly st, No 841, w s, 306 n Longwood av, 40x100, 5-sty brk tenement. Kellwood Realty Co to Adolph Kross. Mort \$25,000. Dec 15. Dec 18, 1908. 11:2971.

*Lafayette st, e s, 50 s St Raymonds av, 25x100. Remigio Arrighi to Hudson P Rose Co. Dec 14. Dec 18, 1908. nom Manida st, n e s, 113.10 n w Lafayette av, 330x100, vacant. Release mort. Mutual Life Ins Co to George F Johnsons Sons Co. Dec 22. Dec 23, 1908. 10:2740.

*At a second and 100 westchester. George Hooks and ano to Frank White. Mort \$2,000 and all liens. De

*6th st, n s, 130 w Av C, 25x108, Unionport. Chas E Nance to Mary F McGrail. All title. Dec 7. Dec 19, 1908.

*12th st, s s, 105 e Av E, 25x108, Unionport. Theresa Trass to Edward Trass of Oradell, N J. C a G. Dec 22, 1908.

*12th st, s s, 155 e Av E, 25x108, Unionport. Theresa Trass to Louis Trass of Oradell, N J. C a G. Dec 22, 1908.

nom *12th st, s s, 120 e Av E, 25x108, Unionport. Theresa Trass to Malter L Trass, of Oradell, N J. C a G. Dec 22, 1908.

nom *12th st, s s, 120 e Av E, 25x108, Unionport. Theresa Trass to Walter L Trass, of Oradell, N J. C a G. Dec 22, 1908.

nom 132d st, s s, at e s lands of N Y, N H & H R R C oat point 378.10 w Walnut av, runs e 78.1 x s 100 x w 25 x s 130 x w 50 x s 230.7 and 30 x w 79.5 x s 130 x w 25 x s 210 x w 100 to e s Willow av, x n 460.3 to s e s said R R Co's lands, x n e on curve 456.8 to beginning, vacant. Grant of permanent easement, right of way, &c, for viaduct structure. The Stuyvesant Real Estate Co to the New York Connecting Railroad Co. Aug 10. Dec 17, 1998. 10:2583.

138th st, n s, 120 e Cypress av, 125x100.10, vacant. Harry Goodstein to Port Morris Realty and Construction Co. All liens. Dec 16. Dec 18, 1308. 10:2567 and 2568. other consid and 100 146th st, Nos 525 and 527, old Nos 793 and 795, n s, 200 e Brook av, 50x100, 5-sty brk tenement. FORECLOS, Nov 18, 1908. Morris Cukor ref to Edward Friedman. Mort \$36,000 and all liens. Dec 14. Dec 17, 1908. 9:2273.

\$9,000 over and above 1st mort of \$36,000 146th st, No 258, s s, 100.2 w Morris av, 25x100, 2-sty frame dwelling. Herman Pfau to Stephen H Jackson. Mort \$3,300.

150th st, No 763, n e s, 55.6 n w Wales av, 24.6x100, 2-sty frame dwelling. Finil Bittler, Jr, EXR Emil Bittler to Wm T Rehm. B & S. Dec 21, 1908. 10:2642.

152d st, No 376, old No 622, s s, abt 200 w Melrose av, 25x115.2, 2-sty frame dwelling. Sender Feldmark to Rosanna Rosenfeld. Mort \$5,000. Aug 20, 1907. Dec 18, 1908. 9:2398.

153d st, Nos 415 and 417, n s, 232.6 w Elton av, 37.6x100, 6-sty brk tenement. Release mort. Rockland Realty Co

beginning, vacant.

Release mort. Lawyers Title Ins and Trust Co to Elmore Realty
Co. Dec 17. Dec 18, 1908. 10:2711.

Same property. Elmore Realty Co to Utility Realty Co. B & S.
Dec 17. Dec 18, 1908. 10:2711.

Same property. Utility Realty Co to Henry Morgenthau Co, a
corpn. B & S. Morts \$140,000. Dec 17. Dec 18, 1908. 10:2711.

*172d st, w s, 281 s Gleason av, 25x100. Andrew Kolbe to Daniel
McLean. Mort \$495. Dec 21. Dec 22, 1908.

other consid and 100

**McLean. Mort \$495. Dec 21. Dec 22, 1908.

**176th st, e s, 225 n Gleason av, 25x100. Blanche B Terrill to Chester Construction Co. Mort \$600. Dec 10. Dec 17, 1908. other consid and 100

179th st, s s, 31.11 e Belmont av, 33x92.2x33.1x96.4, 5-sty brk tenement. Thomas D Malcolm Construction Co to Edward H Lennon. Mort \$15,000. Dec 15. Dec 19, 1908. 11:3079. other consid and 100

181st st. No 614, s s, 149.7 w Hughes av, 17.2x108.11x16.8x104.8

other consid and 10 181st st, No 614, s s, 149.7 w Hughes av, 17.2x108.11x16.8x104.8, 2-sty frame dwelling. Morris Slater to Louis Slater. All title. Mort \$2,500. Dec 21. Dec 22, 1908. 11:3070. no 184th st, No 357, s e s, 168 s on curve from n e s 184th st and s e s Marion av, late Bainbridge av, runs s e 77.1 x s w 25 x n w 75.1 to s e s 184th st, x n e 25.2 to beginning, 2-sty frame dwelling. Annetta Di Gaetano to Joseph Costa. B & S. Dec 8. Dec 21, 1908. 11:3024. no 185. Same property. Joseph Costa to Giacomo Di Castano B & S. nom Same property. Joseph Costa to Giacomo Di Gaetano. B & Dec 8. Dec 21, 1908. 11:3024.

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190th st, No 433, late St James (Boston) av, n s, 362 e Jerome av, 58x100, 2-sty frame dwelling. Geo W Short to John B Haskin estates, a corpn. B & S. Mort $4,000 and all liens. Dec 16, Dec 17, 1908. 11:3175. other consid and 100 194th st, late Kingsbridge road, s s, 82 w Morris av, 32x80, vacant. Release mort. The N Y Trust Co to H U Singhi Realty Co. Dec 10. Dec 17, 1908. 11:3191. other consid and 1,000 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9, 2-sty frame dwelling. Jennie Deutsch to Minnie Schmidt. ½ part. Mort $4,000. Dec 19. Dec 22, 1908. 12:3343. 1,500 *217th st, late 3d st, n s, 200 e 6th av, 50x114.4, Laconia Park. FORECLOS, Nov 18, 1908. Ashbel P Fitch ref to Chas J Carroll. Dec 21, 1908. 5,500 *231st st, s w s, 105 s e 6th st, or av, 50x114.5, Wakefield. Monatiquot Real Estate Co of N Y, to Leonardo La Porta. Dec 21, Dec 23, 1908. 1,250 240th st, n s, 175 e Martha av, runs n 106 to c l of a brook, x s w — to st, x e 110 to beginning, vacant. Eugene Follmer to Ernest Keller. Dec 14. Dec 17, 1908. 12:3394. other consid and 100 *Av C, w s, 53 n 2d st, 75x99. 4th st, s s, 349 w Av C, 50x103, Unionport. Max Hoeberlein to Doris Hoeberlein, of Brooklyn. April 24. Dec 17, 1908. *Arnow av, s s, 302 e Pelham road, 25x75x26.5x83.9. Benno Cohen to The Warranty Realty Co, a corpn. Dec 19. Dec 21, 1908. *Arnow av, s s, 277 e Pelham road, 50x75x52.11x92.6. The War-
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*Arnow av, s s, 302 e Pelham road, 25x75x26.5x83.9. Benno Cohen to The Warranty Realty Co, a corpn. Dec 19. Dec 21, 1908.

*Annow av, s s, 277 e Pelham road, 50x75x52.11x92.6. The Warranty Realty Co to Maria Grundgeyer. Dec 19. Dec 21, 1908. Other consid and 100

*Amsterdam av, w s, 150 n Tremont road, 25x100, Tremont terrace. Bankers Realty and Security Co to Leonard Jacoby. All liens. Nov 24. Dec 22, 1908. 100

Aqueduct av n e cor St James st (Croton av), 150.2x124.11x162.7

St James st to n s St James st, x124.5, 2-sty frame dwell'g and 2-sty frame stable and vacant. Marie G Kraus to Adeline C Kraus. Dec 18. Dec 19, 1908. 11:3214. nom

Bainbridge av, No 2700, s e s, 379.1 s w 196th st, 25.6x108.9x25.7

x106.2 with six inch strip along n s, 2-sty frame dwelling. Minnie A Blanchard to Ferdinand Hecht. Mort \$6,500. Dec 10. Dec 18, 1908. 12:3287. other consid and 100

Boscobel av, e s, abt 403.9 n Plympton av, 25x87x25.4x82.9, 2-sty frame dwelling. James McCabe to Mary A McCabe. Morts \$8.400. Dec 23, 1908. 11:2875. 400. Dec 23, 1908. 11:2875. 400. Dec 23, 1908. 11:2875. dehevald. Eugenio other consid and 100

Bryant av, No 1341, w s, 125 s Jennings st, 25x100, 3-sty brk dwelling. Bertha Schmuck to Lena Roos. ½ part. Mort \$8.500. Dec 15. Dec 18, 1908. 11:2994. other consid and 100

*Bracken av, e s, 225 n Randall av, 50x100, Edenwald. Eugenio Clemente to Costantino Clemente. Mort \$400. Dec 14. Dec 18, 1908. 11:2893. other consid and 100

*Broadway, e s, 100 s Tremont road, 50x100, Tremont terrace. Bankers Realty and Security Co to Wm B and Isabelle P Clarke. All liens. Dec 10. Dec 22, 1908. other consid and 100

*Broadway, e s, 100 s Tremont road, 50x100, Seton Homestead. Daniel McLean to Andrew Kolbe and Mary L his wife, tenants by entirety. Dec 21. Dec 22, 1908. other consid and 100

*Broadway, e s, 205 n Latting st, 25x100, Seton Homestead. Daniel McLean to Andrew Kolbe and Mary L his wife, tenants by entirety. Dec 21. Dec 22, 1908. other consid and 100

*Broadway e s, 100 s Tremont road, 50x100, Unimarbridge.

Oldshein to Max Oldshein. ½ part. Mort \$2,000. Dec 22. Dec 23, 1908.

Bathgate av, w s, 310 s 172d st, 25x114.5, vacant. Annie and Wm Chapman to Mary Hand. All right, title and interest to extent of 1-9 part each. Dec 22. Dec 23, 1908. 11:2913. nor Crotona av, e s, 25 n 178th st, 50x100, vacant. Timothy J Raftery to M Grohs Sons, a corpn. Mort \$7,000. Dec 16. Dec 17, 1908. 11:3092. other consid and 10 Cambreling av n e cor 189th st, 40x149.7 to w s Beaumont av, x40x150.6, vacant. CONTRACT. Belmont Bond 189th st, and Mortgage Co with George Brown. All liens. July 25. Dec 18, 1908. 11:3091 and 3090. 13.00 Same property. Assign contract. George Brown to Lafayette Realty Co. All title. Aug 4. Dec 18, 1908. 11:3091 and 3090. nor

Concord av, No 327, w s, 60 n 141st st, 20x80, 3-sty brk dwell-

ing. Concord av, No 329, w s, 80 n 141st st, 20x80, 3-sty brk dwelling. Concord av, No 349, w s, 60 s 142d st, 20x100, 3-sty brk dwelling. Concord av, No 351, w s, 40 s 142d st, 20x100, 2-sty brk dwelling.

Minnie A Blanchard to Moritz L and Carl Ernst. All liens Dec 18. Dec 19, 1908, 10:2573. other consid and 1 Concord av, No 327, w s, 60 n 141st st, 20x80, 3-sty brk dwelling

Concord av, No 329, w s, 80 n 141st st, 20x80, 3-sty brk dwelling, Concord av, No 349, w s, 60 s 142d st, 20x100, 3-sty brk dwelling, Concord av, No 351, w s, 40 s 142d st, 20x100, 2-sty brk dwelling. Phoebe Minzie to Minnie A Blanchard. All liens. Dec 18. Dec 19, 1908. 10:2573. 19, 1908. 10:2573. Other consid and 1 Concord av, No 337, w s, 173.4 s 142d st, 16.8x100, 3-sty brk dwelling. Concord av, No 339, w s, 156.8 s 142d st, 16.8x100, 3-sty brk dwelling.

dwelling.

Concord av, No 341, w s, 140 s 142d st, 16.8x100, 3-sty brk dwell-Concord av

oncord av. No 353, w s, 20 s 142d st, 20x100, 2-sty brk dwelling. Phoebe Minzie to Moritz L and Carl Ernst. All liens. Dec 18. Dec 19, 1908. 10:2573. other consid and 100

**Classon Point road, n e s, and intersection of Leland st, 122.2 x76 to Leland st, x141x10. Hudson P Rose Co to Annie Stewart.

All liens. Dec 4. Dec 18, 1908. nom

Clinton av | s e cor 170th st, 31.6x100.2x42.6x95, 5-sty brk

170th st, No 650 tenement. Yetta Stein to Margaret Graham.

Mort \$42,000. Dec 19, 1908. 11:2935. other consid and 100

Mort \$42,000. Dec 19, 1908. 11:2955. other consideration of the consider

Clinton av, w s, 167 s 176th st, late Woodruff av, 33x149.10, vacant. John R Peterson to Coleman W Burke. Mort \$6,500. Nov 30. Dec 21, 1908. 11:2949. other consid and 100 Carter av, No 1869, w s, 65.6 s Tremont av, 16.8x76.1x16.8x77, 3-sty frame tenement. Besse M McQuade to Wm H Osborn. Mort \$5,500. Oct 29. Dec 21, 1908. 11:2892.

other consid and 100

College av, No 1336, e s, 493.1 s 170th st, 16.8x100, 2-sty frame dwelling. Chas H Bacehler to Leontine Girardot. B & S. Mort \$3,500. Dec 11. Dec 22, 1908. 11:2788 and 2785. nom Courtlandt av, No 623. Agreement as to encroachments. Mary E Van Zandt with David and Charles Galewski. Dec 17. Dec 23, 1908. 9:2411. nom Daly av | s w cor 178th st, 50x80, vacant. Wm C Kelly to Car-178th st | mino Liberti and Frank Cusati. Dec 11. Dec 19, 1908. 11:3121. other consid and 100 *Easctchester road, e s, abt 177 s Saratoga av, 25.3x86.3x25x83. Hudson P Rose Co to Charles Hegg. All liens. Dec 10. Dec 22, 1908. *Eastchester road, e s, about 177 s Saratoga av, 25.3x86.3x25x83.

22, 1908.

*Eastchester road, e s, about 177 s Saratoga av, 25.3x86.3x25x83.

Stillwell av, w s, about 88 s McDonald st, 28.11x100x28.4x98.6.

Release mort. John J Brady to Hudson P Rose Co. Dec 16.
Dec 21, 1908.

Franklin av, No 1387, n w s, 113.5 s w 170th st, 20x100, except part for av, 2-sty brk dwelling. Jennie Starr to Mayer Jones.
Mort \$4,225. Dec 21, 1908. 11:2931.

*Fairfax av, w s, 100 s Waterbury av, 29.6x100x53x102.9. Adam J Marshall to Lizzie Rickus, Borough of Queens. Sept 10. Dec 17, 1908.

*Fairmount av, s e cor Fairfax av, 50x100. Lebbarra Bold.

Fairmount av

Fairmount av, s e cor Fairfax av, 50x100. Lohbauer Park Impt Co to Wm H Morris. Dec 18, 1908. Dec 23, 1908. other consid and 10 Gunther (Fox) av, w s, 100 n Edenwald (Jefferson) av, 25x100, Edenwald. Ida C wife of and Oscar Smith to Smith Rowe Realty and Construction Co. Q C and B & S. Dec 15. Dec 23, 1908.

*Gainsborg av | e s, 275 s Tremont road, 111.1x200.11 to w s Eastern Boulevard | Eastern Boulevard, x91.9x200, Tremont Terrace. Release mort. Patrick Higgins to Colorado Realty Co, a corpn. Nov 6. Dec 22, 1908. nom Garrison av | s e cor Irvine st, 56.7x110.5x50x82.5, vacant. Hunts Irvine st | Point Realty Co to Adolph Lowy. B & S. Dec 22. 1908. 10:2761. other consid and 100 **Gleason av, n s, 25 w 174th st, 25x100. James Garvey to Chas A Williams. Mort \$3,500. Dec 16. Dec 17, 1908. other consid and 100

Grand Boulevard and Concourse | s e cor 165th st, runs s 154 x e 164th st | 200.11 x n 118 to w s 164th st, late Ella st, x n 25 to s s 165th st, x w 197.7 to beginning, 3-sty frame dwelling and vacant. Elise Zanmatti to Rebecca Mann. Mort \$20,000. Dec 16. Dec 17, 1908. 9:2461. other consid and 100 Hunts Point av | w s, 181 n Lafayette av, runs w 100 x n 743.8 to s Garrison av | s Garrison av, x e — to Hunts Point av, x s — to beginning, vacant. George F Johnson's Sons Co to Hunts Point Construction Co. All liens. Dec 15. Dec 17, 1908. 10:-2740. other consid and 100 *Hill av, w s, 250 n Randall av, 25x100, Edenwald. David D Feins to William Ufland. Correction deed. Mort \$300. Nov 12. Dec 17, 1908. Hoe av, e s, 125 s 173d st, 75x100, vacant. Jennie Reichman to Belmont Bond and Mortgage Co.

to William Ulland. Correction deca. 100
17, 1908. 100
Hoe av, e s, 125 s 173d st, 75x100, vacant. Jennie Reichman to
Belmont Bond and Mortgage Co. Mort \$2,520. Dec 4. Dec 18,
1908. 11:2989. 100
Hughes av, No 2422, e s, 71.8 s 188th st, 24.10x87.6, 2-sty frame
dwelling. Wm S Patton to Catharine Vetter of Ridgefield Park,
N J. Mort \$5,000. Dec 22. Dec 23, 1908. 11:3076.

other consid and 100

Intervale av, w s, 216 n Freeman st, 150x100, vacant. Isidore Pe karsky to McKinley Realty and Construction Co. Mort \$18,000 June 23. Dec 22, 1908. 11:2965. other consid and Inwood av, No 1301 | w s, 100 s w from an angle in said av, run Cromwell av | n w 230 to Cromwells or Doughtys Brook, s — to lot 355 on map of Inwood, x s e 190 to av, x n e 100 to beginning, 3-sty frame dwelling and vacant. Bell M Robinson to Kate Murray. Morts \$10,000. Sept 19, 1907. Dec 19, 1908 11:2855 and 2871.

to Kate Murray. Morts \$10,000. Sept 13, 1001. Bee 13, 1001.

11:2855 and 2871. nom

Jerome av, s w s cor 167th st and at w s at s line lot 12, map

(No 405 in West Co) of Anderson property, runs w to c 1 Anderson av, x n — to land Silas Allen, x e — to Jerome av, x s

83 to beginning, a strip, vacant. Eliza W Steele to Louise F

Burns. B & S. July 13. Dec 23, 1908. 9:2505. nom

Jerome av, No 1245 | w s, 193.5 n from e s Cromwell av, 60 x

Cromwell av | 135.10 to e s Cromwell av, x68x103.8, 1

and 2-sty frame stable.

Cromwell av, w s, 363.7 n from w s Jerome av, runs n 59.10 x s

52.9 x e 28.10 to beginning, vacant.

PARTITION, Nov 18, 1908. Richard M Henry ref to Mary A

Grace. All liens. Dec 16. Dec 17, 1908. 11:2855 and 2871.

8,350

Lerome av | n w cor Buchanan pl. 100x100, vacant. John H

Jerome av | n w cor Buchanan pl, 100x100, vacant. John H Buchanan pl Meuse to Reginald C Vanderbilt. Morts \$15,000.

Dec 21. Dec 23, 1908. 11:3196. 10

*Lamport av, s s, 575 w Ft Schuyler road, 25x100, Tremont Heights. The Lamport Realty Co to Benjamin Zuckerman, of Brooklyn. All liens. Dec 15. Dec 21, 1908.

*Madison av, s s, 150 e Robin av, 50x100, Tremont Terrace. Bankers Realty and Security Co to Jacob Klein. All liens. Nov 24. Dec 22, 1908.

*Same property. Release mort. Washington Savings Bank to Bankers Realty and Security Co. Nov 24. Dec 22, 1908.

*Same property. Release mort. Washington Savings Bank to Bankers Realty and Security Co. Nov 24. Dec 22, 1908.

*Madison av, s e cor Gainsborg av, 50x100. Assign contract dated Mar 18, 1905. William Scheinman to Jacob Klein. All title. Nov 17, 1908. Dec 22, 1908.

*Mapes av, No 2077, w s, 118.2 s 180th st, 22x100, 4-sty brk tenement. Giosue Galiani to Pasquale Petrillo, of Mt Vernon, N Y. Mort \$10,000. Nov 15. Dec 21, 1908. 11:3109.

*Mapes av, No 2073, w s, 162.3 s 180th st, 22x100, 4-sty brk tenement. Same to same. Mort \$11,000. Nov 15. Dec 21, 1908. 11:3109.

ment. Same to same. Mort \$11,000. Nov 15. Dec 21, 1908. 11:3109.

Mapes av, No 2075, w s, 140.3 s 180th st, 22x100, 4-sty brk tenement. Same to same. Mort \$11,000. Nov 15. Dec 21, 1908. 11:3109.

Morris av, No 1981, w s. 180 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Charles F Siemons and Anna his wife, tenants by entirety. Mort \$8,000. Dec 14. Dec 17, 1908. 11:2829.

*Magenta av (211th st), s w s, cor Magenta pl, 125x100. Frank C Mayhew and Ralph Hickox trustees, &c, to Chas E Watson. July 25. Dec 15, 1908. Reprinted from last issue, when grantor and grantees were omitted.

*Newell av, e s, 375 n Elizabeth st, 25x125. Olinville. FORE-CLOS, Dec 16, 1908. Frank Cochrane ref to Rachel Markens. Dec 16. Dec 22, 1908.

*Olinville av, w s, 250 s Mace av, 50x100. John Ringen to Chas Shano. Mort \$450 and all liens. Dec 1, 1908. Dec 22, 1908.

Ogden av, Nos 1209 to 1215, w s, 87.6 s 168th st, 78.6x109.9x33.5 x100, except part for av, four 2-sty frame dwellings. Geo E Knight to The Carr Building Co. Mort \$13,000. Oct 31. Dec 17, 1908. 9:2528.

December 26, 1908

Ogden av, No 994, e s, 50 s 164th st, 25x90, 3-sty frame tenement. Jane Bennett to Edward Bennett. Q C. Dec 17, 1908. 9:2511.

1328

Ogden av, No 994, e. 50 s 164th st, 25x90, 3-sty frame tenement. Jane Bennett to Edward Bennett. Q C. Dec 17, 1908. 9:2511.

1,200

Prospect av | n w cor 179th st, 50x100x49.11x100, vacant. Wolfft | Mulino to Ernestine Malino. Q C. Mort \$6,000.

Dec 11. Dec 18, 1908. 11:3094. other consid and 100 *Penfield av, s s, 16.3 w Baker av, 100x100x100x101, Wakefield. William H Osborn to Besse M McQuade. Mort \$2,000. Oct 29. Dec 21, 1908.

Prospect av | n e cor Kelly st, runs e 132.7 to w s Av St John | x n 185.5 to e s Prospect av, x s 228 to beginning, Kelly st | gore, vacant. FORECLOS, Dec 11, 1908. Alfred J Talley ref to Pincus Lowenfeld and William Prager. Dec 21. Dec 22, 1908. 10:2686.

Plympton av, w s, abt 308 s Featherbed lane, 50x90x50.2x87. vacant. Thos F Cooney to Chas A Glaser. Mort \$950. Dec 16. Dec 21, 1908. 11:2875. other consid and 100 F Kaiser to Caroline Woodward. Mort \$950 and all liens. Dec 18. Dec 21, 1908. 11:2875.

Bacc 21, 1908. 11:2875. other consid and 100 Riverdale av, e s, at s w cor lands conveyed by Goodridge to Babcock by deed dated Dec 20, 1865, runs s e 287.3 x s w 152.6 x n w 330.6 to av, x n e 112.6 to beginning, contains 917-1,000 acres. Henry D Babcock et al EXRS, &c, Samuel D Babcock to The Rector, &c, of Christ Church, Riverdale, a corpn, and located at Riverdale. Dec 5. Dec 23, 1908. 13:3421. nom Riverade av Independence av Blackstone av Arlington av | s independence (Palisade av), x n 44.9 to s s Blackstone av Arlington av | S independence (Palisade av), x n 44.9 to s s Blackstone av Arlington av | S independence (Palisade av), x n 44.9 to s s Independence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 to s s Sindependence (Palisade av), x n 44.9 t

& H R R R Co. Dec 15. Dec 18, 1908. 11:2882—lots 167 and 168.

Stebbins av, w s, 100 n Jennings st, 200x100, vacant. Joseph Alexander to the Friedman Construction Co. B & S. Mort \$13,500. Dec 18. Dec 19, 1908. 11:2964.

other consid and 100 Stebbins av, No 1245, w s, 80 s 169th st, 20x59.4x23.8x58, 3-sty frame tenement. William Huebener to Martha wife William Huebener. ½ part. All title. Mort \$4,500. Dec 19. Dec 21, 1908. 10:2694.

southern Boulevard, e s, 316.8 n Tiffany st, 33.4x100, vacant. Release mort. N Y Trust Co to John J Tully Co. Dec 21. Dec 22, 1908. 10:2733.

sedgwick av, e s, 195.6 s 167th st, 75x120, vacant. Samuel W Ehrich to Nellie wife of Samuel W Ehrich. Correction deed. Dec 21. Dec 22, 1908. 9:2527.

stebbins av, s e s, 250 n 169th st, 71.5x135.4x71.6x131.4, vacant. August Gross et al to Gross and Herman, Inc. Dec 3. Dec 22, 1908. 11:2973.

Sherman av, c 1 130 n e from c 1 166th st, runs n e along av, 50 x n w 130 x s w 50 x s e 130 to beginning, excluding strip 50x30, 3-sty frame dwelling. FORECLOS, Nov 20, 1908. Adam Wiener ref to the Mutual Bank. Dec 22. Dec 23, 1908. 9:2452 and 2456.

*St Raymonds av, or 4th av, e s, 375 n Zerega av, 25x100. Annie Lambert to Martha King. Dec 22. Dec 23, 1908. nom

*Same property. Martha King to Hudson P Rose. Mort \$700. Dec 22. Dec 23, 1908.

Tee Taw av. Agt modifying agreement made Nov 13, 1908, as to connections of drain with sewer pipe, &c. The Roman Catholic Orphan Asylum, N Y, with Lina Majud. Dec 14. Dec 17, 1908. 11:3219.

*Tremont av s w s, at n s 12th st, runs n w along Tremont av, 12th st | 61.7 x s 31.10 to n s 12th st, x e 52.9 to beginning,

*Tremont av | s w s, at n s 12th st, runs n w along Tremont av 12th st | 61.7 x s 31.10 to n s 12th st, x e 52.9 to beginning, gore, Unionport.

Tremont av, n e s, 170.9 n w 12th st, runs n 19.10 x w 32.10 to av, x s e 38.4 to beginning, gore.

Nelson Bradley to Ellen Brady. Dec 4. Dec 17, 1908.

Other consid and 100

Tee Taw av, s e s, 250 n e Parkview pl, 50x100x30x100, vacant.

Geo W and Josephine Edmondson to Lina Majud. Mort \$9,600 on this and other property. Oct 28. Dec 17, 1908. 11:3219. nom

Tremont av, No \$46 | s w cor Belmont av, 50x100, 2-sty frame Belmont av | dwelling and vacant. Edwin Shuttleworth to Arthur H Murphy. All liens. Dec 19. Dec 21, 1908. 11:2947.

other consid and 100

Tinton av, No 1210, e s, 83 n 168th st, 19.6x100, 2-sty brk dwelling. John J Bowe to Julia I Grattan. Mort \$6,000. Dec 15. Dec 18, 1908. 10:2673. Other consid and 100 Tinton av, No 604, e s, 100 s 151st st, late Beck st, 20x100, 2-sty frame dwelling. Conrad G Zink to Annie M Zink. Mort \$3,000. Dec 1. Dec 22, 1908. 10:2664. Other consid and 100 Vyse av, e s, 100 s 180th st, 72x113.6x70x114.8, vacant. Rockland Realty Co to Streebrook Realty Co. Dec 18. Dec 22, 1908. 11:-3132.

No. Vyse av, e s, 172 s 180th st, 35x112.11x35x113.6, vacant. Rockland Realty Co to Sarah J wife of Charles Schaefer, Jr. Dec 18. Dec 22, 1908. 11:3132.

Vyse av, Nos 1220 and 1228, s e cor 180th st, runs e 116.3 x s 275.2 x w 111.11 to av, x n 277 to beginning, 1-sty frame building and vacant

x w 111.11 to av, x n 211 to beginning, vacant. It vacant. Iso all lands lying between above and lands of Presbyterian Church on east, also lands bet above and formerly of Thomas Walker on south.

Wm R Syme EXR and TRUSTEE Rachel Purdy to Rockland Realty Co, a corpn. Dec 17, 1908. 11:3132. 35,000 ame property. Charles Purdy to same. Dec 12. Dec 17, 1908. 11:3132. other consid and 100

*Waterbury av, n s, 105 e Crosby av, 56.11x75.9x50, gore. Hudson
P Rose Co to Jacob E Reiss. Nov 18. Dec 21, 1908.

*Same property. Jacob E Reiss to Maria Rehwagen. Dec 19.
Dec 21, 1908.

*West Farms road, s.s., abt 52 w Bronx Park av, 53x102x50x121.5, except part for road. Release mort. Herman F Epple to Frank L Bacon. Dec 16. Dec 18, 1908.

L Bacon. Dec 16. Dec 18, 1908.

Willow av (closed) plot bounded on e by former ws of Willow av (closed), s by U S pier or bulkhead line of Harlem River on w or n w by line 50 ft from c l of lands of party 2d part and runs s e 10 x — 220 to ws said av, gore. Grant of permanent easement, right of way, &c, for viaduct structure. The N Y, N H & H R R Co and the Harlem River & Portchester R R Co to the N Y Connecting R R Co. Sept 22. Dec 17, 1908. 10:2558.

Walton av e. s. being land in roadbed of av, begins at n line lot Marcy pl | 219 on map of Inwood, runs w 25 to c 1 of av, x n Clarke pl | 25 to s s Marcy pl, x w 25 to w s of said av, x s 191 to n s Clarke pl, x e 50 to e s of av, x n 169.3 to beginning. Clarke pl, s w cor Walton av, runs e 50 to e s walton av, x s 4.7 to w s Grand Boulevard and Concourse, x s 97 x w 25 to w s said av, x n 96.3 to beginning.

Walton av, n e cor Marcy pl, runs w 25.2 to c 1 of av, x n 12 x e 25 to e s of av, x s 17.10 to beginning.

Walton av, n e cor Marcy pl, runs w 25.2 to c 1 of av, x n 12 x e 25 to e s of av, x s 17.10 to beginning.

Walton av, e s, at s line lot 212 on said map, runs w 25 to c 1 of av, x n 38 x e 25.2 to e s of av, x s 34 to beginning, vacant. All of above being strips lying in bed of Walton av.

Julia M Sexton to J Romaine Brown. Q C. Nov 18. Dec 19, 1908. 11:2831, 2839, 2840 and 2841.

Same property. Wm Stebbins to same. Q C. Nov 17. Dec 19, 1908. 11:2831, 2839, 2840 and 2841.

Same property. Saxbury Waddell to same. 19, 1908. 11:2831, 2839, 2840 and 2841.

Same property. Lloyd D Waddell to same. Q C. Nov 17. Dec 19, 1908. 11:2831, 2839, 2840 and 2841.

Same property. Anna M Lovejoy to same. Q C. Nov 17. Dec 19, 1908. 11:2831, 2839, 2840 and 2841.

Same property. Edith L 0tis to same. Q C. Nov 19. Dec 19, 1908. 11:2831, 2839, 2840 and 2841.

Same property. Edith L 0tis to same. Q C. Nov 9. Dec 19, 1908. 11:2831, 2839, 2840 and 2841.

Same property be 11:281, 2839, 2840 and 2841.

Same property. Edith L 0tis to same. Q C. Nov 18. Dec 19, 1908. 11:2812.

Same property. Edith L 0tis to same. Q C. Nov 18. Dec 19, 1908. 11:2812.

Same property. Edith L 0tis to same. Q C. Nov 18. Dec 19, 1908. 11:2812.

Same property. Edith L 0tis to same. Q C. Nov 18. Dec 19, 1908. 11:2912.

Same property. Edith L 0tis to same. Q C. Nov 18. Dec 19, 1908. 11:2912.

Same property. Edith L 0tis to same. Q C. Nov 18. Dec 19, 1908. 11:2912.

Same property. Edith L 0tis to same. Q C. Nov 18. Dec 19, 1908. 11:2912.

Same property.

1908. 11:3007.

Same property. Certificate as to cancellation of agreement recorded Nov 1, 1907. Harry N Baruch with John E Poillon. Oct 30. Dec 22, 1908. 11:3007.

Williams av, e s, 100 s Madison av, 50x100, Tremont Terrace. Bankers Realty and Security Co to Albina Hlavac. All liens. Nov 13. Dec 22, 1908.

*White Plains road, w s, 600 n Morris Park av, 50x100. John F Scott to Emily W Scott. Mort \$3,300 and all liens. Dec 22. Dec 23, 1908.

*Wallace av, w s, 100 s, 205th st, 100x100. File of the state of th

23, 1908.

*Wallace av, w s, 100 s 205th st, 100x100. Eliz A Riedinger to Geo B Seyfarth. Mort \$2,400. Dec 21, 1908. 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. Correction deed. Mort \$80,000. Nov 21. Dec 23, 1908. 11:2908.

Wilkins av, w s, 352.2 s from e s Intervale av, 84.11x118x76.2x 91.9, vacant. Occidental Realty Co to Henry Morgenthau Co. a corpn. Dec 22. Dec 23, 1908. 11:2976.

91.9, vacant. Occidental Realty Co to Henry Morgenthau Co. a corpn. Dec 22. Dec 23, 1908. 11:2976.

other consid and 100
*Zulette av, n s, 250 w Mapes av, 50x100, Westchester. Mary L Donohue et al to Lambert G Mapes. Mort \$2,500. Dec 21. Dec 22, 1908.

3d av, No 3021 n w cor 155th st, deed reads part lot 731, map (No 155th st | 238 West Co) of Melrose South, begins at line bet lots 731 and 732, runs w 55 x n 25 x e 60 to av x s 25.9 to beginning, except part for 155th st, 3-sty frame tenement and store. Geo F Moady to J Clarence Davies. Mort \$10,500. Dec 12. Dec 23, 1908. 9:2377.

3d av, Nos 3664 and 3666, e s, 214 s 170th st, 50x209.6, being part lot 86 map Morrisania.

3d av, No 3668, e s, abt 189 s 170th st, deed reads, 75 n e from s w cor said lot 86, runs s e 209.5 x n e 25 x n w 209.5 to av x s w to beginning, being part lot 86 same map. two 3-sty frame tenements and stores and vacant. FORECLOS, Dec 2, 1908. Edward L Patterson ref to Max Hirshkind of Mt Vernon, N Y. Dec 3. Dec 22, 1908. 11:2925. 5,000. 3d av, No 4274, e s, 105.2 n 178th st, 50x102x49.11x100, 6-sty brk tenement and store. FORECLOS, Nov 11, 1908. Isidor Wels ref to Valley Forge Realty Company, a corpn. Mort \$35,000. Dec 18. Dec 21, 1908. 11:3061.

*3d av, No 4278, e s, 155.2 n 178th st, 50x104x49.11x102, 6-sty brk tement and store. FORECLOS, Nov 11, 1908. Isidor Wels ref to Valley Forge Realty Co. Mort \$35,000. Dec 18. Dec 21, 1908. 11:3061.

*3d av, No 4279, w s, 366.8 s 2d st, 33.4x100, Olinville. Adelaide Burlando to Richardson & Boynton Co. Mort \$2,500. Dec 21, 1907. Dec 21, 1908.

3d av, No 4197, w s, 113.1 s Tremont av, 26x93.7x26x92.7, 4-sty brk tenement and store. George Heuser to John W Dick. Mort \$13,000 and all liens. Dec 17. Dec 18, 1908. 11:2924.

other consid and 100

*Lots 378, 384, 391 and 396 map No 1106 of Arden property other consid and 100

*Lots 378, 384, 391 and 396 map No 1106 of Arden property other considered and store.

000 and all liens. Dec 17. Dec 18, 1908. 11:2924. other consid and 10 lots 378, 384, 391 and 396 map No 1106 of Arden property at East and Westchester. Matilda Fraser to Charles Finkelstein. Mort \$1,680 and all liens. July 20, 1894. Dec 17, 1908. 4,20 Plot begins 340 e White Plains road at point 195 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. Regent Realty Co to Ike Melnik. Q C. Dec 21. Dec 23, 1908. *Mort \$1,680 and all *Plot begins 340 e W from Morris Park av ginning, with

nom

LEASES

Under this head 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.

Dec. 17, 18, 19, 21, 22 and 23.

BOROUGH OF MANHATTAN.

DENNIS G. BRUSSEL ELECTRIC WIRINGUA FOR HEAT POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering

Engines and Generators Installed Also Telephones, Pumps, Motors Telephone, 3060 Mad. Sq. 15 West 29th St., New York

Chrystie st, No 178. Assign lease. Rebecca Fihrer to Annie Schutzberger. All title. Dec 15. Dec 18, 1908. 2:420....100 Cherry st, n s, 95.5 e Scammel st, 108.4x97.6x107.10x99. Chas M Warner to William A Miles & Co. Dec 21. Dec 22, 1908. 1:261

BOROUGH OF THE BRONX. Bedford Park Boulevard, No 387, store. Amanda B Manee to Ludwig Hirning; 2 years, from May 1, 1909. Dec 17, 1908.... 600 Brook av, s e cor 149th st, store. Samuel B Ogden to John Lane; 5 years, from Nov 1, 1908. Dec 23, 1908. 9:2275.......1,500

1330

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

BUILDINGS

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

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

Dec. 17, 18, 19, 21, 22 and 23.

BOROUGH OF MANHATTAN.

BOROUGH OF MANHATTAN.

Ainsworth, Frank H to Amy A C Montague. 102d st, No 308, s s, 150 w West End av, 19x100.11. Prior mort \$—. Dec 18, 1908, 1 year, 6%. 7:1889. 4,000

Andriaccio, James G to Rachele Podesta. 106th st, No 332, s s, 350 e 2d av, 25x100.11. Dec 19, 5 years, 5½% for 3 years and 5% thereafter. Dec 21, 1908. 6:1677. 14,000

Ahern, Michl J to Rector, &c, Calvary Church in City N Y. South st, No. 20, n s, abt 70 w Coenties slip, 28.6x125x28x123.11. Dec 22, 1908, 5 years, 4½%. 1:5. 35,000

Allenel Construction Co to METROPOLITAN LIFE INS CO. Broadway, Nos. 2632 and 2634, s e cor 100th st, runs e 180.1 x s 53.7 x w 180 x n 46.9. Dec 22, 1908, due Nov 1, 1913, 6%. 7:1871. 425,000

Same to same. Same property. Certificate as to above mort. Dec Same to same. Same property. Certificate as to above mort. Dec 22, 1908. 7:1871.

Ahern, Jane L and Margt T Ryan to Martin Boylston. 38th st, No 216, s s, 229.6 e 3d av, 21x84. Nov 1, 2 years, 5%. Dec 17, 1908. 3:918.

Anderson, Eva R to TITLE GUARANTEE AND TRUST CO. 65th st, No 156, s s, 264 e Amsterdam av, 19x100.5. Dec 17, 1908, due, &c, as per bond. 4:1136. 14,000

Appell, Albert J to SEAMENS BANK FOR SAVINGS in City of N Y. 25th st, Nos 526 to 530, s s, 325 w 10th av, 75x98.9. Dec 17, 1908, 5 years, 5%. 3:696.

A'gassiz, Mabel S to whom it may concern. 134th st, No 307 West. Estoppel certificate. Dec 14. Dec 23, 1908. 7:1959.

Aaron, Nettie with Society for the Relief of Destitute Blind of City of N Y and its Vicinity. 5th av, No 1485. Extension of \$20,000 mort until Dec 22, 1913, at 4½%. Dec 21. Dec 23, 1908. 6: 1746.

1746.

Bamberger. Ira L to whom it may concern. 27th st, Nos 312 and 314 West. Certificate as to payment of \$7,000 on account of mort. Dec 22. Dec 23, 1908. 3:750.

Bamberger, Ira L of Brooklyn, N Y. with TITLE INS CO of N Y. 27th st, Nos 312 and 314, s s, 137.6 w 8th av, 37.6x98.9. Subordination agreement. Dec 19. Dec 23, 1908. 3:750. nom BANKERS LIFE INS CO of City of N Y with Eugene B Schiller. 110th st, No 336 East. Agreement that party second part shall be entitled to any sum beyond \$16,000. Nov 30. Dec 23, 1908. 6:1681.

6:1681.

Baker, Sarah V to Edwd G Whitaker REF. Front st, No 46, w s, 51.5 n e Coenties slip, 19:10x90x19.10x90.5. P M. Dec 22, 1 year, 5%. Dec 23, 1908. 1:32.

Bloomingdale, Clara, Lewis M and Rosalie B and Eugene E Spiegelberg as trustee Joseph B Bloomingdale with Dorbar Realty Corpn. 124th st, Nos 527 and 529 West. Extension of \$65,000 mort until Dec 21, 1911, at 5%. Dec 21. Dec 23, 1908. 7:1979.

Baker, Sarah V to Edw G Whitaker REF. Washington st, No 90, w s, 40.6 s w Rector st, 25.1x92.6x24.8x89.6. P M. Dec 22, 1 year, 5%. Dec 23, 1908. 1:17. 24,750 Bausch, Carl A to TITLE GUARANTEE AND TRUST CO. 43d st, No 253, n s, 150 e 8th av, 25x100.4. Dec 22, due, &c, as per bond. Dec 23, 1908. 4:1015. 30,000 Bloom, Nathan and Morris Gordon to Morris Asinof. Willett st, No 90, e s, abt 170 s Stanton st, 25x100. Prior mort \$20,000. Dec 15, due June 15, 1911, 6%. Dec 17, 1908. 2:339. 3,200 Bascom, Geo J to Moncure Burke et al, exrs, &c, Walter G Berg. 52d st, No. 261, n s, 142 e 8th av, 14x100.5 P M. Nov 28, due Dec 22, 1913, 5%. Dec 22, 1908. 4:1024. 15,000 Benedict, Louis and Arthur Baum to American Mort Co. 5th av, No. 2184, w s, 74.11 n 133d st, 25x110. Dec 22, 1908, 5 years, 5%. 6:1731. 20,000 Bronx Milk & Cream Co to Howell Condensed Milk & Cream Co. Certificate as to chattel mort for \$9,949.81. Dec 17. Dec 22, 1908.

Certificate as to chattel mort for \$9,949.81. Dec 17. Dec 22, 1908.

Breed, Emma R to LAWYERS TITLE INS & TRUST CO. 77th st, No. 341, n s. 420 w West End av, 16x102.2. Dec 21, 5 years, 4½%. Dec 22, 1908. 4:1186. 22,000

Baker, Herman or Hyman to Emil W Oppenheim. 60th st, No 207, n s, 125 w Amsterdam av, 25x100.5. Dec 19, 3 years, 5½%. Dec 21, 1908. 4:1152. 12,000

Same and PUBLIC BANK with same. Same property. Subordination agreement. Dec 18. Dec 21, 1908. 4:1152. nom BOWERY SAVINGS BANK with Chas and Sophie Schuler. 120th st, No 223, n s, 325 w 7th av, 25x100.11. Extension of \$15,000 mort until Dec 10, 1911, at 5%. Nov 24. Dec 19, 1908. 7:1926.

mort until Dec 10, 1911, at 5%. Nov 24. Dec 19, 1908. 7:1926.

Brooklyn Equity Co to Lewis M Irving and ano trustees Henry N
Brush. Certificate as to mort dated Nov 1, 1908. Nov 1, 1908.

Dec 21, 1908.

Brundage, Caroline A with Thomas Le C Jaques and ano trustees
Chas L R Hutchinson for Harriet A Whitmore, &c. West End
av, No 511, w s, about 86.2 s 85th st, 15.6x—x16x100. Extension
mort. May 8. May 9, 1908. 4:1246. Corrects error in issue
of May 16, 1908, when house No was 411.

nom
Berry, John B to G Lee Stout exr Jacob Stout. 144th st, Nos 609
and 611, n s, 100 w Broadway, 50x99.11x51.10x86.1. Dec 21,
1908, due, &c, as per bond. 7:2091.

Bacharach, Julius to GREENWICH SAVINGS BANK. 81st st, No
335, n s, 300 w 1st av, 25x102.2. Dec 21, 1908, 5 years, 4½%.
5:1544.

Bozzuffi, John to Louis Bellentani. 61st st, No 317, n s, 249.6
e 2d av, 25x100.5. Prior mort \$14,000. Dec 10, 3 years, 6%.
Dec 18, 1908. 5:1436.

Bodine, John H to Lily W Beresford trustee Louis C Hamersley.
66th st, Nos 324 and 326, s s, 275 e 2d av, runs s 50.5 x e 5.6
x s 50 x e 19.6 x n 0.5 x e 16.8 x n 100 to st x w 41.8 to beginning. P M. Dec 18, 1908, 5 years, 5%. 5:1440. 37,000
Boehm, Margareta with Seymour Schussel exr Alexander Schussel.
101st st, No 186 East. Extension of \$16,000 mort until Feb 1,
1912, at 5%. Dec 11. Dec 18, 1908. 6:1628. nom
Boehm, Abraham and Lewis Coon to Edwin M Erland. Broadway,
Nos 832 and 834, e s, 100.6 s 13th st, 48x95.4x48x95.3. Prior
mort \$325,000. Dec 17, due, &c, as per bond. Dec 18, 1908.
2:564.

Brish Schorn Realty & Construction Co to TITLE GUARANTEE & TRUST CO. 1st av, No 74, e s, 84 n 4th st, 21.10x87.11.

2:564.

Begrisch Schorn Realty & Construction Co to TITLE GUARANTEE & TRUST CO. 1st av, No 74, e s, 84 n 4th st, 21.10x87.11.
Dec 18, 1908, due, &c, as per bond. 2:432. 18,000

Same to same. Same property. Certificate as to above mort.
Dec 1. Dec 18, 1908. 2:432.

Brakmann, August to Simon Pretzfeld. 8th av, No 2548, e s, 24.11 s 136th st, 25x100. Dec 18, 1908, 3 years, 5%. 7:1941.

Same to same. Same property. Certificate as to above more.

Dec 1. Dec 18, 1908. 2:432.

Brakmann, August to Simon Pretzfeld. 8th av, No 2548, e. s.
24.11 s 136th st, 25x100. Dec 18, 1908, 3 years, 5%. 7:1941.

24,000

Bachman, Alfred C to Mina Kahnweiler. 181st st, s. s, 100 w St.

Nicholas av, 25x119,6. P M. Dec 17, 3 years, % as per bond.
Dec 18, 1908. 8:2162.

Bogner, Joseph with Fredk Meyer. 48th st, No 413, n. s, 200 w
9th av, 25x100. Extension of \$7,000 mort until Jan 1, 1912, at
6%. Dec 22. Dec 23, 1908. 4:1058.

BOWERY SAVINGS BANK with Jennie F Levy. Av A, No 1602,
e. s, 101.2 n. 84th st, 26x98. Extension of \$10,000 mort until
Aug 12, 1913, at 4½%. Dec 23, 1908. 5:1581.

Bogart, Geo E, of Mt Vernon, N Y, to Robt Christie. 29th st,
Nos 146 to 152, s. s, 197 e 7th av, 70.6x98.9x70.2x98.9. Leasehold. Dec 12, due Nov 12, 1910, 6%. Dec 18, 1908. 3:804.

2,000

Barnard Realty Co to Garland W Edwards. St Nicholas av, No. 1253, w s, 25 s 173d st, 75x100. Dec 18, 3 years, 5%. Dec 19, 1908. 8:2141.

1253, w s, 25 s 173d st, 75x100. Dec 18, 3 years, 5%. Dec 19, 1908. 8:2141. 100,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 19, 1908. 8:2141. 150 w 2d av, 25x100. Dec 10, 3 years, 6%. Dec 19, 1908. 6:-1647. 600

City and Suburban Homes Co to U S TRUST CO of N Y. 78th st, Nos 519 to 531, n s, 329.3 e Av A, 212.6x102.2. Dec 18, 3 years, 4½%. Dec 19, 1908. 5:1490. 175,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 19, 1908. 5:1490. 175,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 19, 1908. 5:1490. 175,000

Carlson, Henry P to Selena M Campbell. Prescott av, n s, 525.10 e Bolton road, runs n 106 x w — x n 161.4 to s s Nichols pl, x s e 104 x s 89.3 x e — x s 100 to av, x w 75 to beginning. Dec 18, due, &c, as per bond. Dec 19, 1908. 8:2255. 5,000

Clothier, Isaac H, of Philadelphia, Pa, to PENN MUTUAL LIFE INS CO. 149th st, s s, 100 w Broadway, 75x99.11. Dec 16, due, &c, as per bond. Dec 19, 1908. 7:2095. 20,000

Connolly, Arthur J to Lion Brewery. 2d av, No 459. Saloon lease. Dec 9, demand, 6%. Dec 21, 1908. 3:906. 3,523.13

COMMERCIAL TRUST CO. OF N. J. with Louis Stern. 5th av, No. 993, e s, 77.2 n 80th st, runs e 100 x s 5 x e 49.9 x n 30 x w 49.9 x n 27.2 x w 100 to av x s 52.2 to beginning. Extension of \$200,000 mort until Dec 18, 1911, at 4%. Dec. 18. Dec 21, 1908. 5:1492. nom common care, Chas C to LAWYERS TITLE INS & TRUST CO. 74th st, No. 870. Saloon lease. Dec 9, demand, 6%. Dec 22, 1908. 5:1265. 6,700

Clausen, Chas C to LAWYERS TITLE INS & TRUST CO. 74th st, No. 870. Saloon lease. Dec 9, demand, 6%. Dec 22, 1908. 5:1265.

Carew, Thomas J. Carew, Chas. C. Calusen, Chas. C. to LAWYERS TITLE INS & TRUST CO. 74th st, No. 43, n. s. 185 e Madison av, 20x102.2. Dec 16, 5 years, 5%. Dec 17, 1908. 5:1389.

Casey, Wm J. to Mary J. Kingsland. 184th st. No. 612, s. s. 141.8 w. St. Nicholas av, 41.8x99.11. Dec 17, 1908, 5 years, 5%. 8:-3166.

STRUCTURAL AND ORNAMENTAL IRON WORK FOR BUILDINGS Beams in all sizes always on hand and cut to lengths as required

HARRIS H. URIS OFFICE AND WORKS 525-535 W. 26TH ST. TELEPHONE, 1836-6 CHELSEA

Cohen, Saml and Louis to Josephine Stein guardian Ella Stein and ano. 2d av, No 2306, e s, 53 n 118th st, 27x80. Dec 23, 1908, 5 years, 5%. 6:1795. 18,00 Same and Henry D and Sigmund Greinwald with same. Same property. Subordination agreement. Dec 23, 1908. 6:1795. no Chodorov, Keba to GREENWICH SAVINGS BANK. Bleecker st, Nos 17 and 19, n s, 210 w Bowery, runs w 50 x n 60.4 x e 40 x s 63.8 to beginning. Dec 23, 1908, 5 years, 4½%. 2:529. Cohen, Isaac and Meyer to Lizzie Hirsch. Forsyth st, No 77, 175 s Grand st, 25x100. Prior mort \$——. Dec 21, 2 , 6%. Dec 23, 1908. 1:305. years, 3,000 Conger, Arthur B, of Rosemount, Pa, to Clarence R Conger. Madison st, No 216, s s, abt 100 w Jefferson st, 26.1x100. Dec 17, demand, 5%. Dec 23, 1908. 1:271. 1,000

Cohen, Hannah and Hunterdon Realty and Construction Co with Isadore M Levy. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, 40x80. Subordination agreement. Dec 22. Dec 23, 1908. 1:268. Madison st, 4908. 1:268. 1908. 1:268.

Dugliss, Emma M wife of Chas H to William Stube et al exrs, &c, Henry Stube. Hamilton pl, No 54, n w s, 37.7 s w 140th st, 17.8x61.8x16.4x68.7. Dec 23, 1908, 5 years, 5%. 7:2071. 10,000 Dorbar Realty Corporation to Combined Real Estate Interests. 214th st, n w cor Amsterdam av, 37.6x100. Prior mort \$\frac{8}{2}\$—.

Dec 21, 3 years, 6%. Dec 23, 1908. 8:2232. 7,042.75 Same to same. Same property. Certificate as to above mort. Dec 22. Dec 23, 1908. 8:2232.

Dugliss, Emma M to David Morris. Hamilton pl, No 54, n w s, 37.7 s w 140th st, 17.8x61.8x16.4x68.7. Prior mort \$10,000. Dec 21, 1 year, 6%. Dec 23, 1908. 7:2071. 1,500 de Bernales, Emma J wife of Albo to N Y LIFE INS & TRUST CO. 38th st, No 113 n s, 160 w Lexington av, 20x98.9. Prior mort \$23,000. Dec 8. due Mar 6, 1911, 5%. Dec 23, 1908. 3:894. 2,000 \$23,000. Dec 8. due Mar 6, 1911, 5%. Dec 23, 1908. 3:894.

2,000

Daly, Josephine E to TITLE GUARANTEE AND TRUST CO. 31st st, Nos 113 and 113½, n s, 166 e 4th av, 34x98.9. P M. Dec 16, due, &c, as per bond. Dec 17, 1908. 3:887.

Doyne, Sophie to Louis Shapiro. 99th st, No 62, s s, 262.6 e Madison av, 376x100.11. Prior mort \$—. Dec 15, demand, —%. Dec 17, 1908. 6:1604.

Notes, 1,500

Daly, Josephine E to Grace B Leach. 31st st, Nos 113 and 113½, n s, 166 e 4th av, 34x98.9. P M. Prior mort \$35,000. Dec 16, 1 year, % as per bond. Dec 17, 1908. 3:887.

1,66 e 4th av, 34x98.9. P M. Prior mort \$35,000. Dec 16, 1 year, % as per bond. Dec 17, 1908. 3:887.

1,000

Daly, Mary E wife of and Nicholas M Daly to BANK FOR SAVINGS IN CITY N Y. 44th st, No 319, n s, 250 w 8th av, 25x 100.4. Dec 21, 1908, 5 years, 4½%. 4:1035.

Danahar, Lewis J to TITLE GUARANTEE AND TRUST CO. 46th st, No 233, n s, 275 e 8th av, 25x100.5. Dec 16, due, &c, as per bond. Dec 17, 1908. 4:1018.

Davenport, Benj B, of Stamford, Conn, to Wm F Brennan. 43d st, No 26, s s, 333.4 w 5th av, 20.10x100.5. Leasehold. Dec 10, 2 years, 6%. Dec 18, 1908. 5:1258.

Downey, John I to Henry De Forest Weekes and ano exrs Chas H Isham. 5th av, No 329, e s, 24.8 s 33d st, 24.9x100. P M. Dec 18, 1908. 3:862.

Del Genio, Leonardo and Raffaela, and Nicola M D'Amico to Gennaro Del Genio and ano. 123d st, No. 414, s s, 212 e 1st av, 25 x 100.11. Prior mort \$—. Nov 22, due, &c, as per bond. Dec 21, 1908. 6:1810.

Duffy, Cath T widow and devisee James Duffy to John Stemme. Madison st, No 189, n s, abt 155 w Rutgers st, 23.10x100. Dec 15, 3 years, 5%. Dec 17, 1908. 1:273.

Dufft, Edward W with John J Gillen. Morton st, No 39, n s, 80 w Bedford st, 23.6x100. Extension of \$4,000 mort until Mar 11, 1910, at 6%. Dec 18, 1908. 2:584.

Emarche et al. Bleecker st, No 271, e s, 107.4 n Cornelia st, runs e 34.3 x e 45.11 x n 11.11 x w 41.4 x w 38.9 to Bleecker st, x s 12.9 to beginning. Dec 17, 3 years, 5%. Dec 18, 1908. 2:590.

Elkan, Hermann to Amelia B C Philbrick. 127th st, Nos 141 2:590. 7,000 Elkan, Hermann to Amelia B C Philbrick. 127th st, Nos 141 and 143, n s, 200 e 7th av, 50x99.11. Dec 18, 1908, 5 years, 6%. 7:1912. 8,000 5,000 Einstein, Benj F to Sigmund M Lehman. 80th st, No. 71, n s, 60.6 w Park av, 20x82.6. Dec 22, 1908, due, &c, as per bond. 5:1492. 60.6 w Park av, 20x82.6. Dec 22, 1908, due, &c, as per bond. 5:1492.

Egner, Caroline, Wm O and Otto C to Sigmund M Lehman. Amsterdam av, No. 137, secor 66th st, Nos. 162½ and 164, 20.5x80. Prior mort \$—. Dec 21, 3 years, 4½%. Dec 22, 1908. 4:1137.

EQUITABLE LIFE ASSUR SOC of the U S with Francis I Peller. 96th st, No 29 West. Extension of \$20,000 mort until Jan 1, 1914, at 4½%. Nov 19. Dec 23, 1908. 7:1832. nom EQUITABLE LIFE ASSUR SOC of the U S with Ewen McIntyre, Sr. 6th av, Nos 990 and 992, and 56th st, No 66 West. Extension of \$100,000 morts until Jan 1, 1912, at 4½%. Nov 19. Dec 23, 1908. 5:1271. nom EQUITABLE LIFE ASSUR SOC of the U S with Meyer L Rhein. 61st st, No 38 East. Extension of \$25,000 mort until Jan 1, 1912, at 4½%. Nov 25. Dec 23, 1908. 5:1375. nom EQUITABLE LIFE ASSUR SOC of the U S with Oliver L Jones. 59th st, Nos 317 and 319 West. Extension of \$30,000 mort until Jan 1, 1912, at 4½%. Nov 17. Dec 23, 1908. 4:1112. nom EQUITABLE LIFE ASSUR SOC of the U S with John H Iden. 136th st, No 228 West. Extension of \$9,000 mort until Jan 1, 1912, at 4½%. Nov 20. Dec 23, 1908. 7:1941. nom EQUITABLE LIFE ASSUR SOC of the U S with Emilie S de Hierapolis. 111th st, Nos 120 and 122 West. Extension of \$9,500 mort until Jan 1, 1913, at 5%. Nov 25. Dec 23, 1908. 7:1820. EQUITABLE LIFE ASSUR SOC of the U S with Geo and John Kraus. 106th st, No 54 West. Extension of \$10,000 mort until Jan 1, 1912, at 4½%. Nov 17. Dec 23, 1908. 7:1841. nom EQUITABLE LIFE ASSUR SOC of the U S with Edw A Schmidt of Philadelphia, Pa. Maiden lane, Nos 51 and 53. Extension of \$350,000 mort until Dec 1, 1910, at 4½%. Nov 17. Dec 23, 1908. 1:67.

EQUITABLE LIFE ASSUR SOC of the U S with Estate Chas F Hoffman, Inc. 6th av, No 345. Extension of \$100,000 mort until Dec 1, 1911, at 5%. Nov 24. Dec 23, 1908. 3:797. nom EQUITABLE LIFE ASSUR SOC of the U S with Eliz A Demarest and Sylvanus V Reynolds. 8th av, No 353. Extension of \$19,-600 mort until Jan 1, 1911, at 5%. Dec 23, 1908. 3:751. nom

EQUITABLE LIFE ASSUR SOC of the U S with Ewen McIntyre. Broadway, No 874. Extension of \$350,000 mort until Jan 1, 1911, at 4½%. Dec 23, 1908. 3:847. nom EQUITABLE LIFE ASSUR SOC of the U S with Andrew E and Mary E Lester of N Y and Adele C Waters of Philadelphia, Pa. 16th st, No 21 West. Extension of \$25,000 mort until Jan 1, 1912, at 4½%. Dec 23, 1908. 3:818. nom EQUITABLE LIFE ASSUR SOC of the U S with Estate Henry C Miner, a corpn. Sth av, Nos 312 and 314, and 26th st, No 260 West. Extension of \$66,000 mort until Jan 1, 1912, at 4½%. Nov 10. Dec 23, 1908. 3:775. nom EQUITABLE LIFE ASSUR SOC of the U S with Isidore Hernsheim. 72d st, No 228 West. Extension of \$45,000 mort until June 1, 1911, at 5%. June 1. Dec 23, 1908. 4:1163. nom EQUITABLE LIFE ASSUR SOC of the U S with Heinrich Schniewind, Jr. 70th st, No 45 West. Extension of \$22,500 mort until Jan 1, 1911, at 4½%. Nov 19. Dec 23, 1908. 4:1123. nom EQUITABLE LIFE ASSUR SOC of the U S with EP Floyd-Jones. 87th st, No 324 West. Extension of \$13,000 mort until Dec 1, 1911, at 4½%. Oct 19. Dec 23, 1908. 4:1248. nom EQUITABLE LIFE ASSUR SOC of the U S with Henry D Mirick. 58th st, Nos 315 to 319 West. Extension of \$117,500 mort until Jan 1, 1912, at 5%. Nov 24. Dec 23, 1908. 4:1049. nom EQUITABLE LIFE ASSUR SOC of the U S with Edw Moss. Bond st, No 50. Extension of \$50,000 mort until Jan 1, 1912, at 4½%. Nov 17. Dec 23, 1908. 2:530. nom EQUITABLE LIFE ASSUR SOC of the U S with Eliz H Demarest and Sylvanus V Reynolds. 73d st, No 48 East. Extension of \$31,000 mort until Jan 1, 1911, at 5%. Jan 2, 1908. Dec 23, 1908. 5:1387. nom EQUITABLE LIFE ASSUR SOC of the U S with Frank Adams. 55th st, No 55 East. Extension of \$14,000 mort until Dec 1. 1908. 5:1387.

EQUITABLE LIFE ASSUR SOC of the U S with Frank Adams.
55th st, No 55 East. Extension of \$14,000 mort until Dec 1,
1911, at 4½%. Sept 30. Dec 23, 1908. 5:1291. nor
EQUITABLE LIFE ASSUR SOC of the U S with Thomas P Fitzsimons. 76th st, No 169 West. Extension of \$18,000 mort until Jan 1, 1912, at 4½%. Nov 19. Dec 23, 1908. 4:1148. nor
EQUITABLE LIFE ASSUR SOC of the U S with Robert Connor.
5th av, No 43. Extension of \$450,000 mort until June 28, 1909,
at 5%. Sept 15. Dec 23, 1908. 2:569. nor
EQUITABLE LIFE ASSUR SOC of the U S with Fanny Schlesinger
and Julius Goldman. 76th st, Nos 54 and 56 East. Extension
of \$40,500 mort until Jan 1, 1912, at 5%. Nov 25. Dec 23,
1908. 5:1390.

EQUITABLE LIFE ASSUR SOC of the U S with Meyer L Rhein. nom nom of \$40,500 mort until Jan 1, 1912, at 5%. Nov 25. Dec 23, 1908. 5:1390.

EQUITABLE LIFE ASSUR SOC of the U S with Meyer L Rhein. 61st st, No 38 East. Extension of \$15,000 mort until Jan 1, 1912, at 4½%. Nov 25. Dec 23, 1908. 5:1375. nom Foss, Joseph A to Meyer Isenberg. 134th st, No 307, n s, 125 w 8th av, 25x99.11. P. M. Prior mort \$13,000. Dec 1, 2 years, 5% Dec 23, 1908. 7:1959. 2,500

Fellows, Laura A to Evelyn C Manley. 134th st, No 51 n s, 451.8 w 5th av, 16.8x99.11. Prior mort \$5,000. Dec 22, due Jan 1, 1911, 6%. Dec 23, 1908. 6:1732. 1,500

Ficken, Diedrich to John H Haaren. Reade st, No 112, n e cor West Broadway, Nos 111 and 113, 25x61. ½ part. P M. Prior mort \$—. Dec 16, 3 years, 6%. Dec 17, 1908. 1:146. 12,000

Feiner, Solomon with Tarsus Realty Co. Forsyth st, No. 18. Extension of \$5,000 mort until Dec 15, 1911, at 6%. Dec 18. Dec 22, 1908. 1:292. nom

Fuller, Madeleine to Edw G Whitaker as ref in action Kernochan vs Whitney et al. Front st, No. 31, s s, 105 n e Broad st, 28.6x 119x28.7x116. P M. Dec 22, 1908, 2 years, 5%. 1:5. 23,450

Feeter, Margt C, of Yonkers, N Y, to Francis L Wandell and ano, exrs Townsend Wandell. South st, No. 40, n w cor old Slip, 23x44.10. Dec 7, due Nov 16, 1909, 6%. Dec 16, 1908. 1:35. Corrects error in last issue when location was South st, No. 40, s w cor Old Slip. Sw cor Old Slip. 1,150
Fusi, Pietro to GERMAN SAVINGS BANK in City of N Y. 109th st, No. 336, s s, 457 e 2d av, 25x100.11. Dec 22, 1908, 1 year, 5%. 6:1680. st, No. 330, s s, 451 e 2d d., 55%. 6:1680.

Frankel, Solomon and Sam'l Werner to Sam'l Fleck, Jr. 5th av, No 1351, e s, 50.5 s 113th st, 25.3x100. Prior mort \$29,500. Dec 21, 1908, 5 years, 6%. 6:1618. 10,000

Fisher (George A) Co to Ella M Schmitt. Broadway, s w cor 144th st, 99.11x150. P M. Dec 16, 2 years, 6%. Dec 21, 1908. 30,000 7:2090.

FARMERS LOAN & TRUST CO with Sam'l Levy. 115th st, No 229, n s, 306.2 e 3d av, 16.4x100.10. Extension of \$5,000 mort until Dec 1, 1911, 5%. Dec 23, 1908. 6:1665. nom Flammang, Dominick to TITLE GUARANTEE AND TRUST CO. 81st st, No 433, n s, 481.6 e 1st av, 25x102.2. Dec 18, due, &c, as per bond. Dec 19, 1908. 5:1561. 13,000 Fleischmann Realty & Construction Co to Julius Fleischmann et al. Old Broadway, Nos 2340 and 2342, e s, 85 s 130th st, 40.1x100.1. Prior mort \$34,000. Dec 19, 1908, due June 19, 1911, 6%. 7:1984. 8,000 Same to same. Same property. Certificate as to above mort. Dec Gordon, Morris and Lena Rosenbloom with Arthur Essing. 1st av, No 24. Subordination agreement. Dec 18, 1908. 2:429. av, No 24. Subordination agreement. Dec 18, 1908. 2:429.

Groge, Anna M to Morton Bond & Mortgage Co. 55th st, No 157, n s, 95 w 3d av, 20x100.5. Prior mort \$15,300. Dec 19, due. &c. as per bond. Dec 21, 1908. 5:1310. 1,000

Green, Joseph I to Daisy Schlesinger. 79th st, No 178, s s, 125 w 3d av, 25x102.2. Prior mort \$15,000. Dec 21, 1908, due Aug 21, 1911, 6%. 5:1413. 7,000

Galotta, Frank and Luiano Ansalone to LAWYERS TITLE INS & TRUST CO. 117th st, No 336, s s, 175 w 1st av, 25x100.11. Dec 21, 1908, 5 years, 4½%. 6:1688. 10,000

Gutmann, Emil and Henry and Henry C Frank exrs, &c. Adelaide Gutmann to American Mortgage Co. 133d st, No 22, s s, 297.6 w 5th av, 18.9x99.11. Dec 21, 1908, 5 years, 5%. 6:1730. 6,000

Goldberg, Isaac with American Mortgage Co. 10th av, No 510. Subordination agreement. Dec 21, 1908. 3:736. nom Galland Realty Co to American Mortgage Co. Bedford st, No 47, n w cor Leroy st, Nos 41 and 43, 28x75. Certificate as to mort for \$23,000. Dec 9. Dec 23, 1908. 2:583.

Galland Realty Co to American Mortgage Co. Bedford st, No 47, n w cor Leroy st, Nos 41 and 43, 28x75. Certificate as to mort for \$23,000. Dec 9. Dec 23, 1908. 2:583. nom o 157,

HECLA IRON WORKS Architectural Bronze

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IRON WORK

Gracehull Realty Co to METROPOLITAN LIFE INS CO. 144th st, s s, 275 w Broadway, 106.3 to Riverside Drive, x100x110.7x99.11 equal lien with mort for \$150,000. Dec 16, due Nov 1, 1911, 6%.

runs s 23 x e 100 x n 17 x n 6.2 x w 99.1 to beginning. Prior mort \$15,000. Dec 8, due Jan 1, 1912, 6%. Dec 17, 1908. 2:-429. 10,000
Greacen, Thomas E to TITLE GUARANTEE & TRUST CO. Madison av, Nos. 23 and 25, s e cor 25th st, Nos. 36 and 38, runs e 125 x s 98.9 x w 25 x n 49.4 x w 100 to av x n 49.4 to beginning; 25th st, Nos. 40 and 42, s s, 125 e Madison av, 50x98.9. Prior mort equal lien with mort for \$200,000. Dec 14, due, &c, as per bond. Dec 19, 1908. 3:854. 225,000
Same to Benj Altman. Same property. Prior mort \$425,000. Dec 9, due, c, as per bond. Dec 19, 1908. 3:854. 85,000
Holzman, Sarah to Chalmers Dale and ano trustees Chalmers Dale. 74th st. No 132, s s, 93.9 w Lexington av, 18.9x102.2. Dec 18, 1908, 5 years, 4½%. 5:1408. 18.500
Holland Holding Co to Geo W Wickersham as trustee Francis B Cutting for William Cutting, Jr. St Nicholas av, e s, 49.11 n 184th st, 50x100. P M. Dec 11, 2 years, 5%. Dec 18, 1908. 8:2157. 20,000
Heintz, John C and Jacob Siegel with Seymour Schlussel exr Alexander Schlussel. 1st av, No 328, and 19th st, Nos 401 and 403 East. Extension of \$19,000 mort until Jan 25, 1914, at 5%. Dec 11. Dec 18, 1908. 3:951. nom
Holland Holding Co to Cornelia L Conklin. 115th st, ns, 325 w Broadway, 50x100.11. P M. Dec 18, 3 years, 5%. Dec 21, 1908. 7:1806. 30,000
Harvey, Reuben to Geo M Walgrove exr Geo W Walgrove. Terrace View av, w s, 100 s Marble Hill av, late Kingsbridge av, runs w 100 x s e 3.2 x e 97.3 to Terrace View av, x n 86.1 to beginning. Dec 19, 3 years, 5½%. Dec 21, 1908. 13:3402. 6,000
Hammerstein, Oscar to Herman Wronkow. 42a st, Nos 207 to 211, n s, 131 w 7th av, or Broadway, 69x100.4, leasehold. Dec 15, due, &c, as per bond. Dec 21, 1908. 4:1014. 25,000
Harvey, Melissa to Rufus L Scott. Greenwich st, Nos 753 to 757, n e cor 11th st, No 311, 59.10x71.2x30.11x78.5, 7-15 parts. Dec 21, 1908, 1 year, 6%. 2:634. 1.200
Harvey, Relissa to Rufus L Scott. Greenwich st, Nos 753 to 757, n e cor 11th st, No 311, 59.10x71.2x30.11x78.5, 7-15 parts. Dec 21, 1908, 1 year, 6%. 2:634. 1.200
H

Tastorf, Charlotte with Josef Goodman. 1st av. No 1578. Extension of \$32,000 mort until May 20, 1914, at 5%. Dec 16 Dec 23, 1908. 5:1562. nom

Havemeyer, Emilie DeL widow of Mahwah, N J, to Fredk A Clark.

Madison av, Nos 242 and 244, s w cor 38th st, 98.9x95. Prior mort
\$270,000. Dec 16, due, &c, as per bond. Dec 17, 1908.

Haaren, John H and Diedrich Ficken to LAWYERS TITLE INS
AND TRUST CO. Reade st, No 112, n e cor West Broadway, Nos
111 and 113, 25x61. P M. Dec 16, 5 years, 4½%. Dec 17,
1908. 1:146.

111 and 113, 25x61. F.M.
1908. 1:146.
affner, Eliz, Kate, Minnie and Matilda, joint tenants, to Israel
Tombacher. 135th st, s s, 377.7 w Broadway, 52.5x99.11. P M.
Prior mort \$48,000. Dec 15, 1 year, 6%. Dec 17, 1908. 7:10,000

Prior mort \$48,000. Dec 15, 1 year, 6%. Dec 17, 1908. 7:2002.

Hayes, Joseph P to LAWYERS TITLE INS & TRUST CO. 21st
st, No. 451, n s, 225 e 10th av, 16.8x98.9. Dec 21, 5 years, 5%.
Dec 22, 1908. 3:719.

9,000

Hanke, Paul, of Bound Brook, N J, to LAWYERS TITLE INS &
TRUST CO. Madison av, No. 1716, w s, 34.11 n 113th st, 16.6x
70. Dec 18, 3 years, 5%. Dec 22, 1908. 6:1619.

Roote 18, 3 years, 5%. Dec 22, 1908. 6:1619.

Roote 18, 3 years, 5%. Dec 22, 1908. 6:1619.

Roote 18, 3 years, 5%. Dec 22, 1908. 6:1619.

Roote 18, 1914, at 5%. Dec 14. Dec 17, 1908. 2:336.

Roote 1914, at 5%. Dec 14. Dec 17, 1908. 2:336.

Roote 1914, at 5%. Dec 19, 1908. 2:356.

Roote 1916, 1908. 2:356.

Roote 1916, 1908. 2:356.

Roote 1917, 1908. 2:356.

Roote 1918, 1908. 2:356.

Roote 19

1908. 2:376.

Jaroslawsky, Meyer and Philip to American Mortgage Co. Front st, Nos 354 and 356, n s, 325.2 w Jackson st, 43.10x70. Dec 23, 1908, 5 years, 5½%. 1:243. 8,000

James, Jennie M to A Gertrude Cutter. 93d st, No 153, n s, 266 e Amsterdam av, 17x84 to Apthorps lane, x17x84.8. Dec 17, 1908, 5 years, 4½%. 4:1224. 12,000

Jordan, Stanley & Co to Edw G Whitaker as ref in action Kernochan ag't Whitney et al. Front st, No. 47, s e s, 71.5 n e Coenties slip, 20.7x81.9x20.4x81.5. P M. Dec 22, 1908, 3 years, 5%. 1:34. 16,250

Jones, Isabella B to Wm T Smith and ano trustees Maria F Smith. University pl, No 72, n w s, about 25 s 11th st, 23x93.2x23x91.5. s w s. Dec 19, 5 years, 5%. Dec 21, 1908. 2:568. 2,000

Jungmann, Julius to METROPOLITAN BANK. 61st st, No 170, s s, 85 w 3d av, runs w 20 x s 100.5 x e 10 x n 25 x e 10 x n 75.5 to beginning; 3d av, w s, at c 1 blk bet 60th and 61st sts, runs w 95 x n 25 x e 95 to av, x s 25 to beginning. Prior mort \$63,000. Dec 9, due Mar 9, 1909, 5½%. Dec 21, 1908. 5:1395.

Jacobs, Henry I to American Mortgage Co. Henry st, No 187, n about 95 e Jefferson st, 25x87.6. Dec 21, 1908, 5 years, 4½ 1:285.

ee, David 515, n 15,000 e, David C and Martha Beck to James D Askin. 171st st, No 15, n s, 100 e Audubon av, 57.6x95. Dec 17, 1908. 3 years, 5½%. :2128.

8:2128.

Kittenplan, Morris and Chas Rubinger to Joseph L Buttenwieser.

Baxter st, Nos 83 and 85, e s, abt 150 n Bayard st, 50x100. P

M. Prior mort \$—. Oct 14, 1 year, 6%. Dec 17, 1908. 1:199.

20,500

M. Prior mort \$—. Oct 14, 1 year, 6%. Dec 17, 1806. 1.106.

20,500

Same to same. Same property. Prior mort \$—. Nov 21, due Nov 1, 1909, 6%. Dec 17, 1908. 1:199.

Koenig, Chas H, of Bayonne, N J, to Louis Roth. 27th st, No 221, n s, 221.8 w 7th av, 21.6x98.9. Prior mort \$—. Dec 19, 2 years, 5½% and 6%. Dec 21, 1908. 3:777. 3,000

Kaskel, Max to U S TRUST CO. 5th av, No 550, w s, 50.5 n 45th st, 25x100. P M. Dec 21, 1908, 3 years, 4½%. 5:1261. 230,000

Kips Bay Brewing & Malting Co with Frederic D Weekes as trus. Mott st, No. 211, w s, 67.6 n Spring st, runs n 31.1 x w 71.11 x s 22.6 to alley x e 22 x s e 12 x e 40 to beginning. Subordination agreement. Dec 21. Dec 22, 1908. 2:494. nom

Krauss, Philip to CENTRAL TRUST CO OF N Y. 95th st, Nos. 205 and 207, n s, 100 e 3d av, 2 lots, each 27x100.8. Two P M. morts, each \$18,250. Dec 21, 5 yrs, 5%. Dec 22, 1908. 5:1541. 36,500

morts, each \$18,250. Dec 21, 5 yrs, 5%. Dec 22, 1908. 5:1341.

36,500

Kaiser, Abraham, Benj, Solomon and Rebecca and Rosie Gluckman with Abraham Wolff and ano. 73d st, No 239, n s, 75 w 2d av, 25x51.1. Extension of \$2,500 mort until June 15, 1912, at 6%. Dec 14. Dec 17, 1908. 5:1428.

Kramer, Max J to Jacob K Levy. Rivington st, No 321, s w cor Goerck st, No 79, 24.6x64. P M. Prior mort \$7,500. Dec 18, 2 years, 6%. Dec 19, 1908. 2:328.

Lyons, D Stanley to MUTUAL LIFE INS CO of N Y. 30th st, Nos 221 and 223, n s, 350 w 2d av, 31.6x98.9. Dec 18, due, &c, as per bond. Dec 19, 1908. 3:911.

Leggett, Francis H exr Theodore Leggett with H Theodore. Leggett. 77th st, No 341, n s, 420 w West End av, 16x102.2. Agreement that full consideration of assignment of a mortgage made by party first part to party 2d part is \$18,000. Dec 18. Dec 23, 1908. 4:1186.

Levy, Samuel to UNION SQUARE SAVINGS BANK. Attorney st, Nos 13 and 15, w s, 100 s Grand st, 37.6x100. Dec 17, 1908, due Feb 15, 1914, 4½%. 1:314.

Lerner, Arie to Henry Lerner. 131st st, No 5, n s, 124.11 e 5th av, 25.1x100.4x25x100.5. Dec 15, installs, 6%. Dec 17, 1908. 6:1756.

Levy, Morris and Sigmund Ashner with Isidore Samuels. 132d st,

6:1756.

Levy, Morris and Sigmund Ashner with Isidore Samuels. 132d st, Nos 45 to 49, n s, 435 w 5th av, 50x99.11. Subordination agreement. Dec 17, 1908. 6:1730.

Levy, Samuel and Louis Whitestone with UNION SQUARE SAVINGS BANK. Attorney st, Nos 13 and 15, w s, 100 s Grand st, 37.6x100. Subordination agreement. Dec 15. Dec 17, 1908. 1:-nom

314. nom
Levy, Morris to Isidore Samuels. 132d st, Nos 45 to 49, n s, 435
w 5th av, 50x99.11. Dec 17, 1908, 3 years, 5%. 6:1730. 45,000
Labriola, Giuseppe as trustee for Antoinette Scarpelli to Michael
Del Papa. 1st av, No 2279, w s, 25.2 n 117th st, 25.2x100.
Prior mort \$18,200. Dec 15, 3 years, 6%. Dec 17, 1908. 6:1689.

Levin, Annie to the ROYAL BANK, 63d st, Nos. 326 and 328, s s, 325 e 2d av, 50x100.5. Assignment of rents until \$2,000 shall have been paid. Dec 21. Dec 22, 1908. 5:1437. 2,000 Lehman, Florence K wife Milton to Edw W C Arnold. 120th st, No 211, n s, 175 w 7th av, 25x100.11. Dec 18, 1908, due Jan 1, 1914, 4½%. 7:1926. 15,000

1914, 4½%. 7:1926.

Lynch, James A and Richard T to Fredk A Clark. Broadway, e s, 100 n Fairview av, 3 lots, each 100x100. 3 morts, each \$15,000. Dec 17, due, &c, as per bond. Dec 18, 1908. 8:2170. 45,000

Lynch, James A and Richd T to Fredk A Clark. Broadway, e. s., 100 n Fairview av, runs e 100 x s 90.10 to Fairview av x w 102 to Broadway x n 100 to beginning. Dec 17, due, &c, as per bond. Dec 18, 1908. 8:2170.

LAWYERS TITLE INS & TRUST CO with Combined Real Estate Interests. 10th av, n w cor 214th st, 37.6x100. Extension of \$5,000 mort until Dec 21, 1911, at 5%. Dec 23, 1908. 8:2232.

nom

nom

Lawyers Mortgage Co with Lizzie Monday. 3d av. No 566, w s. 100.6 s 38th st, 20x69.10. Extension of \$12,000 mort until Mar 10, 1912, at 4½%. Dec 11. Dec 19, 1908. 3:893. nor Levy, Fannie wife of and Sam'l to Hoffman Miller and and as trustees Emma W White. 11th st, Nos 224 and 226, s s, 265 w 2d av, 43x95. Dec 17, 5 years, 4½%. Dec 21, 1908. 2:466. 49,000

Lavigne, Louis to Charles and Alfred Simon et al. 116th st, No 155, n s, 317 w 3d av, 17x100.11. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 6:1644. 12,000 Lynch, James A and Rich'd T to Henrietta Oliver. 212th st, n s, 75 e 9th av, 250x99.11. Dec 18, due, &c, as per bond. Dec 21, 1908. 8:2193. 2,500

1908. 8:2193. 2,500

MUTUAL LIFE INSURANCE CO of N Y with Thos E Greacen. Madison av, Nos 23 and 25, s e cor 25th st, Nos 36 and 38, runs s 49.4 x e 100 x s 49.4 x e 25 x n 98.9 to s s 25th st, x w 125 to beginning. Extension of \$200,000 mort until Dec 15, 1911, at 4½%. Dec 15. Dec 23, 1908. 3:854. nom McDonald, Mary J to Lydia H Hexamer. 56th st, No 419, n s, 275 w 9th av, 25x100.5. Dec 18, 1908, 3 years, 5%. 4:1066. 15.000

4:1066. 15,000

Same and Isidor J Pocher with same. Same property. Subordination agreement. Dec 18, 1908. 4:1066. nom McEvoy, Dennis to Kate M Ladd. 123d st, No 528, s s, 333.2 w Amsterdam av, 33.4x100.11. Dec 16, 5 years, 5%. Dec 18, 1908. 7:1977.

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AMERICAN 3 WAY PRISM CO., 1513 Flatiron Building

McEvoy, Dennis and Montague Aaron with Kate M Ladd. 123c st. No 528 West. Subordination agreement. Dec 15. Dec 18 1908. 7:1977.

Merger Realty Co to Saml W Lippman. 125th st. No 303. n s

1908. 7:1977.

Merger Realty Co to Saml W Lippman. 125th st, No 303, n s, 50 e 2d av, 25x99.11. Prior mort \$—. Dec 15, 5 years, 6%. Dec 18, 1908. 6:1802.

Mikulski, Roman to Lion Brewery. 3d st, No 231 East. Saloon lease. Dec 15, demand, 6%. Dec 21, 1908. 2:386. 520

Maltz, Annie to LAWYERS TITLE INS & TRUST CO. 49th st, No 342, s s, 150 w 1st av, 25x100.5. Dec 3, 5 years, 5%. Dec 21, 1908. 5:1341. 15,000

McKenna, Felix to GREENWICH SAVINGS BANK. 11th av, No 438, n e cor 36th st, No 563, 24.9x100. Dec 21, 1908, 3 years, 5%. 3:708. 14,000

Mottola Angelo and Giuseppe Ginliano to Richard Petty, 104th st,

No. 342, s. s. 130 w 1st av, 29x100.5. Dec 3, 5 years, 5%. Dec 21, 1908, 5:1341.

McKenna, Felix to GREENWICH SAVINGS BANK. 11th av, No. 488, n. e. cor 36th st, No. 563, 24.9x100. Dec 21, 1908, 3 years, 14,000.

Mottola, Angelo and Giuseppe Ginliano to Richard Petty. 104th st, n. s. 563 e. 1st av, 50x100.11. Leasehold. Dec 19, due July 5, 1909. Gw/Dec 21, 1308, 6:1208.

Markus Bernard and Angelo and Stembot of 1909. Gw/Dec 21, 1308, 6:1208.

Markus Bernard and Stembot of 1909. Markus Bernard and Stembot of 1909. Gw/Dec 21, 1308, 6:1208.

McChisi (A. N. Seatty Co. 31.75).

McChisi (A. N. Seatty Co. 31.75).

McChisi (A. N. Seatty Co. 1909. McChisi (A. N. Seatty Co. 1908. 7:1988.

McInnis (A. N. Realty Co. 1908. 7:1988.

Mame to same. Same property. Certificate as to above mort. Dec 21. Dec 22, 1908. 7:1988.

McMartin (A. M. Realty Co. 1908. 7:1988.

McMartin (A. M. Realty Co. 1908. 7:1988.

McMartin (A. M. Realty Co. 1909. McChisia (A. M. Realty Co.

Munter, Joseph R and Max Warshauer to Edw W C Arnold.
Broome st. No. 327, s s, 50 w Chrystie st, 25x76. Dec 22, 1908,
5 years, 5%. 2:423.

Melcher, John S with BOWERY SAVINGS BANK. Walker st, Nos.
92 and 94, n w cor Lafayette st, Nos. 106 to 110, 48.6x82.7x
54.5x76.9. Extension of \$120,000 mort until June 2, 1913, at
5%. Dec 16. Dec 21, 1908. 1:196.

Miller, Lena to Eliza A Dunning. 113th st, No 134, s s, 229 e 7th
av, 27x100.11. Prior mort \$22,500. Dec 17, 1908, 3 years, 6%.
7:1822.

Moritz, Herman H to MUTUAL LIFE INS CO of N V. Length

7:1822. 5,000

Moritz, Herman H to MUTUAL LIFE INS CO of N Y. Lenox av, Nos 318 and 320, n e cor 126th st, No 81, 33.10x75. Dec 17. 1908, due, &c, as per bond. 6:1724. 55,000

Moore, John A to John Sharpe, Jr. 29th st. No 138, s s. 140 e Lexington av, 19.10x98.9. Prior mort \$14,000. Dec 16, due, &c, as per bond. Dec 17, 1908. 3:884. 4,000

Melcher, John S with Henry A C Taylor. 51st st. No 5 East. Extension of \$50.000 mort until May 1, 1912, at 4%. Dec 15. Dec 17, 1908. 5:1287. nom

Marks, Martin with Margt Jaeger. 8th st, Nos 322 and 324 East. Extension of \$12,500 until Dec 15, 1911, at 6%. Dec 15. Dec 17, 1908. 2:390.

17, 1908. 2:390.

McInnis, Alex N with Lottie W Booth as trustee Anna C Buchanan. 136th st, No 512, s s, 287.6 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom McInnis, Alex N with Arthur P Lord et al exr, &c, Geo W T Lord. 136th st, No 510, s s, 250 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom Main Realty Co to Marcus L Osk and ano. 78th st, Nos 328 and 330, s s, 310 w 1st av, 40x102.2. P M. Prior mort \$35,000. Dec 15, due July 1, 1913, 6%. Dec 23, 1908. 12,000

Markus, Barnet and Annie Steinber and Joseph L Buttenwieser with TITLE INS CO of N Y. 27th st, No 312 and 314 West. Subordination agreement. Dec 22. Dec 23, 1908. 3:750. nom McGill, Joseph R with American Mortgage Co. 99th st, No 138 West. Subordination agreement. Dec 23, 1908. 7:1853. nom McInnis, Alexander N with G Lee Stout trustee Cath A C Comstock. 136th st, No 516, s s, 362.6 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom McInnis, Alexander N with Wm L Radford and ano exrs Louis Radford. 136th st, No 514, s s, 325 w Amsterdam av, 37.6x99.11. Subordination agreement. Dec 18. Dec 23, 1908. 7:1988. nom Mansfield, Eliz to Saml Newman and ano. Division st, Nos 85 and 85½, s s, 235.2 w Pike st, 25x—x25x55. Dec 5, demand, 6%. Dec 23, 1908. 1:282.

New York Operating Co with Bertha Goldfrank et al exrs, &c, Max Goldfrank. 146th st, Nos 602 and 604, s s, 100 w Broadway, 50x99.11. Subordination agreement. Dec 19. Dec 23, 1908. 7:2092.

rew York Real Estate Security Co to EMPIRE TRUST CO as trustee. Pine st, No 7, s s, 125.6 e Broadway, 21.1x73.9x21x74.5; also property in Mamaroneck, Westchester Co. Prior mort on first parcel \$225,000. Dec 17, 1908, 15 years, 5%. 1:46.

ame to same. Same property. Certificate as to above mort. Dec 17, 1908, 1:46.

Same to same property. Certificate as to above mort. Dec 17, 1908. 1:46.

New England Apartments Co to Bond & Mortgage Guarantee Co. Park av, Nos 480 and 482, w s, 50.5 n 58th st, 50x100. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 110.000 Nechols, Henry and Bertha Pasternack to American Mortgage Co. 10th av. No 510, e s, 74.1 s 34th st, 24.8x100. Dec 21, 1908, 5. years, 5½%. 3:736.

New England Apartments Co to Bond & Mortgage Guarantee Co. 58th st. Nos 47 and 49, n s, 150 w Park av, 50x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 105,000 New England Apartments Co to Bond & Mortgage Guarantee Co. 58th st, Nos 43 and 45, n s, 200 w Park av, 50x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 110.000 New England Apartments Co to Bond & Mortgage Guarantee Co. 59th st, No 54, s s, 200 w Park av, 25x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 65,000 New England Apartments Co to Bond & Mortgage Guarantee Co. 58th st, No 54, s s, 200 w Park av, 25x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 65,000 New England Apartments Co to Bond & Mortgage Guarantee Co. 58th st, Nos 51 and 53, n s, 100 w Park av, 50x100.5. P M. Dec 19, due, &c, as per bond. Dec 21, 1908. 5:1294. 110,000 O'Neill, Peter F, of Glen Falls. N Y, to GERMAN SAVINGS BANK. Essex st, No 45, w s, 100.11 s Grand st, runs s 24.11 x w 54.5 x n — x w 33.5 x n 25.3 x e 33.7 x s — x e 54.2 to beginning. Mort \$14,000. Dec 12, 1 year, 5%. Dec 23, 1908. 1:310. 6,000

ning. Mort \$14,000. Dec 12, 1 year, 5%. Dec 23, 1908. 1:310.
6,000
O'Connor, Adrianna to NEW YORK LIFE INS CO. West End av.
No 528, e s. 83.2 s 86th st, 19x80. Dec 15, due Jan 1, 1912,
5%. Dec 17, 1908. 4:1233. 17,000
130 West 57th St, a corpn. to Arrow Realty Co. 57th st, Nos
126 to 132. s s. 390 e 7th av, 80x100. Estoppel certificate.
Dec 17, 1908. 4:1009.
Oppenheim, Louis and Milton I Hessberg to Gerson Mayer. 95th
St, No. 211, n s, 181 e 3d av, 25x100.8. Dec 21, 3 years, 5%.
Dec 22, 1908. 5:1541. 16,500
Oppenheim, Louis and Milton I Hessberg to Gustave R Tuska and
ano, trus Saml A Tuska. 95th st, No. 213, n s. 206 e 3d av.
27x100.8. Dec 21, 5 years, 5%. Dec 22, 1908. 5:1541. 17,000
O'Neil, James J and Michael to BOWERY SAVINGS BANK. Water
st, No. 644, n s abt 140 e Scammel st, 23x80. Dec 22, 1908, 5
years, 4½%. 1:260. ? 3,000
O'Neil, Mary, of Ludlow, N Y, to Julia Kennedy. Essex st, No
29, w s, 75 n Hester st, 25x44. Prior mort \$10,500. Dec 21,
1908, due, &c, as per bond. 1:310. 4,000
Pollak, Jack or Jake to Lion Brewery. 5th st, Nos 540 and 542

Pollak, Jack or Jake to Lion Brewery. 5th st, Nos 540 and East. Saloon lease. Dec 8, demand, 6%. Dec 21, 1908. 2:

rice, Sabina to Sam'l Rosenberg. 114th st, No 51, n s, 670 w 5th av. 25x100.11. Prior mort \$20,000. Dec 21, 1908, 2 years. 6%. 6:1598.

Pipe Trucking Co, a corpn, to Henry W McMann and ano. 9th av, Nos 9 to 19, including horses, personal property chattels, &c. Consent and certificate as to mortgage for \$1,200, on demand, at 6%. Dec 21, 1908. 2:645.

Poor, Constance E to Margt O Sage. Lexington av, No 1, n e cor 21st st, Nos 123 and 125, runs n 123.5 x e 105 x n 74 to s s 22d st, x e 16.3 x s 98.9 x w 61.3 x s 98.9 to 21st st, x w 60 to beginning. Prior mort \$100,000. Dec 18, due Dec 1, 1910, 5\%, until Dec 21, 1909, and 6% thereafter. Dec 21, 1908. 3:877.

Pasternack. Bertha and Henry Nechols to Isaac Goldberg. 100,0 av. No. 510, e s, 74.11, s 39th st, 24.8x100. Given to secure \$1,000. Prior mort. \$31,700. Dec 21, due, &c, as per bond. Dec 22, 1908. 3:736.

Paterno Bros, a corpn, to City Mortgage Co. 113th st, n s, 150 w Amsterdam av, two lots, each 75x100.11. Two building loan morts, each \$140,000. Oct 19, demand, 6%. Dec 23, 1908.

1885.
Same to same. Same property. Certificate as to above mort.
19. Dec 23, 1908. 7:1885.

Pine Investing Co to Carl Rosenberger. 145th st. Nos 131 and 133 n s, 275 w Lenox av, 43.9x99.11. Dec 23, 1908, 5 years. 5%. 7:2014. 47.000

Paddell, Timothy F to John P Windolph. 42d st. No 202, s. s., 20 w 7th av, 20x49.4. Leasehold. Prior mort \$25,000. Sept 28. due, &c, as per bond. Dec 17, 1908. 4:1013.

Pine Investing Co with Max Marx. 145th st. Nos 143 and 145, n s. 406.3 w Lenox av, 43.9x99.11. Agreement correcting description in mort dated Dec 14, 1908. Dec 23, 1908. 7:2014. nom Peet, Walter B, of Yonkers, N Y, to Park Mortgage Co. Hawthorne st. e s, 125 n Broadway, 75x100. Dec 17, 2 years, 6%. Dec 23, 1908. 8:2241.

Perlmutter, Rosie to Jonas Weil and ano. 100th st, No 164, s s, 175 w 3d av, 25x100.11. Prior mort \$--. Dec 18, due Mar 15, 1912, 6%. Dec 23, 1908. 6:1627.

MAPLEDORAM & CO. REAL ESTATE BROKERS

Mortgages.

Bay Ridge Property Our Specialty

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

December 26, 1908

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Pepe, Francesco and Omero Pardi and Galland Realty Co to American Mortgage Co. Bedford st, No 47, n w cor Leroy st, Nos 41 and 43, 28x75. Prior mort $23,000. Dec 22, 1 year, 6%. Dec 23, 1908. 2:583. 1,500
Same to same. Same property. Dec 23, 5 years, 5%. 2:583. 23,000
Quinn, John E to Cath wife of Patk G Tighe. 21st st, No 337, n s, 275 e 9th av, 25x98.8. Prior mort $5,000. Dec 15, 1 year, % as per bond. Dec 17, 1908. 3:745. 2,000
Quinn & Smith, a corpn, to Kath T Moore. 21st st, Nos. 551 and 553, n s, 650 w 10th av, runs n 98.9 x w 145.1 to e s of a new marginal st x s 105.10 to 21st x e 106.11 to beginning. Leasehold. Building loan. Dec 12, due Jan 1, 1914, 6%. Dec 22, 1908. 3:693.
Same to same. Same property. Certificate as to above mort.
      30,000
Same to same. Same property. Certificate as to above mort.

Dec 12. Dec 22, 1908. 3.693.

Queens Home Realty & Construction Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for $28,000 on land in Queens Co. Dec 17. Dec 21, 1908.

Ratz, Ludwig exr Henriette Ratz with John Stich. 145th st, No 306, s s, 79.2 w 8th av, 25.6x99.11. Extension of $4,000 mort until Mar 30, 1912, at 6%. Dec 17. Dec 19, 1908. 7:2044. nom Ratz, Ludwig as exr Henriette Ratz with John Stich. 145th st, No 308, s s, 104.8 w 8th av, 25.6x99.11. Extension of $4,000 mort until Mar 30, 1912, at 6%. Dec 17. Dec 19, 1908. 7:2044. nom Recht, Bertha, of Brooklyn, N Y, to Oscar Willgerodt. 103d st, No 56, s s, 180 w Park av, 40x100.11. Dec 21, 1908, 3 years, 5%. 6:1608.

Romaine, Benj F, Louis T Girard, Washington T, and Julia A to
Recht, Bertha, of Brooklyn, N. Y., to Oscar Willigerodt. 103d st., No. 56, s. s., 180 w Park av, 40x100.11. Dec 21, 1908, 3 years, 5%. 6:1608.

Romaine, Benj F, Louis T Girard, Washington T, and Julia A to Edw C Van Derlip. Broadway, Nos 2161 to 2169, n. w. cor. 76th st., No. 235, 105.5x61x102.2x87.2. Sept. 10, 1 year, 5%. Dec 21, 1908. 4:1168.

Rutherfurd, Cora B to TITLE GUARANTEE & TRUST CO. Riverside Drive, No. 360, n. e. cor. 108th st., 50x100. Dec 21, 1908, due, &c., as per bond. 7:1893.

Rybicki, Antonie and Valentina to METROPOLITAN SAVINGS BANK. 5th st., No. 329, n. s., 350 e. 2d av, 25x97. Dec 17, 1908, 5 years, 5%. 2:447.

Rusiello, Giovanni and Leon Tuchman with Saml Rosenberg. 1st av, No. 2169, w. s., 25.11 n. 112th st., 25x100. Subordination agreement. Dec 16. Dec 17, 1908. 6:1684.

Rister, Toni, wife Israel to Morris Lang and Abraham Spies. 7th st., No. 288, s. w., abt. 75 e. Av. D., 25x90.10. Prior mort, $—. Dec 21, 2 years, 6%. Dec 22, 1908. 2:363.

Ritter, Realty Co. to BOWERY SAVINGS BANK. 111th st., No. 143, n. s., 175 e. 7th av, 37.6x100.11. Dec 21, 5 years, 4½%. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $20,000. Dec 18. Dec 22, 1908. 7:1821.

Same to same. Same property. Certificate as to mort for $2
             Rosenberg, Louis to Adam Campbell and ano trustees Alexander Maitland for Robt L Maitland and ano. East Broadway, No 25, s s, 97.8 e Catharine st, 21x48. Dec 18, 1908, 5 years, 5%, 1908, 5 years, 5%, 1908, 5 years, 5%, 1908, 5 years, 5%, 1908, 1908, 5 years, 5%, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1908, 1
      Maltland for Robe L materials and set of S. $97.8 e Catharine st, 21x48. Dec 18, 1908, 5 years, 5%. 1:280. 16,000

Remsen, F John to Peter Wolfe. 105th st, No 69, n s, 118 e Columbus av, 32x100.11. P M. Prior mort $28,000. Dec 15, 3 years, 6%. Dec 16, 1908. 7:1841. Corrects error in last issue when distance from Columbus av was 150. 7,000

Richman, Louis L to LAWYERS TITLE INS & TRUST CO. Ridge st, No 90, e s, 254 n Delancey st, runs e 77 x s 4 x e 23 x n 25.8 x w 100 to st x s 21.8 to beginning. Dec 18, 1908, 5 years, 5%. 2:343.

Reilly, Lawrence P to Kate A Johnson. 68th st, No 204, s s, 100 w Amsterdam av, 25x100.5. P M. Dec 22, 5 years, 5%. 20,000

Rupprecht, Philip with Theo Kilian. 84th st, No 111 West. Sub-
   w Amsterdam av, 25x100.5. P M. Dec 22, 8 Jeans, 20,000 23, 1908. 4:1159.

Rupprecht, Philip with Theo Kilian. 84th st, No 111 West. Subordination agreement. Dec 14. Dec 19, 1908. 4:1215. nom Rosenstock, Max to Maurice Rosenwaike. 132d st, No 81, n s, 84 e Lenox av, 26x99.11. Prior mort $—. Dec 17, due Jan 1, 1912, 6%. Dec 19, 1908. 6:1730. 3,000 Sherman, Thomas T guardian Paul C Spofford and ano with Wolf Goldschein. 5th st, Nos 647 and 649, n s, 114.9 w Av C. 39.7x97. Extension of $45,000 mort until June 10, 1911, at 6%. June 1. Dec 17, 1908. 2:388. nom Scribner, Chas to UNION TRUST Co of N Y. 66th st, No 9, n s, 206 e 5th av, 28x100.5. P M. Dec 21, 1908, 5 years, 4½%. 5:1381.
   Extension of $45,000 mort until June 10, 1911, at 6%. June 1. Dec 17, 1908. 2:388.

Scribner, Chas to UNION TRUST Co of N Y. 66th st, No 9, n s, 206 e 5th av, 28x100.5. P M. Dec 21, 1908, 5 years, 4½%. 5:1381.

Springer, Cath and John as trustees Cath Springer with Geo and Emma Kocher. Houston st, No 338, n e s, about 240 w Av C, 25x71.10x25x72.3, n w s. Extension of $20,000 mort until Nov 1, 1913, at 5%. Oct 15. Dec 19, 1908. 2:384. nom of s, about 215 w Av C, 25x69.8x25x71.10, n w s. Extension of $20,000 mort until Nov 1, 1913, at 5%. Oct 15. Dec 19, 1908. 2:384. nom of $20,000 mort until Nov 1, 1913, at 5%. Oct 15. Dec 19, 1908. 2:384. nom of $20,000 mort until Nov 1, 1913, at 5%. Oct 15. Dec 19, 1908. 2:384. nom of $20,000 mort until Nov 1, 1913, at 5%. Oct 15. Dec 19, 1908. 2:384. sterling, Virginia A and Frank H Zabriskie as exrs Virginia Zabriskie to FARMERS LOAN & TRUST CO. 76th st, No 118, s s, 170 e Park av, 16x102.2. Dec 16, 3 years, —%, as per bond. Dec 21, 1908. 5:1416.

Staedler, John E to Josephine Eisenhauer extrx Wm Eisenhauer. 77th st, No 445, n s, 119 w Av A, 25x102.2. Dec 21, 1908, due Jan 1, 1912, 5%. 5:1472. 11,000

Same to Adolph Bloch and ano. Same property. Prior mort $11,000. Dec 21, 1908, due Jan 1, 1912, 6%. 5:1472. 1,000

Sprague, Frances to TITLE GUARANTEE & TRUST CO. 92d st, No 310, s s, 165 e Riverside Drive, 20x112.3 to n s of an old road, x20x111.2. Dec 19, due, &c, as per bond. Dec 21, 1908. 4:1251.
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TELEPHONE, 724 BAY RIDGE Shelby, Joseph P to LAWYERS TITLE INS & TRUST CO. 8th av, No 2852, n e cor 152d st, No 269, 24.11x100. Dec 21, 1908. 5 years, 4½%. 7:2038. 22,500 Sniffin, Mary C to Joseph W Lawrence. 9th av, Nos 423 to 429, s w cor 34th st, Nos 400 to 404, 79x80. Prior mort \$90,000. Dec 19, due, &c, as per bond. Dec 21, 1908. 3:731. 3,500 Scinto, Francisco to Frederic D Weekes. Mott st, No. 211, w s, 67.6 n Spring st, runs n 30.1 x w 71.11 x s 22.6 to alley x e 22 x s e 12 x e 40 to beginning. Dec 22, 1908, due Nov 1, 1912, 6%. 2:494. 2:494.

Spence, Daniel B to Timothy F Fay. 181st st, Nos. 613 and 615, n s, 125 w St Nicholas av, 50x100. Prior mort \$—. Dec 17, 2 years, 6%. Dec 22, 1908. 8:2165. 5,000

Schavrien, Beatrice, wife of and Chas to Sarah I Van Wart et al. 7th av, No. 164, w s, 23 s 20th st, 23x85. P M. Dec 3, 3 years, 5%. Dec 22, 1908. 3:769. 24,000

Standard Steel Car Co, lessor, and BANKERS TRUST CO with Eric Railroad Co. General mortgage, agreement, car lease, etc. July 1, 1907, 10 years, 5%. Dec 22, 1908. gold trust notes 2,140,000 Standard Steel Car Co, lessor, and BANKERS TRUST CO with Erie Railroad Co. General mortgage, agreement, car lease, etc. July 1, 1907, 10 years, 5%. Dec 22, 1908.

Schavrien, Beatrice, wife of and Chas to Sarah I Van Wart et al. 7th av, No. 164, w s, 23 s 20th st, 23x85; 20th st, No. 204, s s, 85 w 7th av, runs w 20 x s 81 x e 5 x s 10.7 x e 15 x n 92 to beginning. Prior mort \$31,000. Dec 3, 2 years, 6%. Dec 22, 1908. 3:769.

Sutton, Sarah E to Wm S Waterhouse. 15th st, No 129 West, and 6th av, No 221. 1-3 part. Dec 4, 1907, 1 year, 4%. Dec 17, 1908. 3:790 and 791.

Silverson & London Construction Co to Chas M Rosenthal. Riverside Drive, e. s, 86.6 n 127th st, runs n 75 x e 141.7 x s e 92.7 x s w 30.1 x w 74.4 to beginning. Building loan. Oct 30, 2 years, 6%. Dec 17, 1908. 7:1995.

Same to same. Same property. Certificate as to above mort. Dec 16. Dec 17, 1908. 7:1995.

Silverman, Clementine and Milton M with LAWYERS TITLE INS AND TRUST CO. 110th st, No 12, s s, 176 w Madison av, 26x 100.11. Agreement as to part ownership in mort. Dec 12. Dec 17, 1908. 6:1615.

Shotland, Julia E to Seth S Terry. 22d st, No 306, s s, 100 w 8th av, 20x98.6. Prior mort \$10,000. Nov 19, 1 year, 5%. Dec 23, 1908. 3:745.

Shelby, Joseph P to TITLE GUARANTEE AND TRUST CO. Bowery, No 102, w s, abt 150 n Hester st, 12.6x90. Dec 22, due, &c, as per bond. Dec 23, 1908. 1:239.

Sandler, Henrietta and Bessie Silverman to Esther Surut. Rivington st, No 20, n e cor Chrystie st, No 180, 25x100. Prior mort \$—. Dec 23, 1908. 5 years, 5%. 2:421. 52,500

Silverman, Samuel and Bella Gorodsky to Henry Gans. Stanton st, No 253, s s, 50 w Sheriff st, runs e 25 x s 60 x w 22 x s 15 x w 3 x n 75 to beginning. P M. Dec 18, due Apr 18, 1909, 6%. Dec 23, 1908. 2:339.

Seikevitz, Isaac E to Jennie Sherman. 102d st, No 224, s s, 360 e 3d av, 25x100. Prior mort \$—. Dec 23, 1908, 3 years, 6%. 6:1651.

Tombetta, Gaetano wife of Melchoir to Franklin P Trautmann and ano exrs, &c, Barbara E Salter and ano. 118th st, Nos. 423 and 425 ns. 244 a 1st av runs n.60 x s. 6:1651.

4,000

Trombetta, Gaetano wife of Melchoir to Franklin P Trautmann and ano exrs, &c, Barbara E Salter and ano. 118th st, Nos. 423 and 425, n s, 244 e 1st av, runs n 60 x s e 9 x n 47.4 e 36.6 x s 100.11 to st, x w 42.6 to beginning. P M. Dec 21, due Jan 1, 1914, 6%. Dec 23, 1908. 6:1806.

Tarsus Realty Co to ROYAL BANK of N Y. Allen st, No 200, e s, 97 s Houston st, 25x87.6, except strip on n s, 0.9x87.6. Assigns rents to extent of \$1,500. Dec 12, installs, —%. Dec 18, 1908. 2:417.

Trombetta, Gaetano with Louise R Maron. 118th st, Nos 423 and 425, n s, 244 e 1st av, 42.6x100.11x36.6x irreg. Extension of \$12.000 mort until Jan 1, 1914, at 5%. Dec 21. Dec 23, 1908. 6:1806. \$12.000 mort until Jan 1, 1011, ac 5/6.
6:1806.

Thomson, Nellie, of Rutherford, N J, to Chelsea Realty Co. 125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11. Prior mort \$42,000. Dec 21, 1908, due, June 21, 1910, 6%. 6:1723. 3,000

Ten and Twelve Maiden Lane Co to Wm P Draper. Maiden lane, No 31, n e s, abt 20 e Nassau st, runs n e 69.8 x n w 1.6 x n e 16.6 x s e 23.9 x s w 88.8 to Maiden lane, x — 18.9 to beginning. Dec 16, due, &c, as per bond. Dec 17, 1908. 1:67.

75,000 Same to same. Same property. Certificate as to above mort. Dec 16. Dec 17, 1908. 1:67.

Tarsus Realty Co to ROYAL BANK of N Y. Eldridge st, No 172, e s, 174.3 s Rivington st, 25x87.6x25.3x87.6. Assign rents to extent of \$1,500. Dec 12, installs, —%. Dec 18, 1908. 2:415. Vadrick Realty Co with METROPOLITAN LIFE INS CO. Cathedral Parkway, n s, 341.8 w Amsterdam av, 108.4x100; Riverside Drive, s e cor 144th st, 106.3x99.11x110.7x100. Subordination agreement. Dec 15. Dec 18, 1908. 7:2090. nom Volkening, Bertha wife of and Henry L to FRANKLIN SAVINGS BANK, 51st st, Nos. 507 and 509, n s, 125 w Amsterdam av, 65.5 x100.7x68.6x100.5. Dec 23, 1908, 1 year, 5%. 4:1080. 40,000 Van Eps, Margt T, wife Georgius J H to BOWERY SAVINGS BANK. 94th st, No. 55, n s, 485 w Central Park West, 20x100.8. Dec 22, 1908, 3 years, 4½%. 4:1208. 3,500 Weil, Markus to Sallie Weil. 54th st, No. 352, s s, 75 w 1st av, 25x100.5. Dec 17, due July 1, 1911, 6%. Dec 22, 1908. 5:1346. 4,000 Weil, Jonas & Bernhard Mayer with Gerson Mayer. 95th st, No. 211 East. Subordination agreement. Dec 21, Dec 22, 1908. 5:1541. 5:1541. Dec 22, 1908.
Williams, Samuel Isaac Haft and Saml Grodginsky to Lizzie L
Brush. 2d av. No. 2336, e s, 20.11 s 120th st, —x80x20x80. P
M. Dec 22, 1908, 3 years, 5%. 6:1796. 9,750
Woerishoffer, Anna with Fanny Joseph. Houston st, No 40 East.
Extension of \$50,000 mort until Mar 26, 1911, at 5%. Dec
14. Dec 18, 1908. 2:522. nom
Walker, Alexander and G Lee Stout as exr, &c, Jacob Stout with
John B Berry. 144th st, Nos 609 and 611, n s, 100 w Broadway,
50x99.11x51.10x86.1. Subordination agreement. Dec 21, 1908.
7:2091.

White, John J to Alexander Walker. St Nicholas av, n w cor 185th st, 57.8x100x58.4x100. Building loan. Dec 15, due Jan 1, 1910, at 6%. Dec 21, 1908. 8:2166. 35,000 Same to same. Same property. P M. Dec 15, 2 years, 6%. Dec 21, 1908. 8:2166. 12,500

Wechsler, Sigmund to UNION DIME SAVINGS INST. 125th st, Nos 151 and 153, n s, 100 e 7th av, 50x99.10. Dec 23, 1908, due Nov 1, 1913, 5%. 7:1910.

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Sayre, Albanus L to LAWYERS TITLE INS & TRUST CO. 130th st, No 144, s s, 325 e 7th av, 16.8x99.11. Dec 15, 3 years, 5%. Dec 21, 1908. 7:1914.

Silberman, Sam'l J to GREENWICH SAVINGS BANK. 1st av, No 91, w s. 72.9 s 6th st, 24.3x100. Dec 21, 1908, due June 18, 1912, 4½%. 2:447. 4,000

Shelby, Joseph P to LAWYERS TITLE INS & TRUST CO. 8th av, No 2854, e s, 24.11 n 152d st, 25x100. Dec 21, 1908, 5 years, 4½%. 7:2038.

Notice is hereby given that infringement will lead to prosecution.

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White, Nellie wife Charles to American Mortgage Co. 99th st, No 138, s s, 375 e Amsterdam av, 25x86.10x25x85.7. Dec 23, 1908, 3 years, 5½%. 7:1853. 17,000 Wolf, Jacob with Dorbar Realty Corpn. 124th st, Nos 527 and 529 West. Extension of \$15,000 mort until Apr 25, 1911, at 5%. Apr 23, 1907. Dec 23, 1908. 7:1979. nom Washington Heights Realty Co to Bertha Goldfrank et al extrx, &c, Max Goldfrank. 146th st, Nos 602 and 604, s s, 100 w Broadway, 50x99.11. Dec 22, 3 years, 5%. Dec 23, 1908. 7:2092.

To 2092.

Same to same Same property. Certificate as to above mort.

Dec 23, 1908. 7:2092.

Wolf, Theresa to GERMAN SAVINGS BANK in City N Y. East
Broadway, No 196, n s, abt 50 e Jefferson st, 26.1x— to Division

st, Nos 185 and 185½. Dec 17, 1908, 5 years, 4½%. 1:285,

4,000

Weinstein, Annie with Parker Deane as trustee Jean G Deane et al. 105th st, Nos 25 and 27 East. Extension of mort \$9,000 until May 30, 1912, at 6%. Oct 30. Dec 17, 1908. 6:1611.

Walsh, Frank J and John H Ives to Giffard A Nelson exr Ines E Angarica. 50th st, No 366, s s, 80 e 9th av, 20.6x—x—x90. Dec 17, 3 years, 4½%. Dec 19, 1908. 4:1040. 15,000
White, Louise M (and Edward C her husband in bond only) to Wm B Reed. 33d st, Nos 533 to 551, n s, 378.11 e 11th av, runs w 240.7 x n 98.9 x e 50 x n 98.9 to 34th st, Nos 532 to 556, x e 175.9 x s abt 200 to beginning. Dec 12, 2 years, 6%. Dec 18, 1908. 3:705. 55,000
Weinhandler, Sampson H with John A Moore. 9th av, No 268, s e cor 26th st, No 366, 20x55. Extension of \$5,000 mort until Dec 18, 1909, at 6%. Dec 16. Dec 17, 1908. 3:749. nom Zanmatti, Elise to Sound Realty Co. Wadsworth av, Nos 188 and 190, s w cor 183d st, No 650, 104.11x100. P M. Prior mort \$100,000. Dec 15, 5 years, 6%. Dec 17, 1908. 8:2164. 20,000

BOROUGH OF THE BRONX.

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

BRONX SAVINGS BANK with Ferdinand Hecht and Clement H Smith. Bainbridge av, s e s, 379.1 s w 196th st, 25.6x108.9x25.7 x106.2. Extension of mort for \$6,500 to Dec 16, 1911, with interest increased from 5% to 5½%. Dec 16. Dec 18, 1908. 12:-2927

x100.2. Extension of factors 1 and 1 and 2 and 3 and 2 and 2 and 3 and 3

\$5,500. Dec 18, due Feb 1, 1912, 5%. Dec 19, 1908. 10:2573.
11,000

Same to same. Concord av, No 351, w s, 40 s 142d st, 20x100.
Dec 18, due Feb 1, 1912, 5%. Dec 19, 1908. 10:2573.
5,500

Same to Norman L Archer. Concord av, No 349, w s, 60 s 142d st, 20x100. Dec 18, 5 years, 5%. Dec 19, 1908. 10:2573. 5,500

Bennett, Edw to Wm McDonald. Ogden av, e s, 50 s 164th st, 25x 90. Dec 17, 1 year, 6%. Dec 22, 1908. 9:2511. 400

Bowe, John J with Mary Miller. Tinton av, e s, 83 n 186th st, (?), (should be 168th st), 19.6x100, probable error. Extension of \$6,000 mort until Nov 23, 1911. Dec 11. Dec 18, 1908. 10:2673.

Brook Construction Co to LAWYERS TITLE INS & TRUST CO. Washington av, No 1170, e s, 65 n 167th st, 41.8x127.1x41.8x 127. Dec 18, 1908, 5 years, 5%. 9:2372. 33,500

Same to same. Washington av, No 1174, e s, 106.8 n 167th st, 41.8x127.1x41.8x127.1. Dec 18, 1908, 5 years, 5%. 9:2372. 33,500

Same to same. Washington av, No 1178, e s, 148.4 n 167th st, 41.8x127.2x41.8x127.1. Dec 18, 1908, 5 yrs, 5%. 9:2372. 33,500

Same to same. Same property. Certificate as to above morts. Dec 18, 1908. 9:2372.

Cipriani Realty & Construction Co to Manhattan Mortgage Co. Hughes av, w s, 203 s Pelham av, 50x87.6. Dec 17, due Aug 1, 1909, 6%. Dec 18, 1908. 11:3078.

*Carroll, Chas J to New York Co-operative Bldg and Loan Assoc. 217th st, late 3d st, n s, 200 e 6th av, 50x114.4, Laconia Park. Dec 21, 1908, installs, 6%. 6,000

Cohn, Sarah to LAWYERS TITLE INS & TRUST CO. Valentine av, No 2194, e s, 246.2 n 181st st, 16.8x116.11x16.8x117.1. Dec 21, 1908, 5 years, 5%. 11:3144. 6.000

Chemical Realty Co with METROPOLITAN LIFE INS CO. Grand av, w s, 275.3 n 184th st, 55.2x118.1x55.8x122.1. Extension of \$45,000 mort until June 14, 1914. Dec 22. Dec 23, 1908. 11:3212.

Chambers, Mathias and Michl J Cohalan as stockholders of Delaware & Hudson Realty Co to Smith Williamson. West st. n

\$45,000 mort until June 14, 1914. Dec 22. Dec 23, 1908. 11:3212.

Chambers, Mathias and Michl J Cohalan as stockholders of Delaware & Hudson Realty Co to Smith Williamson. West st, nes, 06 e Mohegan av, 50x100. Certificate as to mort for \$1,000. Dec 16. Dec 17, 1908. 11:3124.

*Cochran, John S to Howard G Clark, exr, &c. Isabella Clark. Scofield av, ss, being plot bounded n by said av, e by lands Egbert Titus, w by lands now or formerly of James H Rich, and s by lands now or formerly of Wm H Scofield, being 41x100. Dec 1, 3 years, 6%. Dec 23, 1908.

Curran, Margt to De Witt C Flanagan and ano trustees. Te Tawav, es, 388.2 s 190th st, 57.7x100x34.7x100; Tee Tawav, es, 297 s 190th st, 41.8x100x55x84.8. Dec 21, demand, —%. Dec 22, 1908. 11:3219.

*Dursie, Teresina, of Mt Vernon, N Y, to John H Post. 229th st, ss, — w 4th st, and being w ½ lot, lot 708, map Wakefield, 52.6x 114; also 229th st, ss, w ½ lot 667 and north 14 ft of w ½ of lot 668, same map. Prior mort \$8,000. Dec 15, due Jan 15, 1909, 6%. Dec 17, 1908.

*Clarke, Wm B and Isabelle P to Bankers Realty & Security Co. Broadway, es, 100 s Tremont road, 50x100. P M. Dec 10, 1 year, 5%. Dec 22, 1908.

*Colorado Realty Co to Eva C Stanton. Gainsborg av, e s, 275 s Tremont road, 111.1x200.11 to Eastern Boulevard x 91.9 x 200. Dec 12, due Jan 1, 1912, 6%. Dec 22, 1908. 6,000 *Same to Same. Same property. Consent to above mort. Dec 12. Dec 22, 1908.

*Same to same. Same property. Certificate as to above mort. Dec 12. Dec 22, 1908.

*Same to same. Same property. Resolution as to above mort. Dec 12. Dec 22, 1908.

*Cameron Realty Co to TITLE GUARANTEE & TRUST CO. Walton av, n e cor 181st st, 60x93.3x60.3x99. Dec 21, due, &c, as per bond. Dec 22, 1908. 11:3180. 3,500

Same to same. Same property. Certificate as to above mort. Dec 21. Dec 22, 1908. 11:3180.

*Chester Construction Co to Blanche B Terrill. 176th st, e s, 225 n Gleason av, 25x100. P M. Dec 10, due, &c, as per bond. Dec 17, 1908.

*Cogswell-Taylor Impt Co to Janie H Kellogg. Leland av, w s, 125 s Cornell av, 25x100. Dec 15, 3 years, 5%. Dec 17, 1908.

*Chester Mortgage Co to John J Hyland. West Farms road, s s.

125 s Cornell av, 25x100. Dec 15, 3 years, 5%. Dec 17, 1908.
4,000

*Chester Mortgage Co to John J Hyland. West Farms road, s s, 215.6 e Berrian av, runs s 52.8 x e 50 x n 10 x e 75 x e 75 x n 50 x e 50 x n 62.11 to road, x w 188.7 to beginning. Dec 16, 5 years, 5%. Dec 17, 1908.

Dick, John W to George Heuser. 3d av, No 4197, w s, 113.1 s Tremont av, 26x93.7x26x92.7. P M. Prior mort \$13,000. Dec 17, 2 years, 5%. Dec 18, 1908. 11:2924.

Danzig, Jennie A or Jeannie to LAWYERS TITLE INS AND TRUST CO. Monroe av, No 1696, e s, 80 s 174th st, 25x95. Dec 17, 1908, 5 years, 5%. 11:2791.

*Dursie, Teresina, Mt Vernon, N Y, to Daisy E Booss of Long Branch, N J. 229th st (15th av), s e cor 3d st, 52.6x114, being w ½ lot 708 map Wakefield, except part for White Plains av; 229th st (15th av), s s, w ½ lot 667 and n 14 ft of w ½ of lot 668 same map, 50x128. Dec 1, 3 years, 6%. Dec 17, 1908. 8,000 Devlin, Edw D with James H Du Bois. Inwood av, No 1301, w s, 100 s w from an angle in said av, runs n w 230 to Cromwells or Doughtys Brook, x s — x s e 190 to av, x n e 100 to beginning. Subordination agreement. Dec 18. Dec 19, 1908. 11:-2855 and 2871.

Delaware & Hudson Realty & Impt Co to Smith Williamson. West st, n e s, .06 e Mohegan av, 50x100. Dec 16, demand, 6%. Dec 17, 1908. 11:3124.

D'Ambra, Annie to Manhattan Mortgage Co. Norwood av, n w s, 366.7 n e 205th st. 50x100. Dec 22 due Aug 1 1909 6%. Dec

17, 1908. 11:3124. 1,000 D'Ambra, Annie to Manhattan Mortgage Co. Norwood av, n w s, 366.7 n e 205th st, 50x100. Dec 22, due Aug 1, 1909, 6%. Dec 23, 1908. 12:3350. 10,000 Damm, Richard to GERMAN SAVINGS BANK. 3d av (Fordham av), No 3617, n w s, about 220 n 169th st, 28x—, except part for av. Dec 19, 3 years, 4½%. Dec 23, 1908. 11:2910. 12,000 Di Gaetano, Giacomo to Salvatore Costa. 184th st, No 357, s e s, 168 s on curve from n e s said 184th st and s e s Marion av, late Bainbridge av, runs s e 77.1 x s w 25 x n w 75.1 to s e s 184th st, x n e 25.2 to beginning. Dec 8, 3 years, 5%. Dec 21, 1908. 11:3024. 1,300

168 s on curve from n e s said 184th st and s e s Marion av, late Bainbridge av, runs s e 77.1 x s w 25 x n w 75.1 to s e s 184th st, x n e 25.2 to beginning. Dec 8, 3 years, 5%. Dec 21, 1908. 11:3024.

*Elder, Robt D, Jr, of East Orange, N J, to Bessie K Fieger. Syracuse av, n e cor Chestnut st, 200 to Ash st, x100. Arden property, East and Westchester. Two morts each \$700. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Syracuse av, s e cor Chestnut st, 200 to Ash st, x100. Two morts, each \$700. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 100 s Syracuse av, 100x200 to Ash st. Two morts, each \$600. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 200 s Syracuse av, 100x200 to Ash st. Two morts, each \$600. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 300 s Syracuse av, 100x200 to Ash st. Two morts, each \$600. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 300 s Syracuse av, 100x200 to Ash st, same map. Two morts, each \$600. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 400 s Syracuse av, 100x200 to Ash st, same map. Two morts, each \$600. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 400 s Syracuse av, 100x100. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 400 s Syracuse av, 100x100. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 400 s Syracuse av, 100x100. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 400 s Syracuse av, 100x100. Nov 18, due, &c, as per bond. Dec 21, 1908.

*Same to same. Chestnut st, e s, 400 s Syracuse av, 100x100. Nov 18, due, &c, as per bond. Dec 21, 1908.

8 500 Ea-

167th st, 65x100. Dec 21, 3 years, 5½%. Dec 23, 1908. 10:-2716. 8500
Engeldrum, Eliz to TITLE GUARANTEE AND TRUST CO. Eagle av, No 658, e s, 271.1 n Westchester av, 16.8x115. Dec 16, due, &c, as per bond. Dec 17, 1908. 10:2624. 3,500
Frawley, Mary to Cornelius Noonan. Jefferson pl, No 635, n s, 142 e Franklin av, 50x100. Prior mort \$—. Dec 9, 1 year, 6%. Dec 21, 1908. 11:2935. 1,000
Fanning, Agnes J wife of Thos J to Ferdinand Kurzman and ano trustees Edwd Gutman. Prospect av, Nos 1934 and 1936, e s, 25.5 n Elsmere pl, 50.6x90. Dec 18, due Jan 1, 1913, 5½%. Dec 21, 1908. 11:2956. 8,000
*Faber, Rudolph C with Bessie K Fieger. Lots 182, 183, 196, 197, 215, 216, 228 and 229, 230, 237 and 235 map Arden property, East and Westchester. Subordination agreement. Nov 18. Dec 21, 1908. nom
Figuera, Josephine A, Mary V and Amelia R Figuera, heirs Albert V Figuera, to whom it may concern. 134th st, No 438, s s, 348.10 e Willis av, 16.8x100. Estoppel certificate. Dec 22. Dec 23, 1908. 9:2278. *Franklin Athletic Club of Westchester to Henry C Mapes and ano. Blondell av, s e cor Mary st, 75x100. Building loan. Nov 23, 3 years, 6%. Dec 19, 1908. 5,000
Friedman, Edward to Wm L Condit. 146th st, n s, 200 e Brook av, 50x100. P M. Dec 14, 3 years, 5%. Dec 17, 1908. 9:2273. 36,000
Friedman, Edw to Wm Gratz individ and Jos Kohn as exr Solo-

riedman, Edw to Wm Gratz individ and Jos Kohn as exr Solo-mon Blondheim. 146th st, Nos 793 and 795, n s, 200 e Brook av, 50x100. P M. Prior mort \$36,000. Dec 14, 3 years, 6%. Dec 17, 1908. 9:2273.

17, 1908. 9:2273. The first \$650,000. Dec 14, 3 years, 6%. Dec 7,000 *Flygare, Anna M to Eliz B Lynde guardian Augusta H Lynde. Olinville av, w s, 250 s Magenta st, 50x125. Dec 18, 1908, due Jan 1, 1912, 5½%. 6,000 Grattan, Julia I to John J Bowe. Tinton av, No 1210, e s, 83 n 168th st, 19.6x100. P M. Prior mort \$6,000. Dec 15, due, &c, as per bond. Dec 18, 1908. 10:2673. 500 Gerber, Henry to Thomas Millen. Nelson av, e s, 174.1 n 165th st, 15.10x92.3x15.10x91.11. Dec 21, 1908, due, &c, as per bond. 9:2513. 3,300 Glacius, Geo W to Bronx Security & Brokerage Co. Willis av, w s. 87.6 s 141st st, 12.6x106. Dec 21, 1 year, 6%. Dec 23, 1908. 9:2303.

December 26, 1908

PERLES TOWEL 99 Champers St., N. I.
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LARGER ORDERS.
Including Fine Toilet Soap and the use of Large Ornamental Cabinet with Beveled French Plate Mirror, Hair Brush, Comb, Whisk Broom, Soap Tray. Towels per week

Galewski, Chas and David to Eliz Gifford. Cortlandt av, No 623, w s, 75 n 151st st, 25x100. Dec 22, 5 years, 5%. Dec 23, 1908. 9:2411. 6,000

Same to Bernard Galewski. Same property; also Courtlandt av, w s, 100 n 151st st, 25x100. Prior mort \$11,250. Dec 23, 1908, demand, 6%. 9:2411. 2,500

Gaynor, John to Stephen Kelly. 133d st, n s, 500 e Cypress av, 100x210 to 132d st; 132d,st, n s, 600 e Cypress (Trinity) av, 50x110. Dec 21, 1 year, 6%. Dec 22, 1908. 10:2561. 15,500

Girardot, Leontine to Chas H Baechler. College av, No. 1336, e s, 493.1 s 170th st, 16.8x100. P M. Prior mort \$3,500. Dec 21, 3 years, 6%. Dec 22, 1908. 11:2783 and 2785. 1,100

Grace, Mary A to Arthur C Phillips. Jerome av, w s, 193.5 n from intersection of w s Jerome av and e s Cromwell av, runs n along Jerome av, 60 x w 135.10 to e s Cromwell av, x s 68 x e 103.8 to beginning; Cromwell av, w s, 363.7 n from intersection of w s Cromwell av and w s Jerome av, runs n along Cromwell av, 59.10 x s 52.9 x e 28.10 to beginning. Dec 16, 3 years, 5½%. Dec 17, 1908. 11:2855 and 2871.

Ginsburger, Jennie to CORN EXCHANGE BANK. Prospect av, late Taylor av, s e s, 30.6 s 183d st, late Columbine st, 29x75, except part for Prospect av. Dec 11, due April 9, 1909, 6%. Dec 17, 1908. 11:3113. 2,000

*Graham, Violet J to TITLE GUARANTEE AND TRUST CO. St Lawrence av, No 71, w s, 256.4 s West Farms road, 25x100. Dec 17, 1908, due, &c, as per bond.

Haight, Stephen S to Eugenia Auer. Buchanan pl, s s, 153.6 w Grand av, 25x100. Dec 10, 5 years, 5%. Dec 18, 1908. 11:3208. 3,500

Hoffmann, Otto with Emily Cook. 152d st, No. 377, n s, 225 e

Hoffmann, Otto with Emily Cook. 152d st, No. 377, n s, Cortlandt av, 25x100. Subordination agreement. Dec 15. 22, 1908. 9:2399.

Hand, Mary to Charlotte A Williams. Bathgate av, w s,

22, 1908. 9:2399.

and, Mary to Charlotte A Williams. Bathgate av, w s, 310 s 172d st, 25x114.5. 5-9 parts. Dec 22, demand, 6%. Dec 23, 1908. 11:2913.

yde, Geo H to August K Kappes. Marion av, w s, 200 n Kingsbridge road and at n e cor lot 162, runs w 148 x n 76 x e 150 to av, x s 76 to beginning, being lot 161 and part of lot 160, map part Farm of Benj Berrian at Fordham, except part for av; also strip adjoining above on west, —x—. Dec 22, 1908, 1 year, 6%. 10,000 terschowsky, Philip to Van Nest Wood Working Co. Hoe av, w s,

12:3286. Herschowsky, Philip to Van Nest Wood Working Co. Hoe av, w s, 250 s 172d st, 25x100. Prior mort \$4,100. Dec 18, 1 year, 6%. Dec 21, 1908. 11:2981. 700

Johnson, Geo F with City Mortgage Co. Fox st, w s, 100 n Longwood av, 333.3x100. Subordination agreement. Dec 8. Dec 19, 1908. 10:2709. *Johnson, Mary E to Michael McInenry. Mulford av, e s, 378.1 n Pelham av, 50x100. Dec 17, 1908, due Jan 2, 1911, 5½%. 500

Kuntz, Louis F to Dwight C Harris. Grand Boulevard and Concourse, s e cor 192d st, 50x100x77.9x103.9. Prior mort \$8,500. Dec 17, 5 years, 5%. Dec 18, 1908. 11:3154. 3,500

Keller, Ernst to Eugene Follmer. 240th st, n s, 175 e Martha av, runs n 106 to c 1 of Brook av, x s w — to st, x e 110 to beginning. P M. Dec 16, due, &c, as per bond. Dec 17, 1908. 12:-3394. *Keller, George to Albrecht Kalthoff, Westchester av, s w con 177.10

ter, George to Albrecht Kalthoff. Westchester av, s w cor 171: 99.5x163.1x108.11 to 171st st, x181.6. Dec 17, 1908, due *Keller

st, 99.5x165.1x108.11 to 171st st, x181.6. Dec 17, 1908, due, &c, as per bond.

*Kruger, Sophie to Thomas M Curtius, Jr, Hancock st, w s, 456.3 n Columbus av, 18.9x100. Prior mort \$3,500. Dec 7, due, &c, as per bond. Dec 17, 1908.

*Kahrs, Hermine K with Eliz B Lynde guardian Augusta H Lynde. Elliott av, w s, 250 s Julianna st. Olinville. Subordination agreement. Dec 18, 1908.

*Klein, Jacob to Bankers Realty & Security Co. Madison av, s s, 150 e Robin av, 50x100. P M. Nov 24, 2 years, 5%. Dec 22, 1908.

1908. *King, Martha to Annie Lambert. St Raymonds av or 4th av, e s, 375 n Zerega av, lot 160 map (No 398), Sec 2 of St Raymond Park, 25x100. P M. Dec 22, due July 1, 1911, 6%. Dec 22, 1908.

mond Park, 25x100. P. M. Dec 22, due stal, 1, 100, 23, 1908.

Lazar, Morris to Irvine Realty Co. Irvine st, e.s, 282.5 s Garrison av, 25x100. P. M. Prior mort \$6,000. Dec 17, due, &c, as per bond. Dec 18, 1908. 10:2761. 2,000

Liberti, Carmino and Frank Cusati to Wm C Kelly. Daly av, s.w. cor 178th st, 50x80. P. M. Dec 11, 1 year, —%. Dec 19, 1908. 11:3121. 10,000

*La Porta, Leonardo to Cath C Hill. 231st st (17th av), s.w.s, 105 s.e. 6th st or av, 50x114.5. Dec 22, 1 year, 6%. Dec 23, 1908.

Lesley. Mary S and Mary to TITLE GUARANTEE & TRUST CO.

1908.

Lesley, Mary S and Mary to TITLE GUARANTEE & TRUST CO. Sidney st, s w s, 70.5 n w Troy st, 47.3x175. Dec 23, 1908, due, &c, as per bond. 13:3407.

Lennon, Edw H to Thomas D Malcolm Construction Co. 179th st, s s, 31.11 e Belmont av, 33x92.2x33.1x96.4. P M. Dec 15, 2 years, 6%. Dec 19, 1908. 11:3079.

Leo Co to GERMANIA LIFE INS CO. Southern Boulevard, e s, 450 s Jennings st, two lots, each 37.6x100. Two morts, each \$21,000. Dec 22, 1908, due, &c, as per bond. 11:2980. 42,000

Leo Co to GERMANIA LIFE INS CO. Southern Boulevard, e s, 450 s Jennings st, 75x100. Certificate as to two morts for \$21,000 each. Dec. 8. Dec 22, 1908. 11:2980.

Lowy, Adolph to Hunt's Point Realty Co. Garrison av, s e cor Irvine st. 56.7x110.5x50x82.5. P M. Dec 22, 1908, 2 years, 5½%. 10:2761.

McLaughlin, John to John W Cornish. Inwood av, w s, 603 s

5½%. 10:2761.

McLaughlin, John to John W Cornish. Inwood av, w s, 603 s Highbridge st and s s lot 357, runs n w 100 x n e 75 x s e 100 to av x s w 75 to beginning, being part lot 357, map Inwood. Dec 16, due, &cs, as per bond. Dec 18, 1908. 11:2855—2864. 350

*McQuade, Besse M, wife of and Francis P to Alfred J Mitchell. Penfield av, s s, 16.3 w Baker av, 100x100x100x101, Penfield property. P M. Prior mort \$2,000. Dec 19, 2 years, 6%. Dec 21, 1908.

Malcolm (Thomas D) Construction Co to City Mort Co. Stebbins av, e s, 100 n 170th st, 100x87.11x100.5x96.10. Certificate as to mort for \$56,000. Dec 22, 1908. 11:2965.

Malcolm (Thomas D) Construction Co (and Thos D Malcolm in bond only) to City Mort Co. Stebbins av, e s, 100 n 170th st, 100x87.11x100.5x96.10. Dec 22, 1908, demand, 6%. 11:2965.

Majud, Lina to Froma Realty Co. Tee Taw av, e s. 250 n Parkview pl. 50x100x30x100. Prior mort \$----. Oct 28, 1 year, 6%. Dec 17, 1908. 11:3219.

cCormack, Mary A, wife of and Wm G to Ambrose S Murray, Jr, as trus Ellen M Beam. Tremont av, s s, 100 e Crotona av, late Franklin av, 25x200. Dec 21, 3 years, 5%. Dec 22, 1908. 11:2950.

Franklin av, 25x200. Dec 21, 3 years, 5%. Dec 22, 1908. 11:2950. 5,000

Murray, Kate to James H DuBois. Inwood av, No 1301, w s, 100 s w from an angle in said av, runs n w 230 to Cromwells or Doughtys Brook, x n — x s e 190 to av, x n e 100 to beginning, except part for Cromwell and Inwood av. Dec 18, due Dec 18, 1909, % as per bond. Dec 19, 1908. 11:2855 and 2871. 6,000

*Melnik, Ike to Geo Hauser. Plot begins 340 e White Plains road at point 195 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. Dec 22, 5 years, 5½%. Dec 23, 1908. 4,000

Meehan (James F) Co with Isaac Schiff. Southern Boulevard, e s, 316.8 n Tiffany st, 33.4x100. Subordination agreement. Dec 21. Dec 23, 1908. 10:2733.

Manida Co to TITLE GUARANTEE & TRUST CO. Manida st, e s, 113.10 n Lafayette av, 300x100. Certificate as to twelve morts for \$6,000 each. Dec 22. Dec 23, 1908. 10:2740. —

Manida Co to TITLE GUARANTEE & TRUST CO. Manida st, e s, 113.10 n Lafayette av, 12 lots, each 25x100. Twelve building loan morts, each \$6,000. Dec 22, demand, 6%. Dec 23, 1908. 10:2740.

Same to George F Johnson's Sons Co. Same property. Twelve P M morts, each \$1,500. Twelve prior morts, each \$6,000. Nov 5, due May 1, 1910, 6%. Dec 23, 1908. 10:2740.

McConnell, Charles to Michl J Sullivan. 144th st (Main st), n s, 135 e Canal av. and being e ½ lot 227, map Mott Haven, 25x 100. Dec 19, demand, 6%. Dec 21, 1908. 9:2335. 4,500

*Morris, Wm H to Lohbauer Park Impt Co. Fairmount av, s e cor Fairfax av, 50x100. P M. June 18, due Dec 22, 1911, 5½%. Dec 23, 1908.

Moore, Wm R to Mary R Todd. Hull av, n s, 201.5 n e Woodlawn road. Two lots, each 25x100. Two morts, each \$6,000.

*Morris, Wm H to Lohbauer Park Impt Co. Fairmount av, s e cor Fairfax av, 50x100. P M. June 18, due Dec 22, 1911, 5½%. Dec 23, 1908.

*Moore, Wm R to Mary R Todd. Hull av, n s, 201.5 n e Woodlawn road. Two lots, each 25x100. Two morts, each 86,000. Dec 21, 1908, due, &c, as per bond. 12:3345. 12,000

Martens, Abraham and Theodor Thompson to Jane B Bernard. St Pauls pl, s w cor Brook av, 80.1x32x80x36.9. Dec 17, due, &c, as per bond. Dec 18, 1908. 11:2896. 6,000

Same and Stephen W Collins with same. Same property. Subordination agreement. Dec 17. Dec 18, 1908. 11:2896. nom Mulligan, Mary A, of Spuyten Duyvil, N Y, to James Douglas, of Spuyten Duyvil, N Y. Spuyten Duyvil Parkway, n ws, at s s Northern Terrace, or West 239th st, runs w 234.3 to e s Netherland av x s on curve — to n s said Parkway thence on curve along n and n w s said Parkway — to beginning. Dec 18, 1908, due Jan 1, 1912, 5%. 13.3417.

McCarthy, Fredk and Theo M Macy to TITLE GUARANTEE & TRUST CO. Faile st, No 907, w s, 350 n Seneca av, 25x100. Dec 18, 1908, due, &c, as per bond. 10:2761. 4.500

*Marshall, Adam J to Rosie A Marshall. Fairfax av, w s, 100 s Waterbury av, 29.6x100x53x102.9. Sept 10, 3 years, 6%. Dec 17, 1908.

*Moorehead Realty and Construction Co to Chas Riley. Minford nl n w cor 172d st 100x100. Building loan. Dec 17, 1908.

**Swaterbury av, 29.6x100x53x102.9. Sept 10, 3 years, 6%. Dec 17, 1908.

**Moorehead Realty and Construction Co to Chas Riley. Minford pl, n w cor 172d st, 100x100. Building loan. Dec 17, 1908. 1 year, 6%. 11:2977.

**Same to same. Same property. Consent to above mort. Dec 17, 1908. 11:2977.

**Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 11:2977.

**Merrill, Edwin S to Evelyn H White. Marmion av, e s, 25 n Fairmount pl, 25x97.9x25x96.9. P M. Prior mort \$7,000. Dec 15, due, &c, as per bond. Dec 17, 1908. 11:2960.

**North Borough Realty Corpn to Emily Cook. 152d st, No. 377, n s, 225 e Cortlandt av, 25x100. Certificate as to mort for \$15,000. Dec 10. Dec 22, 1908. 9:2399.

North Borough Realty Co to Emily Cook. 152d st, No. 377, n s, 225 e Courtlandt av, 25x100. Dec 12. due Dec 15, 1911, 5½%. Dec 22, 1908. 9:2399.

**Nathan, Marcus to POUGHKEEPSIE TRUST CO of Poughkeepsie, N Y. Dock st, w s, abt 377 s Westchester av, 50x154x50x 147, Westchester. Dec 17, 1908, 3 years, 5½%.

**New York Mortgage and Security Co with Thos H Briggs. Morris av, n w cor 164th st, 50x98. Extension of \$4,500 mort until Dec 19, 1909, 6%. Nov 17. Dec 18, 1908. 9:2447.

**Nelson, Chas P to Hugh Doon. Hill av, e s, 375 n Randall av, 37.8x100x36.4x100. Dec 19, due May 1, 1909, 6%. Dec 21, 1908.

Nicholson, Edward to HARLEM SAVINGS BANK. Tremont av, n e s, 50.2 s e Marmion pl, 50x115.10x50x115.9. Dec 23, 1908, 1 year, 5%. 11:3117. 37,500
O'Shaughnessy, Mary to LAWYERS TITLE INS AND TRUST CO. Lafontaine av, No 2012, e s, abt 150 n 178th st, 16.9x100. Dec 16, 3 years, 5½%. Dec 18, 1908. 11:3068. 3,000
Olt, George to Charles Riley. 149th st, s s, 349.4 w St Anns av, 25x100. Building loan. Dec 18, 1908, 1 year, 6%. 9:2275. 16.000

Peller, Sarah to Harry A Parmentier. 183d st, n s, 47 w Prospect av, 24x75. Prior mort \$4,000. Dec 21, 1908, due, &c, as per bond. 11:3102. 600

Petrillo, Pasqualc, of Mt Vernon, N Y, to Giosue Galiani. Mapes av, Nos 2073 and 2075, w s, 140.3 s 180th st, two lots, each 22x100. Two P M morts, each \$4,000. Two prior morts \$____. Nov 15, 3 years, 6%. Dec 21, 1908. 11:3109. 8.000

Same to same. Mapes av, No 2077, w s, 118.2 s 180th st, 22x100. P M. Prior mort \$____. Nov 15, 3 years, 6%. Dec 21, 1908. 11:3109. 5.000

Perkins, Geo W to U S TRUST CO. Riverdale av, s w cor 252d st, runs s 532:11 x w 890.2 to e s Independence av, x n 444.9 to st, x e 1,069.10 to beginning. P M. Dec 16, 5 years, 5%. Dec 21, 1908.

Peterson, Eugenie M to John Bell Co. Heath av, w s, 55 s 230th

Peterson, Eugenie M to John Bell Co. Heath av. w s. 55 s 230th st. 125x90. Prior mort \$——. Dec 7, due June 7, 1909, 6%. 12.3260.

12,3260.
*Piner, Marie wife Frank W to Helene Ulbrich. 218th st, late 4th st, e s, 125 n 6th av, 25x105, Wakefield. Prior mort \$4,500. Dec 22, due, &c, as per bond. Dec 23, 1908. 1.25
Pond, Chas H and Winthrop, as trus Mary M Pond with Domenico Cilento et al. Bathgate av, n e cor 180th st, 46.9x33.9x45.11x 24.5. Extension of \$6,000 mort until Feb 14, 1914, at 5%. Dec 14. Dec 21, 1908. 11:3047.

Quigley, Thomas to EAST RIVER SAVINGS INST. 157th st, s s, 150 w Elton av, 50x100. Dec 17, 3 years, 5½%. Dec 21, 1908. 3.00
*Reulius, Wilhelmina to Katharina Gass. Mianna st s s abt

9:2379. *Reulius, Wilhelmina to Katharina Gass. Mianna st. s s, abt 76 w White Plains road, 25x102. Dec 15, 2 years, 6%. Dec 17.



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*Robbins, Eliza T to Mary A Hinchey. Olinville av, e s, being s 50 ft of lot 70 map Olinville, 50x100. Dec 10, 3 years, 5%. Dec 22, 1908.

*Rinn, Patrick to Henry J Finck of Brooklyn. Jackson av, s s, 223.2 w Unionport road, 50x100, Van Nest Park. Dec 19, 2 years, 6%. Dec 21, 1908.

lehm, Wm T to Geo B Goldschmidt et al TRUSTEES Saml B H Judah. Wales av, n w cor 150th st, late Fox st, 100x80. P M. Dec 21, 1908, 1 year, 5%. 10:2642. 4,00 4,000

*Romano, Vincenzo and Giuseppina with Mary A Ferris. 214th st, n s, 175 w Maple st and being lot 66 map New Village Jerome, 25x125. Extension of \$2,000 mort until Dec 12, 1913. Nov 28. Dec 21, 1908.

Razzano, Vincenzo to John Bauer. 173d st, s s, 90 e Webster av, 60 x117.10. Dec 17, 1 year, 6%. Dec 18, 1908. 11:2897. 12,500 Roos, Lena to Bertha Schmuck. Bryant av, No 1341, w s, 125 s Jennings st, 25x100. P M. Prior mort \$8,500. Dec 15, 2 yrs, 6%. Dec 18, 1908. 11:2994. 2,000 Schwarzler (O J) Co to Caroline F Butterfield. Brook av, e s, 327.11 n St Pauls pl, 43.9x100.8. Dec 17, 1908, 5 years, 5\frac{1}{2}\%.

Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 11:2895.

Sherman, Chas A exr Geo C Chase with Geo Heuser. 3d av, w s, 139 s Tremont av, 27x90x27x89. Extension of \$13,000 mort until Oct 1, 1911, at 5%. Oct 2. Dec 18, 1908. 11:2924. nom *Strittmatter, Chas to Magdalena Messerschmidt. West Farms road, late road leading from West Farms to Westchester, n s, 50 w Forrest st, 25x100, except part for West Farms road, Westchester. Nov 20, 3 years, 6%. Dec 22, 1908. 5,000 Streebrook Realty Co to Enoch C Bell. Vyse av, e s, 100 s 180th st, 72x113.6x70x114.8. Building loan. Dec 18, due, Jan 1, 1910, 6%. Dec 22, 1908. 11:3132. 20,000 Same to same. Same property. Certificate as to above mort. Dec 18. Dec 22, 1908. 11:3132.

Same to same. Same property. P. M. Dec 18, 1 year, 6%. Dec 22, 1908. 11:3132. 10,500

Sweeney, Thomas F to Central Brewing Co. Riverdale av, cor 230th st. Saloon lease. Dec 17, demand, 6%. Dec 19, 1908. 13:3406.

13:3406. 1,000

Schaefer, Sarah J wife of Chas, Jr, to Enoch C Bell. Vyse av, e s, 172 s 180th st, 35x112.11x35x113.6. Building loan. Dec 18, due Jan 1, 1910, 6%. Dec 22, 1908. 11:3132. 10,000 Same to same. Same property. P M. Dec 18, 1 year, 6%. Dec 22, 1908. 11:3132. 5,250

*Sadewasser, Adolf to Isaac Butler, Classon av, w s, 75 s Beacon st. Dec 21, 3 years, 6%. Dec 22, 1908. 2,800

Strung, Louisa with Christian Rieger. 144th st, No 326, s s, 100 w 3d av, 25x99.7. Subordination agreement. Dec 16. Dec 21, 1908. 9:2324. nom

*Shirmer, Geo W with Bessie K Fieger. Chestnut st, e s, 300 s Syracuse ac, 100x200 to Ash st; Chestnut st, e s, 400 s Syracuse av, 100x100, Arden property, East and Westchester. Subordination agreement. Nov 12. Dec 21, 1908. nom

Schmidt Minnie to Philip Deutsch. 210th st s s, 25 w Reservoir

tion agreement. Nov 12. Dec 21, 1908.

Schmidt, Minnie to Philip Deutsch. 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9. Prior mort \$4,000. Dec 19, 5 years, 6%. Dec 21, 1908. 12:3343.

*Smith-Rowe Realty & Construction Co to Margaret Miller, of London, Eng. Gunther av, w s, 100 n Edenwald av, 25x100. Edenwald. See Cons. Dec 23, 1908, 5 years, 5½% and 6%.

4,000

*Same to same. Same property. Certificate as to above mort. Dec 16. Dec 23, 1908.

Dec 16. Dec 23, 1908.

Streebrook Realty Co to Geo Mandel. Bathgate av, e s, 128.5 n 175th st, 41.6x98.2x41.6x99.1. Prior mort \$32,000. Dec 23, 1908, due, &c, as per bond. 11:2923. 8,000

Same to same. Same property. Certificate as to above mort. Dec 23, 1908. 11:2923.

Same to same. Bathgate av, e s, 169.11 n 175th st, runs n 41.6 x e 99.7 x s 8 x w 2.2 x s 33.6 x w 98.2 to beginning. Prior mort \$32,000. Dec 23, 1908, due, &c, as per bond. 11:2923. 8,000

Same to same. Same property. Certificate as to above mortgage. Dec 23, 1908. 11:2923.

Sabsovitch, Cath to Morris L Bayard. Jennings st, No 799, n s, abt 175 e Prospect av and being lot 8 map No 946 of property Wm Birrell, 25x100x31.8x100.3. Prior mort \$5,000. Dec 21, 1 year, 5%. Dec 23, 1908. 11:2963. 500

Sailer, Henrietta H to LAWYERS TITLE INS & TRUST CO. Kelly st, w s, 250 n 156th st, 25x100. Dec 17, 5 years, 5%. Dec 18, 1908. 10:2701. 8,000

Streifler, Jacob to Wilson M Powell. Brook av, No 290, e s, 150,8 n 139th st, 25.11x118.11x25.6x122.6 to beginning. All title to strip 10 ft wide on rear. Dec 18, 1908, 5 years, 5%. 9:2267

*Steinmetz, Amelia to C W H Arnold. Grace av, e s, 32 av, 25x130. Prior mort \$4,250. Dec 17, 1 year, 6%. Lyon

1908.

Schwarzler (O J) Co to The Sheltering Arms. Brook av, e s. 284.2 n St Pauls pl, 43.9x100.8. Dec 17, 1908, 5 years, 5½%. 11:2895. 26,500

Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 11:2895.

Singhi (H U) Realty Co to Whitfield Ward. 194th st, late Kings-bridge road, s.s., 98 w Morris av, 16x80. Dec 16, due, &c, as per bond. Dec 17, 1908. 11:3191. 7,000

Same to same. Same property. Certificate as to above mort. Dec 9. Dec 17, 1908. 11:3191.

Same 194th st, late Kingsbridge road, s s. 82 w l av ,16x80. Dec 16, due, &c, as per bond. Dec 17, 1908. Morris 7,000 av ,10

Same to same. Same property. Certificate as to above mort. Dec 17, 1908. 11:3191.

Sass, Theo R to LAWYERS TITLE INS AND TRUST CO. Wilkins av, e s, 181.6 n Jennings st, 25x100. Dec 16, 3 years, 5½%. Dec 17, 1908. 11:2966 and 2977. 4,000
Theissig, Gustav to John G Dautel. 236th st, s s, 300 w Oneida av, 25x100. Dec 15, 3 years, 6%. Dec 17, 1908. 12:3366. 4,500

odebush, August with James J Ryan. Grand av, e s, 100 n Nortl st, 25x100. Agreement modifying terms of mort. Dec 19, 1908 11:3198.

Terrill, Blanche Ferrill, Blanche B to Margt Meagher. Leland av, e s, 300 i Gleason av, 50x100. Dec 5, due, &c, as per bond. Dec 17, 1908

Tully (John J) Co to Isaac Schiff. Southern Boulevard, e.s. 316.8 n Tiffany st, 33.4x100. Dec 21, 1908, 5 years, 54%. 10:2733.

Same to same. Same property. Certificate as to above mort. Dec 21, 1908. 10:2733.

Tierney, Mary F to Lottie E Welch. Newton av, late Courtlandt av, e s, — n 256th st and being lot 35, blk 1, map property Sheridan & Segrave, 25x100. Dec 19, 3 years, 6%. Dec 21, 1908. 13:3421.

1908. 13:3421.

Same to same. Same property. Prior mort \$3,000. Dec 19, 2 years, 6%. Dec 21, 1908. 13:3421.

Tremont Building Co to John H Stitt and ano trustees Geo Luke. Simpson st, e s, 99.11 s Home st, 25x100. Dec 23, 1908. 3 years, 5½%. 10:2728.

ame to same. Same property. Certificate as to above mort. Dec 23, 1908. 10:2728.

Same to same. Same to roperty. Certificate as to above mort. Dec 22. Dec 23, 1908. 10:2728.

TITLE INSURANCE CO of N Y with Nellie S Ehrich. Sedgwick av, e s, 275.6 s 167th st, 75x120, to w s Lawrence av. Extension of \$3,500 mort until Dec 21, 1910, at 5½%. Dec 22, 1908. 9:2527.

9:2527.

Timme, Waldemar F to The Jennie Clarkson Home for Children, a corpn. Washington av, No 1647, w s, 180.5 n 172d st, 40.2x 140.1. Dec 22, due, &c, as per bond. Dec 23, 1908. 11:2905. 27,000

Tamor, Abraham I and Yetta his wife and Pauline Kaplan to LAWYERS TITLE INS & TRUST CO. Leggett av n e cor Hewitt pl, runs e along av, 25.1 to n s 156th st, x n 100 x w 25.1 to e s of pl x s 100 to beginning. Dec 22, 5 years, 5%. Dec 23, 17,500

1908. 10:2695.

Utility Realty Co to Siegel Cooper & Co, bankers. 163d st, s w cor Tiffany st, 100.4x60x100.4x100. Dec 17, 3 years, 5%. Dec 18, 1908. 10:2711.

Some Property. Certificate as to above mort.

ame to same. Same property. Certificate as to above mort.

Dec 14. Dec 18, 1908. 10:2711.

Dec 14. Dec 18, 1908. 10:2711.

Same to same. Intervale av, n e cor Kelly st, runs n 82.11 x e 105.11 x s 37 x w 9.11 x s 100 to av x w 48.3 to beginning. Dec 17, 3 years, 5%. Dec 18, 1908. 10:2711.

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 18, 1908. 10:2711.

Same to same. Tiffany st, w s, 60 s 163d st, 40x100.4. Dec 17, 3 years, 5%. Dec 18, 1908. 10:2711.

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 18, 1908. 10:2711.

University Heights Realty Co to Henry G Silleck, Jr. Andrews av, s s, 198.11 w Fordham road, 150x100. Dec 16, demand, 6%. Dec 19, 1908. 11:3218.

Same to same. Same property. Certificate as to above mort.

Dec 19, 1908. 11:3218. 4,000

Same to same. Same property. Certificate as to above mort.

Dec 16. Dec 19, 1908. 11:3218. 4,000

Valley Forge Realty Co to EMPIRE CITY SAVINGS BANK. 3d av. No 4274, e s, 105.2 n 178th st, 50x102x49.11x100. P M. Dec 18, 3 years, 5½%. Dec 21, 1908. 11:3061. 36,000

Same to Max J Klein. Same property. P M. Prior mort \$36,000. Dec 18, 3 years. 6%. Dec 21, 1908. 11:3061. 10,000

Valley Forge Realty Co to Max J Klein. 3d av, No 4278, e s, 155.2 n 178th st, 50x104x49.11x102. P M. Prior mort \$35,000. Dec 18, 3 years. 6%. Dec 21, 1908. 11:3061. 10,000

Wirth Realty and Construction Co to GERMAN SAVINGS BANK. Bathgate av, s e cor 188th st, 28.6x89.11x28.6x90. Dec 2, due Jan 1, 1912, 5%. Dec 22, 1908. 11:3056. 17,500

Same to same. Same property. Certificate as to above mort. Dec

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 22, 1908. 11:3056.

Same to same. Bathgate av, e s, 28.6 s 188th st, two lots, each 20.5×89.11 . Two morts, each \$6,500. Dec 2, due Jan 1, 1912, 5%. Dec 22, 1908. 11:3056.

Same to same. Same property. Two certificates as to above mort.

Dec 18. Dec 22, 1908. 11:3056.

Same to same. Bathgate av, e s, 69.4 s 188th st, 20.5x89.11. Dec 22, 1908, due Jan 1, 1912, 5%. 11:3056.

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 22, 1908. 11:3056.

Welch, Lottie E to T Emory Clocke. DeKalb av, w s. 25 s 212th st, 25x100. Dec 22, 1908, 3 years, 5½%. 12:3328. 3,500

Welch, Lottie E to Charles R Strong. De Kalb av. s w cor 212th st, 25x100. Dec 23, 1908, 5 years, 5½%. 12:3328. 4,0 4,000

Willersdorf, Charles with Geo Schaefer. 149th st, No 760, s s, 125 e Brook av, 25x84.11. Extension of \$5,000 mort until Aug 4, 1911. Dec 12. Dec 18, 1908. 9:2275.

Wilcox, Cath T to LAWYERS TITLE INS & TRUST CO. 178 st, s s, 72.9 e Daly av, runs s 20.10 and 136 x e 25 x n 135.11 — to 178th st x w 25 to beginning. Dec 16, 3 years, 5%. Do 18, 1908. 11:3126. 178th Dec 3,500

Williams, Chas A to James Garvey. Gleason av, n s, 25 w 174th st, 25x100. P M. Prior mort \$3,500. Dec 16, due July 1, 1910, 6%. Dec 17, 1908.

Weydig, Peter to Christian Rieger. 144th st, No 326, s s, 1-3d av, 25x99.7. Prior mort \$12,000. Dec 16, 3 years, 6%. 21, 1908. 9:2324. 100 w Dec 4,000

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 17.

182d st, n s, 70 e Audubon av, 50x79.9. North American Mortgage Co agt Isaac Marcuson; Clarence L Westcott, att'y; George Parr, ref. (Amt due, \$4,030.23.)

172d st, Nos 511 & 513 West. John L Williams agt Amsterdam Holding Co; Action No 1; Strauss & Anderson, att'ys; Louis Jersawitz, ref. (Amt due, \$7,054.46.)

172d st, Nos 515 & 517 East. Same agt same. Action No 2; same att'ys; same ref. (Amt due, \$4,586.55.)

Action No 2; same att'ys; same ref. (Amt due, \$4,586.55.)

Dec. 18.

Valentine av, e s, 610.6 s Highbridge rd, runs s 200 x e 125 x n 100 x e 125 to Tiebout av, x n 100 x w 250 to beg. Harford W H Powel agt Chas H Collins; William Voekel, att'y; Henry J Goldsmith, ref. (Amt due, \$4,586.55.)

Broome st, s w cor Norfolk st, 25x75. Wm L Cahn agt James Secular; Leventritt, Cook & Nathan, att'ys; Jacob Striefel, ref. (Amt due, \$11,101.12.)

Summit av, e s, 175 s 162d st, 25x100.

Summit av, e s, 225 s 162d st, 25x100.

Summit av, e s, 225 s 162d st, 25x100.

Gants & Reynolds agt Minna M Sternberger; Edwin T Taliferro, att'y; Wm A McQuaid, ref. (Amt due, \$5,486.)

98th st, s s, 125 e 2d av, 25x100.11. Frank Boss agt Ignatz Bleich; Edw J Krug, Jr, att'y; Louis B Hasbrouck, ref. (Amt due, \$527.25.)

136th st, s s, 384 e St Anns av, 341x100. Chas S McLaughlin agt Lorenz Weiher; Van Mater Stilwell, att'y; Walter B Walker, ref. (Amt due, \$44,720.66.)

Dec. 19.

Dec. 19.

144th st, n s, 450 e Lenox av, 100x99.11. Anna Sands agt Louis Lese et al; Bowers & Sands, attys; Edward Endelman, ref. (Amt due, \$10.460)

Sands agt Louis Lese et al; Bowers & Sands, att'ys; Edward Endelman, ref. (Amt due, \$10,460.)

47th st, No 336 East. Max Rubenstein 3gt Herman Feinberg; Herman Gettner, att'y; Henry J Goldsmith, ref. (Amt due, \$2,096.33.)

105th st, No 311 East. James Madigan agt Matthew Coogan; Peter Condon, att'y; Joseph N Tuttle, ref. (Amt due, \$15,697.90.)

Dec. 21.

Sth av, s e cor 143d st, 25.1x75. Henry H Sommer agt Benj F Carpenter; Morris H Hayman, att'y; William Lustgarten, ref. (Amt due, \$10,109.17.)

Loring pl, w s, 80.1 n 183d st, 21x101.4x20.11x 102.7. John Catoir agt Marie Wittmack; J Orlando Harrison, att'y; Abraham Oberstein, ref. (Amt due, \$3,894.38.)

140th st, No 877 East. Fleischman Realty & Construction Co agt Robert Rosenthal; Hays & Hershfield, att'y; Richard J D Keating, ref. (Amt due, \$11,285.76.)

152d st, n s, 125 w Wales av, 25x115.1x28.9x 100.10. Walter J Fraser agt Lizzie S Cowen; Wm B McNiece, att'y; Fred C Leubuscher, ref. (Amt due, \$3,351.67.)

Dec. 22.

100.10. Walter J Fraser agt Lizzie S Cowen; Wm B McNiece, att'y; Fred C Leubuscher, ref. (Amt due, \$3,351.67.)

Dec. 22.

133d st, s s, 503.9 w 5th av, 18.9x99.11. New York Dispensary agt Thomas Stone; Friederick de P Foster, att'y; T Astley Atkins, ref. (Amt due, \$9,432.50.)

Vyse av, No 1155. Wm T Park agt Silberberg & Saul, Inc; Abraham A Silberberg, att'y; John P Morrissey, ref. (Amt due, \$2,302.10.)

Crosby st, No 49. Union Dime Savings Institution agt Moses Greenwood; Ritch, Woodford, Bovee & Butcher, att'ys; Wm M Ivins, Jr, ref. (Amt due, \$37,379.05.)

Arthur av, s e cor 176th st, 100x100. Frank Harriott agt Kalman Rosenbluth; Harold Swain, att'y; Chas D Donohue, ref. (Amt due, \$7,880.83.)

Jackson st, s w cor Water st, 23.4x114. Sarah C Goodhue agt Louis Hubener et al; Frederick F de Rham, att'y; T Astley Atkins, ref. (Amt due, \$41,616.66.)

97th st, n s, 100 e Madison av, 62.6x100.10. Nathan Cohen agt Minnie Greenberg et al; J J & A Lyons, att'ys; S Howard Cohen, ref. (Amt due, \$32,421.08.)

Croton Aqueduct, e s, adj land of J W Holden, containing 86.481 acres, except parts released. Arthur H Friedman agt Scarborough Estate (Corrects error in last issue, when plaintiff and defendant were omitted.) J C Levi; Weil & Newhouse, att'ys; S L H Ward, ref. (Amt due, \$3,128.74.)

LIS PENDENS.

20 TENEMENT HOUSE DEPT LIS PENDENS. 80 BUILDING DEPT LIS PENDENS.

80 BUILDING DEPT LIS PENDENS.

Dec. 19.

Washington av, s e s, 100.7 n e 170th st, late
Sth st, 50.7x150.2x52.3x150.1. Eliza Wildey
agt John Burt et al (partition); att'ys, Thornton & Earle.
Lewis st, Nos 50 to 54. David Perlman et al
agt Aaron Lieberman et al (accounting, &c);
att'y, A B Greenberg.
Cambrelling av, n e cor 189th st, 40x150.6x40x
149.7. Lafayette Realty Co agt Joseph Shanske
et al (action to recover possession); att'y, M S
Hyman.

Dec. 21.

Lafayette st, Nos 383, 387 & 389.

4th st, No 22 East.

Wilmer S Wood et al agt Augusta C Chapin et al (partition); att'y, F B Candler.

3d av, e s, 60 s 50th st, 20x90. Empire Brick & Supply Co agt Hermance Van Wien (specific performance); att'y, Skinner & Bermant.

Lorillard pl, n w s, 173.7 n 3d av, 50x90. James Stern, trustee agt Hosa P Esterbrook et al (action to declare trust); att'ys, Hays, Hershfield & Wolf.

Av D, s w cor 5th st, 41x80. Hyman Lakritz agt Morris Goldberg et al (accounting, &c); att'y, S Frank.

145th st, n s, 325 e Willis av, 50x100. Chester A Luff agt Oswald Piering et al (partition); att'y, I N Williams.

Dec. 22.

Dec. 22.

48th st, No 441 West. Martin J Horstmann agt Henry Horstmann; partition; att'y, E Moch-

Washington av, e s, 107.7 n e 170th st, 50.7x 150.2x52.3x150.1. John F Burt et al agt Eliza Wildey et al; partition; att'y, W S Smith. 109th st, No 337 East. Thomas Hickson agt Julia Sherowitz; specific performance; att'y,

Julia Sherowitz; specific performance; att'y, A Kalisky.

34th st, No 11 West. Sam W Steel agt Robert S Smith et al; action to recover 1-10 part; att'y, H Swain.

Dec. 24.

Dec. 24.

7th av, s e cor 53d st, —x—. Mary E Willis agt Manhattan Storage & Warehouse Co; action to obtain release; att'y, J J Gleason.

8th Broadway, s e cor 156th st, 99.11x100x irreg. Henry W Lloyd agt Henry T Bulman et al; action to cancel lease; att'ys, Kneeland, Files & Reese.

Central Park West, n w cor 75th st, 102.2x123.9.
C W Klappert's Sons Inc agt Lenox Realty
Co et al; action to foreclose mechanics lien;
att'ys, Wesselman & Kraus.

FORECLOSURE SUITS.

Dec. 19.

106th st, No 232 East. Adolph Newberger agt Hyman Lanes et al; att'ys, Bloomberg &

Hyman Lanes et al; att'ys, Bloomberg & Bloomberg.

Madison av, s e cor 64th st, 100.5x132.6. Francis L Leland agt Richard W Buckley et al (amended); att'ys, Greene, Hurd & Stowell.

97th st, s s, 51 e 3 d av, 49x62.11. Louis Zuckerkandel et al agt Louis Meyer Realty Co et al; att', M Silverstein.

Attorney st, s e s, 60 n e Broome st, 40x50. Louis Abramson agt Kamnitz Podolski Unterstutzungs Verein; att'y, S I Frankenstein.

132d st, No 41 East. Clara Kinkeldey, extrx agt Mount Gilead Baptist Church; att'ys, Beals & Nicholson.

Dec. 21.

Dec. 21.

t, n s, 195 w Av B, 25x103.3. Samuel agt Fany Schwartz et al; att'y, M Sund-

Well agt Fany Schwartz et al; atty, M Sundheimer.

Av St John, s e cor Kelly st, runs s 250 to Beck st x e 107.5 x n 250 x w 107.5 to beg. Bronx Mutual Life Ins Co of N Y agt Herman Aaron et al; att'y, J McKeen.

Madison av, n w cor 115th st, 40.5x85. Emma Hassey agt Clara Max et al; att'y, E A Hassey

Madison av, n w cor 115th st, 40.000. EmmaHassey agt Clara Max et al; att'y, E A Hassey.
Riverside drive, No 341. Emigrant Industrial
Savings Bank agt Lina W K Fitzgerald et al;
att'ys, R & E J O'Gorman.
Riverdale av, w s, 33 s boundary line between
City of New York and City of Yonkers, runs
w 445 x n 273 x e 409 x s 320 to beg. Lawyers
Title Ins & Trust Co agt Clara M Harriot
et al; att'ys, Fettretch, Silkman & Seybel.
82d st, Nos 542 to 552 East; two actions. Leo
Levey et al agt Sophie Beegel et al; att'ys,
Ritch, Woodford, Bovee & Butcher.
14th st, s s, 350 e 8th av, 50x99.11. Joseph
Kissner agt Henry Dreyer et al; att'ys, Jackson, Hollander & Frank.
Morris av, w s, 144.7 s 179th st, 150x100.
Morris av, e s, 227.11 s Burnside av, 75x100;
excepting parts released.
Lambert Suydan agt John W Cornish et al;
att'ys, Quackenbush & Adams.
205th st, n s, Lot 530, map of property of Geo
F & Henry B Opdycke, Bronx, 25.3x131x25x
134.3. Samuel Keeler agt Hugh McKeon et al;
att'y, S Keeler.
Cambreling av, e s, 45 s 188th st, 16.8x80. Catherine C L R Scharf agt Nicholas Hodes et al;
att'y, F W Pollock.
Lewis st, No 30. Simon Dinerstein agt Benedict Bockar et al; att'y, W B Marx.
Dec. 22.

129th st, No 56 West. Caecilie Ettinger agt
Jennie H Morrison et al; att'y, I J Ettinger.

Dec. 22.

Dec. 22.

Dec. 22.

Jennie H Morrison et al; att'y, I J Ettinger agt Jennie H Morrison et al; att'y, I J Ettinger.

101st st, s s, 50 w 1st av, 50x63.11. Charles Friedman et al agt Achille Ginzbourger et al; att'ys, Shapiro & Levy.

Clinton av, s e cor 170th st, 31.6x100.2x42.6x 95. Marie L Worch agt Charles Lewis et al; att'y, G A Euring.

139th st, No 27 West. Gustav Kaliskil et al agt Elias Senft et al; att'ys, Davis & Kaufman.

man.
Road leading from Fordham to West Farms, s
w s, Lot 101, map of South Belmont, 50.3x
126x50x119.7. Manhattan Mortgage Co agt
Anna C C Klemm et al; att'ys, Carrington & Pierce.
Oth st, s s.
Mendelsohn

Anna C C Klemm et al; att ys, Carrington & Pierce.

109th st, s s, 85 w Park av ,34x100.11. Moses Mendelsohn et al agt Maurice Altman et al; amended; att'y, A L M Bullowa.

73d st, No 233 East. Sarah Kahn agt Kate Gelb et al; att'y, A A Hovell.

73d st, No 235 East. Cecilia Kahn agt Kate Gelb; att'y, A A Hovell.

Cherry st, No 429. Abraham J Dworsky agt Jacob Jablons et al; att'y, H P Dworsky.

Park av, Nos 1668 & 1670. Benjamin Rosenfeld agt Charles Schoenstein et al; att'y, E A Isaacs.

138th st, No 598 East. John E Simons et al agt Manhattan Window Shade Co et al; att'y, M Mayer.

Mayer.

Dec. 23.

28th st, n s, 118.4 e 3d av, 37.6x98.8. Bella Hillman agt Abraham Stein et al; att'ys, Arn-stein & Levy. 46th st, Nos 126 & 128 West. Paul L Kiernan agt Ess Eff Realty Co et al; att'y, M S Bor-

agt Ess En Rearty Co et al; att y, M S Borland.

100th st, No 117 East. Lsrael D Shlachetzki agt Nathan Natelson et al; att'ys, Aaronstamm & Chorosh.

12th st, No 522 East. Clara Heyman agt Louis Cashman et al; att'y, I Cohn.

60th st, No 321 East. State Bank agt Ferdinando Gottila et al; att'y, J A Kohn.

West End av, w s, 30.8 n 88th st, 20x78.6. New Netherland Bank of N Y agt Anna P Crompton et al; att'ys, Sackett, Chapman & Stevens.

Netherland Bank of N Y agt Anna P Crompton et al; att'ys, Sackett, Chapman & Stevens.
White Plains rd or av, e s, 68.9 s 1st av, 56.7x 70.10x51.4x66.4. Katharina Gass agt Vincenzo Ruggiero; att'y, S J Stilwell.
Hughes av, e s, 86.3 n 181st st, 16.6x85.6x16.6x 85.3. Estelle Best agt Teresa Cerra; att'y, Arrowsmith & Dunn.
1st av, s w cor 98th st, 25x99.6. Pendant Realty Co agt Fannie S Patterson et al; att'ys, Bowers & Sands.

Dec. 24.

Dec. 24.

144th st, n s, 590 w 7th av, 85x99.11; two actions. William Goldman agt Adolph Schwartz et al; att'ys, Arnstein & Levy.

60th st, No 321 East. State Bank agt Ferdinando Gottilia or Gottilla et al; att'y, J A Kohn.

Park av, Nos 1669 & 1671. Benjamin Silverman et al agt Maximillian Fraade et al; att'ys, Krakower & Peters.

Park av, Nos 1665 & 1667. Same agt Morris Ludwak et al; att'ys, Krakower & Peters.

76th st, No 424 East. Metropolitan Savings Bank agt Morris Faifenkopf et al; att'ys, A S & W Hutchins.

Trinity av, No 757. Jacob Dieter agt Charles Singer et al; att'y, H C Botty.

135th st, No 703 East. Jacob S Strahl agt Joe Kosovsky et al; att'y, J S Strahl.

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.

19 Bernstein, Sol C—W F Vanden Houten Co.
241.91
19 Bernstein, Sol C—W F Vanden Houten Co.
241.91
19 Bergman, John A—A Prince 90.21
19 Bergman, Isaac—R Simon ... 67.65
19 Brennan, Teressa—A V Taylor ... 705.87
19 Bettels, Charles—F S Willnams ... 3,259.93
19 Bernstein, Abraham J—I A Schaffer ... 107.65
19 Bernstein, Abraham J—I A Schaffer ... 107.65
19 Balsam, Louis—I N Heidelberg et al. 1630.05
19 Baum, Louis—Morning Journal Assn. ... 35.41
21 Baldwin, Geo S—E A Bend et al. ... 164.45
21 Brandt, Minnie—V Edelstein et al. ... 25.52
21 Byrne, Wilfred P—R Grese ... 128.57
21 Bloom, Wolf & Annie—M Taylor ... 3,989.06
21 Bishop, Guido—A L Drummond et al. 197.36
21 Barnot, Joseph—S Rosen ... 209.90
21 Bader, Jacob—M Steckel et al. ... 70.41
22 Byrne, Nelli—H L Brant ... 52.42
23 Birnbaum, Samuel & Julia Keenan—People, &c. ... 3,000.00
24 Baeigalupo, Charles—V Parilli ... costs, 7.18

23 Bachrach, Abraham M—Tenement House
Dept 7. 265.17
23 Beveridge, Louis W—A W DeLong & Co.
114.46
23 Burke, John K—A Nichols 200.15
23 Barbera, Vincenzo—J N Glass 1.75.41
23 Becker, Chas M—J Ertheiler 215.65
23 Behr, Richard H—N Y Telephone Co. 43.37
23 Blackman, Harry or Harris—J T Huner.
132.15
23 Brown, Carolyn K—C Griffin 59.59
24 Bradley, Gordon B—Herschman Bleier Edelstein Co. 14.30
24 Burke, Geo M—H Herrmann Lumber Co.
25 Bronner, Benjamin & Joseph Green—People,

RECORD AND GUIDE

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24	Chapro	ck, Isaac & Jacob Yelle	on-Standard	22 Godbol 22 Greens	ld, James—the sa	me	207	.67
24 24	Cavalu	Zzo, Frank—M Brett . Anna & Edward Hamm	522.79 elstein—Ger-	22 Gordon	swood, Minnie—the n, Isaac—the sam an, Abraham L—	ie	207	.67
	man	Exchange Bank, James B-M H Matteo	5,068.75	22 Grahai 22 Gerts.	m, Hillery—the sa Charles—the said, Walter—the sa	ame	207	.67
19 19	De Ha Dutche	rt, John-Star Co er, Enoch-G Levi	69.41	22 Golden	d, Walter—the san, Isaiah—the san	ame	207	7.67
19 21	De No	vn, Chas C—L M Thiery vens, Stanley S—Frank A		22 Gartia	nd. Benjamin——th	e same	207	67
21	Theofeil Dillma	Grinbourcz—M Gilsey n. Frank C—F Westheim	er et al.328.43	22 Gillian	ein, Morris—the er, Paul—M Lefko as, Louis & Richar	a G-E Baye	er.524	61.3
21 21	Dilks, Dubrofi	T Pancoast—Goodfield Re f, William—German Excl	nange Bank.	22 Green	perg, Max—J Kind nan, Pincus & Sar of City of N Y.		- SH H	1.98
21	Diletto	, Charles—Dept of Heal	th &c262.00					
91	Dounet	, Edw T-J E Murphy as, Nick-Samoset Choco	late Co 50.71	23 Gower	Otto—City of N , Wm B—the san l, Chas C—the s	ie	469	0.47
22	Davids	son, Wm M—S Brown e on, Morris I—R J Masba man, Samuel, Pauline	ich61.92	23 Gurian 23 Galliga	n, Morris—the samen, R James—the	me	198	3.95
	Charl	es Therer—L Arnberg et Brodie L—H Norden et a	al508.21	23 Groten 23 Guseff	i, Roger C—the si, Michael—the saperger, Sigmund—	same	379	0.20
22 22	Downs, Dibs, I	Willard—W G Crump Nicola—J T Oussani	140.51	25 Ginsbe	perger, Sigmund—erg, Philip—the s	the same .	198	3.95 3.77
22	Ditzler	same—the same Hugh—F N Wilson		23 Geier, 23 Gunho	John—the same	same	379	0.20
23	Dannec	Jule-Transit Realty Coker, Anna-Coddington C	Co. costs, 27.67	23 Goldm 23 Goldbe	an, Aaron—the sarg, Isidor—the saran, Samuel—the sarg, Jesse F—the saran, Louis—the saran, Louis—the saran, Louis—the saran, Louis—the saran	ame	108	3.77 3.95
23	De Lo	renzo, Licivigo—A P K Constantin—N Y Telepho	costs, 28.57	23 Goodm 23 Goldbe 23 Gerstn	erg, Jesse F—the	same	36	0.65
23	Del Ga	udio, Albert S—J Finck Henry E—J L Reynold	936.10	20 Gan.	Charles—the same Chas E—the same			1.00
94	Diner	Gershon-Schwarzschild	& Sulzber-	23 Gent.	John S—the same		54	1.67
24 19	Dexter,	Helen A—S Shapiro e Charles—M Angermiller	t al29.41	23 Glickn 23 Ginger	perg, Samuel—the nan, Isidor—the same	same	108	3.77
19	Eastma	an, Robert E & Ida Epsi	tein-People,	23 Green, 23 Gonzal	Adam—the same Adam—the same ley, Joseph—the	same	270	1.90
19	Ellende	er, Albert E—Hanry Wel	llbrock Co 2,104.39	23 Goebel 23 Garnie	, Christian H—th	e same	379	0.20
19	Enders	, Hugo-Grifenhagen Bro	s & Co.128.90	93 (Proont	ield, Samuel—City berg, Anne—the s lz, William—the	r of M W	111	771
21 21	Ezeche Engle,	l, Joseph B-City of N Lena-Klenert & Rose	Y36.65 nbluth, Inc.	25 Gordon	i, isaac & Abraham	-R Bernett	Gund	1-
21	Elser,	Jacob—the same ardt, Albert F—M T Fla		23 Gouget	t, Dlorentine-J S	Lawson	113	3.01
24	Enos,	Raiph C-Dando Printing	& Pub Co.	23 Greent	Jacob—H Lederer berg, Harris—E Ko	ssower	226	6.00
24	Eisenst	taedt, Abraham L—I Ar	nold	Z3 Graff, Kirso	Samuel & Dora & chner et als, Edw E-J P He	Max F Bla	180	0.15
	ot al	, Hugo & Charles Mah	00.40	25 Ganau	ner, Edmund—O B stein, Samuel—Schw	ickel	91	1.18
24 21	Essig, Finn.	Geo J—John Simmons Chas F—P P Lahens hman, Benjamin—S A	Co10,432.03 51.98	berge 24 Ginshe	er Coerg, Adolph & Isaac	Leoberg_I	34	1.18
21	French	hman, Benjamin—S A	Rothschild.	heim	er et al recht, Charles—Fl	eischman	Realt	1.36
21	Fisch,	Sam—D Meyer Augusta W—City of N	Y469.47	Cons 24 Graf,	truction Co	ell	26	5.66
21	Feder.	Morris H—L Spiro Paul—M Marksin, Mark—W Lussier	427.55	19 Herge 19 Hacke	s, George—M C Menbruch, Henry &	eyer et al Louisa—J	180 M Le	0.23
22	Fox, J	acob-A Freund et al	57.72	vine			67	7 24
22 22 29	the	same—the same an, Joseph—A Penstein	3,292.02	19 Hills,	Anna B—Charles S	cribners Son	727	7.24
22 22 22	Frank,	Morris—N Schwartz t, Louis R—J Prenowitz	29.40	21 Hunte 21 Harris	s, Cecelia—L Lese	ins	.2,668	3.50
22	Friedm	nan, Isaac—J Wigler Edward admr—F Higgins	133.82	21 Hone	nan, Dora & Abra	nam—E Au	genr. .2,704	1.08
23	Fasnay	. Angelo & Mary Noone-	-G Beltrone.	21 Hahn,	Harry L—G L Nau Joseph—W Sussdo Emanuel—L S W	orf	228	3.17
23	Forster	r, Chas W—D P Nichols trick, Joseph H—N Y	et al costs, 68.18	21 Hambe	erger. Barnet—G K	atz et al	1.537	7.67
23	Fitzpat	trick, Joseph H—N Y of stein, Abraham—H Fan	City Ry Co. costs, 67.88	21 Harris Wein	s, Mindel, Peretz stein-W C Whitel	Kock & .	Josep 10	h 4.38
23	Floyd,	Andress S & Frank B	Crawford-L	21 Haas,	Jacob G adm—Cit	y Fireproofii	ng C	0.
23	Ferber Feinber	aver, Sarah—B Griffen	31.62	22 Harris	, Mindel, Peretz &	& Josef We	instei	in
94	Franke	rg, Abraham—S Kaplan el, Irving W & Abraha	m B Weil—	22 Hardin 22 Heiste	Jacobsng, Hugh N—W C	Whitehead .	18	1.38
24 24	Funk, Felix.	Anthony—W B Deyo Louis E—F Swigert e, Antonio—L A Sable .	13.87	22 Hylan	in, Jacob—J Stern d, Robert M—J Sc , Michael & Adolp	hener & Co	38	3.64
19 19	Galant Gutkin	e, Antonio-L A Sable . , Charles-Pennsylvania	334.41 Soap Co.26.42	99 Howar	d Arthur-W C H	nare et al	179	1.36
19	Gluck.	Dabiel-A Bard	.costs. 101.64	22 Hamm 22 Harter	ond, Thomas—H H astein, Leo—Tenem	ent House	Dep	t.
19 19	Gooder Goldbe	stein, Samuel—D Shuldir ham, Geo H—James Crai rg, Morris—T E Conklin	g, Jr1,353.67 157.50	23 Hanso	n Bancroft E-M	Mayers et al	331	0.17
21	Coher	vald, Manuel & Louis B	114.92	23 Hende 23 Hallov	rson, Charles—G vell, Louis——E H s, Herman H & San	V Burns	76	$\frac{2.74}{5.52}$
21	Gottlie	b, †Abraham J—T Mosko art, Philip M—St Huber		trai	Radiator Co an, Katherine—N Y		(1)	1.80
21 21	Goodha	art, Philip M—St Huber uer, David—C H Molte .	t Guild70.22	92 Hardir	or Forl H I Hild	moth.	149	9 9 1
$\frac{21}{21}$	Goldma Gandy,	an, Benjamin—L Hirsch. , Geo A & Illinois Suret	y Co—People	23 Hanki 23 Hyatt.	Frank—P Cohn ns, Aaron —J Me Adoniram—Edwar	d Thompson	35 n Co	5.10
21	&c Galata	s, Angel & Anthony Papp	1,000.00 pas—Samoset	23 Hutch	inson, John W——ti ausen, Hermann—C	he same	144	1.18
21	Glyn.	olate Co	63.68	24 Hess.	Frederick-City of	N Y	207	7.67
22	Co . Gallah	er, Edw B-Allen Auto	costs, 112.00 Specialty Co.	24 Hass, 24 Halter	Frederick—the sa , Joseph—the sam y, John—the sam	me me	48	7.67 8.85
22	Gedney	7, Harry—City of N Y Bernard F—the same	207.67	24 Hallov	y, John—the sam vell, Henry J—the llder, Conrad—the	e same	207	1.67
22 22	Gottlie	b, Henry—the same	207.67	24 Harris	in William—the sa ian, Wm H—the sa ian, Wm H—the sa ian, Wm H—the sa	ime	207	7.67
22 22	Girardi	ie, Louis F—the same, Cornelius —the same Wm A—the same	207.67	24 Hanley	y, Milton D—the Arthur E—the sa	same	207	67
22 22	Gill, F	lamilton A—the same	201.61	24 Henne	ssy, Edward—the	same	207	67
99	Green	Geo L—the same ot, Frederick A—the s	207.67 same207.67	24 Heiber 24 Hawes	ger, Henry—the	same	207	7.67
22 22	Garrett Glynn,	ot, Frederick A—the s t, Seymour D—the sam Wm A—the same .	e207.67 207.67	24 Harris	n, John—the sam , Bernhard—the	same	207	.67
22 22	Greenb	oerg, Harris—the same	207.67	24 Hewitt 24 Hardin	t, Bernhard—the t, Edw G—the ng, David—the s	same	207	.67
* 22 22 22	Ginden	Moe—The same		24 Hays, 24 Hay,	John—the same John—the same ton, Thomas J—th Alexander J—th		207	.67
22 22 22	Grant,	Frederick—the same William—the same Margaret—the same Er, Burtis—the same	207.67	24 Halter	, Alexander J—th	e same	207	.67
22 22 22	Green,	Geo L—the same Michael T—the same t, Edward—the same	219.94	24 Hendri	Henry J—City of ickson, Chas A—t unn, Isidore—the	he same	207	67
22	Garbut	t, Edward—the same .	207.67	24 Heffro	n, James—the san	1e	207	.67

0	CO	MT.	1 D	1	New York
24 24	Hackett	, Tho	mas F—	the same	New 10rk
24 24	Halperi Himme	n, No:	ache—C Samuel	Lipkowitz & Israel	122.15 Arker—C Leef
$\begin{array}{c} 24 \\ 24 \end{array}$	Harris, Hartma	Hern n, Cla	an—M rence—I	Freund et I Schwarz	al191.59 walder et al
24	Hawley Joyce	, Edw	in & Ju	stus H Va	n Wie—H L
24 24 24	Hamilto Haasler	ng, H on, Wi	enry G- m H-Ci eph-th	-C G Dob ity of N ne same	bs733.80 Y31.83 207.67
24 24 24	Huber, Hoffma	Rudo n, W	lph—A (illiam—F	G Horn . F Hipsh	33.47
23 23 19	Igle, G Israel,	Jacob	-E Else	Esser Kabat	48.12
21 21	Julias, Jacobs,	Const	antine—	E Cahn . City Fire	390.21 Proofing Co.
$\frac{21}{21}$	the	same on, Sa	—T M	cKeon & Morr	
$\frac{21}{21}$	Jackson Jacoby,	n, Law	rence S	C T Pa	terno189.63 29.65
21	Jacobs,	Davi	d—City	Wells Fire Prod	2,227.55 ofing Co costs, 116.68
21 22 22 22 22 23 23 23 23 23	Jamison Jacobs,	same 1, Ricl Evely	——T M hard H— n—J Sc	lcKeon -R Marker thener &	108.78 as3,234.64 Co63.75
22 22 23	Jacobso Johns, Jacobs,	n, Ma Geo (Arthu	x—A Da C—Neal r—D Ro	allin et al & Brinker oth et al	155.68 Co49.13
23 23 23	Jonap, Jangulo	David	-A Pre	ger et al. T Laskari	costs, 27.41 s125.00
24 24 10	Jervis, Jacobs,	Chas	M-W r-M Br	H Stowell	108.42
21	Katz, S	Soni & Beer—I	Sam, S Schor	am Weins	et al74.66 tock & Mor- 139.23
21	Schni et al	tman &	acob L, Louis	Abrahan Hochstein-	a & Morris -C L Weeks
21 21 21	Kapp, Kornre Klinker	Georg ich, V r, He	e—C A Villiam— nry—L	Van Dori -J Feldma J Hall .	et al79.71 n336.90
21 21	Kelly, Decker Kobitzs	James Co	P—She	effield Far	ms Slawson25.82
21	Kompe: Trade	rt, G	ustav d	& Ray—M	lechanics &329.16
22	Kounta	kes, I	Demetriu	stupp .	nahos et al. 42.64
22	Keegan Co	, John	Milton A	A—A Ruscl ber Bunke	costs, 27.41 .s125.0095.97108.42194.65 et al74.66 tock & Morris139.23 a & Morris893.73 b et al79.71 a44.46 a326.9044.46 a329.16117.41 a42.64 a et al219.91 Lange Coal a90.16 a90.16
22 22 22	Keenan Kerns,	er, Ei , Mic Thom	nil—M hael J— ıas A—I	Francoline H T Q B D Mitchell	raun3,072.46
22	Koch, Shepa Knopm	Wm F rd an, M	Osc	ar F Bow Joseph H	er—M L V 158.71 Iorowitz—M
22	Kurtz Kotzen Title	et al Max Ins &	& Mo	rris Lazar	394.15 off—Lawyers
23 23	Kirschl	aum, k. Ra	Nathan-	Tenement	House Dept. 60.17
23 23 23 23	Kavana Klein, Kessel	Samue	harles—	A G Heln	as123.91 80.51
24 24	Korenn Co-I	ran, I	Max &	Parisian	Shirt Waist147.15
19 19	Lohma nell	n, Jos	ephine	& Henry	J—J O'Don- 1,068.69
19 19	Lemkin	, Har on, H	ry & Fe arry—M	eigi—M Sal anhattan	1 et al219.91 Lange Coal
19 19	Lefkow Londer:	itz, N s, Mar	lax I—	the same	al. 137.31 lem
21	Lloyd,	Bailey	—A C &	B Brein H M Hal	108.12 Il Realty Co. 195.71
21 21 22	Lynch, Levy,	od, Ge Berna Eugene	eo W—A ard—R I e H, Jr-	Obright . I Palmer –R Hoe .	31.41
22 22 23	Leavitt Levense	Vm H- , Abra on, M	—S Dan ham—H orris—T	owitz De Vries enement 1	30.90 costs, 341.67 House Dept.
23	Levy, I	ouis C	, David	& Jennie-	State Bank.
23 24	Lepaige Leuly,	Jacob-	s E—N —Bottler	Y Teleph	one Co40.06 Supply Co.
24	Link,	Frank	W—Joh	n Wanam	aker, N Y. 570.30
24 24	London Lentz.	, Alb	ert—I F	riedenheir	n.costs, 27.41
24 19 19	Lautert Maskel, Miller.	each, I Edwa	rederic-	-A T Roy Merhofer	ve123.40 43.01
19	Distill Montro	ery Co se, Ge	o, Ltd	Rosenga	rten28.00
19 19 19	the Moore,	Rober	-M Lev	renson H Morse	costs, 202.96
19 19 19	McKeni McCorn	na, Fr	ank G— Hugh—C	S P Jones M Presto	et al361.33 on217.42
21	Murphy	, Jan	nes D &	Metropol	rten .costs, 108.68 .costs, 202.96 .59.41 .29.91 et al. 361.33 on .217.42 Butler .costs, 88.78 litan Surety I Co.11,500.35 y et al. 43.91 .79.31 .35.39 .35.77 .costs, 107.70 Hamilton .295.94
21 21 21	Mayoff, Meltzer	Berna Davi	ard—G V	W Bromley	v et al. 43.91 779.31
21 21 21	Michel, McGuir	Oscar e, Wm	A-F V	Varner T Erickson	35.39 357.77 1.costs, 107.70
22 22	Moosbr	uggern , wiil	iam F—	ard—H H W D Leon	Hamilton

GERMAN AM<u>ERI</u>CAN

ANNUAL CAPACITY 3,000,000 BBLS

This Brand of Portland Cement is

	HANNUND - GEBRANY Alsen en Mudson River, N. Y.
22 22	Mullarkey, John J—J M McCann et al. 170.36
22 22	Mullarkey, John J—J M McCann et al. 170.36 Muller, Richard—A Guichardcosts, 500.35 Mulvany, Mary—L Zalig
99	Maxdonough, John M—Aeolian Co282.27 Manzella, Salvatore—F Matone et al128.73
23 23 23 23 23	Mowbray, Wm E-G W Carr37.89 Morino. Morris. Samuel Katz & Barnet
23	Mayo, Edw W—G E Burns
23 23	Matthews, Wm T-W L Sanders306.27
23 23	Moore, Chas E—M Wolf
23	Minsky, Joe gdn—W R Hearst.costs, 148.18 Markowitz, Samuel—J Lax et al.costs, 67.72
23 23 24	McDonald, Belle—H A Parr
24 24 24	Maltzman, Samuel—J Stern et al124.69 McNeill, Herbert H—F S Morse128.95 McPhes April 6 Samuel D Tomback—T
19	Maher, James S—Henry Ahr Iron Works. 298.48 Moore, Chas E—M Wolf
19 21	Nolton, Elegater F-R R 151.66 Nadler, Eolf—L D Hopkins et al 405.41 Nolker, Eleanor O'N—A Boehm et al 1,230.31 Nudelman Marris Sam Koshitz & Jacob
22	Coldstein—E. I. Flasterstein 219.96
22 22	Nadler, Frederick H—A Periman et al. 200.91 Newman, Jacob, William Levingston & Lowenberg & Co—S Gottfried et al.544.72
$\frac{23}{23}$ $\frac{23}{23}$	Nadler, Frederick H—A Perlman et al. 266.91 Newman, Jacob, William Levingston & Lowenberg & Co—S Gottfried et al. 544.72 Nadler, Wolf—Tenement House Dept. 60.17 Nethe, Adolph—B Weiss et al
23	Nachemson, Simon—G H Shepard386.16
21 23 24	Ott, Margaret—R W Hebbard
19 19	Powers, Francis B—A B Kaufman283.65 Pollak, Abraham—A Prince42.16
19 19	Pisapia, Gennaro—D Boffa et al134.01 Picon-Febres, Gonsalo—C F Brusie489.60
21 21 21	Partigan, George—D Felli
21	Pirkner, Felix—Acker Merrall & Condit Co
21	Paraskeboupolos, Christ—Ragus 1ea & Col- fee Co
21 21	Peters, Michael—A Feldstein et al. 82.34 Pecora, Chas A—Aeolian Co41.39
21 22	Price, Geo M—A Macdonald et al405.14 Perry, Wm T—L W Perry15,365.50 Peripsky Henry Tenement House Dept. 60.17
23 23	Pratt, Geo E—H E Hills
23	Perry, Chas E—N Y City Ry Co.costs, 67.88 Psichos, Nicholas—T Laskaris125.00
23 23	Passell, Samuel—Barker & Co
24 24	Pascocello, Joseph—A M Lesser92.03 Pomeranz, Jacob, Max Greenberg & John Doe—S Barnett
24	Packard, Chismore H-Morgan Lithograph Co
24 24 24	Quin, John F-W Ruthmann343.53 the same—McDermott Dairy Co150.63
19 19	Rosen, Elihu—E Cookcosts, 23.43 Rosen, Tillie—the samecosts, 23.43 Podkin May & Fanny—M Rubin 113.95
19 19	Ruhman, Albert—T L Jaques et al. 354.61 Rosenthal, Julius C—Manhattan Leasing
19	Co
19	reers &c-D Hearn
19 19 21	Rodesky, Michael-E B Mack
21 21	Rappel, William—M Katz
21	Condit Co
21	Pine, Elizabeth B—R W Hebbard
21	Ranges, Henry A—F de Montebello et al.
21 21 21	the same—C H Erskine
21 21	Ranges, Henry A—F de Montebello et al. 248.41 the same—C H Erskine 223.41 Rogers, Nathan L—L Hirsch 81.31 Reilly, Bernard—T H Rice et al 69.04 Rosenberg, Morris J—C Fischer 93.04 Robinson, Douglas & Adrian H Joline, Recvrs—Metropolitan Fireproof Storage & Warehouse Co 399.41 the same—T Hebron 274.72 the same—M Peterson 538.91 Robinson, Isidore & Abraham Greenberg—C Rice 72.47
21	Warehouse Co
21 22	the same—M Peterson
22	Rosenblum, Morris—Tenement House Dept
22 22 22	Riordan, Wm L—W G Crump
22	Rosenbaum, Frank—H C Judge
22 22 22	Raab, George—J Taral
22	M Cohen—J Goldstein1,716.64 Rohman, Max L—Thomas G Knight Co.
22	Rosenbaum, Herman—R Gandel 19.65 Rork, Sam E—F Smithson 608.36
22	Rosenbaum, Eugene R—N Liesenbein
28	the same—M Peterson

	ALULII	
23	Repp, Clinton B-Export Corporation Ltd.	
23 23	Russo, Nicola—H Maran et al	
23	Russo, Nicola—H Maran et al	
23	N Y	1
24	Harris	
24 24	Ruden, Harry—J Rabinowitz268.19 Roper, Bertrama & Gertrude Bright—C F Cohn 377.95	
24	Cohn	5
$\frac{24}{24}$	Rau, Seymour L—E A McAlpin et al460.76 Ray, Morris—M Solotar	2
19	Rose, Frank W—Stantey & Patterson, Inc.	1
10	Ltd	
19 19	Slabey, August—K Misko	
19 19	liam Reisler—S Grossman et al	1
19	Schultze, Dorothee & Louis W—J Fleischauer	3
19 19 19	Steele, Daniel W Jr—C I Hamilton. 193.98 Sussman, Barnet & Morris Lipschitz—M	
19	Rose	
21		
21 21	Simone, Giuliani, adm—N Y City Ry Co	
21	Sherman, Daves—German Exchange Bank.	
21	Sherman, Daves—German Exchange Bank.	
21 21 21	Spero, Lazarus—H C Schreiber	
21 21 21	Shapiro, Joseph L—F Seigler30.58 Stripp, Matthew—J Hanley89.41	
21 21	Sheppard, Archie L—Shemield Farms Slaw- son Decker Co	
21	Co	
21	Scher, Jennie, Frank Salz, Hyman Green- fold & David Stern—A Kowarsky 136 20	
$\begin{array}{c} 21 \\ 22 \end{array}$	Slavens, Hiram C—A L Lindlet et al. 357.83 Spuntzik, Joseph—Berger Mfg Co60.92	
22	Sheppard, Archie L—Sheffield Farms Slawson Decker Co	
22 22	Schwartz, Herman—M Lotkowitz48.65 Schroeder, John C—Saks & Co61.79	
22	Sheridan, Andrew-Irish Industrial Exposi- tion & Amusement Co Ltd	
22 22	Siskind, Jacob—A Flohr et al	
23 23	Shad, Edw F-Rosalie Wincott425.65 Sackin, Louis-Tenement House Dept. 60.17	
23 23 23	Silverson, Abraham—the same265.17 Stonitsch, Mary, Maria & Peter—B Zinuk.	
23	Shad, Edw F—Rosalie Wincott	
23 23	Sexton, John B—I Stern et al	
20	Abraham S Goldman—N Y Telephone Co	
23	Serrillo, Peter-G B Raymond & Co51.32 Schwartz, Fany-W J Amend et al612.84	
23 23 23	Schneider, Richard—J Fuchs	
23 23	Sideroff, William—B Weiss et al61.18 Schenkein, Samuel—S Wimelbacher et al.	
23 24	Serrillo, Peter—G B Raymond & Co. 51.32 Schwartz, Fany—W J Amend et al. 612.84 Sullivan, Tim—S P Jones et al. 274.42 Schneider, Richard—J Fuchs 27.23 Spitzel, Samuel—G G Freund et al. 80.31 Sideroff, William—B Weiss et al. 61.18 Schenkein, Samuel—S Wimelbacher et al. Siegel, Israel—Barker & Co. 48.87 Speh, Louise A—F de Montebello et al.218.59 Shapiro, Isaac—J Lazaroff. costs, 32.65 the same—J Cohen 41.77 Sullivan, James M—Pease & Ellman. 135.69 Sullivan, Daniel J as marshal—G Matzko—witz 194.15 Sidulsky, Andrew—H D Greenwald et al. 32.65	
24 24	Shapiro, Isaac—J Lazaroffcosts, 32.65 the same—J Cohen	
24	Sullivan, James M—Pease & Ellman155.09 Sullivan, Daniel J as marshal—G Matzko- witz	
24	Sidulsky, Andrew—H D Greenwald et al	
24 19 21	Spano, Carlo & Lucrezia—G Patrone400.66 Thorpe, Adele—A F Grimm136.07 Toop. Wm H. & Geo H & Geo L Fern-	
91	schild—A Mugler	
23 23 21	Thurston, Clara W—Lahey Co638.51 Vogel, Joseph—A Rusch et al60.70	
21 21 22	Van Patten, Frederick-F W Seybel Co.524.45 Volk, Jacob-M Zaslowsky334.15	
23	Vidaver, Maxwell—Roessier & Hassiacher Chemical Co	
19	WOIH. Harris—M Coun	
19	Walker, Isaac P-Crescent Athletic Club. 98.59	
19	vine	
21 21	Wakely, James—J H Edwards 5,830.46 Weiner Alexander & Charles Zelman W	
22	J O'Brien et al	
22 22 23	Werman, Louis—C Bruno & Son, Inc., 69.64 : Warren, Harry L—G L Mead223.95 : Wiley. Ann—Tenement House Dept. 60.17	

SSOLUTELY SAFE C	EMENT"	of Portland Cement is teo Jeverably known in: EVERY COUNTRY where cement is used to need further descrip- tion.	
23 Weiner, Max— 23 Whiton, Loui: 23 Weinstein, Me 23 Weilisch, Sim 23 Wenglinsky, 23 Weil Max—N	-the same s C-F Hendell-Z on-S J Joseph-J	16	
24 Walsh, Lawre 24 Weil, Benj M-	nce J—H —Queens	Runne215.61 County Ice Mfg Co.	
24 Werner, Paul, F Coaney—A 24 Weeks, Oakle	Elizabeth J Whee		
24 the same—	P Raber	1 348.17	
22 Zoerb, Konrac 23 Zeeman, Isido Pine Moon 24 Zaleski, Ignac 24 Zuckerman, F	I—A Gerb r I & Sa Realty (cy—J E Teuvel &	—Edward Thompson	
	ORPORAT		
Assn 19 Thomas F Cu Co 19 I Danziger Co 19 M Edelson F Davidson et	nstruction Realty &	R Brandly6,281.45 -Morning Journal	
19 Lukrec Glove 19 MacChin Lock	Co-H	Construction Co—1	
19 New York S	leatre Co	D—A F Cowen	
owitz—H Be 19 Summit Av Co H G Silleck 19 Ohio German Rath 19 Metropolitan	rkowitz er onstruction Jr Fire Ins (Co & Dora Rabin- t al	
19 Van Houten Neal & Brir 21 American Ice 21 the same Grand Stree	Realty & nker Co Co—City Forty t Ferry I		
21 T R De Lacey 21 Eastern Crow 21 Export Truck 21 Chris Emille 21 Empire Clothi 21 Fairdale Real	v Co—th n Realty ing Co—tl & Co—tl ng Co—ty Co—t	t al	
21 Fowler, Speci 21 Fleischer Bro 21 Freund Paten 21 E J Galway 1 21 R M Owen &	al Agency os Co—to t Co—th Building (Same	
21 Secor Engine 21 Wm A Force 21 Fultonville Lu Co—S J Blo 21 Martin Hat (21 Stegmayer En Linings Co	Co—S H & Co—Cit amber Co omingdale Co—G Hol amel Brid		
21 Sheepshead I Condit Co . 21 Independent F Blasi 21 Adams Store— 22 Eclipse Clothi	Bay Club Brewing Co -J Kaplon ing Co—C	& Charlton Contract et al	
22 M Édelson R Nathan Orla 22 Fiske & Co I 22 Gulf & Chica 22 Insular Impor 22 Standard Dis	ealty & (ans—M Ma Inc—Calum go Ry Co	Construction Co and albin	
Brooklyn D 22 Joseph Stokes 22 Hinds Consol Bailey—S M 22 U S Mutual	Distilling S Rubber idated Mi Gardens Horse Ins	Co	
22 Alarene Sprin —A S Pratt 22 Aetna Indem 22 J P Donna T 22 Fulton Furna 23 Will J Block	g Water of the Co-Vile Co-Jile Co-E	net Construction Co	
al 23 Baron & Tho 23 M Cohen & F 23 E J Galway	mpson Co Bros—S Ho Building		
23 Grand Union Co 23 Italian Co-Op 23 J L Mott Iron	perative U	e Co-Nicholas Power	

PORTLANI CEMEN

Is the Standard American Brand

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New York

23	Manhattan Electrical Range Co-G Bates et
	al
23	N Y City Ry Co-J W Tucker, costs, 88.75
23	al
23	St Pauls Church, Morrisania—E Bedell.110.62
	Yeles Chara & Mickinson Courthous De Co
23	Lake Shore & Michigan Southern Ry Co-
-	F A Conron
23	Brulatour Co-C Bayen2,126.94
23	Wonham Magor Engineering Works-Exeter
	Machine Works
23	Winchell Studio & Chasman Press-Augus-
10000	tine I Smith Co 347 80
92	tine J Smith Co
20	phone Co
94	American Draumetic Cornet Cleaning Co
24	phone Co
-	E Frank 629.34
24	E Frank
24	Degnon Construction Co-J S McGrath
	3.527.72
24	General Concrete Works—E A Burling.279.37
94	Illinois Surety Co-S Arons 64 31
24	Parisian Shirt Waist Co_I Feigel 147 15
24	City of N V I Fornor 400.00
04	Union Dr. Co. of M. V. City, M. Timmong 95.00
24	Illinois Surety Co—S Arons
24	The B & M-M Corn284.69
24	National Soap Stone Co-Voornees Rubber
1	Mfg Co 61.37
24	Mfg Co
	Gomperts
24	Deutscher Krieger Bund N Y-A Rodler.
55	costs 110.00
94	M Edelson Realty & Construction Co-
-1	Standard Lime Co
04	Hudson Trust Co-J E Roeser et al
24	riduson frust Co-J E Roeser et al
0.	John R Lee & Co—H E Davis et al. 4,542.77
24	John R Lee & Co-H E Davis et al. 4,542.77
24	American Bonding Co of N Y-E J Reiser.
	2 716 24

SATISFIED JUDGMENTS.

Boskowitz, Adolph—M S Sommerich et al. 1908.

Beardmore, Thomas J—E M Barry. 1908. 127.38
Brown, Chas A—F Brundage. 1906. ... 298.06
Brown, Marie—H Steiner et al. 1908. 707.26
Bowman, Charles—E S McSweeny. 1906. 168.45
Bart, Mary E—J Marks. 1908. ... 163.18
Cinque G Co—Armour Co. 1908. ... 92.74
Carfagno, Antonio—A Bonagur. 1908. ... 70.01
Cohn, Eliza—P McCall. 1908. ... 532.16
'Cognine, La O & Anello Guiseppi—People, &c.
1906. ... 200.00
Cassell, Fanny—I Waldman. 1901. ... 211.38
'Cahill, Eugene & Thomas H Fox—People, &c. Carriagno. Antonio—A Bonagur. 1908. 10.01
Cohn. Eliza—P McCall. 1908. 532.16
Cognine, La O & Anello Guiseppi—People, &c.
1906. 200.00
Cassell, Fanny—I Waldman 1901. 211.38
Cahill, Eugene & Thomas H Fox—People, &c.
1908. 500.00
Dean. Frank S—Pennsylvania Rubber Co of
N Y. 1908. 137.23
Dun, John—W Robinson. 1908. 137.23
Dun, John—W Robinson. 1908. 434.72
Englander, Gussic—N Y Telephone Co. 1908.
Fred R Jones & Co—A Pozozeba. 1908. 17.41
Freiberger, Henry—N Picket et al. 1908. 63.65
Fritzgerald, Michael J—E Kamp. 1908. 142.65
Fritz Walter—M E Fritz. 1904. 1,000.00
Gottlieb, Morris—M Brett. 1908. 216.83
Gleason, Joseph J—E R Brooks et al. 1908.
Groser, Bertha M—J C Murtha. 1908. 12.41
Gleason, Joseph J—E R Brooks et al. 1908.
Groser, Bertha M—J C Murtha. 1908. 12.41
Gleason, Joseph J—E R Brooks et al. 1908.
Groser, Bertha M—J C Murtha. 1908. 25.93
Grosback. William—B London. 1908. 92.63
Grahlfs, Herman—J G Dimond. 1908. 2.318.18
Hughes, Joseph J—R J Haire. 1908. 150.65
Hoffman, Chas R—H Ascher. 1908. 288.56
Hammerstein, Oscar—J McLaughlin. 1903. Jacobson, Israel—A Levin. 1908. 92.98

Johnson, Frank & Edgar—J Hart. 1905. 187.41

K. Timothy—G Ehlers. 1908. 19.40

Kleinfus, Morris—G C Wilmerding et al. 1908. 47.66

Klevbolte, Rudolph—M K Baker. 1908. 1,414.60

Knoules, Edw D—J Silverstein. 1908. 42.15

Kahl, Clara G—Harper Paper Co. 1908. 31.41

Kleist, John E & Annie-Jordan, Moriarty &
Kleist, John E & Annie—Jordan, Moriarty & Co. 1908
ton Cotton Mills 1908 2 715 49
ton Cotton Mills. 1908
Luez Marvant—G F Welles 1908 1 266 05
Lupo, Thomas B-R Greenhut. 190817.41
Low, Lydia—L Abrams. 1902 37.09
³ Same—same 1903 187.05
McDonald, Margaret-N Sorgenfrei. 190837.20
Minsky, Louis-M J Strunsky et al. 1908.138.37
Lippmann, Israel—P Steinman et al. 1908
foos et al 1908
Moore, John A-F K Mitchell. 1908324.32
Nelson, Neils-H Orths. 190827.41
O'Connor Mary E-C Frank 1908 59.72
Paterno, Caroline T-L S Jackson, 1907119.41
Poillon, John E-H H Cording et al. 1908.
Same—M E Chatry 1008 482 09
Pionier, Alfred-H J Humphrey. 190727.41
Perlo, Joseph—J Feinstein. 190839.65
Poillon John E—P Stevn 1908 147 39
Same—M E Chatry. 1008
Rosenhaum David—Trustees of Sailors Snug
Harbor. 1908
Reutershon, Joseph—E Langer. 190822.03
Ross John—C C Sichel 1908 123.91
Sheive, William-Hays Rubber Co. 1908191.03
Shapiro, Louis—H Escher Jr et al. 1908417.02
Schlesinger, Tiiv—A Geller, 190894.65
Shepard G R Engineering & Construction Co-
John A Roeblings Sons Co of N Y. 1908.40.23
Perry—L Shubert, 1908
Rosenthal, Isaac—J B Goggin. 1907
3Smith Chas F_S Zisgler 1908 1 759 81
Schrever, Harry-H L Krugel. 190864.41
Ten Brook, Frank A-Northern Bank of N Y
Thomas Edwin L—I Landherr et al 1908 768 63
Tvrdik, Ferdinand & Annie-M Verschleiser.
1908
Tarbox, Chas W & Margaret B—Northern Bank
of N Y. 1908
Tvrdik, Ferdinand & Annie—M Verschleiser. 1908
Weeks James T-Curtis Blaisdell Co. 1907
140.46
Wall, Arthur W-Landay Bros, Furriers, 1908.
Wechsler, Sigmund—G B F Randolph. 1906.
Yaxe, Costis & Neslei Panzale—E Kneath. 1908.
Ziegfeld, Florence Jr—Jules C Weiss & Co.
25.00 25.0
Same—C W Lichtenstein, 1906695.77
Ziegfeld, Florence, Jr-Marshall Field Co.
1907
same—same. 1907
CORPORATIONS.
Northwestern Postal Advertising Assn-Macey
Co. 1908

¹Vacated by order of Court. ²Satisfied on apeal. ³Released. ⁴Reversed. ⁵Satisfied by exeution. ⁶Annulled and void,

MECHANICS' LIENS

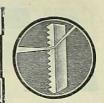
Dec. 19.

174—Allen st, No 163. Frank Straub agt
Myer Cohen & Max Rosenthal20.00
175-Broadway, Nos 2865 & 2867. A Rosen-
baum Iron Works agt Lorimer A Cushman
Baking Co and Mandel Building Co1.034.50
176-5th av, Nos 236 & 238. Pittsburgh Plate
Glass Co agt J C Lyons Building & Operating
Co et al (renewal)
177-5th av, No 1024. Same agt same (re-
newal)
178-72d st, No 157 East. Same agt Thomas
J Twomey et al (renewal)291.00
Dec. 21.
179—Riverside Drive, No 660. Wm A Soles

Dec. 23.

A Luxfer Reinforced Concrete Vault Light equipped with prisms makes the basement light as day. Note the sidewalk in front of Tiffany's

AMERICAN LUXFER PRISM CO. Tel. 8257 Spring 8258 507-509 West Broadway N.Y.



209-127th st, No 409 West. David Levin et al agt Marquise Co and Arnold Realty Co.

Dec. 24.

BUILDING LOAN CONTRACTS.

St Nicholas av, n w cor 185th st, 57.8x100.
Alexander Walker loans John J White to erect a 5-sty apartment; 7 payments...35,500
Dec. 22.

Dec. 23.

SATISFIED MECHANICS' LIENS.

st av, Nos 637 & 639. Alberene Stone agt Mary A Larkin et al. (Dec 19, 19

7th st, No 130 East. John Crocoll agt Chas C Schaefer et al. (July 15, 1908) 1,100.00 Mulberry st, Nos 34 & 36. Jacob Stockinger agt Michael Berardini et al. (Jan 6, 1905) 300.00 Clinton av, w s, 167 s 176th st. Tremont Decorating Co agt John R Peterson et al. (July 14, 1908) 226.35 Baxter st, No 15. Frank Realty & Con Co agt Vito A Camperlingo et al. (Feb 29, 1908) 500.00

| Madison av, S | Water | Madison av, S | Water | Madison av, S | Water | March | Marc Dec.

16, 1908) ... 23.38
Same property. Selaris Speris et al agt same.
(Dec 16, 1908) ... 93.50
White st, Nos 128 to 132. D Santomatis et al agt Victor A Harder et al. (Dec 16, 1908)
Washington av, s w cor 178th st. Edward Stelter agt James Mulholland et al. (April 21, 1908) ... 250.00 Dec. 24.

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

ATTACHMENTS.

Dec. 17 and 18.
No Attachments filed these days. Dec. 19.

Dec. 19.

Cannavale, Salvatore; Basilea & Calandra, Inc; \$1,686.21; F E M Bullowa.

Thomas McNally Co; Western Electric Co; \$252.50; Greene, Hurd & Stowell.

Same; Morrisdale Coal Co; \$556.31; Cardozo & Nathan.

Roxbury Distilling Co; Ross C Holliday; \$40,-000; Putney, Twombly & Putney.

Smithers, Nordenholt & Co; Banco De Sonora; \$15,000; L F Doyle.

Dec. 21.

Dec. 21.
Rogers Silverware Co (a South Dakota Corporation); Theodore C Le Fevre; \$1,500; Levy &

Rosenberg. Jucaro & Moran Sugar & Land Co; Empire Steel & Equipment Co; \$866.66; T H McKee. Goodman, Aaron; David W Pickar; \$197.88; B Ginzburg.

Ginzburg.

McGovern, Philip; Thomas C Buck & Co; \$6,-075.16; Spencer, Ordway & Wierum.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE. Dec. 18, 19, 21, 22, and 23.

AFFECTING REAL ESTATE.

Dec. 18, 19, 21, 22, and 23.

Abele, L. 71-3 Goerck..Tarter & Berman. Mantel.

Anslander, G. 208-210 E 102d..Abendroth Bros. Boiler.

Conforti, N. 123d st and Broadway..New England M & T Co. Mantels.

Connell, M. 166 Brown pl..A Spiro. Chandeliers, Globes, &c.

Same. 30 Lewis...same. Same.

Same. 30 E 115th...same. Same.

Same. 300 E 115th...same. Same.

Carroll, J E. 651 W 42d..Union G F Co. Chandeliers.

Connell, M. 4418 Park av..A Spiro. Chandeliers, &c.

Elfin, Enoch & Co. 1091 3d av..Albert G F Co. Gas Fixtures.

Friedman, N. 65 E 3d..Albert G F Co. Gas Fixtures.

Graham, M. 650 Clinton av..A Spiro. Chandelier, Globes, &c.

Graham, M. 650 Clinton..I A Sheppard & Co. Ranges.

Hertz & Anner. 641 6th av..New York F R Co. Range, &c.

Hermer, J. 109 Mercer..M Barfiel. Range, Boiler, &c.

Lyons (J C) Building & Op Co. 236-38 5th av..A B See E E Co. Elevators.

Oppenheim, W. 825 Lexington av..Albert G F Co. Graden, M. 337 E 95th..A Spiro..Ranges and Boilers, &c.

Perlman & Bernikow. 176-77 Audubon av—Ideal Heating Co. Heating Fixtures.

Solatick, F. 214 W 146th..Hubbard P O Co. Heating Fixtures.

Rathacker & Schweizer..Sprague Electric Co. (Reprinted from last issue; this appeared under Miscellaneous.)

Sporn & Even. 46 W 29th..New York F R Co. Range, &c.

Urban B Co. 29-31 W 35th..A B See E E Co. Elevator.

200 Elevator.

210 Levator.

2110 Levator.

2120 Levator.

213 Levator.

214 Levator.

215 Lexington av..Albert F R Co. Range, &c.

110 Rathacker & Schweizer..Sprague Electric Co. (Reprinted from last issue; this appeared under Miscellaneous.)

Sporn & Even. 46 W 29th..New York F R Co. Range, &c.

Levator.

215 Levator.

216 Levator.

217 Levator.

218 Levator.

219 Levator.

210 Levator.

210 Levator.

2110 Rathacker & Schweizer..Sprague Electric Co. (Reprinted from last issue; this appeared under Miscellaneous.)

210 Levator.

2110 Rathacker & Schweizer..Sprague Electric Co. (Reprinted from last issue; this appeared under Miscellaneous.)

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