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 C. W. SWEET

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THERE CAN BE NO DOUBT that until recently the volume of the real estate business developed during the Fall was disappointing. Both in the aggregate number of sales reported each week in the Record and Guide, and in the aggregate number of recorded conveyances there was a falling off from the totals of the corresponding periods last year. The same statement is true in respect to the mortgages recorded and the amount they involved. Even the building plans filed during October carried with them a much smaller expenditure, at least so far as Manhattan was concerned, than did the plans filed during October, 1908. Hence, it looked as if, during a period in which general business was rapidly expanding, the real estate business was becoming less active than it was during a previous year, when it was embarrassed by the turmoil of a Presidential election. The situation was not, however, wholly discouraging. Even if the volume of business was not very great, its quality was unexceptionable. A certain number of substantial investment purchases appeared constantly in the returns. Wherever building was active, as on Washington Heights, or in the new wholesale district, a steady demand could be remarked for available building sites. A number of large operations were put through, involving the leasing of valuable corners by business men who proposed to improve their acquisition with modern buildings. There were evidences, consequently, of a wholesome demand, in all parts of the city, in which values were established; and the inference naturally was that the smaller volume of activity was due rather to a stiffening of prices rather than to a lack of demand. And such, indeed, has undoubtedly been the case. From October, 1907, until the present Fall a man who wished to sell real estate in New York was usually obliged to do so, if not at a sacrifice, at least at a price that did not represent his idea of the full value of his property. Of course, there were exceptions to this rule in certain favored streets and avenues, such as Fourth avenue and West 7th street; but on the whole it was none the less true. This Fall, however, sellers began to feel that they could increase their demands, and naturally the first result of this attitude was a diminished volume of trading. But to judge from the reports of the past week, would-be purchasers are beginning to realize that property in active speculative districts is worth all that is being asked for it. Within a few days there changed hands two large plots on Fifth avenue, one each in Fourth and Madison avenues, and four large parcels near the Pennsylvania Station. All these operations affected property in the heart of Manhattan, and it looks from this sample that the volume of buying in the district between 23rd and 50th streets, Seventh and Fourth avenues, would obtain during the current year unprecedented dimensions and momentum.

ONE OF THE MOST INTERESTING and significant developments in real estate methods in Manhattan of late years has been the increasing practice of securing desirable plots by long leases other than by purchase. Until recently the leasehold has never been a popular manner of giving or getting possession of real estate in New York; and there used to be a tendency to attribute the rapid process of building reconstruction in Manhattan to the fact that very little desirable ground was tied up on leases which left the owner unable and the tenant unwilling to erect thoroughly

modern buildings. Of course there were Astor, Snug-Harbor and other leaseholds, but they were usually referred to as examples to avoid rather than to imitate. Of late years, however, the popularity of leaseholds has suddenly and remarkably increased—particularly in the heart of the new wholesale, retail and amusement district; and the reason for this change of method is worth some consideration. Neither is this reason very far to seek. It is dependent on the fact that speculators or business men wish to secure for a long period peculiarly desirable or valuable plots without putting up the capital required by their purchase. Until recently neither conditions nor values in the middle section of Manhattan were such as to make leaseholds desirable. Excellent corners could still be bought at comparatively modest prices and retailers had not understood the necessity of anticipating the movement of trade and of securing in advance some desirable strategic advantage in the future battle for retail trade. When they did wake up to the fact that a retail business of a high grade could not get along without a permanent and central location in the new district, speculators and certain particularly shrewd business men had already been aroused to the opportunity and the real facts of the situation and had forced prices up to a very high level. Not only had many peculiarly desirable corners already been captured, but many more, like the old Hotel Bristol, at Forty-second street and Fifth avenue had been appropriated under long leases by speculators and taken out of the market. What, then, was to be done? None but the most opulent retail or wholesale merchant can afford to take anywhere from \$500,000 to \$1,500,000 out of his capital in order to purchase a site required by his business, and the ordinary business man had, consequently, a strong inducement to obtain the property he needed if possible under a long lease—in which case the only capital required to be invested in the operation would be a part of the cost of the new building. Such are the motives that are responsible for all leases similar to the one recently secured by W. & J. Sloane on part of the Windsor Court block.

A SITUATION PRECISELY SIMILAR to that described above had never been created in the only other section of the city in which values had reached anything like the same level over so large an area—that is, in the financial district. Of course, in that district the same necessity had existed for certain banks, insurance companies and corporations absolutely to secure for themselves one of a few desirable sites near the junction of Wall and Broad streets, but the difference was that the banks and insurance companies could afford to pay any price they pleased for a peculiarly desirable site. It made no essential difference to them whether they had one or several million dollars invested in their office building, provided the investment really paid. The consequence was that the peculiarly desirable corners in the financial district have for the most part been purchased outright by the business men or companies who needed them. But a retail or wholesale merchant can rarely control resources large enough for similar purchases; and when the needs of his business demand that he acquire possession of real estate worth anywhere from \$125 to \$250 a square foot, he must contrive to do so without paying for it in cash. The leasehold is thus very advantageous for him, in that it does not strain his resources, while at the same time it constitutes a peculiarly desirable form of security for the owner of the property. The owner obtains an income estimated usually at five per cent. on a liberal appraisal of the property at the time of the lease, and this income is secured by the value of the modern building which will be erected thereon. Considering the nature of the security, and the subsequent irresponsibility of the lessor, the income should apparently be estimated on less than a five per cent. basis; but it must be remembered that the owner is surrendering possession of his property for at least twenty-one years, often without any increase of rental during that period; and his five per cent. means in part an anticipation of an increase value during the first period covered by the lease. It may be added that these transactions are usually consummated among people who thereafter keep their property out of the market. The owner has a larger income on a better security than he can obtain in any other way, and the tenant has a site which he needs for purposes essential to his business. Thus the property is permanently sequestered, and such is the case even though the tenant is a speculative operator rather than the actual user of the

property. There are already scores of operators in New York who are drawing substantial incomes from property which they have leased and altered, and which offers too good a chance of a subsequent increase of income to tempt them to dispose of the lease.

**T**HE LATEST SUGGESTION which has been advanced towards Manhattan transit improvement consists in the proposed construction of a moving platform along Broadway from Fourteenth and Forty-second streets. This appeals to the Record and Guide as a thoroughly good suggestion—assuming, of course, that the moving platform is a mechanically safe and unobjectionable device. It has always seemed to the Record and Guide that the space immediately under the surface of Broadway should be reserved for local rather than through traffic. The local traffic of Broadway is of enormous volume and is capable of still further development. A continuous transit service from Fourteenth to Forty-second street along Broadway would be of the utmost utility to the many people who wish to travel short distances along that thoroughfare with the utmost possible celerity. What would be still better, however, would be the construction of a moving platform along the stretch of Broadway from the Post Office to Forty-second street, and we believe that something of the kind would eventually be done were it not for the stupid and wasteful Broadway-Lexington avenue route upon which the Public Service Commission has insisted. On the other hand, in case a moving platform should be built from Fourteenth to Forty-second Street, what a tribute it would be to the ingenious general planning of the Public Service Commission—which would have managed to split the one diagonal thoroughfare possessed by Manhattan into three compartments, each managed by a different company and serving a different function in the transit system of the whole borough.

### EFFECT OF TAXES ON RENTS.

To the Editor of the Record and Guide:

Mr. Edward Polak admits that my criticism of his article on the effect of increased taxation on rents would be true, were it not that I had entirely overlooked the effect of such taxation in reducing the selling price of land.

I have not overlooked this factor in the determination of this interesting question. I do believe, however, that writers of Mr. Polak's school greatly exaggerate its importance. Waiving, for the sake of argument, any criticism of the prevailing economic doctrine that no part of a tax on land-value can be shifted by the owner, the question narrows itself, as suggested by Mr. A. C. Pleydell in his interesting letter on this subject, to a discussion of which of two countervailing influences is the stronger, i. e., the tendency of high taxation to reduce values of vacant land, bringing more of it into the market and offering better inducements to builders, or the tendency of such taxation on buildings—which admittedly can be shifted—to increase rents.

In New York City, the proportion which the assessed value of taxable land bears to total taxable value (with improvements) is 62.6 per cent. This is a very high percentage as compared with the figures of other cities. But the causes are obvious and are two-fold: first, the enormous land values of business property in the Borough of Manhattan, and secondly, the great areas of wholly undeveloped land—farm land, much of it—in the Boroughs of Queens, Richmond and the Bronx. In the Borough of Brooklyn, which closely resembles the average city, the assessed value of the improvements exceeds that of the taxable land.

Now, what led to this whole discussion was the truth or falsity of the campaign arguments used prior to the late election, as to the burden of taxation falling upon the rent-payer. Obviously, the home-dweller, the flat or tenement-dweller, was in mind; not the lessee of a store on 5th av, or the tenant of a Broadway office building—for many such reside in New Jersey. As to stores and office buildings, where the relation of taxable land value to improvement value is frequently as three or four to one,—it may be admitted that the burden of increased taxation must be borne chiefly by the landlord. But to the typical rentpayer,—let us say, the dweller in a 4-sty Brooklyn flat costing \$20,000, erected on land worth \$4,000 or \$5,000—**THE INCREASE IN TAXATION INEVITABLY MEANS INCREASED RENTS.**

When one comes to consider the second of the two enumerated causes—the enormous areas of vacant land in the outlying boroughs—a situation is developed which does not altogether square with Mr. Polak's theories. In the first place, much of the land in Queens and Richmond is quite unavailable for urban improvement. If it were to be offered to builders as a free gift, they would not accept it with an undertaking to improve. The ownership of such and within city limits is looked upon by single-taxers as almost a crime; but the lot of the owner paying taxes for years, based on speculative values, is not altogether roseate. He might be taxed into forfeiting

his ownership; but that would not mean the improvement of the property. In the second place, the builder contemplating the erection of new buildings for housing accommodations must do more than consider whether increased taxation has cheapened the selling price of lots. If the cost of his projected improvement is four or five times the cost of his land, he must feel assured of getting back the net additional annual charge by increased rents or he will not build. In such a case, the cheapening of land value becomes almost a negligible factor.

All of this may seem to some like an argument for the single tax; but that, as Kipling would say, is another story. Taking our tax laws as they are, I cannot see how any reasonable argument can be made that higher taxes do not affect rents.

EDGAR J. LEVEY.

### WHAT IS THE FUTURE OF THE FIVE-STORY HOUSE?

Reginald Pelham Bolton, the engineer, has discovered that New York City apartment houses rent better at the top than they do at the bottom, even in non-elevator houses.

"People will walk five stories high and still pay more for the privilege of getting up there, says Mr. Bolton. He told the Detroit convention of business managers and owners this, and added, as reported by the secretary in the official proceedings printed in "Building Management."

"I refer to this matter because a very important article has recently appeared in the Record and Guide of New York City pointing out the fact that we have reached a stage in apartment house construction of a very serious nature to a large number of people. To my knowledge, no less than \$35,000,000 have been spent in six-story elevator houses within the past three or four years. **WHAT IS GOING TO BECOME OF THE FIVE-STORY HOUSE AND WHAT IS TO BECOME OF THE OWNER OF THAT APARTMENT HOUSE?** I have some statistics in my hand here of a very carefully managed non-elevator, five-story house in a good part of Manhattan, managed by a first class firm of real estate dealers, who carefully maintain that house in excellent condition, do their level best to keep it full, and succeed within ten per cent.

"These statistics are in detail, giving the entire cost of repair, decorations and the various fixed charges. The total rental of that house now is \$7,350 a year. It has descended from \$8,400 a year in two years and half, owing to the competition with this other class of buildings. The operating cost with the utmost economy remains practically the same. The fixed charges include taxation. I saw some figures on taxation in connection with buildings in the West which made me envious and I am sure would make others envious. Our taxes in New York City are nearly 10 per cent. of our rentals.

"After paying these taxes, interest on mortgage, collection charges of 3 per cent., it leaves a net return from the \$7,000 rental of \$952. So, based upon the assumption that the house is worth ten times the rental, that is a return of 3¼ per cent. That is a very bad condition of affairs, which is shared not only by the owners of this property, but by, I am safe to say, thousands of people who are up against the same proposition.

"It is hardly possible to put an elevator into one of these houses and operate it, although in connection with that matter it may interest you to know that the operating charges for an elevator in a six-story apartment house are very much less than is commonly supposed to be the case. I have the actual statistics of the cost of operating an elevator in a six-story building, fifty feet wide, and having thirty-six families in it. I find that it only amounted to about ten to fifteen dollars a month. That shows that there is not a very large amount of money spent in operating it, and it only cost about \$2,800 to install. If any solution could be found by way of improving that class of building it would appeal to a very, very large clientele in New York City."

**THE STRANGER IN OUR GATES** at the recent "Hudson-Ful-ishness," as some will persist in dubbing our recent civic display, was much impressed with the Court of Honor and the recent 5th av widening, making an almost continuous boulevard of noble width from Washington Arch to 47th st. "But why not have continued it from one Park to the other, and have it perfect?" was his "untutored" exclamation. The reply that it was not expected that business requirements would extend beyond 47th st, or stores invade the hitherto sacred precincts of the Uppertendom residences, clubs, and cathedral churches buttressed there, did not seem to satisfy his country-nurtured sense of art. Cogent, however, as this argument has been with the City Fathers hitherto, the coming break-in of the Sloanes on the avenue, at the 47th st corner, may lead to a telescopic extension of the big joint that will bring Central Park into relation yet as the "objective."

**DESTINY.**—The buyers of the old Lotus club house, on the west side of 5th av, 25.5 south of 46th st, will probably not build themselves, but sooner or later somebody will take the site for the purpose of building a commercial house thereon, for this is 5th avenue's destiny.

# CONSTRUCTION.

## RIVAL MIDTOWN BUILDING MOVEMENTS

Considered as a Prophecy of a Wider Distribution of Commercial Work in the Future—Business Spreading More Rapidly into Residential Districts.

ABOUT seventy-five per cent. of the buildings in the district immediately north of 23d st, between 6th av and Broadway, are reported to be rented, and rentals are said to average higher in the section north of 23d st than in the section below 23d st. A floor, 50x100 ft., in the section north of 23d st, will fetch about \$3,500 annually, while in the section below 23d st a floor of similar size will bring \$3,000. The trades which are migrating to the upper section include the fur trade, as well as the cloak and suit trade and the underwear trade. Into the corresponding 4th av section the silk, woolen and white goods trades are migrating.

Down-town owners, worried over the development of the new loft sections, are known to be making concessions to hold old tenants. Vacant space is still rather plentiful in the new sections, but it takes time to fully populate new buildings. Some authorities allege that construction has run ahead of the demand, but this is a saying that accompanies most building movements. Construction must necessarily lead, and the population can only follow.

Most opinions favor the proposition that the 4th av development will draw the larger concerns, and, because of the side-street space ready for development, that it will have the larger development. And possibly it may be helped later on by a transformation of Madison av, south of 34th st. At present there are only large plots available for improvement on 4th av, but there are known to be many plans for smaller buildings in contemplation, not yet announced, but which will begin to appear next year.

A firm like the American Woolen Company and others that could be named have many followers among smaller houses, and these, too, will want locations either on the avenue or in the side streets. It is because so many firms that are "leaders" in their line are coming to 4th av that builders are predicting a large amount of building in the side streets, as well as on the avenue.

### BUSINESS CONSTRUCTION SPREADING OUT AGAIN.

For many years commercial construction had not been spreading into the residential sections with the rapidity true of previous eras. This was because of the change in the style and nature of construction, from the solid masonry construction which in practice limited the height of a building, to steel skyscraper construction, with no limitations at all. Instead of blocks of five and six-story business buildings, we began to erect twenty-story buildings which made the land so much more valuable that a large part of the territory which had been built over before, was once again available for improvement, without breaking any farther into the tenement or private residential districts.

Instead of building farther northward, the New York financial, manufacturing and wholesale trades began to build higher. This was the general direction of expansion for at least ten years—ten solid years, not counting a few years before and since the decade when conditions were changing. There being no limit to height, the giant steel building was preferred, for one reason because it permitted firms in allied lines to concentrate in the same locality, as in the Wall Street neighborhood; and, in the second place, because by means of these new skyscrapers, firms that had been situated for many years within reach of the old Brooklyn and Jersey ferries, and for reasons of accessibility desired to stay there, could by the new style of building be accommodated.

Had there continued to be a mechanical limit to the height of a building, instead of the steel skyscrapers many thousands more of small, all-brick-and-stone loft and office buildings, such as they still have down on the lower west and east sides of the Island, would be in existence to-day, and the business districts would extend much farther around than they do.

### WHEN THE MIGRATION WAS RESUMED.

But transportation terminals are no longer mainly at the southern extremity of the Island, and it is getting to be just as easy to reach the Long Island trains and the New Jersey trains from the middle of the Island as from its lower end. A few years ago leading firms in various lines of business started the northward movement again. Macy, Altman, Tiffany, to mention no more names, moved uptown; and what a train has followed! When the "buyers" move the sellers follow.

Without any legal limitation being put to the building height, to prevent further congestion in that part of the borough lying below Fulton st, something happened, the effect of which was to reduce the amount of skyscraper building in that section and to spread business construction northward again. What happened?

The present building movement got its impetus from the Act which consolidated the five boroughs into one greater city. From that sprang the wonderful new system of bridges, subways and tunnels, the construction of which was initiated by the city and supplemented by the Pennsylvania, McAdoo and Belmont interests, constituting a distinct and separate era of expansion. The probabilities are that the present movement for loft and office building construction in midtown sections, having started in the neighborhood of 14th st and crossed 23d st, will continue on past 33d st and into the 42d st neighborhood, leaving out the Murray Hill section.

### WHAT "FIFTH AVENUE" WILL MEAN.

"Fifth Avenue," like "Wall Street," will be a name for a section of the city, instead of merely the name of one street. "Fifth Avenue" will be in a truer sense than it is to-day the high-class shopping center of America. It will include the lateral adjacent streets, and probably it will also mean a portion of Madison av. Many business buildings of moderate size, such as Redfern contemplates, will be erected in the lateral streets, where there is less traffic of a general nature and, consequently, more room for the prized carriage trade.

For builders, this new expansion will mean a more general distribution of work. The units will be smaller, but more numerous than for some years past, so far as commercial work is concerned; and the units for apartment house work on Manhattan Island are likely to grow larger, though until the law is changed the construction of very large houses will be restricted to the avenues, boulevards, squares and a few wide streets. While this restriction on the height of apartment houses lasts, the city will spread rapidly until the Island is covered to Spuyten Duyvil, and then there will be strong pressure brought to bear to raise the restriction by some process of selection that will not interfere with the fundamental objects of the Tenement House law.

Many people have the idea that it is only a question of time when the old five-story non-fireproof flat houses on the lateral streets of the West Side will give place to 12-story fireproof elevator apartment houses of the first class. This is an erroneous idea, as the height of tenement houses must, under the law, be in accordance with the width of the street. A 60-ft. street lawfully permits of a 7-story apartment, but here another set of restrictions comes into play and dictates fireproof construction.

Otherwise, the big apartment house might dispute the progress of the business building with some success. But residential construction of any kind has rarely been able to stand off business construction under natural conditions, and even when the residences have been aided by legal restrictions in the deeds that run with the land on which they stand, they have had to give way sometimes when the character of the surroundings have "changed" in the course of time.

### LEARN FROM FOURTH AVENUE.

There is a great object-lesson unfolding for young builders in the 4th av section. They had, to start with, a very old avenue on which were several important institutional buildings of comparatively recent construction and but few large commercial buildings. Mostly, the old thoroughfare was lined by small stores, with craftsmen of various kinds occupying the upper floors. Suddenly a change comes: a number of corners and block fronts are bought for improvement by leading manufacturing, publishing and commercial houses. Thereupon far-sighted speculative builders appear and buy other sites, until now, with the building operations that are actually visible and the projects already announced, 4th av has become a remarkable example of sectional transformation within a brief period. As the movement has only begun, there is still much to be observed, and by taking note of all the aspects of the development the young builder and real estate man will have a good line on every similar building movement in the future—and there will be others.

## THE COST OF STEAM HEAT.

Reginald Pelham Bolton, C. E., has collected statistics concerning the heating of some of the large office buildings of New York. He found that in a certain office building known as the "Century" the amount of steam required cost at the rate of \$1.57 per thousand feet for the season. The season in New York is only 157 net days, for an office building. Or, at the rate of 30 cents per thousand feet per month. In another building, the National City Bank, which is a large building with an open area in it, and which has some indirect heating and ventilating apparatus in it, the figures were somewhat different. It cost, per thousand feet per month, 41.1 cents.

At the convention of building managers in Detroit Mr. Bolton read statistics of one of the largest office buildings downtown, New York, the "Bowling Green Building," which are made public in the report of the secretary of the convention, Mr. C. A. Paterson, whose report can be found in "Building Management" for October.

"The building is a 15-story building, a large building about 14 years old; it has an occupied area of 225,000 square feet. The total rents average only the rate of \$1.64 per square foot per annum, due to the existence of old leases, some of which have a number of years yet to run, at the rate of \$1.40. It brings in a gross income of \$386,783 per annum. The total cost of operation, including taxation and some extraordinary repairs to windows, which were necessary, was \$157,577, or about 40 per cent. That includes taxes. That building, I might mention, has a heating plant and a power plant for the elevators, but does not do its own lighting. The lighting is purchased from the Edison Company. That is an interesting observation from actual practice.

"I want to return to the subject that I spoke about yesterday, apartment houses. Mr. Coley has referred to it in his last remarks. This building is a modern building, built under the new tenement house law, only five years old, built by a reputable builder, with the usual defects, but nothing extraordinary. It has been maintained in excellent style. It is in first-class shape today. It is in the hands of one of the firms of the best standing, similar to the firm with which Mr. Coley is connected, and every effort is made to maintain its character, and it is renting up to the full capacity. The figures upon the operation are as follows: It may be of interest to compare the figures which Mr. Coley has given us. On the gross basis of the rentals, that is, upon the results received, the following figures are percentages: Interest upon the first mortgage is 3.6 per cent. That is the usual first mortgage, about 65 per cent. of the ostensible value of the building. Taxes were 11.6 per cent.; interest, 1.1 per cent. Water cost 1.8 per cent. Vacancies were 10.2 per cent., average for two years.

"This class of building is not quite the same class as that which Mr. Coley has described as being rented to workingmen and mechanics, but the class just between them and the high class of apartment in which people pay an annual rental. This is the monthly rented apartment house of a little above the cheap character of tenement, and is rented to city officials and storekeepers, and people of that class. The cost of heating, hot water being supplied, is 10½ per cent. The cost of janitor service is 3.2 per cent.; for supplies, nine-tenths of one per cent. The repairs to the building. This item has been separated to show the amount spent for redecorating, which is a serious item in itself.

"As an illustration of the care exercised in the management of this building, I will say that the decorating alone is maintained at 7.42 per cent. That is for redecorating after tenants move out and before new tenants come in. There is a practice followed in this house which I believe to be a good one in connection with this class of building, and that is to place no paper on the walls of small bedrooms, but painting those walls so that they can be repainted and kept free from insects and dirt. The actual repairs to the building were 3.8 per cent. That includes plumber's repairs, which is one of the most serious items. Advertising is six-tenths of one per cent.

"I would like to know whether that, in the judgment of other managers of buildings, represents anything like an adequate amount to be spent upon a building in which the vacancies amount to 10 per cent. Collections are the usual 3 per cent. Sundries, four-tenths of one per cent., being a total of 37.1 per cent., leaving a balance for profit of 12.9 per cent. That is 12.9 per cent. of the collected rents, that is, the total rents. That represents upon the equity of the building only 3¼ per cent."

—Some families who are not equal to tiled walls in the kitchen are using oilcloth of a tiled pattern in fitting up the kitchens of their private suburban homes, in conjunction with linoleum as a floor covering. This gives a result something like the tiled kitchen, in appearance, and also admits of frequent washing down.

—If one cannot have porcelain or enameled iron sinks in the kitchen, slate makes a very desirable sink, and is easily kept clean.

## MAKING BIG DOMES OF CONCRETE.

The uses of reinforced concrete seem to be constantly widening. Among the latest novelties in this type of construction is that of the Linden Baptist Church at 9th and Linden sts, Camden, N. J., of which A. Truscott and Arnold Moses, were architects and Turner & Stewart, builders and general contractors. The dome, of which exterior and interior views are given, had a diameter of 73 ft. and 8 in. and a height of 28 ft., 2 in. Just 416 plates, averaging 4x2 ft. x1½ in. reinforced with No. 29 gauge mesh expanded metal, were used. Of this number 208 plates were 5 ft. long, and from 17 to 22 inches wide, with lips were used. The mixture was 1-2-3, cement, sand and 1 grit. About 200 barrels of Edison Portland Cement were

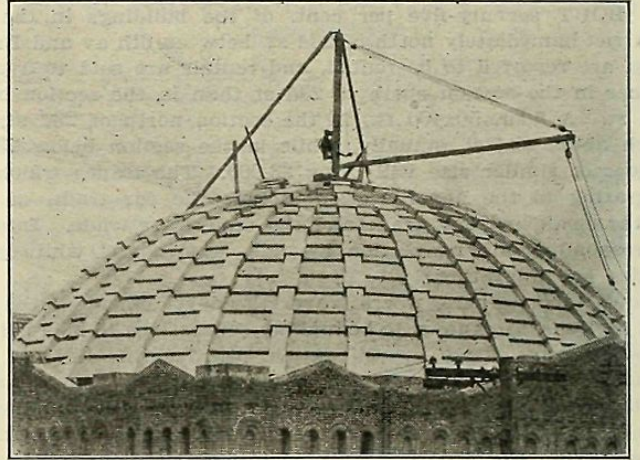


FIG. 1—EXTERIOR VIEW OF REINFORCED CONCRETE DOME OF LINDEN BAPTIST CHURCH, CAMDEN, N. J.

used. The walls are built of brick, in arch and pilaster design, wide at the base and gradually narrowing to the top, where they are capped with cement stone. It is said to be the first application of this type of dome construction in New Jersey.

Some other odd uses to which Portland cement has recently been put are a concrete fireproof safe in which musical instruments are kept in George H. Wilson's Philadelphia conservatory of music. Even the door of this safe is made of reinforced concrete. Mr. Wilson, an enthusiast in the use of this building material, has used it almost exclusively in fitting up his studios, giving the whole the appearance of a summer garden. He finds that it adds to the acoustic qualities of his auditorium. He has imitated Pueblo architecture in an artistic roof garden by use of concrete for fountains, flower pots, seats, pedestals and standards for climbing vines.

Another estate owner used Edison Portland cement for making fish tanks for his private aquarium near this city. He has

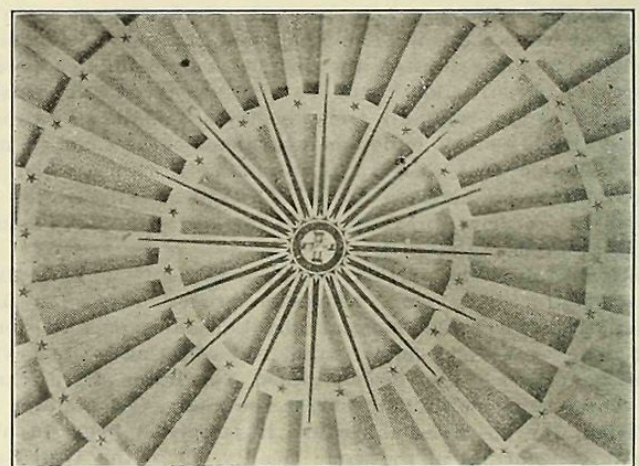


FIG. 2—SHOWING ARTISTIC EFFECT OF THIS METHOD OF CONSTRUCTION VIEWED FROM INTERIOR.

made the side slabs 1½ inches thick, the bottom 2 inches thick, all with 3-in. No. 16 gauge expanded metal reinforcement. Each tank holds 250 gallons. He waterproofed them all with Edison's waterproofing paint. His proportions were 1-2-3 cement, sand and grit.

CONSTRUCTION RATE IN OTHER CITIES.—Bradstreet's, November 13, will say: Reports from 100 cities of the United States show a total estimated value of construction of \$63,650,196 as against \$60,577,849 in September and \$62,595,284 in October a year ago. There is here indicated a gain of 5 per cent. over the month of September, but of only 1.6 per cent. over October, 1908. This latter increase is the smallest percentage of gain reported since September, 1908, but it of course needs to be borne in mind that the advance of the season tends to limit activity in new building enterprises, and, furthermore, comparisons now are with large totals a year ago, which precludes any heavy gains being shown in the current monthly returns.

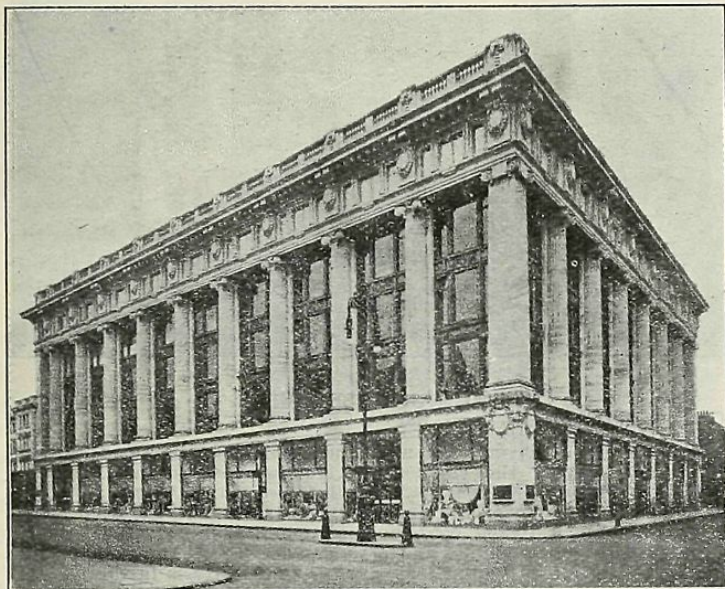
## LONDON'S NEWEST DEPARTMENT STORE.

THE famous "American store" in London (Selfridges) was designed by American architects, D. H. Burnham & Co., of Chicago, and has a particular interest for Americans. The Otis Elevator Company installed the elevators, and the monthly "Indicator," published by this company contains an illustration and a description of the building.

The building is 250 feet long, 175 feet wide, and the height from foundations to top of the parapet is about 150 feet. The general impression of the building is unquestionably one of beauty combined with great strength and suitable planning for a retail shop.

From the engineers' and architects' point of view this building is of great interest as it is practically the first building erected in London under the New London Building Act, which permits of each compartment between brick walls being 450,000 cubic feet; also of the introduction of large openings in party walls, namely 12 feet by 12 feet; thus affording from one end of the building to the other an unobstructed view.

The engineering part of the design is of great importance, considering that 3,000 tons of steel work were used in the construction, and that the entire building is supported upon steel girders and stanchions. The floors are all constructed of con-



SELFRIDGE'S STORE, LONDON.

crete reinforced with steel bars and have a minimum thickness of 6½ inches, in addition to which there is a concrete filling on top of the reinforced construction, of about 5 inches. All the steelwork is protected by at least 2 inches of concrete, and where necessary it is anchored to the steelwork by means of rods, wire or netting.

A retaining wall was built for upholding the earth on the Somerset Street side extending 60 feet below the street level—probably the greatest retaining wall yet built of reinforced concrete and executed under great difficulties. The adjoining buildings were underpinned to a depth of about 50 feet below the street level.

The elevator installation comprises the following: 9 electric passenger elevators; 2 electric freight elevators; 1 electric kitchen elevator; 1 electric dumbwaiter. A Gravity Package Conveyor has also been installed by the Otis Company, extending practically the entire height of the building, taking in at all upper floors and delivering to receiving table at the basement mezzanine, where packages are stored and then sent by means of shorter incline chutes to the despatch dock.

The architects were D. H. Burnham & Company, of Chicago, Ill., U. S. A., and Frank Atkinson, Esq., F. R. I. B. A., London. The contractors were Messrs. Waring & White (1906) Ltd., Managing Director, R. A. Denell.

## BOND ON CLAY AND CEMENT BRICK.

In connection with the use of cement for clay brick in the construction of their new mill, the Plymouth Cordage Co., of North Plymouth, Mass., made many interesting comparisons between brick made of the two materials. Bond was recognized as an essential feature in any method of construction, and in this respect cement bricks appear to great advantage.

Clay bricks with one pallet side show a better bond than clay brick with both sides perfectly plain. It might be argued that cement brick with plain bed and build would furnish an inferior bond with the mortar. The fact is, however, that the cement brick is perfectly in bond with the mortar, to such a degree that the resulting wall is practically monolithic.

Owing to the bond, attempts by the Plymouth Cordage Co. to make cleanly cut openings in old work were a failure, unless great care was taken to first cut out the joints. If this was not done, the wall was defaced. Holes drilled through the wall would split out on the other side a space oftentimes over a foot square, especially when drilled from the inside. If mortar was

left on the brick in laying, it was impossible to clean it off with any reasonable amount of water and acid, and it could not be scraped off without defacing the wall.

The cutting of the cement bricks was found to be one of the most valuable features. It is possible to do almost anything with them. Cuts have been made half an inch thick, for the full length and width of the brick; ¼-in. cut from the full bed of a brick (except ½-in. from the face) to lay over and hide the edge of a casting. These are things which it is impossible to do with the ordinary clay brick.

## REMINISCENCES OF A PLUMBER.

THE head of a sanitary plumbing supply house was tempted into some reminiscences by a remark that the best plumbing improvements have come within the last thirty years. He could recollect how meager the plumbing arrangements once were in the average American city, and how indistinct the plumbing trade was as a separate business.

In most interior towns before the Civil War the plumbing, tinware and stove lines were joined together in one business, and the journeymen who had put on the tin roof and made the tin leader for your house also installed your plumbing apparatus, and afterward made and fitted your register boxes and heating pipes, and likewise made tin wash boilers, basins, dip-pers, pans and any other tinware a family needed for house-keeping.

Historically, a plumber is one who works in lead. Lead pipe has been used since the earliest times. But the old pan closet, which most persons of middle age must remember, together with lead trap, cast iron trunk and porcelain bowl, was practically the first modern water closet. Then came the all-porcelain bowl and trap combined.

From the old boxed-in cast-iron sinks we have come to the porcelain and enameled supported on brackets of the same material. From the wooden box drain we have come to the tile and cast iron. In some of our larger buildings, where the extra cost was not a consideration, wrought iron screw jointed pipe is used. Once there was but one trap for water closet, basin and bath, and one waste connection to soil pipe for all three fixtures was all that was considered necessary. Now, we have a separate trap for each fixture.

Formerly it was considered the better plan to have all plumbing fixtures covered, or cased in. Even the kitchen sink was put in a closet, extending from the floor to the ceiling. Nowadays all plumbing fixtures are exposed. If modern and first-class, they are of handsome appearance, as well as sanitary. The snow-white modern kitchen and bathroom have become beautiful rooms. In "Alwyn Court," at 7th av and 58th st, the bathroom walls and ceilings are all paneled with mirrors.

Modern times have increased the vogue of the plumber. He has developed into a specialist and is now protected in his calling by a certificate from the State. The heating trade has also become a specialty, and cornice making and some other "stunts" once done in the "tin shop," have been specialized and taken away. Tinware is now almost altogether factory made. Fifty years ago it was all hand made.

In other days the principal "shops" in the average town were, first, the carpenter shop, and then, but not in the order of relative importance, the "tin shop," the foundry and machine shop, the shipyard, the brickyard, the printing office, the wagon maker's, the tanyard, the stoneyard, the harnessmaker's, the shoemaker's, the tailor's, the watchmaker's, the silversmith's, the furniture maker's the brushmaker's, the cooperage, and others, not counting the purely commercial "stores." Only a very few of the old time "shops" have been able to thrive since the modern development of "manufacturing" by wholesale. The "tin shop" survives, but its sphere of activity has been lessened. Every young man, whatever his trade or calling, should take notice of the changes made in most lines by the flight of years, and be not so wedded to one that he cannot if necessary in after years adapt himself to its successor, or quite a different one.

A WAY TO SPOIL GOOD ENGINEERS.—Clarence T. Coley, M. E., head of the engineering department of Douglas Robinson, Charles S. Brown & Co., says that some of the best engineers and janitors are spoiled by allowing them to purchase their own supplies. In the course of a discussion at the Detroit convention of building managers and owners, Mr. Coley said that these men start off conscientiously to be honest. "The salesman comes in and he buys the engineer a cigar. Then the engineer takes a lunch, and he probably takes a dress for his wife, and so on until he is absolutely influenced by the salesman's arguments toward his material. So as far as it is possible in our business the purchasing agent buys everything. Of course we do encourage to a great extent the engineers, superintendents and janitors making recommendations. We encourage this to keep up the interest of the engineer or janitor in his particular work."

—Your ideal modern business man never thinks of himself as "spending" anything; he merely "invests" and reinvests. He never "retires" from business; it would be death to do so. He never "has enough"—for he is not thinking of possessions, but of accomplishments.—Charles Ferguson in the "American."

## MORE DWELLINGS FOR LONG BEACH.

Long Beach Estates Will Build 25,  
to be Ready for Spring Delivery.

ANOTHER building operation, comprising 25 detached houses, of various designs, is about to be begun at Long Beach, L. I., by the Long Beach Estates. The houses will be completed next April and ready for spring delivery.

All of the houses will be 2½ stories in height, with stucco exteriors, and all of them will have cellars, while the foundations will be of concrete. The roofs will be of vitrified tile.



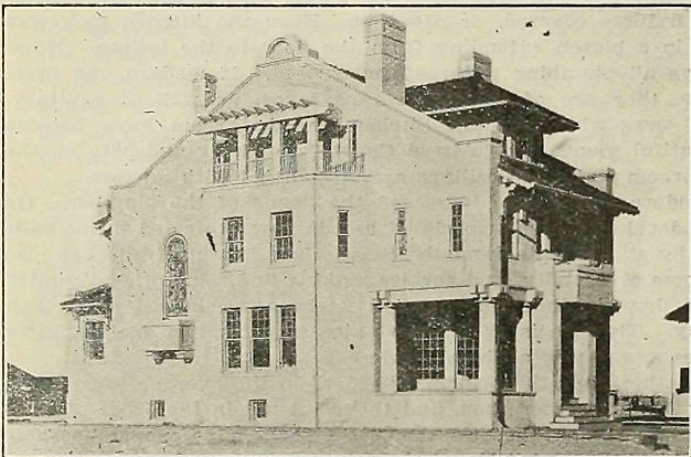
CONCRETE LONG BEACH RESIDENCE.

In the upper floor of each house will be servants' rooms and a bath for their use, while a rear stairway will lead to the kitchen.

Parquet floors will cover all of the first stories and the floor of the upper halls. The houses will be finished in hardwood, will have a hot water heating system, open fireplaces in the sitting rooms and coal ranges in the kitchens.

About one-third of the number of houses will contain three baths each, including a fresh and sea water system. The remainder will contain one bath exclusive of the servants' bath.

The houses will average ten rooms each, will cost from \$12,000



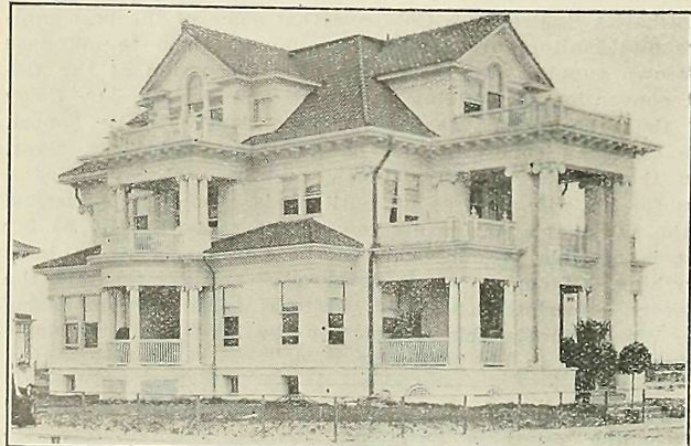
A LONG BEACH RESIDENCE.

to \$35,000 each and will be on plots varying from three to eight lots in size.

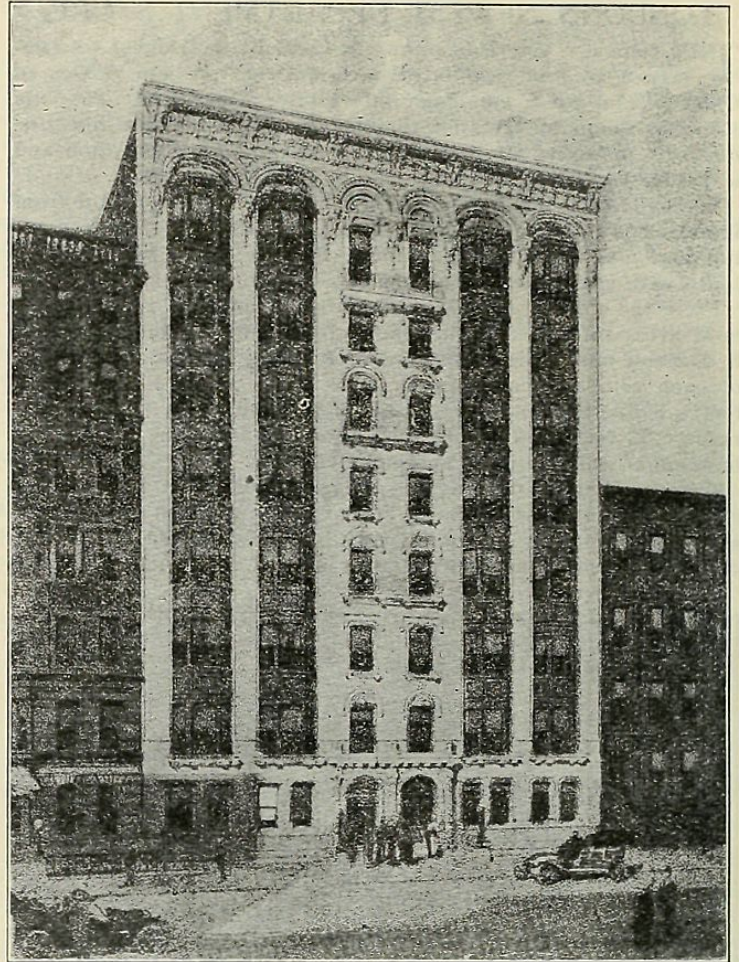
Most of these dwellings will be built in streets to the south and west of the wealthy colony known as Sandringham Park, that skirts the one thousand foot wide channel in Hempstead Bay.

Work on the west part of the channel has progressed finely, but considerable work on its east part is under way.

Kirby, Petit & Green, 103 Park av, Manhattan, are the architects of the new houses.



PALATIAL LONG BEACH RESIDENCE.



"THE RENSSELAER."

Cathedral Heights.

This is one of the smaller new houses in the apartment house section now having the choicest development—Cathedral Heights. It is situated in 113th st, between Broadway and Amsterdam av. The vestibule, entrance-hall and reception-room are trimmed with polished marble, relieved by panels of onyx. The principal rooms are finished in white enamel and mahogany. Bay windows that give tenants a pleasant outlook, considering that the site is in the middle of the block, are the determining feature of the front of the house.

ANXIETY FOR WASHINGTON HULL, the architect, is widespread. The theory on which hopes are yet based is that his sloop yacht met with some misfortune, but that Mr. Hull and the two sailors who were with him in the "Commodore" may have been rescued by an outward-bound vessel, which has not yet made her port in some foreign country. Each passing day weakens the theory, but Mr. Hull's friends are not ready to number him among the dead. As he ranked among the best known architects of the East, his misfortune has been the subject of wide attention. He had set out from Lawrence Beach, L. I., to lay up his sloop yacht at some shipyard for the winter. It was to be his last cruise for the season. Mr. Hull was the son of the late John H. Hull, a Brooklyn lawyer, and he lived in South Portland st, Brooklyn. His office was at 16 East 23d st, Madison square. He was a graduate of Columbia University and a member of its 'varsity crew. In the year 1894 he became a partner in the firm of Lord, Hewlett & Hull, and the partnership continued for a long period. Among the notable works of the firm was the planning of Senator Clark's residence on 5th av. In 1903 his design for the great Municipal Building was accepted. The outcome of Mr. Hull's relations with the city, over the municipal building plans, will long be remembered in the courts of the State. Martin W. Littleton, then the borough president, raised objections to the plans on Feb. 6, 1904, and a long controversy followed. In the end the city paid Mr. Hull \$15,000 for the rejected plans. Mr. Hull was a member of the last Building Code Commission.

—Dennis McLaughlin, the largest owner of tenement houses in the State of New Jersey, who finished four 5-sty fifteen-family tenements about two months ago at Willow av, Hoboken, bet 11th and 12th sts, is now finishing five more on the same block, after plans drawn by Architect Charles Fall, 100 14th st. They are each 32 by 66 feet in size and cost \$21,000 each, so that the total cost aggregate \$189,000. They are renting fairly well and will pay well on the investment.

—The Pittsburgh Civic Commission has retained Bion J. Arnold of Chicago, John R. Freeman of Providence and Frederick Law Olmsted of Boston to study the needs of the city, especially in the way of city planning in its broadest sense, and to recommend such further action as they believe should be undertaken by the commission. The commission in organizing appointed fourteen committees, covering such important subjects as accounting, public health, schools and rapid transit, etc. These committees are studying the conditions there and in other cities, and on their conclusion and the advice of specialists, such as those just named, the commission will formulate plans for necessary improvement.

### INSTALLING A FURNACE HEATING PLANT.

**F**URNACE MEN say there is no money in the competitive cheap job. They say that a furnace job properly installed costs from one-half to one-third more than the average contract price which is made by the inexperienced furnace installer. Hence there is a great temptation even on the part of those who know better to use this crude plan of installing because by so doing they are able to compete with the competitor.

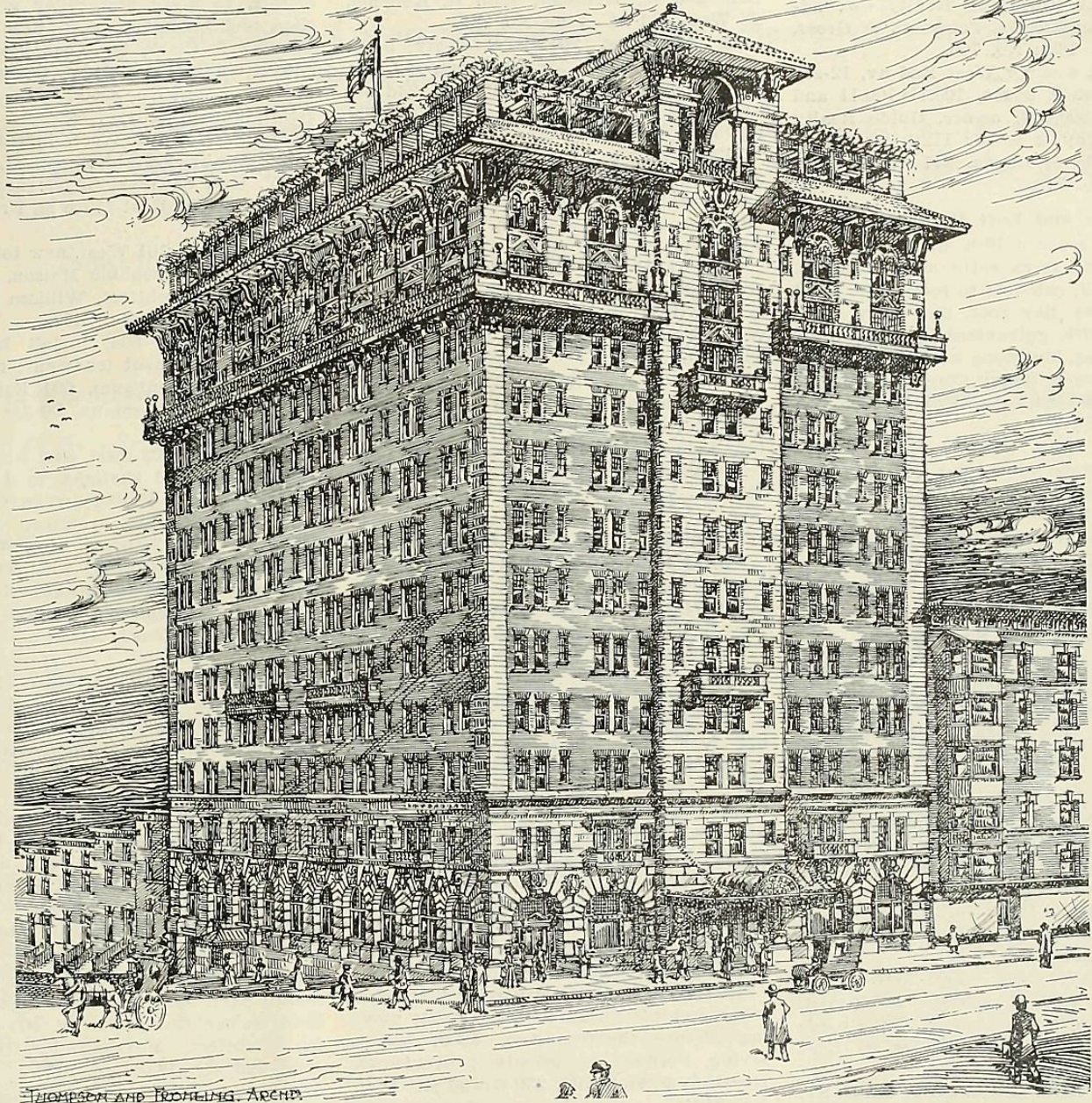
Mr. W. J. Heald explains the situation in the columns of the current *Metal Worker*, saying that many lose sight of the fact that in order to put a furnace in the basement and heat the rooms above it is just as important to have a good circulation of air for the furnace as it is to have good circulation of water to heat it with hot water.

"The difference between the hot water plant and the hot air furnace is that in case the circulation of either is not secured, that the hot water plant will not work at all, while the hot air furnace will work to a disadvantage and in an incomplete way.

a distance from the furnace as is possible for them to be to reach the rooms which are to be heated. This applies to the cold air outlet as well as the hot air. Do not go to the unnecessary expense of placing the cold air outlet on the opposite side of the room from the hot air, as that is unnecessary, and, in fact, is not as good a practice as placing it at the nearest point possible to the furnace."

### ACTION OF SEA-WATER ON CONCRETE.

Late in 1908 it was generally reported that tests had been undertaken by the Aberthaw Construction Co., Boston, Mass., in co-operation with the Navy Department at the Navy Yard, Charlestown, Mass, to determine by exposure over a long period what effect sea-water might have upon concrete. The specimens were made of various grades of cement in widely differing proportions, and were so placed that the lower portion of the surface of each would be continually exposed to water,



DESIGN FOR AN APARTMENT HOTEL TO BE ERECTED ON WASHINGTON HEIGHTS.

Broadway and 145th Street.,

Thompson & Frohling, Architects.

So installation of the hot water plant must be on a fairly good basis, while it is not so with the furnace, because it can heat in a way with poor installation. He adds:

#### IMPORTANT TECHNICAL DETAILS.

"In the first place, be sure that the furnace is of ample capacity for the building which it is intended for. See that the pipes are of proper size for the rooms to be heated and that the furnace is centrally located.

"Last, but not of least importance, is to see that the cold air supplies from the inside of the building, back to the furnace, are so located that all the rooms on the first floor have easy access to the outlet, and that the combined area of them is equal to the combined area of all the hot air pipes.

"There is nothing complicated or mysterious about this, nothing but what an ordinary intelligent man can follow. If these three things are observed the success of the hot air heating job would be greatly improved over the average common way of installing.

"There are other things, of course, to be considered that will help to make up a complete and perfect job, one of which is that both the hot air and cold air registers should be so located in the house that there will be as little friction and as short

while the upper portion was always exposed to air, and the middle portion alternately exposed to each. At the end of six months of actual exposure, which was recently terminated, a critical examination was made. Although the specimens had been exposed to freezing temperature during several months of the winter, and to the variable conditions of midsummer, this examination failed to disclose any visible change in the surface of any of the specimens. It is independently stated by the cement chemist, Mr. H. L. Sherman, of Boston, that all cements are behaving in a perfectly normal manner and the tests to date appear to be perfectly satisfactory. It is his opinion that a considerable time must elapse before any results will be obtained which will tend to throw any additional light on the effect of the water on concrete, or on the effect of various compositions of cements.

—Tenants in apartment houses are "crazy" for vacuum cleaning and they seem to be willing to pay for it, just as they pay for steam heat. When a building is in course of erection, and it is contemplated to install a vacuum cleaning system a certain fixed sum can be added to the rental rate to cover the cost of vacuum cleaning once a month.

# WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

## AN AID TO ALL SALES DEPARTMENTS

### PROJECTED BUILDINGS. Manhattan.

#### Apartments, Flats and Tenements.

8TH AV, s w cor 49th st, 8-sty brick tenement, 115x125.10; cost, \$250,000; owner, D. A. Cushman Realty Co., address care architects, Schwartz & Gross, 489 5th av. Plan No. 766.

100TH ST, s w cor West End av, 12-sty brick apartment house, 100.11x100.11 and 115; cost, \$800,000; owner, Guide Realty Co., Broadway, s w cor 112th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 772.

#### Office and Loft Buildings.

4TH AV, s e cor 18th st, 20-sty brick, limestone and terra cotta office building, 78.6x82x175.2, caissons to rock to be filled with concrete, flag roof, flat, terra cotta elevator shafts, galvanized iron and terra cotta cornices, bluestone wall coping; cost, \$900,000; owner, Henry Corn, 341 5th av; architects, Maynicke & Franke, 298 5th av. Plan No. 780.

24TH ST, Nos. 148-150 West, 12-sty brick and stone store and loft building, 50x90, asphaltic cement roof; cost, \$160,000; owner, Boreas Realty Co., 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 765.

Geo. J. Brown, 16 Grenada pl, is president. Mason not selected.

#### Factories and Warehouses.

FRANKLIN ST, Nos. 178-180, 6-sty brick warehouse, 32.4x87.11, plastic slate roof; cost, \$45,000; owner, 178-180 Franklin St. Co., 132 Nassau st; architect, Louis Chas. Maurer, 493 Broadway. Plan No. 775.

FRANKLIN ST, Nos. 155, 157, 159, Leonard st, Nos. 7 and 9, reconstruct floor bracing in first floor of 6-sty warehouse; cost, \$500; owner, Augustus C. Beckstein, 50 Water st; architect, Alexander Baylis, 33 Bible House. Plan No. 2454.

Hugh Getty, Inc., 359 West 26th st, has mason contract.

BROADWAY, Nos. 2505-2507, 1-sty brick stores, 59.6x82, asbestos roof; cost, \$7,000; owner, Henry Langer, 2503 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 773.

11TH AV, NOS. 306 TO 310, 29TH ST, NOS. 557 TO 561 WEST, 10-sty brick warehouse, size, irregular, tile roof; cost, \$250,000; owner, W. & J. Sloane, 884 Broadway; architect, Jas. B. Baker, 156 5th av. Plan No. 771.

Chas. T. Wills is the builder.

RIDGE ST, No. 89, 5-sty brick factory, 25x67, tin roof; cost, \$20,000; owner, L. Levy, 13 Catherine st; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 777.

107TH ST, 225 e of Amsterdam av; 3-sty brick factory, 25x25x92.11, tin roof; cost, \$20,000; owner, A. Frederick, 95th st and Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 779.

Plumber not selected.

#### Miscellaneous.

102D ST, Nos. 182-184 West, 1-sty stone and brick moving picture theatre, 40x96, slag roof; cost, \$3,000; owner, Eugene Higgins, 1 Madison av; architect, Louis Korn, 353 5th av. Plan No. 776.

CLINTON ST, Nos. 247-249, 1-sty brick toilet, 6.6x13.4, tin roof; cost, \$500; owner,

John A. Auger, 77 Bowery; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 768.

WEST BROADWAY, No. 455 (rear), 1-sty brick toilet, 11.4x11.8, tin roof; cost, \$100; owner, Estate Andrea Lertora, 130 East 23d st; architect, John H. Kenchel, 28 West 42d st. Plan No. 769.

3D AV, Nos. 2078-2080, 1-sty brick amusement hall, 25x100; cost, \$2,000; owner, Mary E. Jones, 130 East 23d st; architect, W. A. Campbell, 318 West 42d st. Plan No. 770.

5TH AV, e s, 84 s 32d st, 1-sty brick store, 28x150, tin roof; cost, \$1,500; owner, Geraldyn Redmond, 305 5th av; architects, Hoppin & Koen, 244 5th av. Plan No. 767.

DOWNING ST, No. 42, 2-sty brick stable, 29x97.8, tin roof; cost, \$8,000; owner, Edwin H. Sayre, 60 Hudson st; architect, Woodruff Leeming, 20 Broadway. Plan No. 774.

27TH ST, Nos. 314 to 316 East, build brick outhouse in rear, tin roof, 6.6x6.6x 8.4; cost, \$200; owners, Geo. J. and William J. Kenny, 80 East Houston st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 778.

### MANHATTAN ALTERATIONS.

BLEECKER ST, No. 354, new skylight; cost, \$150; owner, Mary A. Mortimer, 67 West 71st st; architect, Wm. Boyd, 561 Hudson st. Plan No. 2416.

DIVISION ST, No. 94, lower first floor and excavate for deeper cellar, new steps, to 6-sty brick lodging house and store; cost, \$3,000; owner, Joel Sammett, 677 West End av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2433.

EAST HOUSTON ST, No. 335, RIDGE ST, No. 167, put in window openings, build water closet compartments in 5-sty tenement; cost, \$2,500; owner, E. Ferguson, 451 River road, Manchester, N. H.; architect, O. Reissmann, 30 1st st. Plan No. 2455.

No plumber contract let.

GRAND ST, n w cor Orchard st, new seats and platforms to 3-sty brick moving picture theatre; cost, \$800; lessee, Irving Fordon, on premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2421.

GRAND ST, Nos. 134-140, support on top of walls to carry one 12,000-gallon gravity, also support for one 9,000-gallon pressure tank, roof to be overlaid with rubberoid, in 6-sty tenement; cost, \$2,800; owner, Trustees for John Jacob Astor, 23 West 26th st; architect, superintendent, mason and builder, The Rusling Co., 39 Cortlandt st. Plan No. 2460.

HOUSTON ST, s s, 67 e Forsyth st, change window into exit door, use as moving picture hall; cost, \$500; lessees, Sleener & Markowitz, 141-143 East Houston st; architects, Markowitz & Elliott, 32 Union sq. Plan No. 2424.

SUFFOLK ST, No. 116, new partition, fireproof bakery ceiling in 5-sty and basement tenement; cost, \$1,000; owner, Edward A. Hillebrand, 740 Jackson av; architect, O. Reissmann, 30 1st st. Plan No. 2428.

TRINITY PL, n w cor Cedar st, remove front wall and substitute steel girders, new entrances, new bulkhead, new water closets, to store and tenement; cost, \$5,-

800; owner, Robert W. Goelet, Newport, R. I.; architects, Gross & Kleinberger, Bible House. Plan No. 2453.

No plumber contract let.

WASHINGTON ST, Nos. 723-725, window opening, frame box shaft, new water closets, to 5-sty and cellar wheelwright shop and tenement; cost, \$1,500; owner, Thomas J. Clark, 32 West 105th st; architect, William Kurtzer, Spring st, cor Bowery. Plan No. 2456.

No plumber contract let.

3D ST, No. 102 West, increase height of a 3-sty brick stable; cost, \$1,000; owner, V. Gat, 83 West 3d st; architect, A. Vendasio, 1851 East 177th st, Bronx. Plan No. 2414.

4TH ST, No. 161 West, new toilets; cost, \$150; owner, Josephine Maison, 2185 Amsterdam av; architect, William Boyd, 561 Hudson st. Plan No. 2417.

5TH ST, No. 604, install bath room 4-sty and basement tenement; cost, \$500; owner, M. Rosenbaum, 604 East 5th st; architect, O. Reissmann, 30 1st st. Plan No. 2429.

10TH ST, No. 22 East, new windows and steel beams and skylight, to 4-sty brick tenement; cost, \$1,500; owner, Chas. Perceval, 100 6th av; architect, Harry H. Holly, 39 West 27th st. Plan No. 2426.

12TH ST, No. 339-341 East, close opening; cost, \$40; owner, Annie Eiseman, 96 Charles st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2418.

12TH ST, No. 339-341 East, close opening between apartments in 6-sty tenement; cost, \$40; owner, Annie Eiseman, 96 Charles st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2418.

13TH ST, No. 436 East, window openings on all floors, new shaft in center, new water closets, of 5-sty and cellar tenement and stores; cost, \$2,500; owner, Biago Cayle Pietro Locusio, 436 East 13th st; architect, John A. Rofrano, 28 Oliver st. Plan No. 2436.

18TH ST, No. 500 East, new windows, install partitions, to 5-sty tenement; cost, \$900; owner, George Kiesel, 500 East 18th st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 2431.

21ST ST, No. 451, change location elevator shaft; cost, \$1,000; owner, Acme Mortgage Co., 20 Vesey st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2412.

24TH ST, No. 300 West, windows, water closets, in 4-sty store and tenement; cost, \$1,000; owner, Estate of Robert Barkley, 266 West 23d st; architect, P. T. Brogan, 119 East 23d st. Plan No. 2450.

William J. Pidgeon, 266 West 23d st, is superintendent.

26TH ST, No. 328 West, cut windows, erect partitions and put in galvanized skylights to 5-sty tenement; cost, \$1,800; owner, Amanda C. Bigger, 244 West 104th st; architect, A. Balschun, 402 East 126th st. Plan No. 2448.

M. J. Crosbie, 240 Spring st, is superintendent and builder.

27TH ST, No. 26, make window an entrance in 6-sty apartment house; cost, \$600; owner, J. D. Thompson, 43 West 27th st; architect, H. T. J. Fuehrmann, 43 West 27th st. Plan No. 2458.

Bliss & Griffith, 245 5th av, masons.



# TABLOID CIRCULARS

In the *Investor's Number* of this paper, to appear December 18th, our *Tabloid* (condensed) *Circular* department will be started.

This section provides for the publication and classification of trade information facts which the buyer must have in order quickly and intelligently to specify and order goods.

The standard method of arrangement used marks a great advance in logical publicity and economical sales promotion.

If you desire to sell goods or services, with the least expense in the building market of Greater New York, you should publish your condensed circular in the "Tabloid" department of the Record & Guide.

Send for sample sheets and full information.

## THE RECORD & GUIDE CO.

Tel. 4430 Madison Square

11 East 24th Street

35TH ST, No. 638 West, new steel beams and openings to 2-sty brick storage building; cost, \$1,000; owner, N. Y. Central Railroad Co., Madison av and 42d st; architect, W. G. Clark, 438 West 40th st. Plan No. 2025.

48TH ST, Nos. 329-335 East, cut windows in party walls, build new out shaft, shift main stairs, new chimneys, replace old partitions to 5-sty tenement; cost, \$16,000; owner, Ferdinand Sulzberger, 409 East 46th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 2442.

53D ST, No. 49 East, add 1-sty on extension and new light shaft to 4-sty brick and stone dwelling; cost, \$10,000; owner, Dr. John Howland, 49 East 53d st; architect, James J. Rogers, 11 East 24th st. Plan No. 2423.

63D ST, No. 202 West, change line of wall on 3d floor, build new partitions to 3-sty store and apartment house; cost, \$3,000; owner, Union Baptist Church, 204 West 63d st; architect, William Emerson, 281 5th av. Plan No. 2446.

73D ST, s s, 82.9 e West End av, remove rear wall, new galvanized iron bay window, iron girder supports for rear wall, new door and windows, new closets, wardrobes, etc., to 4-sty and basement dwelling; cost, \$1,500; owner, T. J. McLoughlin, 39 East 42d st; architect, Clement B. Brun, 1 Madison av. Plan No. 2427.

79TH ST, No. 360 East, remove side wall, new doors, remove partitions forming stores, in 4-sty tenement and store; cost, \$3,000; owner, Fergenblatt Bros., 356 East 79th st; architect, James J. F. Gavegan, 1123 Broadway. Plan No. 2459.

No plumber selected.

80TH ST, s w cor West End av, build mezzanine floor, ventilators and skylights in 3-sty electrical testing laboratories; cost, \$900; owner, The New York Edison Co., 55 Duane st; architect, W. Weisenberger, Jr., 55 Duane st. Plan No. 2452.

Anthony N. Brady is president.

111TH ST, No. 1 East, remove front wall of first floor and part of cellar, also

chimney breasts lower part of first floor for stores; cost, \$5,000; owner, Jacob Horowitz, 2 West 120th st; architect, Samuel Sass, 23 Park Row. Plan No. 2445.

116TH ST, n w cor 1st av, remove side wall, new store entrance and show window, to sales stable, beams, partitions; cost, \$150; owner, Lioneleo Perera, 118 West 82d st; architect, James F. Delany, 127 East 119th st. Plan No. 2419.

119TH ST, No. 415, remove rear wall, erect 12-in. brick wall each side, to rear of 2 and 1-sty dwelling; cost, \$900; owner, Geo. Bockhaus, 149th st and Exterior st, Bronx; architect, Nathan Langar, 81 East 125th st. Plan No. 2457.

Owner will superintend.

133D ST, No. 42 West, remove partitions 4-sty and basement dwelling; cost, \$250; owner, L. Lehman, 42 West 133d st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2410.

135TH ST, Nos. 36-38 West, change windows to exits, new beams, stairs general alterations, to 3-sty loft building; cost, \$6,000; owner, S. A. Cunningham, 2 Wall st; architect, M. Zipkes. Plan No. 2411.

AMSTERDAM AV, No. 2128, remove part rear wall and roof beams and insert I-beams in 1-sty moving picture theatre; cost, \$300; owner, H. H. Braun, 302 Broadway; architect, Century Engineering & Construction Co., 140 Nassau st. Plan No. 2451.

Chas. H. Williams, 2128 Amsterdam av, superintendent. Mason and carpenter not selected.

AMSTERDAM AV, Nos. 1288-1290, make bakery fireproof; cost, \$100; owner, Abr. Lilenthal, 60 West 129th st; architect, W. H. C. Hornum, 360 West 125th st. Plan No. 2413.

BROADWAY, Nos. 1551-1553, erect sky sign, 50x50; cost, \$300; lessee, The O. J. Gude Co., 735 Broadway; architect, same as above. Plan No. 2444.

BROADWAY, n w cor 55th st, new show windows and entrance, change elevator shaft, to two 4-sty brick ware-

houses; cost, \$15,000; owner, T. Edwin Ward, 420 Riverside Drive; architect, Chas. L. Peden, 103 Park av. Plan No. 2434.

MADISON AV, s w cor 53d st, new partitions, elevator shaft enlarged, new roof, new vent shafts and openings to be cut, new stairway and remove entrance portico, to 9-sty brick and stone apartment house; cost, \$60,000; owner, St. Catherine Corporation, 366 5th av; architect, Robt. T. Lyons, 1493 Broadway. Plan No. 2422.

MADISON AV, No. 364, new toilets to 4-sty tenement; cost, \$1,200; owner, M. K. Patton, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 2440.

MADISON AV, s e cor East 45th st, increase height of store from 1 to 3-stys, with mezzanine floor, flat concrete and plastic slate roof; cost, \$2,000; owner, Tiffany Studios, Madison av and East 45th st; architect, Clarence True, 95 Liberty st. Plan No. 2441.

PARK AV, s e cor 58th st, to build marquis to tenement; cost, \$500; owner, 471 Park Av., Inc., 471 Park av; architects, Carrere & Hastings, 225 5th av. Plan No. 2447.

Harold de Rasselof represents the owners. Same to build.

2D AV, No. 1041, erect new water closet compartments, new skylight and partitions in 4-sty tenement; cost, \$1,500; owner, J. Baumgarten, 348 East 5th st; architect, O. E. Nash, 147 4th av. Plan No. 2449.

3D AV, s w cor 90th st, put gable wall in first floor, change partitions, new toilets and sinks, to 5-sty brick tenement and stores; cost, \$1,200; owners, Gruenstein & Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 2435.

3D AV, No. 734, fireproof ceilings, new windows, and water closet, to 4-sty tenement; cost, \$250; owner, S. B. Gilford, care Cruikshank Co., 141 Broadway; architects, John B. Snooks Sons, 73 Nassau st. Plan No. 2437.

Mason and carpenter contract to be given later.

3D AV, Nos. 720 to 730, fireproof ceilings, new windows, new water closets, to 6-sty brick tenements; cost, \$250 for each; owner, Samuel B. Gilford, care Cruikshank Co., 141 Broadway; architects, John B. Snook's Sons, 73 Nassau st. Plan No. 2438.

Mason and carpenter contracts to be given later.

3D AV, No. 732, fireproofing top ceiling, new windows, new water closet, to 4-sty brick tenement; cost, \$250; owner, Samuel B. Gilford, care Cruikshank Co., 141 Broadway; architects, John B. Snook's & Son, 73 Nassau st. Plan No. 2439.

5TH ST, No. 421, new windows and partitions; cost, \$25,000; owner, Jacob Froelich, 25 Grand st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2415.

7TH AV, Nos. 2367-2369, new window; cost, \$50; owner, J. Ramsperger, 2367 7th av; architect, A. E. Nast, 147 Av A. Plan No. 2420.

7TH AV, No. 598, and 42d st, No. 202, erect sky signs, 50x10 $\frac{1}{2}$ x54.4, on store and dwelling; cost, \$300; lessees, The O. J. Gude Co., 935 Broadway; architect, same. Plan No. 2443.

8TH AV, No. 522, install toilet and skylight to 4-sty tenement house; cost, \$150; owner, Herbert C. Pell, Tuxedo, N. Y.; architect, A. E. Nast, 147 4th av. Plan No. 2432.

11TH AV, No. 564, cut openings, install toilets, new sinks and wash trays, partition sash, glass panels, to 4-sty tenement; cost, \$1,000; owner, Jacob Arth, Blauvelt, N. Y.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 2430.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

CLINTON AV, w s, 131.11 n McKinley sq, 5-sty brick tenement, tin or plastic slate roof, 28.10x120; cost, \$50,000; owner, Leon Levinson, 1135 Clay av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1170.

MOHEGAN AV, n e cor 181st st, two 4-sty brick tenements, plastic slate roof, 30.10x81.9 and 74.8; total cost, \$38,000; owners, The Wirth Realty Co.; architect, Wm. Kurtzer, Spring st and Bowery. Plan No. 1172.

Susana Wirth, 2418 Bathgate av, president.

FOX ST, n s, 122.1 e Prospect av, 5-sty brick tenement, slag roof, 76.10x67.2; cost, \$40,000; owners, Aqueduct Const. Co.; architect, Albert Morris, 103 Park av. Plan No. 1171.

John J. Berger, 2339 7th av, president.

CHARLOTTE ST, e s, 365.30 s Boston road, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$45,000; owner, Jacob Cohen, 1112 East 179th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1176.

VYSE AV, e s, 50 s 172d st, two 3-sty brick tenements, tin roof, 20x55; total cost, \$20,000; owner, Alonzo Jackson, 1390 Prospect av; architect, Robt. E. La Velle, 1284 So. Boulevard. Plan No. 1177.

PARK AV, e s, 217 n 178th st, two 5-sty brick tenements, plastic slate roof, 41.4x88; total cost, \$70,000; owner, Henry Cleland, 2093 Anthony av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1169.

CLINTON AV, e s, 79.2 n 181st st, 5-sty brick tenement, slag roof, 53x90; cost, \$50,000; owner, Ernest Hammer, 2850 Marion av; architect, Wm. Schnauffer, 363 East 149th st. Plan No. 1180.

STEBBINS AV, e s, 349.4 n Westchester av, two 4-sty brick tenements, plastic slate roof, 37.6x68; total cost, \$40,000; owners, Cogswell Taylor Imp. Co., 824 Morris av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1189.

DALY AV, e s, 100.10 s 180th st, five 4-sty brick tenements, plastic slate roof,

36.3 $\frac{1}{2}$ x72; total cost, \$100,000; owners, Krabo & Ernst, 503 East 165th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1186.

PROSPECT AV, w s, 134 n Boston road, 5-sty brick tenement, plastic slate roof, 46x78; cost, \$40,000; owner, Archibald Hamilton, 114 East 28th st; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1187.

167TH ST, s w cor Tiffany st, 5-sty brick tenement, plastic slate roof, 69.1 $\frac{3}{4}$ x86; cost, \$50,000; owners, Athos Realty Co.; architect, John C. Watson, 217 West 125th st. Plan No. 1185.

Arthur E. Moss, Glen Ridge, president.

163D ST, s e Tiffany st, 6-sty brick tenement, tin roof, 108.8x90; cost, \$150,000; owners, Zipkes Const Co.; architect, Maximilian Zipkes, 103 Park av. Plan No. 1183.

M. Zipkes, 103 Park av, president.

#### Dwellings.

183D ST, n e cor Loring pl, 2 $\frac{1}{2}$ -sty brick dwelling, asbestos tile roof, 25x44; cost, \$8,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, J. R. Serviss, 3063 Decatur av. Plan No. 1173.

SAND ST, e s, 105 s Starling av, two 2-sty frame dwellings, tin roof, 21x52; total cost, \$10,000; owner, A. F. Mack, 1136 Walker av; architect, B. Ebeling, 1136 Walker av. Plan No. 1179.

CONCOURSE, w s, 175 n 192d st, 2 $\frac{1}{2}$ -sty frame dwelling, shingle roof, 37x36; cost, \$9,000; owner, Anna M. Decker, 628 East 163d st; architects, Serviss & Glew, 2514 Webster av. Plan No. 1188.

224TH ST, n s, 280.6 w White Plains road, 2-sty brick dwelling, tin roof, 20x51; cost, \$5,600; owner, James F. Moore, 3331 Perry av; architect, Geo. H. Olphert, Jr., 677 East 224th st. Plan No. 1190.

#### Stores and Tenements.

ROBBINS AV, e s, 41.8 s 152d st, 6-sty brick stores and tenement, tin roof, 50x92; cost, \$55,000; owners, Froma Realty Co.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1191.

Geo. Brown, 743 Crotona Park North, president.

WALKER AV, s s, 100 w St. Peter's av, 1-sty frame store, tin roof, 12x14; cost, \$100; owner, Luigi Amelio, 2462 Walker av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 1181.

#### Stores and Dwellings.

BOSCOBEL AV, s e cor Plympton av, two 3-sty brick stores and dwellings, tin roof, size, irregular; total cost, \$8,000; owner, Jos. H. Jones, 950 Ogden av; architect, Lloyd I. Phylfe, 950 Ogden av. Plan No. 1193.

#### Churches.

SPOFFORD AV, n e cor Coster st, 1-sty frame church, composition roof, 25x55; cost, \$2,500; owners, Church Extension Committee of N. Y., Rev. Wilton Merle Smith, 27 West 54th st, president; architect, Chas. H. Richter, 68 Broad st. Plan No. 1178.

#### Factories.

WASHINGTON AV, e s, 163.7 s 176th st, 2-sty brick store, factory, loft and stable, tar and slag roof, 32x105; cost, \$10,000; owners, Standard Dampproofing & Roofing Co.; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1168.

Mooney Schreiber, 2652 Park av, secretary and treasurer.

#### Miscellaneous.

161ST ST, No. 768, 1 $\frac{1}{2}$ -sty brick stable, gravel roof, 14.4x12; cost, \$300; owner, Herman Meltzer, on premises; architect, Wm. Huenerberg, 811 Tinton av. Plan No. 1174.

COLLEGE AV, e s, 75 n 143d st, 1-sty brick stable, asbestos roof, 50x100; cost, \$7,500; owner, Francis Rogers, New Rochelle; architect, Albert E. Davis, 258 East 138th st. Plan No. 1182.

PERRY AV, w s, 80 s 207th st, 2 $\frac{1}{2}$ -sty brick rectory, slate and sheet metal roof,

25x50; cost, \$10,000; owners, Parish of St. Brendan; architects, Clermont & Jackson, 300 Gun Hill road. Plan No. 1184.

Rev. D. O'Donovan, 3251 Hull av, pastor. WHITE PLAINS AV, e s, 5 s 21th st, 1-sty frame office, tin roof, 10.6x19; cost, \$200; owner and architect, John J. Zuelch, 3414 Barker av. Plan No. 1192.

## BRONX ALTERATIONS.

GERMAN PL, Nos. 646-648, 1-sty frame extension, 6.6x8.6, to 3-sty frame tenement; cost, \$350; owner, Geo. Anbel, on premises; architect, Chris. F. Lohse, 627 Eagle av. Plan No. 489.

LOWNIEADE ST, w s, 400 s Gun Hill road, new foundation, new partitions, etc., to 2-sty frame dwelling; cost, \$1,000; owner, Richard Morrison, Williamsbridge; architect, John J. Kennedy, Riverdale. Plan No. 493.

ROSE ST, s e cor Bergen av, new brick piers, new stalls, etc., to 2-sty frame dwelling and stable; cost, \$650; owner, S. Katzenstein, 601 Bergen av; architect, M. J. Garvin, 3307 3d av. Plan No. 494.

162D ST, n s, 122 w Stebbins av, new brick front, new foundation, etc., to two 2-sty frame dwellings and garages; cost, \$1,000; owner, John Rendall, 869 East 162d st; architect, Chas. Kreymborg, 900 Jennings st. Plan No. 496.

165TH ST, No. 706, new toilet, new show windows, etc., to 3-sty frame store and dwelling; cost, \$1,000; owner, Jacob Seligson, 955 Caudwell av; architect, Louis Falk, 2756 3d av. Plan No. 495.

MONROE AV, No. 1692, 2-sty frame extension, 13.3x11, to 2 $\frac{1}{2}$ -sty frame dwelling; cost, \$300; owner, Emma M. Mellert, on premises; architect, L. Howard, 1861 Carter av. Plan No. 490.

PROSPECT AV, w s, 264.4 n 181st st, new foundation, new brick partition to 3-sty brick factory; cost, \$1,500; owner, Andrew P. Traber, 2157 Prospect av; architect, B. Ebeling, 1136 Walker av. Plan No. 491.

PROSPECT AV, No. 631, 1-sty brick extension, 15.2x7.2, to 2-sty frame store and dwelling; cost, \$500; owner, Anna Cohen, on premises; architect, Edw. J. Byrne, 3029 3d av. Plan No. 492.

WASHINGTON AV, e s, 163.7 s 176th st, 1-sty frame extension, 6x10, and new partitions, etc., to 2-sty frame dwelling; cost, \$1,200; owners, Standard Dampproofing & Roofing Co., 2652 Park av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 488.

## ADVANCE REPORTS.

### First Department Hotel for Washington Heights.

BROADWAY.—Messrs. Thompson & Frohling, of 114 East 28th street, have plans on the boards for the first apartment hotel to be erected on Washington Heights. The announcement of these plans marks an epoch in the remarkably brilliant history of the Broadway section of Washington Heights. The street is now lined with 6-sty elevator apartment houses, but no 12-sty house has yet been erected there. A number of apartment houses have been converted into boarding houses, so to speak, and because of a widespread desire to reside in the section they have been successfully operated. The new apartment house here referred to will take high rank, and will bear comparison with some of the best downtown. It will have a frontage of 100 ft. on Broadway and 150 in 145th—the northwest corner—and a height of 12 stories. The total estimated cost is \$1,000,000. The owner is the Dow Construction Company, of No. 1 Madison av., and the general contract has been awarded to the Bunting & Bull Company, at the same address.

Plans will be completed about Novem-

ber 22. The design is in the style of the Italian Renaissance, as pictured on another page, and materials and construction will be first class. A vacuum cleaning system will be among the conveniences. There will be a restaurant on the first floor, conducted on the European plan, and a general dining-room, on the American plan, on the 12th floor. A cafe for gentlemen on the first floor will be a beautiful and spacious room with marble wainscoting, pilasters and columns, and it will have a beamed ceiling effect. Similarly the main lobby will be trimmed with marble, and it will have gilded cornices. The ladies' parlor will be in white enamel and gold leaf. There will also be a writing, reading and lounging room combined, which will be very attractive. In the basement will be a garage for the use of the guests of the hotel exclusively, the entrance to which will be on the 145th street side at grade, the street having a steep incline. On the roof there will be a garden on the river side of the house, and a promenade all around the building. All the bedrooms in the house will be in white enamel and the living rooms in the Mission and other styles. All the bathrooms will be in white enamel, with tiled floors and wainscoting. The apartments will be arranged in suites of two and three rooms, each with either one or two baths.

#### Has Plans for Fifteen Churches.

BROOKLYN.—A. F. Leicht, the architect of 9 East 42d st, who drew the plans for the remodelling of Hanson Place Baptist Church, corner of South Portland st, Brooklyn, has the erection of fifteen churches in hand at the present time. This is an evidence of the genuineness of the present building activity, because it is a generally accredited rule that the churches are the last to feel the evidences of returning prosperity. Some of the recent awards are of interest, the very latest being recorded elsewhere in this issue. The Brooklyn improvement will cost between \$20,000 and \$22,000. The gymnasium and drill room will be remodelled, a Hope-Jones pipe organ will be installed in the church in which the interior decoration will be changed entirely and a new steam heating plant put in. Another operation that Mr. Leicht has in charge is for the new Sunday school building of the First Methodist Episcopal Church, Millville, N. J., which will cost about \$25,000. An additional \$10,000 will be spent in making alterations to the church. Working drawings on this operation are about to be started. The Rev. Mr. Mason is the pastor. The new building will be of brick and iron construction. The new Second Dutch Reformed Church at Summit st and Hutton av, Jersey City, plans for which Mr. Leicht drew, will be completed about December 15. The building is of white granite with interior decoration of oak. The cost was about \$60,000. The new Parml Memorial Church at Fairmount av and Boulevard, Jersey City, plans for which were drawn by Mr. Leicht, is rapidly going ahead. This structure will cost about \$60,000, will be of stone and iron truss construction with hardwood floor and red oak trim. The other churches which Mr. Leicht has in charge, besides his other work, are in various stages of completion.

#### Large Operation in High-Grade Duplex Houses.

FLATBUSH.—Shampan & Shampan, architects, 772 Broadway, Williamsburgh, are preparing plans for ten 4-sty, high-class duplex 2-family residences to be erected on the west side of East 15th st, 60 ft. north of Foster av, Brooklyn, for the Abels-Gold Realty Co., 44 Court st, Brooklyn, as owners. The buildings will be constructed of brick, 20x40 ft., with an

extension on the first floor 8.6x16 ft. The ten buildings will be composed of five different styles of houses, all being designed with attractive features. The exteriors will be finished in Tapestry brick laid up in Flemish bond with ½-in. color raked joint to harmonize with the styles of architecture, which are to be respectively Colonial, Classic, Elizabethian, etc. The interior will be finished in hardwood, such as bird's-eye maple, birch and oak, each room to be finished in different style. The buildings will be set back from building line 10 ft., which will allow for an ornament terrace with urns, flowers, etc. The plumbing fixtures will comprise Roman tubs, syphon jet water closets, pedestal wash basins and shower baths. The houses will be heated by steam heat. Shampan & Shampan are also preparing plans for 5-sty and basement building, 50x100 ft., on South 2d st, near Hooper st, Brooklyn. Owner's name withheld for the present.

#### Architect for the Fifth Avenue Baptist Church.

46TH ST.—Architect W. W. Bosworth, of 527 5th av, has been selected to draw plans for the new church for the Fifth Avenue Baptist congregation, at 8 East 46th st. The purchase by the trustees of abutting property was recently announced. The estimated cost of the new work is \$600,000. Rev. Dr. C. F. Aked is pastor; Edgar L. Marston, 25 Broad st, is chairman. It was decided to use the site of the parsonage and also of the chapel, and so make an area 100x100 ft. The plans adopted this week provide for an edifice that will cover this entire plot. Construction will be unique in that the parlors for social purposes and the hall for the meeting of the Rockefeller Bible class will be placed above the main auditorium. Both on the west and the east front corners will be vestibules, staircases and elevators, so that the upper rooms may be reached with little difficulty. The upper part will have a ceiling 24 ft. high. The main auditorium will have a dome, lighted from above, with a ceiling 70 ft. high. There will be galleries and a pulpit platform that will approach much nearer the conventional chancel than in most Baptist churches. The work of building will be commenced in the spring. The church will seat 1,400 persons.

#### Ready for Figures on Church.

BROOKLYN.—Figures will be taken early next week by Brown, McAgon & Strassle, architects, of 31 East 27th st, for material for the Ridley Memorial M. E. Church, to be erected on Ocean Parkway and Foster av, Brooklyn. Contracts will probably be awarded by Saturday or the first of the week following. The structure will cost \$50,000 and has been designed to seat 1,600. It will be constructed of brick and stone, probably limestone. Excavations were completed this week.

Other churches which Messrs. Brown, McAgon & Strassle have on the boards now are the First M. E. Church at State

College, Pa., which will cost \$30,000. The Rev. J. McK. Reilly is pastor. The structure, which will be built of brick and stone, will have a seating capacity of 900. Working drawings have just been started, but actual construction will not begin until spring. No contracts have been awarded.

At Rome, N. Y., this firm of architects is building a parish house for the First M. E. Church there which will cost \$25,000 and will be constructed of brick. No contracts have been let, the drawings now being underway. The pastor is the Rev. Edward B. Topping.



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### Plans for the Fort William Henry Hotel.

LAKE GEORGE, N. Y.—The new Fort William Henry Hotel, for which Ludlow & Peabody, 12 West 31st st, are preparing plans, will cost approximately \$250,000. It will be fireproof throughout, and the construction will be of steel, concrete and possibly brick. The decision as to the exact materials to be used has not been made. The building will be on the site of the burned hotel. The scheme will be Italian, and it will be most attractive, with a grace and beauty in keeping with its surroundings. The house, as now planned, will have a capacity of about 300, but the dining-room and lobby will be constructed with a view of substantial enlargement later. The present plans call for a 4-sty building in shape somewhat like the main portion of the old hotel. It will be so arranged that later two large wings may be added to provide extra sleeping apartments, so that ultimately the building will resemble a huge letter U. It is reported at Lake George that extensive improvements will be made along the lake front, such as a new pier and bathhouse, possibly a new railway station and other changes. C. S. Sims, of Albany, N. Y., is the general manager of the hotel.

### Contract for the Bergen County Court-House.

HACKENSACK, N. J.—The County Building Committee awarded the general contract this week to the John T. Brady & Co., of 103 Park av, for the construction of the new court house and jail to be built on Court House square in Hackensack. The Brady Company's figures will make the total cost of the buildings \$827,672.25. The court house is to be built of marble with a granite base. The marble construction will start with the executive or administration floor. W. H. Fissel & Co., when the original bids were received last month, were low, but the specifications stated forty-six items which might or might not be included. Brady & Co. bid \$564,840 in the original bid, but with the forty-six items added their figures went up to \$827,672.25, while Fissel's figures with the forty-six items added went up to \$867,000. There will be three floors to the building and spacious chambers for the court sessions and the various county officials. The Court House Commission which awarded the contract consists of James M. Gulnac, of Englewood, Sheriff Geo. M. Brewster, of Alpine, and Walter Christie, of Bergenfield. J. Reily Gordon, of 402 5th av, is architect. Bond issues will meet the cost of the structure.

### Possibly a Hotel Opposite the Pennsylvania Depot.

7TH AV.—Efforts to substantiate a rumor that a skyscraper hotel will be built by the Pennsylvania Railroad Company, or some allied interest, on 7th av, opposite the depot, in the open place between 32d and 33d sts, have not been successful. There are two or three facts to remember in this connection. First, anyone getting a contract from the Pennsylvania Company in connection with the construction of the station is pledged to give out no information. Second, the Pennsylvania is a railroad company, and as such is restricted by the terms of its charter to a transportation business. If a hotel be built on the site, it would be done in all likelihood under the terms of a lease by some other party. Beneath the plaza are the tracks of the railroad company, but the tracks are so far below the street level that they would not interfere with plans for any building which it might be desired to erect above them. McKim, Mead & White are the architects of the new depot building.

### Bids Invited for an Aqueduct Contract.

WATER WORKS.—Bids will be received by the Board of Water Supply, Wednesday, Nov. 24 (Contract No. 10), for the construction of the headworks of the Catskill Aqueduct, including the structure, for controlling, regulating and aerating the water leaving the Ashokan reservoir, the principal of which are a lower gate-chamber, a screen chamber, an aerator, special and standard aqueducts in open cut, aggregating three-quarters of a mile in length; waste-weirs, a waste-channel, a concrete Venturi meter and other appurtenances. The work is located near Browns Station, in the Town of Olive, Ulster County, N. Y. An approximate statement of the quantities of the various classes of work and further information, are given in the Information for Bidders. Two or more bonds, the aggregate amount of which shall be \$280,000, will be required for the faithful performance of the contract.

### A Hollow Tile Club House.

LONG BRANCH.—The new home of the Rumson Country Club, which is being built in the Borough of Rumson at a cost of \$125,000, will probably be ready in time for the summer season of 1910. A feature of interest about the club building is that it will be constructed of terra cotta hollow tile throughout—walls, doors and partitions. The destruction of the Baltusrol Club by fire may have had something to do with the determination of the members to build against fire. Besides the main club building there will be laundry building, garage, boiler house, boat house, caddy master's house and juvenile club house. These smaller annexes are not started yet. The architectural treatment is Elizabethan. Freeman & Hasselman, of Rumson, N. J., are the architects. Edward D. Adams, 71 Broadway, Manhattan, is president of the club, and can give further particulars.

### Another Operation Held for Spring.

25TH ST.—The Twenty-Fifth Construction Co., which recently completed the 12-sty office and loft building at 151, 153 and 155 West 25th st, announces that it will not go ahead with the improvement of the site Nos. 24 and 26 West 25th st, purchased this week through M. & L. Hess for the Realty Holding Co., until March 1. The two 4-sty and basement buildings now standing on the 50x98.9 plot will be razed to make way for a 12-sty store and loft building. It will be a high class structure throughout. The architect has not been formally selected. Three elevators will be installed and possibly mail chutes. It will have a steam-heating plant. The materials used will be stone, terra cotta and brick.

### Improvement for a New Section of the Drive.

RIVERSIDE DRIVE.—The Dacorn Realty Company's next operation will be a 10-sty fireproof brick, stone and steel apartment house, 100x125 ft., on the south corner of Riverside Drive and 145th st. L. Blum, care John L. Davis, president of the Dacorn Realty Co., 180th st and Ft. Washington av, is preparing plans. The owners will be general contractors. No sub-contracts have been let. The investment will represent about \$700,000. The site was purchased from the State Realty & Mortgage Co. through John R. and Oscar Foley.

### Taking Bids for the Whitehall Annex.

WEST AND WASHINGTON STS.—Messrs. Clinton & Russell, of 32 Nassau st, are taking bids for the construction of the addition to the Whitehall Building, fronting on Battery pl. The new work has been in contemplation for three years, and the particulars have been heretofore

given. The George A. Fuller Company is figuring and taking bids on subs. The plans provide for one "East Wing," 170x68, 16 stories, and a "West Wing," 206x68, 31 stories high, together with a tower 94x96, 36 stories. The estimated cost is \$4,600,000. The owner is the Battery Place Realty Company, of 135 Broadway.

### Taking Bids for Baptist Home.

NEWARK, N. J.—The plans of A. F. Leicht, architect, of 9 West 42d st, Manhattan, were accepted by the trustees of the Baptist Home for the Aged, Newark, N. J., on Tuesday for a building costing \$60,000 not including interior finish. He is now taking bids. The facade will be of white granite, roof of slate, elevator, make not yet selected, shower baths, clothes drier, make optional, ice box, dumb waiter, make not selected, sanitary flooring, make not selected, brick and iron column. All modern plumbing will be installed. Address all communications to architect.

### Recent Otis Elevator Installations.

Among some of the recent local installations of the Otis Elevator Co., 17 Battery pl, are the following: Carlyle Realty Company, s s 110th st, near Amsterdam av, 2 electric passenger elevators, 2 electric passenger and freight; Charter Construction Company, s e cor. Broadway and 77th st, 2 electric passenger elevators, 2 electric passenger and freight; Fleischmann Brothers Company, 115-117 West 27th st, 1 electric passenger elevator, 1 electric freight elevator; Henry J. Weber Building, 410-412 Pearl st, 1 electric passenger, and 1 electric freight elevator.

### George F. Pelham to Design West Side Improvement.

100TH ST.—George F. Pelham, of 507 5th av, has been selected as architect by the Axelrod Realty Company, of 200 Riverside Drive (W. Axelrod, president; C. J. Cohen, secretary) for the apartment house which will be built by this corporation on the south side of 100th st, 150 ft. east of Riverside drive. The site is part of the Furniss estate recently subdivided. The house will have a height of eight stories and ground dimensions of 80x100.

### Work Won't Start Until February.

PRINCE ST.—Owing to the fact that a lease on the old brick buildings on the site, 25x100, at No. 101 Prince st, will not expire before February 1, work on the building that will be erected there for lease to the Government for a post office will not begin until then. Thomas W. Lamb is the architect. The property was sold by Frederick Fox & Co. for the Kettel estate to Charles Laue, who now controls a plot 100x100 at the northeast corner of Greene st.

### Doctors' Offices in West 57th Street.

57TH ST.—Plans have been drawn for a high-grade doctors' office building to occupy the plot, 50x100.5, at 24 West 57th st, but details are not ready for publication. Address communications in care of Henry D. Winans and May, 749 5th av, who sold the parcel for the estate of Oliver Harriman on private terms to the present owners.

### A Fifth Avenue Alteration.

5TH AV.—The Andrew J. Robinson Company, of 123 East 23d st, as general contractor, will take bids on sub-contracts next week for the alterations to the residence at 515 5th av, belonging to the Kemp estate. (Private plans.) The house, 28x100, is to be made over into a store and studio building.

**Apartments, Flats and Tenements.**

**GRANT ST.**—The estate of John F. Mahnken, 841 Prospect pl, Brooklyn, owner, will make \$3,000 worth of alterations to the 5-sty apartment at 219 Grant st.

**HOUSTON ST.**—Mrs. Angelsea Weeks, of 283 Elizabeth st, will make alterations to her apartment house 65-71 Houston st, estimated to cost, \$6,500. O. Reissmann, of 30 1st st, architect, is drawing plans.

**AV D.**—Messrs. Harrison & Sackheim, of 230 Grand st, architects, will make plans for alterations to the dwelling at 65 Av D, to cost \$3,000. The owner is Daniel Spitzer, who may be addressed in the care of the architects.

**RIVERSIDE DRIVE.**—Architects Schwartz & Gross have been retained to prepare plans for the new apartment house (fireproof, 12-stys) to be erected at the north corner of Riverside Drive and 93d st for Ferguson Bros. & Forshay, of 119 Manhattan av.

**127TH ST.**—L. A. Cushman, architect, 32 Lawrence st, is preparing plans upon the order of J. J. Smith, 27 Lawrence st, owner, for a 6-sty apartment house, to be erected at 27 Lawrence st, at the junction of Lawrence and 127th sts. Estimated cost, \$30,000.

**186TH ST.**—Moore & Landseidel, architects, of 148th st and 3d av, have been commissioned by Donald Robertson, of 312 West 109th st, to prepare plans for a 5-sty apartment house, 58x90, to occupy a site on the northeast corner of 186th st and St. Nicholas av. Estimated cost, \$65,000.

**BROADWAY.**—Architect John H. Knobel, of 318 West 42d st, has on his boards plans for alterations to the apartment house at the southwest corner of Broadway and 130th st, owned by William Kohring, of 309 West 138th st. The estimated cost of the work contemplated is \$12,000.

**CLAREMONT AV.**—Emory Roth, architect, 16 East 4th st, has plans for a 12-sty studio building, to be erected at the northwest corner of Claremont av and 120th st, for Walter Russell, the artist, at 15 West 67th st. The plans are now ready for bids. The estimated cost is \$250,000.

**93D ST.**—Working plans were completed this week for a \$60,000 brick, limestone and terra cotta 13-sty apartment house to be erected by Ferguson Bros. & Forshay, builders, 119 Manhattan av. Schwartz & Gross, are architects, 345 5th av. The steel engineer is G. Aus, 11 East 24th st. Building will be 111x152.

**PROSPECT AV.**—Architects Schaefer & Jeeger, 461 Tremont av, report that work is ready to be started on a \$45,000 20-family brick and limestone non-fireproof 5-sty tenement, on west side Prospect av, 134 ft. from West Boston road. The building will be 46x78. Archibald Hamilton, 114 East 28th st, will build. Owner will take bids on separate contracts.

**99TH AND 100TH STS.**—Messrs. Schwartz & Gross, architects, 347 5th av, are drawing plans for two apartment houses to be erected on the former Furniss estate, recently subdivided. They received the commission from Polstein & Backer (R. E.), of 220 Broadway. The houses will have eight stories, on ground dimensions of 75x100 each, and are estimated to cost \$200,000 each. One will be on the north side of 99th st and the other on the south side of 100th st.

**8TH AV.**—Schwartz & Gross have completed the plans for an 8-sty elevator apartment house to be built for the D. A. Cushman Realty Co., of which George F. Wilcox is president, at the southwest corner of 8th av and 49th st, opposite the old car barns, now the quarters of the Electrical Vehicle Transportation Co. The plans show a building of the modern Renaissance pattern, having a frontage

of 115 ft. and a depth of 125.10 ft. It is to contain suites for 109 families and will cost \$250,000.

**RIVERSIDE DRIVE.**—Neville & Bagge, 215 West 125th st, have been commissioned to prepare plans for the apartment house to be erected on Riverside Drive, at the north corner of 113th st, for Emanuel M. Krulewicz, the builder, of 412 West 148th st. It will be a house of 12 stories, with ground dimensions of 114x85x100x111. The site is in a beautiful section and one which is now having a fine development. More apartment houses are now being planned or are under construction on Riverside Drive, or close to it, than at any previous time.

**Contracts Awarded.**

**15TH ST.**—The masonry contract for the 5-sty building, 53x103, for St. Joseph's Home for the Aged, at 209 West 15th st, has been let to Thos. B. Leahy, 1 East 42d st. Estimated total cost of building, \$150,000. The architect is I. E. Ditmars, 111 5th av.

**CORTLANDT ST.**—Wright & Evans, builders, of 125 East 23d st, have the contract for remodeling the Peter Henderson building, opposite the Hudson Terminal building in Cortlandt st. B. A. & G. N. Williams are cutting marble for this job, the New Jersey Terra Cotta Co. is supplying the architectural terra cotta and Main brick is being supplied by the Empire Brick & Supply Co.

**Churches.**

**NEWARK, N. J.**—Alfred Peter, 238 Washington st, it is reported, has prepared plans for the new edifice which is to be erected for St. Antonius' R. C. Church at S. Orange av and S. 9th st; estimated cost, \$100,000.

**BUFFALO, N. Y.**—Mosier & Summers, of Buffalo, have the general contract to erect the new buildings for the Sisters of Mercy at 1419-45 Abbott road. The amount of the contract is \$250,000 exclusive of heating and lighting fixtures. The architect is a Pittsburger. Red brick and limestone walls and a slate roof are specified.

**HUMBOLDT ST, BROOKLYN.**—George W. Kramer, 1 Madison av, has been commissioned as architect to prepare plans for the new church and settlement house to be erected in Humboldt st, near Nassau av, Brooklyn, for the Second Church of Christ Disciples. Rev. Joseph Knoch is pastor, on premises.

**BLOOMFIELD, N. J.**—The trustees of the Watsessing Methodist Church, Bloomfield, have decided to build a new Sunday school room on the site of the old church in Laurence st. It will have a basement and kitchen, a large auditorium on the second floor, with several class-rooms and a gallery to seat 500. The building committee is composed of Alfred H. Edgerley, the Rev. J. William Ryder, Samuel and Walter Ellor and Henry Graff. Contracts for the masonry, carpentry and plumbing have been let.

**JERSEY CITY, N. J.**—Plans for the Immanuel Baptist Church, 357 Ocean av, at Hudson boulevard, Jersey City, drawn by A. F. Leicht, of 9 West 42d st, Manhattan, have been accepted by the trustees. No contracts have been let. The church, which will cost \$50,000, will have a seating capacity of 600 and will be built of stone and brick. It will be finished in six months. Mr. Leicht also has the commission for the new First United Presbyterian Church, which will be erected at Anderson av and Breen place, on Hudson Heights, Jersey City. The structure will have a seating capacity of 700 and will be completed in three months at a cost of \$60,000.

**Dwellings.**

**73D ST.**—Charles Brenton, the architect, 500 5th av, is preparing plans for an American basement house to be erected at 125 East 73d st, on a lot 24x100; now vacant. Mr. Brendon is the owner.

**91ST ST.**—Messrs. Trowbridge & Livingston, No. 527 5th av, architects of the residence for Mr. J. B. Trevor, of 49 Wall st, which is to be erected at 9 East 91st st, have awarded the general contract to William Crawford, 5 East 42nd st; the steel to the Prince Iron Works, the cut-stone to James Gillies & Son, the granite to J. E. Dutton and the bluestone to Martin R. Lodge. The total estimated cost of erecting the house is \$100,000.

**65TH ST.**—James Gillies & Son will cut the limestone for the new residence for B. B. Sloan, of 38 Wall st, to be erected at 41 East 65th st, from plans by Trowbridge & Livingston, of 527 Fifth av. The general contract was awarded to William Crawford some time ago. C. E. Herow has the granite contract; steel, the Prince Iron Works; bluestone, Martin E. Lodge; rough carpentry, Southern & Marshall; waterproofing, Tuthill Roofing Co.; hollow tile, Raritan Clay Company.

**Hospitals and Asylums.**

**NEW DORP, S. I.**—The Glen Engineering Company, of 156 5th av, Manhattan, has received the general contract to erect two ward buildings for St. John's Guild, at New Dorp, to cost \$350,000, from plans by E. P. Casey, of No. 1 Nassau st, Manhattan. The address of St. John's Guild is the Terminal Building, 103 Park av.

**NEW UTRECHT.**—Plans are in progress for remodeling the old New Utrecht Town Hall, 86th st and Fort Hamilton av, Brooklyn, for a hospital. Also, for a new 2-sty brick garage in the rear. The owner is the Department of Charities, Robert W. Hebbert Commissioner, and the department architect is William Flanagan, foot of East 26th st, New York.

**10TH AV.**—Luther H. Lewis, of 160 5th av, has been selected as architect for the new wing of the Sloane Maternity Hospital, provided for by the gift of \$150,000 made to Columbia University by William D. Sloane recently. The annex, which is to be 7-stys in height, will be erected on the 10th av side of the block from 59th to 60th st, between the present hospital and the Vanderbilt Clinic.

**Office and Loft Buildings.**

**4TH AV.**—The Hewitt-Brice buildings being erected from plans by Clinton & Russell, by the Thompson-Starrett Co., 51 Wall st, have been topped out and the exterior brick work is about fifteen days from completion.

**4TH AV.**—The 16-sty Hyde building that the Andrew J. Robinson Co. is erecting at the southeast corner of 4th av and East 27th st was topped out this week. It is hoped to have this structure completed and ready for occupancy by February 1.

**17TH ST.**—The general contract to erect a 12-sty loft building at 43 West 17th st has been awarded to Alex. Brown, Jr., of 33 East 20th st. E. A. Arend, of 170 5th av, is the architect, and Samuel P. Tull, a lawyer, of 309 Broadway, is the owner. Estimated cost, \$100,000.

**NEWARK.**—Edward T. Ward, of the firm of Aaron Ward & Sons, has been granted a permit to erect an office building at the corner of Orange and 7th sts. The cost of the building is expected to aggregate \$40,000. The structure will be of brick, and will be three stories high. P. Charles is the architect.

**4TH AV.**—George B. Post & Son, architects for the "334 4th Av. Building," which is being constructed by the Andrew J. Robinson Co. for Joseph Millbank at the southwest corner of 4th av and East 25th st, report that Post & McCord will

begin to make steel deliveries for the 19-sty structure in two weeks.

**24TH ST.**—Peter Guthy, 926 Broadway, has obtained the general contract to erect the 12-sty loft building at 148-150 West 24th st for the Boreas Realty Company, from plans by Victo H. Koeler, of 489 5th av. L. Steckler, 115 Broadway, is president of the company. The building will have ground dimensions of 50x100.

**MADISON AV.**—George Backer, 200 Broadway, representing the Herald Square Realty Co., purchasers of the two 4-sty dwellings, 76 and 78 Madison av, southwest corner 28th st, on plot 49.9x95, from the Kips Bay Realty Co. and Marvin S. Buttles (represented by Heil & Stern), announces that no architect has been selected for the construction of the 12-sty fireproof store and loft building that will be erected on the site. The cost has not yet been fixed. Blum & Koch, straw hat dealers, of 5th av and 14th st, has lease option on the building. They plan to occupy five floors and sublet the remainder.

#### Schools and Colleges.

**TRENTON, N. J.**—Klemann & Fowler, architects, have prepared plans for the proposed new 12-room school building to be built at Rutherford and Exton avs. The plans are now in the hands of the School Commission.

**PRINCETON.**—The University Trustees have decided to erect a graduate college on the University grounds, and have selected a site in accordance with the terms of an offer of \$500,000 from Wm. Cooper Proctor. An equal sum will be raised by the University.

**GARFIELD, N. J.**—William Meeker, with office in the Willetts Building, Passaic, N. J., has been commissioned to prepare plans for a 12-room school (45 pupils in each room) for the Board of Education at Garfield, N. J. It will be built of brick, with concrete footings, and will contain a teachers' room, a principal's room, a library and a playroom. Edw. C. Kernhoff is vice-president of the board and chairman of the Building Committee.

**EAST ORANGE.**—Favoring the erection of a new High School, but without suggesting any site, the board of governors of the Municipal Art League of East Orange has adopted the following resolution, presented by Martin Conboy: "Resolved, That as the city of East Orange requires immediately a new building for the High School, steps should be taken at once to secure a site suitable for the present and future requirements of the city."

#### Bids Opened.

Henry E. Fox, 81 East 125th st, Manhattan, is low bidder for constructing the power and gate houses for the Gowanus flushing tunnel.

**SPRINGFIELD, MASS.**—Bids for a 5-sty steel, stone and brick Fire Headquarters building, to cost \$90,000, are being received by B. Hammett Seabury, 21 Besse Building, Springfield.

#### Miscellaneous.

**MONTICELLO.**—M. L. Ford, of Binghamton, is the successful bidder for the contract to erect a new band building, 30x70, brick and stone, for the Monticello National Bank.

**WALLABOUT MARKET.**—The P. J. Carlin Company, of 16 East 23d st, Manhattan, has won the general contract to erect the "Wallabout Market Building" in Metz st, south side, between Fleeman and Clinton sts, for George Dressler, owner, of 217 Wallabout Market, Brooklyn. It will be a building of 1-sty, brick and stone, 100x387.

**JERSEY CITY.**—Director John F. Crosby of the Board of Freeholders is authority for the statement that Judge Carey's suggestion for a House of Detention will be carried out if it necessitates the expenditure of as much as \$100,000. A resolution is now before the committee of the whole of the Board of Freeholders. No plans have yet been invited.

**LITTLE FALLS, N. Y.**—The Utica Gas & Electric Co., N. J. Brayton, general manager, Utica, N. Y., has plans under way for a hydro-electric plant costing \$100,000, to be erected on the "Old Lovenheim Mill Site," at Little Falls, N. Y. The engineer is H. W. Dennis, Niagara Falls, N. Y. It will be of brick and concrete, fireproof, 1-sty high and 50x90. The owner builds. Mr. Dennis in charge.

**20TH ST.**—Instead of a new building being erected on the site, as rumored during the week, the 4-sty and basement stone front dwelling at No. 40 West 20th st, bought this week by M. Crystal, of 319 West 89th st, from I. Randolph Jacobs, of 160 Broadway, will be remodeled. The front will be brought to the street line and other improvements made. No architect has been engaged. Title will not pass for two months.

**BERGEN, N. J.**—The Erie R. R. Co., 50 Church st, New York City, has plans on the boards for railroad shops costing \$500,000 on the Hackensack Meadows, near Bergen, N. J. Chief Engineer is F. L. Stuart, care owner; engineer in charge, F. A. Howard, engineer of buildings and bridges, care owner. To be of brick and concrete construction and will include round house, machine and blacksmith shops and power house.

#### Municipal Work.

**LUDLOW STREET JAIL.**—Bids will be received at the Sheriff's office, 299 Broadway, on Thursday, Nov. 18, at 11 A. M., for repairing the Ludlow st jail at Nos. 70-74 Ludlow st, Manhattan. The amount of security required will be \$3,000.

**ENGINE HOUSE REPAIRS.**—Bids will be received on Monday, Nov. 15, by Com. Hayes, at Fire Headquarters, for repairs to the house of Engine Company No. 52, situated on Riverdale av, near Spuyten Duyvil Parkway. Also, at the same time and place, bids will be received for making steam heating repairs to the quarters of twenty or more fire houses.

#### Brief and Personal.

James C. Green, of Kirby, Pettit & Green, architects, has withdrawn from the firm, and will continue his practice, with offices at 103 Park av.

Calvin Tomkins says that the most stimulating influence in New York to-day is the jealousy that has risen because of improvements in New Jersey.

Bids will be received on Thursday, Nov. 18, until 11 A. M., by the Sheriff of New York County, at 299 Broadway, for repairing the Ludlow street jail.

The firm of Smith, Scott & Co., of Philadelphia, have succeeded James P. Graham as contractor for a section of the Brooklyn Subway, and have been accepted by the P. S. Commission. Mr. Graham is a member of the firm.

Furniture dealers and manufacturers will submit bids for the contract to supply the furniture and equipment of the new Public Library at 5th av and 42d st to the Department of Parks at the Arsenal Building, on Thursday, Nov. 18, up to 3 o'clock.

The A. Perlman Iron Works, 1735 West Farms road, has received the contract for the ornamental ironwork on the 12-sty elevator apartment house now under

construction for the Akron Building Co., 198 Broadway, at Central Park West and 69th st.

Mr. Paul Starrett, president of the George A. Fuller Construction Co., Fuller Building, is at Hot Springs, Va., where he is recuperating after a strenuous building season. He is expected back in his office on or about November 20. This company has had a remarkably busy year, and, according to its officials, the prospects for even a better year in 1910 are bright.

Thomas Rea, a lumber dealer, died suddenly at his home at New Canaan Conn., on Nov. 8. He was president of the firm of Crane & Clark, lumber dealers, of No. 616 West 30th st, New York. Mr. Rea was born in Scotland 63 years ago, and came to this country in 1870. He was a member of the Building Trades Employers' Association, of New York, Merchants' Association and St. Andrew's Society.

Mr. E. T. Harris, of Fisk & Co., front brick, Fuller Building, has succeeded Mr. F. W. Donohue as general sales and office manager, Mr. Donohue having become associated with Mr. Houghtaling, of the front brick firm of Houghtaling & Wittpen, 44 East 23d st, in the Fidelity Vacuum Cleaner Co., which has offices in 1129 5th Av. Building. Mr. Houghtaling will retain his active interest in the front brick business. Mr. H. G. Lee will assist Mr. Fisk in the handling of the firm's advertising.

Allen A. Robbins and John W. Ripley have formed a company to be known as the "Robbins-Ripley Company," to carry on an engineering and contracting business, with offices at 50 Church st. The company will make a specialty of structural steel work, buildings, pier sheds and dock work, piling, foundations and concrete. Mr. Robbins was formerly principal assistant engineer of the New York & Long Island Railroad. Mr. Ripley was formerly chief engineer of the structural department of John Monks & Sons, general contractors, New York.

The Thompson-Starrett Company is straining every artery of its organization to create a new record for rapid steel erection by completing the big steel shell of the Gimbel department store, at 33d, 34th sts and Broadway, in a trifle over 40 days. More than 22,000,000 pounds of steel will enter into the completed structure, and if the present high-pressure schedule is adhered to and no unforeseen difficulties intervene, every ounce of steel will be erected by December 1. About 6,000 tons of steel, at the rate of 1,800 tons weekly, have been erected to date, or more than half of the total tonnage, to do which 100 steel setters have been working two shifts daily of 8 hours each, and if the erection is to finish by the first of next month as planned, 5,000 tons of steel will have to be swung and riveted into place during the next 21 days.

The "Collin Armstrong Advertising Co." has been formed by men of long experience and of acknowledged ability in the advertising business. Its president, Collin Armstrong, was for nearly twenty-five years financial editor of the New York Sun, and in that capacity established the reputation of the financial page of that newspaper, and thus logically built up its advertising patronage. He was the pioneer of college men in the advertising business, having been engaged in it for thirty years, and is widely conceded to be pre-eminent in the line of financial publicity. For the past eight years Mr. Armstrong was the treasurer and active manager of the advertising agency of Albert Frank & Co. Mr. Armstrong's associates are Harry L. Cohen and Chas. Hartner, who were connected with the Albert Frank & Co. advertising agency for twenty years.

# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### Material in Languid Market.

While the undertone in the building material market is good, the demand was languid during the week. Dealers and contractors bought according to daily needs, most of them being too busy finishing up jobs now in hand to give thought to laying in Winter supplies. Brick had a moderate demand. Enamel brick still has an upward tendency. Few big cement contracts were closed, although small ones are numerous. Lime is an exception to the general market condition, because it maintains the activity uniform all through the Fall. Competition is keen and prices firm. Lumber was firm, with a steady demand for Spruce and Long Leaf Yellow Pine, which have had the call since September. Pig iron was less active, but there was a better inquiry for sheet metals, the prices for which are firm. Structural and bar concrete reinforcements are active. Stone is normal, with an undertone strengthening for a price advance at the first of the year. Linseed oil is still high. Hardware interests are optimistic for a good Winter.

### Brick in Moderate Demand.

The situation in brick remains practically unchanged from that of last week. Prices for Hudson River common hards remain firm at \$6.25 and \$6.50. Sales are quick with inquiry only sufficient to cover daily needs. Transactions for last week show normal shipments for this time of the year and a moderate demand, indicating that distributors are not taking any more than actually required. The statistics follow: Holdovers, Oct. 30, 7; arrivals, 82; total, 89; sold, 77; leaving 12 on hand Monday, Nov. 8. Retailers report a quieting influence at work in this city within the last two weeks. Enamels are moving up.

### CAPT. ROSE GETS BARTLETT YARDS.

The properties of the Bartlett Brick Company, of Roseton and Hudson, N. Y., were sold on Tuesday at the county court house, Newburgh, by the receivers, to Captain John B. Rose. Capt. Rose says he is not yet ready to announce his plans for the conduct of the yards in the future, but it is current opinion that he will improve them and add them to his already extensive brick properties along the Hudson River.

### SAYRE & FISHER CO. STOP MAKING.

The Sayre & Fisher Co. shut down the manufacturing end of their plant along the Raritan River at Sayreville, N. J., last week after one of the busiest summer and falls it has had in many years. Even now, sales continue good in small quantities, all the company's boats being in service making deliveries in this city and vicinity. Newark has taken on a spurt for Raritan brick, for residential and apartment house operations there. A good demand is reported from Jersey City and Hoboken. The company does not plan extensive improvements at its plant this winter. Modern machinery was installed three years ago and only general renovations will take place this year.

### ENAMEL BRICK HIGH AND FIRM.

The demand for enamel brick remains strong, even at the high price now quoted for this material. Business is being taken only for first and second quarters, and all are going to jobs direct from kilns. All grades seem to be in demand, according to Carter, Black & Ayres and Sayre & Fisher Co., two of the prominent distributors of this kind of brick. Advancing prices may be expected before the end of January.

The capacity of the works of the American Enamel Brick and Tile Co. is being taxed to fill orders. New prices follow:

BRICK. (Cargo quotations at the wharf.)\*

Hudson River, Common.....	\$6.25@	\$6.50
Hudson River, Light Hard.....	4.75	5.00
Raritan River, Light Hard.....	6.00	6.25
Croton Point—Brown, f. o. b.....	12.50	.....
Croton Point—Dark and red.....	12.50	.....

\*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Bufs, No. 1.....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)..	22.00	28.00
Greys, various shades & speckled..	27.00	31.00
White No. 1.....	26.00	35.00
White No. 2.....	25.00	31.00
Old Gold.....	26.00	32.00
Trenton or Philadelphia Red Fronts	24.00	25.00

Enamelled:

English size.....	75.00	80.00
American size.....	70.00	80.00
Kiln run.....	55.00	60.00

### Few Big Cement Contracts.

While there is unquestionably an improvement in the cement situation in this city and vicinity, most of this business is in small quantities. Big contracts are the exception rather than the rule because large operations are not coming out. Builders seem to be waiting for more tangible evidence of a big building season before placing specifications for next year's supplies. Contracts recently signed still carry only from sixty to ninety days. This conservatism is undoubtedly wearing upon the producers, who find that the great stocks at the mills are dwindling only slowly.

But if the signs of the times are to be trusted, better prices will rule next year. Some of the licensees confidently believe that the next advance will be a decisive one, while here and there the statement is made that, agreement or no agreement, cement will jump 20 cents a bbl.

American Portland cement quotations as of November 1st to 15th are \$1.43 to \$1.58 delivered alongside New York City, within free lighterage limits in 250-bbl. lots. The ruling price to-day to dealers and contractors is \$1.43, but the actual net price per bbl., after dealer's commission is paid, is \$1.38. Cement going out on specified contracts of long standing and running well into the future is selling at five and ten cents below these figures.

### GERMAN ALSEN SLIGHTLY LOWER.

German Alsen Portland cement (45 Broadway, this city) is quoted three cents lower, the present price being now \$2.40. Dyckerhoff German Portland cement, (E. Thiele, importer, 99 John st.) still remains at \$2.43.

### CEMENT.

Portland, Domestic, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80

\*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

### 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 figure given:

Alsen's (American) Portland.....	\$1.43@	\$1.58
Atlantic brand.....	1.48	.....
Atlas Portland.....	1.43	1.58
Bath Portland.....	1.43	.....
Dragon Portland.....	1.43	1.58
Edison Portland.....	1.43	.....
Lehigh Portland.....	1.43	1.58
Trowel Portland.....	1.43	1.58
Vulcanite Portland.....	1.43	1.58
Alsen's (German) Portland.....	2.40	.....
Dyckerhoff (German) Portland.....	2.43	.....

### Less Activity in Pig Iron.

Pig iron interests here are experiencing a lull in demand, which they believe will extend to a more or less degree over a period of three months. It is approaching the time when mills and furnaces take their inventories and the general policy is to carry as low stocks as possible at that time. Conditions will be better than usual for this time of the year, however, be-

cause of the heretofore unprecedented call for pig iron. The standard now maintained is expected to hold until after January.

The big sale last week of 15,000 tons to the United States Cast Iron Pipe Co. was the crowning one of the season and went into Upper New York state from Buffalo furnaces for shipment into the last part of the first quarter and the second. Buffalo is taking only first half business and Pennsylvania is taking nothing behind first quarter. The big sale to the pipe interests closes out the lower grades and has the effect of keeping prices firm, during the present lull. Basic is selling at \$19 delivered at Eastern Pennsylvania points. The independent concerns are buying steel-making iron heavily, which proceeding, if it continues, will have the effect of making it more profitable to produce steel-making iron than foundry grades. The report is general that the two furnaces of the steel corporation on ferro-manganese are to be used in the production of pig iron to relieve the pressure for crude steel.

### BETTER INQUIRY FOR STEEL.

There is an increased inquiry for sheets, the prices for which are very firm. An advance was expected this week, but it was not announced. Steel mills are sold out for first quarter business and sales as a rule are stronger in anticipation of the prospective jump.

One of the largest heating companies in this country informed a local jobber this week that his company has more business in prospect and in hand for the remainder of this Fall and Winter than at any time in the last five years. A general contractor informed the same person that it was fairly swamped with business that will be ready to come out early in the Spring.

### GOOD DEMAND FOR STEEL.

A good demand for concrete reinforcement bars has developed within the last fortnight and was reported to be in excess of that for other kinds of structural steel. General shapes have not been in a satisfactory condition for some time, which has aided the mills in catching up with deliveries to some extent. Jobbers are ordering far in advance by anticipating their wants from four to five months ahead. This necessitates carrying heavy tonnage on the books, and should a large amount of this come in unexpectedly it would place them in a difficult position. Stocks carried by jobbers are of good size and normal assortment, and from present indications of trade there probably will be no further advance before January 1.

### TENDING TOWARD NORMAL PRICES.

Contrary to general opinion, structural mills never have regained the prices prevailing prior to the panic, when its bars were quoted at \$1.60 Pittsburgh. To-day they are bringing \$1.50, while at one time this year they were as low as \$1.10. The next advance is expected to put the prices at the old figure.

### Hardware Interests Optimistic.

Hardware interests report an improvement in business and contracts in hand in many instances run well into the Summer. The outlook for better prices after Jan. 1 is good as is the case with nearly all departments of building. The American Steel and Wire Co. reports a tremendous rush in nails of all sizes excepting shingle; while the concrete reinforcement department reported that business is showing a slight improvement over that of October, among the recent orders being 75,000 sq. ft. for sewer construction work in Bor-

dentown, N. J., and 200,000 sq. ft., for the new postoffice and custom house, Chicago, Ill.

PIG IRON.

The following are the nominal delivered prices at Tidewater for shipment into the first quarter. Southern prices delivered. Manhattan, Brooklyn or Jersey City include lighterage.

Table with 2 columns: Item description and Price. Includes Northern and Southern pig iron prices.

Table with 2 columns: Item description and Price. Includes Southern pig iron prices for various foundry and furnace types.

STRUCTURAL STEEL.

Table with 2 columns: Item description and Price. Includes nominal prices for beams and channels.

BAR IRON FROM STORE (National Classification).

Table with 2 columns: Item description and Price. Includes round and square iron prices.

FLAT IRON.

Table with 2 columns: Item description and Price. Includes flat iron prices for various sizes and types.

SOFT STEEL SHEETS.

Table with 2 columns: Item description and Price. Includes soft steel sheet prices for various thicknesses.

Table with 2 columns: Item description and Price. Includes blue annealed sheet prices.

Table with 2 columns: Item description and Price. Includes genuine iron sheet prices.

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward.

Table with 2 columns: Item description and Price. Includes terne plate prices for various coatings.

RUSSIA, PLANISHED, ETC.

Table with 2 columns: Item description and Price. Includes Russian planished metal prices.

GALVANIZED STEEL.

Table with 2 columns: Item description and Price. Includes galvanized steel prices for various types.

COPPER.

Table with 2 columns: Item description and Price. Includes copper prices for sheet and lath.

FABRICATED SLAB REINFORCEMENT.

Table with 2 columns: Item description and Price. Includes fabricated slab reinforcement prices.

Lumber Firm—Demand Steady.

The week was a satisfactory one with the retail and wholesale lumber men. Retailers reported a good inquiry and many sales were quite large for this season of the year.

prices in Spruce which is likely to affect Long-Leaf Yellow Pine and Hemlock, although the latter is not in as great demand. The car shortage is still an annoying factor that the wholesalers are contending with but it is not as serious as several weeks ago.

LUMBER. These figures cover only wholesale prices to the trade on well manufactured graded stock, classified by the inspection rules now in operation. Because of terms of sale, etc., it is impracticable to quote retail prices.

HARDWOODS. The following prices are the latest ruling to the wholesale lumber dealers in carload lots, f. o. b. New York City, within free lighterage limits.

OAK FLOORING.—Standard grades of oak flooring adopted by the Manufacturers' Association at Cincinnati, February 7, 1908.

CLEAR GRADE.—To have one face practically free of defects, except 1/8-in. sap. Lengths, 2 to 16 ft.; not over 10% below 4 ft.

SELECT GRADE.—Admits of sap, pin worm holes, slight imperfections in dressing and small, tight knots. Lengths, 1 to 16 ft.

NO. 1 COMMON.—Must be of such character as will lay a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

NO. 2 COMMON OR FACTORY GRADE.—Contains all that is not permissible in the above grades. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades. Standard thickness 13/16-in., commonly called 7/8. Standard widths of face, 2 1/4 and 2 1/2 ins.

Table with 2 columns: Item description and Price. Includes clear quarter sawn white oak and other hardwood prices.

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Table with 2 columns: Item description and Price. Includes various oak lumber prices for different species and grades.

MAPLE FLOORING. STANDARD GRADES.—Clear grade shall have one face free of defects. Lengths, 2 to 16 ft. The proportion of lengths 2 to 3 1/2 ft. shall be what the stock will produce up to 7%.

NO. 1 GRADE.—Will admit of tight, sound knots, and slight imperfections in dressing, but must lay without waste. Lengths, 1 to 16 ft.

Ruling prices of maple flooring in carload lots to wholesale lumber dealers, f. o. b. New York City, within free lighterage limits, based on 2 1/4-in. face:

FACTORY GRADE.—Must be of such character as will lay and give a good, serviceable floor with some cutting. Lengths, 1 to 16 ft.

The question of color shall not be considered in any of the above grades.

Standard thickness, 13/16-in., commonly called 7/8. Standard widths, 2, 2 1/4 and 3 1/4 ins.

Three-quarters of an inch is counted in both oak and maple flooring for tongue and groove, viz., 13/16 x 2 1/4-in. face is counted 1 x 3-in.

To estimate the number of feet of either oak or maple flooring required, first obtain the number of square feet of floor space to be covered, and then add the following percentages to it: 2-in. face, 37 1/2%; 2 1/2-in. face, 30%; 2 3/4-in. face, 33 1/3%; 3 1/4-in. face, 25%.

Table with 2 columns: Item description and Price. Includes clear and factory grade maple flooring prices.

QUARTER SAWN:

Table with 2 columns: Item description and Price. Includes quarter sawn maple flooring prices.

PLAIN SAWN:

Table with 2 columns: Item description and Price. Includes plain sawn maple flooring prices.

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

HEMLOCK.—Pa. Hemlock, f. o. b. New York, base price, \$21.00 per M. West Virginia Hemlock, base price, \$21.00. Eastern Hemlock, from one to two dollars lower, according to the stock, manufacture and delivery.

Table with 2 columns: Item description and Price. Includes lath and spruce prices.

Table with 2 columns: Item description and Price. Includes white pine and good uppers prices.

Stone Cutters Fairly Busy.

Judging by the business coming into the wholesalers within the last fortnight, the stone-cutters are fairly busy. Most of the new business is in limestone and in numerous small quantities, yet in the aggregate they represent good prospects for winter and early spring.

Hydrated Lime as a Waterproof.

A comparatively new field seems to be opening up for hydrated lime as a waterproofing material. The Rockland-Rockport Lime Co., Fuller Building, this city, is pushing this material, which it calls "Pine Cone Hydrated Lime."

It is said that this material is equally efficient in waterproofing dams, subways, cellar floors, foundations and exposed walls, building blocks, and that its application is cheap and easy. It makes impervious the exterior, as well as the interior, of the concrete and prevents crazing, cracking or crumbling by making seepage impossible.

For 1-2-4 cement, sand, stone, add 8% (32 lbs.) Pine Cone Hydrated Lime. For 1-2 1/2-4 1/2 cement, sand, stone, add 12% (48 lbs.) Pine Cone Hydrated Lime. For 1-3-5 cement, sand, stone, add 16% (64 lbs.) Pine Cone Hydrated Lime.

Green Brick.

The Warren B. Ferris Company, Columbus, O., erected a new factory at Mapleton, and the new brick from that plant are now on exhibition at the salesrooms of the company. The brick are a fine green in color and it is believed that there will be a large sale for them.

Shipments of Mexican Onyx.

Shipments of Mexican onyx from the Lower California district during 1909 will exceed in value those of any previous year. For the nine months ending September 30, onyx to the declared value of \$85,000 was exported to the United States, against only \$66,647 for the full year 1908.

New Metal Lath.

The Bostwick Steel Lath Company, Niles, O., has put on the market a metal lath of a truss-loop pattern. The company claims that it is adapted to concrete or stucco exteriors, owing to the fact that it is self-furring.



# REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

## MANHATTAN AND THE BRONX.

CONVEYANCES.			
1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Total No. for Manhattan.....	229	Total No. for Manhattan	205
No. with consideration.....	9	No. with consideration..	10
Amount involved.....	\$128,300	Amount involved.....	\$720,600
Number nominal.....	220	Number nominal.....	195

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Total No. Manhattan, Jan. 1 to date.....	9,299	Total No. Manhattan, Jan. 1 to date.....	8,316
No. with consideration, Manhattan, Jan. 1 to date.....	725	No. with consideration, Manhattan, Jan. 1 to date.....	600
Total Amt. Manhattan, Jan. 1 to date.....	\$41,507,831	Total Amt. Manhattan, Jan. 1 to date.....	\$32,005,132

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Total No. for the Bronx.....	217	Total No. for the Bronx	138
No. with consideration.....	7	No. with consideration..	11
Amount involved.....	\$89,200	Amount involved.....	\$75,065
Number nominal.....	210	Number nominal.....	127

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Total No., The Bronx, Jan. 1 to date.....	6,389	Total No., The Bronx, Jan. 1 to date.....	6,594
Total Amt., The Bronx, Jan. 1 to date.....	\$3,832,093	Total Amt., The Bronx, Jan. 1 to date.....	\$4,437,606
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>15,688</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>14,910</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$45,339,924</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$36,442,738</b>

### Assessed Value Manhattan.

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Total No. with consideration.....	9	Total No. with consideration.....	10
Amount involved.....	\$128,300	Amount involved.....	\$720,600
Assessed value.....	\$105,000	Assessed value.....	\$557,500
Total No. nominal.....	220	Total No. nominal.....	195
Assessed value.....	\$11,959,000	Assessed value.....	\$8,789,500
Total No. with consid., from Jan. 1 to date.....	725	Total No. with consid., from Jan. 1 to date.....	600
Amount involved.....	\$41,507,831	Amount involved.....	\$32,005,132
Assessed value.....	\$33,745,700	Assessed value.....	\$25,759,642
Total No. nominal.....	8,654	Total No. nominal.....	6,710
Assessed value.....	\$460,462,261	Assessed value.....	\$388,241,206

### MORTGAGES.

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	192	Total number.....	128
Amount involved.....	\$5,430,562	Amount involved.....	\$3,560,874
No. at 12%.....	1	No. at 12%.....	1
Amount involved.....	\$4,442	Amount involved.....	.....
No. at 9%.....	1	No. at 9%.....	.....
Amount involved.....	\$1,285	Amount involved.....	.....
No. at 8%.....	2	No. at 8%.....	.....
Amount involved.....	\$3,424	Amount involved.....	.....
No. at 7%.....	6	No. at 7%.....	.....
Amount involved.....	\$7,527	Amount involved.....	.....
No. at 7%.....	3	No. at 7%.....	.....
Amount involved.....	\$8,669	Amount involved.....	.....
No. at 7%.....	1	No. at 7%.....	.....
Amount involved.....	\$1,426	Amount involved.....	.....
No. at 7%.....	5	No. at 7%.....	.....
Amount involved.....	\$6,230	Amount involved.....	.....
No. at 6%.....	6	No. at 6%.....	.....
Amount involved.....	\$5,823	Amount involved.....	.....
No. at 6%.....	6	No. at 6%.....	.....
Amount involved.....	\$5,262	Amount involved.....	.....
No. at 6%.....	1	No. at 6%.....	.....
Amount involved.....	\$1,720	Amount involved.....	.....
No. at 6%.....	1	No. at 6%.....	.....
Amount involved.....	\$1,171	Amount involved.....	.....
No. at 6%.....	2	No. at 6%.....	.....
Amount involved.....	\$1,225	Amount involved.....	.....
No. at 6%.....	46	No. at 6%.....	58
Amount involved.....	\$488,499	Amount involved.....	\$298,717
No. at 5%.....	1	No. at 5%.....	.....
Amount involved.....	\$3,684	Amount involved.....	.....
No. at 5%.....	7	No. at 5%.....	26
Amount involved.....	\$1,275,000	Amount involved.....	\$165,975
No. at 5%.....	42	No. at 5%.....	16
Amount involved.....	\$1,750,300	Amount involved.....	\$215,400
No. at 4%.....	28	No. at 4%.....	7
Amount involved.....	\$1,096,500	Amount involved.....	.....
No. at 4%.....	1	No. at 4%.....	.....
Amount involved.....	\$25,000	Amount involved.....	.....
No. at 4%.....	2	No. at 4%.....	3
Amount involved.....	\$105,000	Amount involved.....	900
No. at 3%.....	1	No. at 3%.....	1
Amount involved.....	\$5,000	Amount involved.....	\$3,000
No. with interest not given	29	No. with interest not given	24
Amount involved.....	\$633,375	Amount involved.....	\$759,887
No. above to Bank, Trust and Insurance Companies	53	No. above to Bank, Trust and Insurance Companies	25
Amount involved.....	\$2,837,000	Amount involved.....	\$702,300

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total No., Manhattan, Jan. 1 to date.....	8,034	Total No., Manhattan, Jan. 1 to date.....	7,421
Total Amt., Manhattan, Jan. 1 to date.....	\$267,477,224	Total Amt., Manhattan, Jan. 1 to date.....	\$239,903,097
Total No., The Bronx, Jan. 1 to date.....	6,701	Total No., The Bronx, Jan. 1 to date.....	6,121
Total Amt., The Bronx, Jan. 1 to date.....	\$56,656,461	Total Amt., The Bronx, Jan. 1 to date.....	\$34,934,706
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>14,735</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>13,542</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$324,133,685</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$274,837,803</b>

### EXTENDED MORTGAGES.

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	32	Total number.....	10
Amount involved.....	\$1,475,800	Amount involved.....	\$119,450
No. at 6%.....	3	No. at 6%.....	2
Amount involved.....	\$11,000	Amount involved.....	.....
No. at 5%.....	1	No. at 5%.....	.....
Amount involved.....	\$10,500	Amount involved.....	.....
No. at 5%.....	17	No. at 5%.....	5
Amount involved.....	\$929,800	Amount involved.....	\$108,000
No. at 4%.....	7	No. at 4%.....	1
Amount involved.....	\$440,000	Amount involved.....	\$3,000
No. with interest not given	4	No. with interest not given	2
Amount involved.....	\$84,500	Amount involved.....	\$5,500
No. above to Bank, Trust and Insurance Companies	7	No. above to Bank, Trust and Insurance Companies	2
Amount involved.....	\$664,000	Amount involved.....	\$60,000

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
Total No., Manhattan, Jan. 1 to date.....	1,573	Total No., Manhattan, Jan. 1 to date.....	.....
Total Amt., Manhattan, Jan. 1 to date.....	\$78,334,757	Total Amt., Manhattan, Jan. 1 to date.....	.....
Total No., The Bronx, Jan. 1 to date.....	496	Total No., The Bronx, Jan. 1 to date.....	.....
Total Amt., The Bronx, Jan. 1 to date.....	\$4,399,920	Total Amt., The Bronx, Jan. 1 to date.....	.....
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>2,069</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$82,734,677</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>.....</b>

### PROJECTED BUILDINGS.

1909.		1908.	
Nov. 6 to 12, inc.		Nov. 7 to 13, inc.	
Manhattan.	The Bronx.	Manhattan.	The Bronx.
Total No. New Buildings:	16	Total No. New Buildings:	11
Manhattan.....	16	Manhattan.....	11
The Bronx.....	36	The Bronx.....	75
<b>Grand total.....</b>	<b>52</b>	<b>Grand total.....</b>	<b>86</b>
Total Amt. New Buildings:	\$2,467,300	Total Amt. New Buildings:	\$615,850
Manhattan.....	\$2,467,300	Manhattan.....	\$615,850
The Bronx.....	819,200	The Bronx.....	548,850
<b>Grand total.....</b>	<b>\$3,286,500</b>	<b>Grand total.....</b>	<b>\$1,164,700</b>
Total Amt. Alterations:	\$168,130	Total Amt. Alterations:	\$101,435
Manhattan.....	\$168,130	Manhattan.....	\$101,435
The Bronx.....	7,500	The Bronx.....	11,800
<b>Grand total.....</b>	<b>\$175,630</b>	<b>Grand total.....</b>	<b>\$113,235</b>
Total No. of New Buildings:	879	Total No. of New Buildings:	558
Manhattan, Jan. 1 to date.....	879	Manhattan, Jan. 1 to date.....	558
The Bronx, Jan. 1 to date.....	2,090	The Bronx, Jan. 1 to date.....	1,586
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>2,969</b>	<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>2,144</b>
Total Amt. New Buildings:	\$115,959,562	Total Amt. New Buildings:	\$74,394,821
Manhattan, Jan. 1 to date.....	\$115,959,562	Manhattan, Jan. 1 to date.....	\$74,394,821
The Bronx, Jan. 1 to date.....	35,015,310	The Bronx, Jan. 1 to date.....	14,899,300
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$150,974,872</b>	<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$89,291,121</b>
Total Amt. Alterations:	\$11,504,787	Total Amt. Alterations:	\$9,934,537
<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$11,504,787</b>	<b>Mhntn-Bronx, Jan. 1 to date</b>	<b>\$9,934,537</b>

## BROOKLYN.

### CONVEYANCES.

1909.		1908.	
Nov. 4 to 10, inc.		Nov. 5 to 11, inc.	
Total number.....	574	Total number.....	562
No. with consideration.....	29	No. with consideration.....	32
Amount involved.....	\$231,500	Amount involved.....	\$267,985
Number nominal.....	545	Number nominal.....	530
<b>Total number of conveyances, Jan. 1 to date.....</b>	<b>24,080</b>	<b>Total number of conveyances, Jan. 1 to date.....</b>	<b>23,409</b>
<b>Total amount of conveyances, Jan. 1 to date.....</b>	<b>\$12,147,903</b>	<b>Total amount of conveyances, Jan. 1 to date.....</b>	<b>\$15,378,324</b>

### MORTGAGES.

Total number.....	560	Total number.....	484
Amount involved.....	\$2,188,802	Amount involved.....	\$1,663,218
No. at 6%.....	305	No. at 6%.....	256
Amount involved.....	\$965,950	Amount involved.....	\$616,106
No. at 5%.....	60	No. at 5%.....	161
Amount involved.....	\$213,440	Amount involved.....	\$733,318
No. at 5%.....	1	No. at 5%.....	.....
Amount involved.....	\$6,250	Amount involved.....	.....
No. at 5%.....	168	No. at 5%.....	46
Amount involved.....	\$918,573	Amount involved.....	\$260,989
No. at 4%.....	.....	No. at 4%.....	.....
Amount involved.....	.....	Amount involved.....	.....
No. at 4%.....	.....	No. at 4%.....	1
Amount involved.....	.....	Amount involved.....	\$100
No. with interest not given	26	No. with interest not given	20
Amount involved.....	\$84,589	Amount involved.....	\$52,705
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>23,300</b>	<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>\$22,113</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$92,255,415</b>	<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$81,038,346</b>

### PROJECTED BUILDINGS.

No. of New Buildings.....	206	No. of New Buildings.....	168
Estimated cost.....	\$1,326,375	Estimated cost.....	\$1,163,380
Total Amount of Alterations.....	\$75,908	Total Amount of Alterations.....	\$60,384
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>9,255</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>5,496</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$50,456,986</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$32,544,991</b>
<b>Total Amount of Alteration, Jan. 1 to date.....</b>	<b>\$3,889,162</b>	<b>Total Amount of Alteration, Jan. 1 to date.....</b>	<b>\$4,877,114</b>

## QUEENS.

### PROJECTED BUILDINGS.

1909.		1908.	
Nov. 5 to 11, inc.		Nov. 6 to 12, inc.	
No. of New Buildings.....	67	No. of New Buildings.....	103
Estimated cost.....	\$313,835	Estimated cost.....	\$501,712
Total Amount of Alterations.....	\$17,345	Total Amount of Alterations.....	\$28,325
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>3,949</b>	<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$14,328,815</b>	<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>.....</b>
<b>Total Amount of Alterations, Jan. 1 to Date.....</b>	<b>\$681,276</b>	<b>Total Amount of Alterations, Jan. 1 to Date.....</b>	<b>.....</b>

## THE WEEK.

NOT alone was there a very active brokerage market this week, but the transactions were well distributed and involved all kinds of property from almost the Battery to the upper end of the Bronx.

Vacant lots and old buildings represent about twenty-five per cent. of the business, there being nine plots sold representing sixty-four lots, the most important of these being the purchase by R. E. Dowling of Evans block at Broadway, West End avenue, 89th to 90th street. While Mr. Dowling will probably not improve this block himself, it undoubtedly means either one large or several moderate sized building operations in the near future. Equally as interesting is the announcement that the buyer of the plot at the northwest corner of Broadway and 145th

street will effect an apartment hotel; the project will be watched with interest, as there are many who think Washington Heights is still too far away from 42d street to make a hotel profitable.

Fifth avenue furnished another interesting deal in the sale of the Lotus Club property at 556 & 558 just south of 46th street. It was sold in 1906 for \$750,000 to a real estate operator, the transaction, however, winding up in a law suit. The sale of the large plot owned by the Hoffman estate at 118 and 120 West 32d street, extending through to 31st street, is the first recent sale of any size on this street between 6th and 7th avenues. The plot contains 9875 square feet, and the price reported, \$450,000, would be at the rate of \$45.68 a square foot, a fairly good price under present conditions, although some people are predicting \$100 and that in the near future.

## THE AUCTION MARKET

The chief interest in the Auction Market this week centered in the sale on Wednesday, of the holdings offered by the executor of the estate of Joseph W. Meeks, Bryan L. Kennelly being the auctioneer. The first parcel offered was the 14-16 Vesey street. The bidding was started by Max Marx at \$250,000 and after twenty one bids was knocked down to William J. Van Pelt, of Geo. R. Read & Co., representing William Waldorf Astor, for \$307,500. At a sale held last year this property was bid in at \$315,000. The other parcel offered was 28-30 Vesey street, northeast corner of Church street; it is 52.5x75 and was bought by Samuel H. Stone and Heilner & Wolf, for \$206,000. This parcel was offered last year and was bid in at \$297,500 in 1901, 26, 28 and 30, a plot 76.7x75, were offered and bid in at \$238,500. The opposite northwest corner of Vesey and Church sts, 50x100, was recently bought by Charles M. Russell for \$296,000. In 1905 the lot 25x100 at 22 Vesey street sold for \$95,000 and No. 24 a similar parcel adjoining, sold in 1906 for \$126,000. Mr. Astor seems to have paid about all that the plot was worth. The legal sales were either adjourned or bought by the parties in interest.

## RECORD BROKEN FOR RECORD AND GUIDE QUARTERLY.

The Quarterly number of the Record and Guide for July, August and September is now ready for delivery. This copy was off the press within three weeks from the date of the last record which it contains. This is a record for shortness of time. It is the ambition of the publishers of this book and the other services designed for the benefit of real estate men to give the very best possible service commensurate with a fair profit. The greater the number of subscribers to each service the greater the possibilities are for the maximum efficiency. It can be asserted safely that never before have the records placed in the office of the real estate men in New York been of such high grade, so accurate and comprehensive as they are to-day. All that is needed is the entire co-operation of real estate men in New York to give a service which in accuracy and efficiency will mean the saving of thousands of dollars in every office. Every real estate man who is not a subscriber to the services or publications of the Record and Guide is depriving himself of the advantage of a co-operative work which is as valuable in his business as the telephone has proven to be. Its absence in an office means a terrible handicap being given to competitors who have it.

This Quarterly number contains all conveyances, mortgages, projected buildings, alterations and leases filed in the Borough of Manhattan for the months of July, August and September, arranged in the most scientific manner. It is a recognized fact that when records are easy to examine, they are used frequently. Where it is difficult to reach them they are used seldom. A real estate office that has not the Quarterly would not use their records one-tenth as often as a subscriber to the Quarterly, and thus would lose the advantage of being thoroughly posted on the details of their business.

## TAXPAYERS' ALLIANCE.

The Taxpayers' Alliance of the Bronx, held a regular monthly meeting on Wednesday, November 10, at the Bronx Masonic Temple, 1781 Washington avenue. President Hottenroth was in the chair. Secretary Robitzek read the reply of the N. Y. C. & H. R. R. to the complaint of the Alliance regarding the reduction of fares, on their lines in the Bronx. The answer contains over seven thousand words. The railroads principal defense is that the Interstate Commerce Commission has sole jurisdiction in the matter because their road runs beyond the state lines and also carries mail.

The hearing before the Public Service Commission will be held at 2.30 P. M. on Wednesday, November 17, 09, in the Commission's offices in the Tribune Building.

The committee on Rapid Transit has obtained the report of the Interboro Company, to the Public Service Commission in regard to the proposed subway up Madison avenue and the Sixth avenue L extension up Jerome avenue.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET

**GOLD ST.**—Ruland & Whiting Company has sold for Frederick H. Palmer 71 Gold st, a 4-sty building, on a plot 25x50, to Edward Greenbaum. This property abuts 56 Beekman st now owned by Edward Greenbaum, so that his holdings now surround the north-westerly corner of Gold and Beekman sts.

**GREENWICH ST.**—Edward N. Crosby & Co. sold for the Minerva Realty Co. 818 and 820 Greenwich st, a 3-sty brick building on a plot 42.4x92, to a builder, who will improve the plot with a 6-sty store and loft building.

**GROVE ST.**—The Duross Company has sold for Robert Hunter the 3-sty and basement dwelling 88 Grove st, on lot 20x100. The parcel faces a triangular park.

**HOUSTON ST.**—Herbert S. Ogden, executor of the estate of Sarah B. Reynolds, has agreed to sell to the First Austrian Tauld Torka 394 and 396 East Houston st, running through to 285 and 287 2d st, four 3-sty buildings, on plot fronting 40 ft. on each street and about 70 ft. deep. The association will erect a 6-sty school.

**MACDOUGAL ST.**—G. Carlucci & Co. have sold for D. Abbate and P. Alvino the 6-sty tenement, with stores, 64 and 66 Macdougall st, on plot 40x75. This is one of a row built by the sellers four years ago.

**PRINCE ST.**—Frederick Fox & Co. have sold to Mr. Charles Laue the old building at 101 Prince st for the Kettel Estate. This completes a plot for Mr. Laue of 100 feet, taking in the northeast corner of Greene st, upon which he will immediately begin the construction of a building for post office purposes, the building having been leased to the government for a term of years.

**11TH ST.**—John H. Dye Co. sold for Scott McLanahan the 6-sty new law apartment house 237 and 239 West 11th st, on a plot 37.6 x100, to a client for investment.

Duross Co. sold for the Prudential Real Estate Corporation 120 West 17th st, a 4-sty and basement business building, on lot 20.7½x92.

**19TH ST.**—N. Wilson has sold for Jackson & Stern 328-330 West 19th st, old buildings, on plot 50x92, to a builder, who will erect a 2-sty tenement.

**20TH ST.**—M. & L. Hess have sold to Judson S. Todd, for various owners, and resold to M. Crystal the property 40 to 46 West 20th st, covering a plot of 107.8x92, upon which will be erected a 12-sty store and loft building, to be ready for occupancy in the Fall of 1910. About \$700,000 is involved in the operation.

**21ST ST.**—S. B. Goodale & Son and John R. and Oscar L. Foley have sold for the Madison Square Mortgage Company to the Butler Estates No. 148 West 21st st, a 4-sty dwelling on lot 23x92. The Butler Estates now own a plot 96x92.

**25TH ST.**—M. & L. Hess have sold for the Realty Holding Co. 24 and 36 West 25th st, 50x98.9, to the Twenty-Fifth Street Construction Co., which will raze the present dwelling houses on March 1 and erect on the site a 12-sty store and loft building, to be ready for occupancy in the Fall of 1910. In connection with the sale, the Realty Holding Co. has made a building loan of \$110,000 on the property to the Twenty-Fifth Street Construction Co.

**26TH ST.**—N. A. Berwin & Co. sold to John Palmer for Indiana Gieberson the 3 buildings at 109, 111 and 113 East 26th st, on a plot 62.6x100. This property is situated about 150 ft. from the cor of 4th av. Mr. Palmer has no present intentions of improving the property, but intends holding the same for future advancement. The property has been held at \$125,000.

**28TH ST.**—N. A. Berwin & Co. have sold for Talmadge L. Parsons, of Gloversville, N. Y., 115 East 28th st, a 4-sty and basement dwelling, on lot 21.10x98.9. The property was sold for cash to an investor.

**32D ST.**—Parish, Fisher & Co. and Lewis B. Preston have sold to the Alliance Realty Co. for the estate of Chas. F. Hoffman 118 and 120 West 32d st, running through to 121 and 123 West 31st st, a plot 50x197.6, beginning 225 ft. west of Broadway. The Gimbel Bros.' store is being erected on the block to the north. The asking price for the property has been \$450,000.

**43D ST.**—H. M. Weill Co. sold 249 East 43d st, a 5-sty tenement on lot 20x100.5, for Margaret Nealis to David Bath.

**48TH ST.**—The property at 625 to 629 West 48th st, three 5-sty tenements, on plot 75x75.5, between 11th and 12th avs, has been resold. The seller purchased the property from the estate of Milton Mayer about a month ago.

**51ST ST.**—Duross Co. have sold for Jos. Clark 235-7 East 51st st, a 5-sty quadruple tenement, on lot 33.4x100.

### New Residence for 52d St.

**52D ST.**—Payson McL. Merrill, in conjunction with Buek & Crawford, has sold for G. Thompson Lane a vacant lot, 17.6x100.5, on the south side of 52d st, 218 feet east of Madison av. This lot is opposite the duplex house now being erected by William K. Vanderbilt, and is the only unimproved parcel on the south side of the street, the rest of which is entirely devoted to high-class residences. Milton E. Oppenheimer is the buyer.

**57TH ST.**—Henry D. Winans & May have sold 10 West 57th st, a 4-sty high-stoop brownstone dwelling, on lot 22x100.5, for the trustee of Julia A. Freeman, deceased. The house is located 103 feet west of the Whitney residence at the southwest corner of 5th av.

**57TH ST.**—Henry D. Winans & May sold for the Oliver Harriman Estate 24 West 57th st, a 4-sty dwelling, on a plot 50x100.4. Although the identity of the buyer was not definitely determined, it was stated that it was his intention to improve the plot with a modern building, designed and planned exclusively for occupancy by physicians.

### Improvement for Madison Av.

**MADISON AV.**—The Herald Square Holding Co., Samuel Levy, president, has bought from the Kip's Bay Realty Co. and Marvin S. Buttles, respectively, 76 and 78 Madison av, southwest corner 28th st, two 4-sty dwellings, on plot 49.9x95. Heil & Stern and George Backer were the brokers. The property will be improved with a 12-sty store and loft building, which, it is understood, has already been leased to a prominent firm for 21 years. This concern, it is said, will occupy six floors in the new structure and sublet five floors and the store.

**PARK AV.**—Herbert A. Sherman has sold for the Chas. H. Welling Co., 46 Park av, a 4-sty high stoop brownstone house, 24x105, to a

**T**HE *Investors' Number* of the Record & Guide will be published December 18th.

It will arouse unusual interest, especially among those who are considering New York property as a place to invest their funds.

Good classes of investments will be pointed out.

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The *Table of Investment Properties* to appear in this issue will be of the greatest value to both buyers and sellers.

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Drop us a line, saying that you would like to know the plan of the *Investors' Number* and the *Table of Investment Properties* in detail.

## THE RECORD & GUIDE CO.

Tel. 4430 Madison Square

11 East 24th Street

client of Douglas Robinson, Chas. S. Brown & Co., who will erect a new house for his own residence. This is in the J. P. Morgan block, and adjoins in the rear the residence of Col. Herbert L. Satterlee, a son-in-law of J. P. Morgan. The property has been held at \$135,000.

4TH AV.—Horace S. Ely & Co. sold for the Jeremiah Estate to Eliza L. Edgar 412 4th av, a 4-sty building on a lot 20x78, between 28th and 29th sts. The purchaser owns 404 to 410 4th av and 47 East 28th st, and, with this additional lot, now controls a frontage of 94 feet in the avenue and a depth of 78 feet in 28th st, or a plot of about 7,350 square feet, at the northwest corner of 4th av and 28th st. The property just sold has not been transferred since 1880, when it was bought by the late Thomas F. Jeremiah for \$17,000. Edgar & Curtis represented the purchaser in the recent transaction.

5TH AV.—Nos. 556 and 558 5th av, the old home of the Lotus Club, in the west side of 5th av, 25.5 feet south of 46th st, with the 5-sty club house, on a plot 50x100.5, has been purchased by a syndicate composed of the Alliance Realty Co., Heilner & Wolf and Daniel B. Freedman, with possession on or before March 15, 1910. The property was sold in 1906 for \$750,000, the title however never passed and in January of this year a cancellation of the contract was recorded. It is located in the block below the Windsor Arcade on the northerly corner of which the firm of W. & J. Sloane will erect and occupy a building. O'Connor, Lawrence & Ellison were the brokers.

8TH AV.—Duross Company have sold for the Estate of Abraham Underhill to John H. Fisher the northeast corner of 8th av and Greenwich av. This property is opposite Jackson Park and is known as 136 Greenwich av and 68-70 8th av.

### NORTH OF 59TH STREET.

65TH ST.—H. C. Senior & Co. have sold for Eugenia Wolf 146 and 148 West 65th st, two 4-sty dwellings on plot 38x100.5, to Thomas Berkley for investment. During the past three months six houses on this street have been sold.

79TH ST.—Lillie E. Kelly has sold 110 West 79th st, a 4-sty and basement stone front dwelling, on lot 18x76.8, near Columbus av.

97TH ST.—Anna M. Merkle is reported to have sold the 3-sty dwelling 121 West 97th st, on a lot 15x100, about 196 feet west of Columbus av.

111TH ST.—The plot of 10 lots, 250x100, on the south side of 111th st, 75 ft. east of Broadway, sold several weeks ago by Dr. Isaac L. Kip, has been resold, and is to be improved with three apartment houses.

116TH ST.—Bert G. Faulhaber & Co. have sold for S. G. Painter Realty & Securities Co. to Auguste Buchner 121 and 123 West 116th st, a new law 6-sty apartment house with stores on plot 41.8x100.11. In part payment for the above they take 58 and 60 East 93d st, two 5-sty single apartment houses on a plot 50x100.8.

118TH ST.—The Brown Realty Co. has bought from Myron Sulzberger 344 East 118th st, a 6-sty new law tenement, on lot 25x100.

133D ST.—Samuel Brown has sold to Benjamin F. Koch 523 West 133d st, a 6-sty apartment house, on plot 37.6x99.11.

139TH ST.—A. L. Mordecai & Son resold for Mrs. M. A. Rowan 602 West 139th st, a 6-sty elevator apartment house, on a plot 75x100, to Theophile Kick. The property was sold through the same brokerage firm last month for The Joseph H. Davis Building Co. It is located 100 feet west of Broadway.

148TH ST.—Joseph Seamon sold 530 West 148th st, a 3-sty and basement dwelling on a lot 16.8x100.

150TH ST.—Louis F. Bernholz has sold for a Mr. Arnsberg 418 West 150th st, a 3-sty and basement dwelling on lot 16.1x99.11.

170TH ST.—The Helene Realty & Construction Co., Sol Simon, president, has sold through H. M. Fischer to Sarah Haase for investment 503 to 507 West 170th st, two 5-sty apartment houses known as Irving Court and Henry Court respectively. The property is located just west of Amsterdam av and each house occupies a plot 50x100.

AMSTERDAM AV.—Irving Judis, president of the Irving Judis Realty & Construction Co., has purchased from the trustees of the estate of Wm. Astor the plot on the northwest corner of Amsterdam av and 108th st, size 100x100.11, which he will immediately improve by the erection of a high-class apartment house. Mr. Judis recently purchased from the same estate, and resold to a builder for improvement, the other half of the block front, being the southwest corner of Amsterdam av and 109th st, size 100x100.11.

BROADWAY.—W. D. Morgan resold for the New York Operating Co., P. H. Lynch, president, the northwest corner of Broadday and 162d st, a plot 42.5 feet in Broadway, 175 feet in the street and a rear line of 69 feet. The plot, 25 feet front in Broadway, located 17.5 feet north of 162d st, was purchased on November 4 by the sellers, who already owned the adjoining plot at the corner. The Thomas Smith Construction Co. is the buyer in the present deal.

BROADWAY.—The Dow Realty & Construction Co. bought the northwest cor of Broadway and 145th st, a plot 100x150, from Denis J. Dwyer and William Haight, and will erect a 14-sty building. The property has been held at \$250,000.

### R. E. Dowling Buys Broadway Block.

BROADWAY.—The Evans block, bounded by Broadway and West End av, 89th and 90th sts, has been bought by Robert E. Dowling, president of the City Investing Co., from the trustees of the Thomas W. Evans Museum and Institute of Philadelphia. Mr. Dowling pays \$1,250,000 for the property and is making the purchase solely in an individual capacity. Horace S. Ely & Co. were the brokers in the transaction. With them was associated Lewis B. Preston. The block measures 201.5 feet on both Broadway and West End av and 325 feet along 89th and 90th sts, and has an area of about 26 city lots. It has been regarded as the most valuable unimproved parcel held in single ownership anywhere on the west side between 59th and 110th sts, with the possible exception of the two Astor blocks just east of it between 89th and 91st sts, Broadway and Amsterdam av. Dr. Evans bought the block in 1873. The deal for this block marks the passing within a fortnight of the second large plot on the west side that had remained for many years in one ownership. The other plot was that owned by the Furniss estate heirs, covering the greater part of the block bounded by West End av and Riverside Drive, 99th and 100th sts.

BROADWAY.—Negotiations are pending and are reported to have been practically concluded for the sale by the Sandford estate of the block front in the east side of Broadway between 78th and 79th sts, having frontages of 204.4 feet in Broadway and 103 feet in each street. There are ten 2-sty taxpayers in the Broadway front.

FORT WASHINGTON AV.—Adolph M. Bendheim has sold the 6-sty elevator apartment house at the southwest corner of Fort Washington av and 179th st, on plot 110x100.

LENOX AV.—John A. Steinmetz has sold for John Roach to Jacob Schiff 472 Lenox av, a 5-sty double flat on lot 25x85, between 133d and 134th sts.

MANHATTAN AV.—The McVickar, Gaillard Realty Co. has sold for the Brodhead estate 150 Manhattan av, southeast corner of 107th st, a 5-sty apartment house with stores, on lot 25x100.11, to a client for investment.

RIVERSIDE DRIVE.—John R. and Oscar L. Foley sold for the State Realty & Mortgage Co., Judson L. Todd, president, to the Dacorn Realty Co( the south corner of Riverside Drive and 145th st, a plot 100x125. The purchasers will improve the property with a 10-sty high-class elevator apartment house, which will represent an investment of about \$700,000. Riverside Drive is not open above 145th st.

St. Nicholas Avenue Corner Sold

ST. NICHOLAS AV.—George E. Baldwin sold to the Reliant Realty Co. for the Kingsway Construction Co. the northeast corner of St. Nicholas av and 172d st, a plot 94.6x125. The property was held at \$100,000. The new owner will erect a 6-sty apartment house.

Another Dyckman Sale.

SHERMAN AV.—Thomas L. Reynolds & Co., acting for T. D. Sullivan, bought from Edmund J. Trowbridge the plot of 4 lots at the southeast cor of Sherman av and Hawthorn st, with frontages of 110 and 100 ft. respectively. Mr. Trowbridge was represented in the deal by the Deane Realty Co. Sherman av, with a width of 100 ft., running diagonally from Broadway to Amsterdam av, promises to be one of the important thoroughfares in the Dyckman. A great deal of activity is looked for very soon at the upper end of Manhattan and the announcement of probably a dozen deals in the last couple of months indicate that there is a demand for plots in that section.

WEST END AV.—Robert Reis has bought 613 West End av, a 4-sty and basement dwelling, on lot 18x90. Emma V. Manheimer is the owner of record.

BRONX.

MOUNT HOPE PL.—The Bronx Land, Mortgage & Real Estate Co. has sold for a client 60 Mount Hope pl, between Walton and Morris avs.

152D ST.—Eugene J. Busher has sold for Elizabeth Dusing 258 East 152d st, 25x118, with a two-family frame house, to John J. Greene and resold same to an investor. This property has not changed hands in 23 years.

152D ST.—The Johnston-Umsted Realty Co. has sold 318 East 152d st, a 6-sty apartment, on plot 50x100.

155TH ST.—Eugene J. Busher has sold for Margaretha Merz two lots on the south side of East 155th st, 145 feet west of Elton av, 50x100, to John J. Greene and has resold same to a builder with a building loan, who will erect 5-sty building, 50x88, four families to each floor. This property has not changed hands in 30 years.

163D ST.—Henry Morgenthau Co. sold to the Emmul Realty Co. the plot, 108x100 at the southwest corner of 163d and Fox sts, for improvement with a 6-sty elevator apartment house, the contract to build which has been awarded to the Thomas J. Reiley Co.

175TH ST.—A. Friedberg has sold for Joseph Joseph and Margareth Gies to John Ohl the 3-family house 416 East 175th st, on lot 17x108.

179TH ST.—The Keats Co. has sold its Bronx holdings, consisting of about 39 lots, in the Bronx, and including the block front on the south side of 179th st, bet 3d and Monterey avs, with frontages of 215, 100 and 104 ft. respectively; 8 lots, 200x100, adjoining on Monterey av; the entire block front of 16 lots on the east side of Monterey av, bet 178th and 179th sts, and the block front of about 8 lots on the north side of 179th st, bet Monterey and Lafontaine avs. In exchange the Keats Co. takes the former Phoenix Insurance Building at 12 to 20 Court st, Brooklyn, a 7-sty office structure, occupying a plot with a frontage of 69 ft. and a depth of 125 and 81 st. on the southerly and northerly lines respectively. The property adjoins the Garfield Building, at the northwest cor of Remsen st, and is only 31 ft. south of Montague st. The Lotus Co., of which Frederick Tucker is president, is the seller of the Brooklyn property.

196TH ST.—Patrick Monahan has sold to William H. Rooney the plot 54.5x102.11, on the north side of 196th st, 25.1 feet east of Creston av.

BEACH AV.—William Kelleher has sold for Gustav Killenburgh the northwest corner of Beach and Gleason avs, Westchester.

BRYANT AV.—Le Vieu & La Velle sold for the Elviel Realty Co., to an investor, one of the new 3-sty two-family houses, just completed, at the northeast corner of Bryant av and Jennings st.

FINDLAY AV.—O'Hara Brothers sold for Thornton Brothers 1318 Findlay av, a 2-family dwelling, on a lot 20x100.

GLEBE AV.—William Peters & Co. have sold for Miller & Bretzfelder, attorneys, the semi-detached one-family dwelling 2510 Glebe av, 20x100. to Franz Marquardt, who has recently made several large purchases in Westchester village section of the Bronx.

TIEBOUT AV.—Shaw & Co. have sold for the Central Bronx Realty Co. 2470 to 2474 Tiebout av, near Fordham road, two 4-sty double flats, each on plot 31x100, to an investor.

WEBSTER AV.—O'Hara Brothers sold for Mary Stanton 1341 Webster av, a 3-family tenement, with stores, on a lot 20x90.

WHITE PLAINS AV.—Max Marx has bought from William Sorley, through Hall J. How & Co., a plot of about 50 lots on the east side of White Plains av and fronting also on Nereid and Concord avs and Byron st. This property had been owned by the seller for 30 years.

LEASES.

Senior & Stout have leased for Auguste Rosenberg to Charlotte Couppier the 4-sty brownstone dwelling 122 West 58th st, for a term of years.

Sheldon & Becker have leased for the Estate of Susan M. Weir the 4-sty dwelling at 161 West 74th st, to a Mrs. Lillian Hammond for a term of years.

Henry M. Weill Co. leased for James Madigan to a client the 4-sty and basement dwelling 51 West 84th st, and for Edward N. Powers to A. E. Main the 3-sty and basement dwelling 327 West 112th st.

Pocher & Co. report leasing store 54 East 125th st for the Martin Estate to Maurice Rogaliner for a term of years. Also leasing private house at 221 West 36th st for M. McDonald to M. Plehiers for business purposes.

Thos. J. O'Reilly has leased for the Title Ins. Co. of New York stores and lofts in their new building Broadway and 108th st, for terms of 1 to 3 years to the following: Corson & Son, Colonial Lunch Co., Hudson-Fulton Yacht Club, L. Zwerling, and Master Music Studios.

J. Arthur Fischer was the broker in the leasing of the premises 108 West 49th st for Samuel K. Jacobs to Oresto Giolito, who will utilize the same as a Table d'Hote restaurant. The same broker has also leased the premises 107 West 38th st, a 4-sty brown stone building, for a term of years.

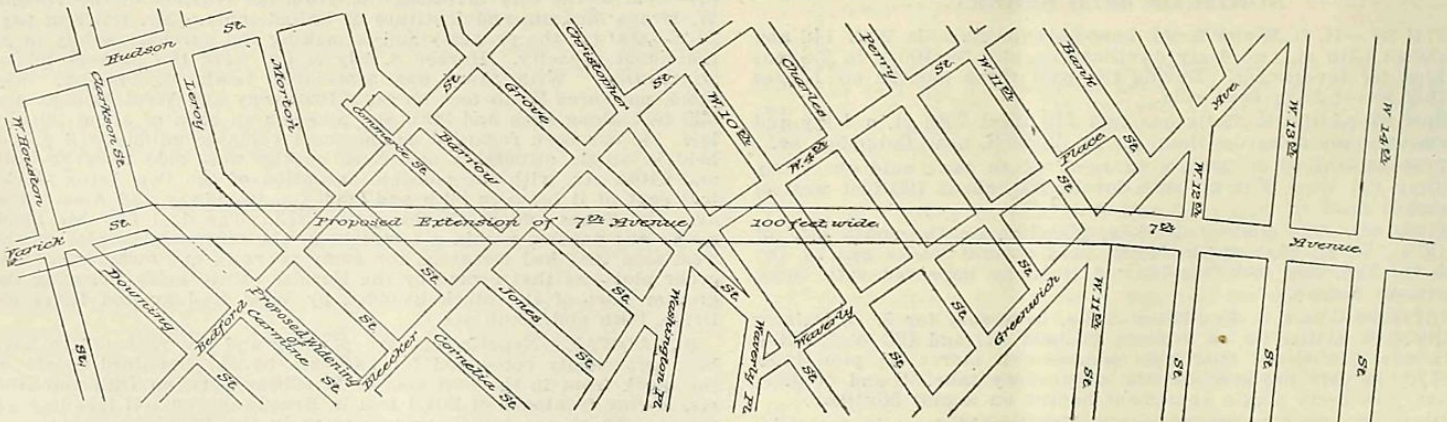
Albert B. Ashforth has leased to the Perkins-Goodwin Co., paper manufacturers, a large space in the Acker, Merrill & Condit Co. building, 35th st and 5th av. This marks the first move of a concern in that line of business north of 23d st. The Perkins-Goodwin Co. are now located at 13th st and 5th av and were the first concern to move from the downtown paper district to an uptown location.

M. & L. Hess have leased, from the plans, for the Realty Holding Co., in the building now in the course of construction at 119 to 133 West 27th st, a space amounting to about 150,000 square feet, to the following tenants: G. Gaudig & Blun, furriers; Nelson & Landsberg, underwear; Floersheimer Co., children's dresses; the Colonial Waist Co., ladies' waists; the South Jersey Underwear Co., kimonos, underwear, &c; Cohen & Freedman, skirts; E. Winters, waists; Thompson & Kent, bath robes and bathing suits; the Embroidered Garment Co.; Abraham M. Rosenthal, corset covers; John Freid, waists; Bonis & Co., furriers, and Gross Bros., children's dresses; also, for the same company to various tenants from the plan, 50,000 square feet in 22 and 24 West 27th st, and 30,000 square feet in 40 and 42 West 27th st.

Whole Town Sold.

WOODMERE, L. I.—Maximilian Morgenthau, president of the Hudson Realty Co., has completed the organization of a syndicate, in which strong New York financial interests are represented, and has purchased the entire town of Woodmere, L. I. Robert L. Burton is the present owner of the town, and the sale to the Morgenthau syndicate was negotiated by L'Ecluse, Washburn & Co. and Clarence G. Galston, respectively, the representatives of the seller and buyers. Woodmere is on the Rockaway branch of the Montauk division of the Long Island Railroad, 19 miles from New York. It is the centre of the Lawrence, Cedarhurst and Hewlett communities and lies between the Jamaica and Woodmere bays. On one side it adjoins the Rockaway Hunt Club; on the other is the bay front and the Keystone Yacht Club. On all sides it is surrounded by older communities that have long constituted one of the most exclusive and restricted residential colonies near New York. The property comprises 250 acres of upland, 150 acres of meadow land, and 38 houses and buildings, together with all the stock of the Woodmere Land Association. No announcement was made concerning the price, but it is said to have been in the neighborhood of \$3,000,000.

It is the purpose of the syndicate management to continue the development of the colony as a carefully, restrictively, select suburban residential town, in accordance with the plans and ideals of Mr. Burton. Among the present residents of Woodmere and its vicinity are James McCrea, vice-president of the Long Island Railroad, and son of the president of the Pennsylvania road; J. H. Burton, one of the two founders of the town; James Timpson, of the Mutual Life Assurance Co.; Henry Ziegler, president of the Steinway Piano Co.; George L. Stebbins, of the Produce Exchange; Hartman K. Evans, the banker; Henry Otis Chapman, the architect; John J. Livingston, the electrical contractor; Daniel L. Cox, the naval architect; Arthur N. Peck and Edward L. Smith. When the Pennsylvania-Long Island tunnels are completed Woodmere will be about 35 minutes only from Herald Square.



(BY COURTESY OF DR. EDWIN ZIMMERMAN.)

MAP OF PROPOSED EXTENSION OF SEVENTH AVENUE,

The above is the plan advocated by the Greenwich Village Public Service Committee for the extension of Seventh avenue to Varick street, the extension of a widened Varick street to a junction at West Broadway and Franklin st., and the widening of Carmine street from 6th avenue to Varick street. The committee claims that adoption of this plan would develop the entire

district, and rightly so. With Seventh avenue running to the Battery, instead of ending at a brick wall, the value of every lot in the district would be increased, and a substantial building movement started in Greenwich Village. The proposition is on the Calendar of the Board of Estimate and Apportionment for November 19, and at the present time there seems to be every

# WANTS AND OFFERS

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BY THE OWNER, at a sacrifice, one of the best farms in southeast Georgia, few miles from large city, on main public road; 900 acres, 6-room residence, plenty shade trees, two-room house, three-room house, barns, stables, outhouses, beautiful lake, timber, live stock, implements, etc., everything for \$16 per acre. **FRANK WHEYLAND, Jacksonville, Fla.**

A **PROMINENT** real estate firm, centrally located, wants two men in the renting department; must be thoroughly experienced in the business sections, say 10th Street or below, and up to about 50th Street; good opportunity for the right men; applications treated confidential. Address "J.," Box 20, care of Record and Guide.

TO LET—Stoneyard of Kligenbeck & Co., East 106th Street, about 200 ft. front, 100 ft. deep, with tools, implements, machinery, etc., from Jan. 1, 1910, to Nov. 31, 1911. Address all communications before Nov. 22 to **HAYS, KAUFMAN & LINDHEIM, 60 Wall Street, New York City.**

A **PROMINENT REAL ESTATE FIRM** wants thoroughly experienced renting man for territory Chambers to 34th St. Business property. Only men who are successful need apply. Liberal proposition. Address "BUSINESS," Box 75, Record and Guide.

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**CAN YOU USE** three Jersey bargains? One in West End; one in Elberon; one in Allenhurst. **JACOB A. KING, 51 W. 125th St., New York.**

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**THE RECORD AND GUIDE CO., 11 East 24th Street, N. Y.**

## UNCLASSIFIED SALES

The total number of sales reported is 66, of which 27 were below 59th st, 24 above, and 15 in the Bronx. The sales reported for the corresponding week last year were 76, of which 13 were below 59th st, 43 above, and 20 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 192 as against 179 last week, and in the Bronx 235, as against 141 last week. The total amount involved is \$7,177,895, as against \$6,864,033 last week. The amount involved in the auction sales this week was \$1,065,408, and since January 1, \$52,538,710. Last year the total for the week was \$2,346,930, and from January 1, \$35,674,746.

**30TH ST.**—M. & L. Hess have sold to the Realty Holding Co. for Edward S. Atwater, president of the Farmers & Manufacturers' National Bank of Poughkeepsie, 7 and 9 West 30th st, two 4-sty and basement buildings, on plot 50x98.9, located 175 feet west of 5th av and diagonally opposite the Holland House. It is the first sale made in this block for some time.

**AMSTERDAM AV.**—The T. J. McGuire Construction Co. has sold the new 6-sty apartment house on plot 100x100, at the northwest corner of Amsterdam av and 178th st. The buyers are Lowenfeld & Prager, who give in part payment a large plot on the west side of Prospect av, 131 feet north of 166th st. It has a frontage of 232.8 feet, and the northerly and southerly lines measure 232.8 and 220 feet, respectively. At the rear it is 163 feet. The house just sold is one of two structures recently finished by the McGuire Company overlooking High Bridge park. The other occupies a plot 75x100, and the two comprise the block front on Amsterdam av, between 178th and 179th st, with the exception of one lot at the 179th st corner.

**179TH ST.**—Salomon & Greenbaum and J. Romaine Brown & Co. have sold for A. P. W. Kinnan to Harry Goodstein the plot 150x92.6, on the south side of 179th st, 12.5 feet east of Fort Washington av. Mr. Kinnan purchased the property at the Fort Washington syndicate auction sale last April. The plot is opposite the new site of the Holyrood church.

## REAL ESTATE NOTES

C. F. W. Johanning was the broker in the sale of 2055 8th av, from the Rivers estate to the Marvel Banking Co.

Harry C. Bryan has been elected a member of the Real Estate Board of Brokers.

Broadway is now paved from the Battery to the City line. The section from Kingsbridge to Yonkers was completed last week.

Brokers' attention is called to the advertisement of the Port Morris Realty and Construction Company which appears in our advertising pages.

The Title Guarantee & Trust Co. loaned this week on first mortgage \$250,000 on the 5-sty store and office building located at 54-56 Broad st to Realty Holding Co. The mortgage is for three years at 4 per cent. The building is on a plot 45.4x115 ft.

Wm. A. White & Sons have been appointed agents for the Franklin-Hudson Building, which is being erected by Mr. A. C. Bechstein, a 10-sty office building, covering the entire block front on Hudson st, from Franklin to Leonard st.

The property 185 and 187 Madison av, at the northeast corner of 34th st, which is improved with a 16-sty building, on a lot 49.4x100, was transferred this week to the Glengary Realty Co. by Mrs. Margaret S. E. Cameron, for a nominal consideration over a mortgage of \$450,000. The property until recently was involved in a lawsuit, as part of the structure is built on ground covered by the Murray Hill restriction.

Francis Burton Harrison took title on Tuesday through the Matoaka Realty Co., as his representative, from the Realty Co. of America, Franklin Pettit, president, 54 and 56 Broad st, a 5-sty restaurant and office building, on a plot 45.4x116.6, between Beaver st and Exchange pl. A loan of \$250,000 for three years at 4 per cent. was made on the property by the Title Guarantee & Trust Co. The buildings are leased for a long term of years to the S. M. Robins Restaurant Co. Mr. Harrison bought last June the southeast corner of Broadway and 57th st, which is leased to A. T. Demarest & Co. for twenty years at an annual net rental of \$37,000.

In the "College Room" of the Hotel Astor, on Wednesday evening, November 10, 09, Senator William H. Reynolds, President of the Estates of Long Beach, tendered a dinner to the salesmen of the company "In appreciation of their earnest efforts in the successful election on the Long Beach proposition." Covers were laid for seventy-five. The speakers were: Senator Reynolds and Messrs. Frank Bailey, Vice-President, Title Guarantee and Trust Company and a director of the Long Beach Company, H. R. Talbot and W. Fields Kolvenback. The winning of this election gives to the Long Beach Company control of nine and one-half miles of the finest beach along the Atlantic Coast. In his speech Senator Reynolds said: "I consider Long Beach the best development ever put on the market, within five years New Yorkers will have the greatest seaside resort in the world within thirty-five minutes of Herald Square."

## MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

### HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, Nov. 15.

- 180th st, opening, from Bronx River to West Farms road; 2 and 3 p. m.  
 Burnett pl, opening, bet Garrison av and Tiffany st; 1 p. m.  
 Rosewood st, opening, Bronx Boulevard to Cruger av; 1 p. m.  
 Morris av, closing, from Railroad av to Grand Boulevard and Concourse; 12 a. m.  
 Jerome av, widening, from 184th st to Cameron pl; 3 p. m.  
 178th st, sewer easement, from westerly line of Port Morris & Spuyten Duyvil R. R. to Harlem River; 11 a. m.  
 Edgewater road, opening, from Garrison av to Seneca av; 2 p. m.  
 Ludlow av, &c, opening, from Tremont av to Whitlock av, &c; 2 p. m.  
 Magenta st, opening, from White Plains road to Golden av, and Bartholdi st, from White Plains road to Bronxwood av; 10 a. m.  
 Seneca av, opening, from Hunts Point road to Bronx River; 11 a. m.  
 Unnamed st (W 187th st), opening, from Fort Washington av to Northern av; 11 a. m.  
 Eastern Boulevard, opening, from N. Y. New Haven & Hartford R. R. to Hunts Point road; 1 p. m.  
 Tremont av, opening, from Eastern Boulevard to Fort Schuyler road; 2 p. m.  
 Riverside Drive, opening, from 135th st to Boulevard Lafayette; 2 p. m.

Tuesday, Nov. 16.

- Tremont av, closing, from Aqueduct av to Sedgwick av; 1 p. m.  
 Zerega av, opening, from Castle Hill av near Hart st to Castle Hill av near West Farms road; 1 p. m.  
 205th st, opening, from White Plains road to Boston Post road; 2 p. m.  
 177th st (Wyatt st), from Tremont av to Morris Park av; 3 p. m.  
 Cruger av, opening, from Williamsbridge av to South Oak Drive; 11 a. m.  
 Grote st, closing, from 182d st to Southern Boulevard; 4 p. m.  
 Garrison av, opening, from Leggett av to Longwood av; 11 a. m.  
 Benson av, &c, opening; 3 p. m.  
 Guerlain st, &c, opening; 11 a. m.  
 Cornell av, &c, opening; 12 a. m.  
 Boston road, opening, bet Bronx Park and White Plains road, and Bear Swamp road, bet Boston road and White Plains road; 1 p. m.  
 141st st, opening, from Park av to Rider av; 10 a. m.

Wednesday, Nov. 18.

- Rosedale av, &c; 12 a. m.

Thursday, Nov. 19.

- Unnamed st, (Bennett av), opening, from 181st st to Nagle av; 2 p. m.  
 3d av, widening, from Washington av to Lorillard pl; 2 p. m.  
 Gun Hill road, opening, from Jerome av to Mosholu Parkway North.

AT 258 BROADWAY.

Monday, Nov. 15.

- Westchester av, rapid transit; 10.30 a. m.  
 Bridge No 3; 2 p. m.  
 15th to 18th st, North River, docks; 2.30 p. m.

Tuesday, Nov. 16.

- 120th st, dock, Harlem River; 10.30 a. m.  
 Loop No. 1, rapid transit; 2 p. m.  
 Brooklyn Bridge arches; 2 p. m.

Wednesday, Nov. 17.

- Westchester av, rapid transit; 10.30 a. m.  
 Onderdonk av, school site; 2.30 p. m.

Thursday, Nov. 18.

- Bulkhead piers, 52d and 53d st, East River; 11 a. m.

Friday, Nov. 19.

- Westchester av, rapid transit; 10.30 a. m.

### BOARD OF ASSESSORS.

- 23D ST.—Receiving basins, northeast cor of Av A.  
 24TH ST.—Receiving basins, southeast cor of Av A. Area of assessment: East side of Av A, from 23d st to 24th st.  
 140TH ST.—Paving, from Edgecombe to St. Nicholas av. Area of assessment: Both sides of 140th st, from Edgecombe av to St. Nicholas av, and to the extent of half the block at the intersecting avs.  
 139TH ST.—Paving, from Broadway to Riverside Drive. Area of assessment: Both sides of 139th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts.  
 148TH ST.—Paving, from Broadway to Riverside Drive. Area of assessment: Both sides of 148th st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts.  
 172D ST.—Paving, from Amsterdam av to Audubon av. Area of assessment: Both sides of 172d st, from Amsterdam av to Audubon av, and to the extent of half the block at the intersecting sts.  
 The Board of Assessors give notice that all persons opposed to the above assessment must file objections at the office of the Board, 320 Broadway, on or before Dec. 7, at which time hearings will take place.

### CONDEMNATION PROCEEDINGS.

- FREEMAN ST.—Opening, bet Stebbins av and Intervale av.  
 ST. NICHOLAS PARK.—From its southerly line near 130th st to point opposite 128th st.  
 3D AV.—Widening, opposite 159th st.  
 TRAFALGER SQUARE.—Opening, from 175th to 176th st.  
 The final reports of the Commissioners of Estimate and Assessment in the above proceedings will be presented to the Supreme Court for confirmation Nov. 16.

- 214TH ST.—Opening, from White Plains road to Barnes av.  
 GLEBE AV.—Opening, from Westchester av to Overing av.  
 LYON AV.—Opening, from Zerega av to Castle Hill av.  
 FRISBY AV.—Opening, from Zerega av to West Farms road.  
 TRATMAN AV.—Opening, from Zerega av to Benson av.  
 Bills of cost in the above proceedings will be presented to the Supreme Court for taxation Nov. 22.

### ASSESSMENTS.

Due and Payable.

HAVEN AV.—Opening, from 177th to 181st st. Area of assessment: Beginning at a point formed by the intersection of a line parallel to and distant 100 ft. westerly from the westerly line of Fort Washington av, and a line parallel to and distant 100 ft. southerly from the southerly line of West 177th st; running thence westerly along said line parallel to West 177th st and its westerly prolongation to its intersection with the southerly prolongation of a line parallel to and distant 100 ft. westerly from the westerly line of Buena Vista av; thence northerly along said southerly prolongation and parallel line and its northerly prolongation to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of West 181st st; thence easterly along said line parallel to and distant 100 ft. westerly from the westerly line of Northern av; thence northerly along said last mentioned parallel line to its intersection with a line parallel to and distant 400 ft. northerly from the northerly line of West 181st st; thence easterly along said last mentioned line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Northern av; thence southerly along said last mentioned parallel line to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of West 181st st; thence easterly along said last mentioned line parallel to West 181st st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Fort Washington av; thence southerly along said last mentioned parallel line to the point or place of beginning.

ANTHONY AV.—Opening, from Clay av to Burnside av. Area of assessment: Beginning at a point in the westerly line of Clay av distant 762 ft. southerly from the southerly line of Belmont st; running thence westerly and at right angles to Clay av to its intersection with a line drawn parallel to and distant 100 ft. westerly from the westerly line of Clay av; thence northerly along said parallel line and the middle line of the blocks bet Topping av and Clay av and its northerly prolongation to its intersection with the northerly line of East 176th st; thence northerly on a straight line to the point of intersection of the northerly line of Bush st with the southeasterly line of the Grand Boulevard and Concourse; thence northeasterly along the southeasterly line of the Grand Boulevard and Concourse to the southerly line of East 182d st; thence easterly along the southerly line of East 182d st to a point midway bet Ryer av and the Grand Boulevard and Concourse; thence southwesterly and parallel to Ryer av to a point 100 ft. northerly from the northerly line of East 181st st; thence easterly at right angles to the said last mentioned parallel line to the westerly line of Ryer av; thence southerly, southeasterly and southwesterly along the westerly, southwesterly and northwesterly line of Ryer av, Tremont av and Carter av to a point midway bet East 173d st and East 174th st; thence easterly at right angles to Carter av to its intersection with the middle line of the block bet Carter av and Webster av; thence southerly along said middle line of the block bet Carter av and Webster av to the northerly line of East 173d st; thence southwesterly to the point formed by the intersection of the southerly line of East 173d st with the middle line of the block bet Webster av and Anthony av; thence southwesterly along said middle line of the block bet Webster av and Clay av to the junction of Clay av and Webster av; thence southwesterly on a straight line to the point or place of beginning.

TREMONT AV (177th st).—Opening, from Aqueduct av to Sedgwick av. Area of assessment: Beginning at a point formed by the intersection of the westerly pierhead and bulkhead line of the Harlem River and a line parallel to and distant 100 ft. southerly from the southerly line of East 176th st; running thence northerly along said pierhead and bulkhead line of the Harlem River to its intersection with a line parallel to and distant 100 ft. northerly from the northerly line of East 178th st; thence easterly along said parallel line to East 178th st to its intersection with a line parallel to and distant 100 ft. westerly from the westerly line of Sedgwick av; thence northerly along said line parallel to Sedgwick av to its intersection with the westerly prolongation of a line parallel to and distant 100 ft. northerly from the northerly line of Burnside av; thence easterly along said westerly prolongation and parallel line to Burnside av to its intersection with the westerly line of Aqueduct av; thence southerly on a line radial to said line of Aqueduct av from said point to its intersection with a line parallel to and distant 100 ft. easterly from the easterly line of Harrison av; thence southerly along said last mentioned parallel line to its intersection with a line parallel to and distant 100 ft. southerly from the southerly line of East 176th st; thence westerly along said last mentioned parallel line to the point or place of beginning.

The above assessments are payable to the Collector of Assessments and Arrears on or before Jan. 4, 1910; after that date interest will be charged from Nov. 5, 1909, the date upon which said assessments were entered in the Record of Titles and Assessments.

75TH ST.—Fencing vacant lot, north side, 175 east of Av A, lots 8 and 9 in blk 1487.

110TH ST.—Fencing vacant lot, south side, bet 1st and 2d avs, lots 39 to 47 blk 1681.

136TH ST.—Fencing vacant lots, north side, bet 5th and Lenox avs, lots 54 to 57 blk 1737.

174TH ST.—Fencing vacant lots, south side, to point 200 ft. west of Amsterdam av, lots 40 to 44 in blk 2130.

WALTON AV.—Erecting guard rail, west side, 50 ft. south of 150th st and extending 50 ft. Area of assessment: Lot 43 blk 2352.

GRAND AV.—Repairing sidewalk, east side, 100 ft. north of Tremont av. Area of assessment: Lot 7 in blk 2870.

170TH ST.—Retaining wall &c south side, bet Harlem Railroad and Brook av. Area of assessment: Southeast cor of 170th st and Brook av.

181ST ST.—Repairing sidewalk at southeast cor of Jerome av, extending about 150 ft. Area of assessment: Southeast cor of 181st st and Jerome av.

188TH ST.—Receiving basins, north and southwest cors of Grand av. Area of assessment: West side of Grand av, from Fordham road to 190th st.

189TH ST.—Receiving basins, north and southwest cors of Valentine av. Area of assessment: West side of Valentine av, from East 187th st to Fordham road; northeast cor of 187th st and Grand Boulevard and Concourse; both sides of East 189th st, from Grand Boulevard and Concourse to Valentine av.

Comptroller gives notice that the above assessments are payable on or before Jan. 3, 1910. After that date interest will be charged at 7 per centum per annum from Nov. 3, 1909, the date of entry in the Record of Titles and Assessments.

## BOARD OF ESTIMATE PROCEEDINGS.

### CHANGE OF GRADE.

Area bounded by Pearl st, City Hall pl, Duane st, Park row, Tryon row, Centre and Lafayette sts.

READE ST.—Bet Centre st and the first unnamed st westerly therefrom.

222D ST.—Bet Boston road and Baychester av.

### STREET OPENING.

103D ST.—Bet Bailey av and Heath av; Tibbett av, from 230th to 240th st; Corlear av, from 230th to 240th st. Area of assessment: Beginning at a point distant 100 ft. northerly from the prolongation of the northerly line of West 240th st, as this st is laid out west of Broadway, the said distance being measured at right angle to West 240th st, and the said point being located on the prolongation of a line midway bet Corlear av and Kingsbridge av, as these sts are laid out bet West 236th st and West 238th st, and running thence southwestwardly along the said line midway bet Corlear av and Kingsbridge av, and along the prolongations of the said line to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the northwesterly line of Kingsbridge av and the southeasterly line of Corlear av, as these sts are laid out bet West 232d st and West 234th st; thence southwestwardly along the said bisecting line to the intersection with the prolongation of a line midway bet Corlear av and Kingsbridge av, as these sts are laid out bet West 230th st and West 231st st; thence southwestwardly along the said line midway bet Corlear av and Kingsbridge av, and along the prolongations of the said line to a point distant 100 ft. southwesterly from the southwesterly line of West 230th st, the said distance being measured at right angles to West 230th st; thence northwesterly and always distant 100 ft. southwesterly from and parallel with the southwesterly line of West 230th st, and the prolongation thereof, to the intersection with the prolongation of a line distant 100 ft. northwesterly from and parallel with the northwesterly line of Corlear av, as this st is laid out bet West 230th st and West 231st st, the said distance being measured at right angles to Corlear av; thence northeastwardly along the prolongation of the said line parallel with Corlear av to a point distant 100 ft. southwesterly from the southwesterly line of West 230th st, as this st is laid out bet Tibbett av and Corlear av, the said distance being measured at right angles to West 230th st; thence northwesterly and parallel with West 230th st to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the centre lines of Tibbett av and Spuyten Duyvil road, as these sts are laid out southwestwardly from and where they adjoin West 230th st; thence northeastwardly along the said bisecting line to the intersection with the prolongation of a line midway bet Spuyten Duyvil road and Tibbett av, as these sts are laid out bet West 232d st and West 236th st; thence northeastwardly along the said line midway bet Spuyten Duyvil road and Tibbett av, and along the prolongations of the said line, to the intersection with a line parallel with West 240th st, and passing through the point of beginning; thence eastwardly along the said line parallel with West 240th st to the point or place of beginning.

235TH ST.—From Spuyten Duyvil Parkway to Riverdale av.

CAMBRIDGE AV.—From 235th to 236th st.

236TH ST.—From Cambridge av to Riverdale av. Area of assessment: Beginning at a point on a line bisecting the angle formed by the intersection of the prolongations of the centre lines of West 235th st and West 236th st, as these sts are laid out bet Spuyten Duyvil Parkway and Cambridge av, distant 100 ft. westerly from the westerly line of Spuyten Duyvil Parkway, the said distance being measured at right angles to Spuyten Duyvil Parkway, and running thence eastwardly along the said bisecting line to the intersection with a line midway bet Oxford av and Cambridge av; thence northwardly along the said line midway bet Oxford av and Cambridge av, and along the prolongation of the said line, to the intersection with the prolongation of a line distant 100 ft. northwesterly from and parallel with the northwesterly line of West 236th st as this st is laid out bet Cambridge av and Riverdale av, the said distance being measured at right angles to West 236th st; thence northeastwardly along the said line parallel with West 236th st, and along the prolongations of the said line to the intersection with the northeasterly line of Riverdale av; thence eastwardly at right angles to Fieldston road to a point distant 100 ft. easterly from its easterly line; thence southwardly and parallel with Fieldston road to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the centre lines of West 232d st and West 235th st as these sts are laid out bet Arlington av and Netherland av; thence westwardly along the said bisecting line to the intersection with the westerly line of Spuyten Duyvil Parkway; thence westwardly at right angles to Spuyten Duyvil Parkway a distance of 100 ft.; thence northwardly and always distant 100 ft. westerly from and parallel with the westerly line of Spuyten Duyvil Parkway to the point or place of beginning.

The Board of Estimate and Apportionment will hear all persons interested in the above mentioned proceedings at a meeting to be held Nov. 19, at 10:30 a. m. in the City Hall.

## AN UNUSUAL DRUG STORE LEASE.

The terms of a lease filed this week between the American Real Estate Co. and William B. Riker & Sons, the druggists, for 21 years from Jan. 1, 1910, are of interest because of the unusual conditions surrounding them.

The American Real Estate Co. recently erected a building at the northwest corner of 149th street and Melrose avenue, the Bronx. Across the street the Corporation of B. Hegeman & Co., of 200 Broadway, has a drug store. The crossing is an important one and upon the supposition that the trade there would be sufficient to support two establishments of that kind, Messrs. Riker signed for 7 per cent. of gross receipts per year derived from sales on premises until such shall equal or exceed \$15,000 per annum and thereafter at a rate of \$15,000 per annum.

## HE KNOWS THE BRONX.

Cyrus C. Miller, the Borough President-elect of the Bronx, has been making loans and buying and selling properties in the Bronx for twenty years. Says Mr. Miller:

"When a man lends the money of his clients and his own money, that man will do his best to understand the business conditions of that section where his business lies, and my business has been largely in the Bronx. I feel that I know the Bronx from the money point of view, and I didn't get my information second hand, either. I know pretty well what is doing out there, because I have had to look out for taxes and assessments and things like that from the standpoint of an investment.

"The Bronx has a wonderful future—from standpoint of buildings and investments. It is a place of homes and little businesses and things of that sort.

"A plain business administration—without any frills—will suit us very well out there. It is all we require and that is what I hope to give them—with a balance sheet at the end of the next four years so that I can show what has been accomplished."

## R. E. OWNERS' PROTECTIVE ASSOCIATION.

The annual election of the Real Estate Owner's Protective Association, of the 12th and 22d Wards, was held at Colonial Hall, 101st street and Columbus avenue, on Monday, November 2, 1909. The following officers were elected for the ensuing year; Joseph S. Schwab, President, 206 Broadway; Philip G. Dux, 1st Vice-President, 772 Ninth avenue; George Grolz, 2d Vice-President, 173 West 102d street; Leo. Strauss, Secretary, 137 West 104th street; Henry Ruschmeyer, Treasurer, 257 Broadway; Ira J. Ettinger, Counsel, 257 Broadway; William C. Pratt, Recorder, 51 West 106th street.

After the regular business of the evening, Asst. Corporation Counsel, John P. O'Brien, made an address. His subject was the Corporation Counsel's office and its relation to property owners; and on the subject of mandatory legislation controlling the same. The next regular meeting will be held on Monday, December 6.

## WEST SIDE TAXPAYERS.

The regular monthly meeting and annual installation of officers of the West Side Taxpayers Association will be held at 267 West 34th street, on Friday, November 19, 1909. The installation will be followed by a banquet and speeches.

### United Real Estate Owners' Association's Election.

At the annual meeting held on Nov. 9 at the Grand Union Hotel the following officers and directors were elected:

President, Thomas Krekeler; First Vice President, Chas. J. F. Bohlen; Second Vice President, Dr. Abraham Korn; Treasurer, John Volz; Recording Secretary, Dr. Philip G. Becker; Financial Secretary, Henry Ruschmeyer; Corresponding Secretary, Chas. H. Schnelle; Board of Counsel, Adolph Bloch, Ira J. Ettinger, John J. Pheelan; Finance Committee, Charles Lutz, J. Fred Boss, Chas. A. Schrag, William Capleas, Heiman M. Kaplan, Henry J. Flicker.

The directors elected to represent the following organizations were: For the 12th and 19th Wards, John Volz, Chas. H. Schnelle, P. M. Clear, Adolph Bloch, Charles Sayer, J. Fred Boss; the 10th, 11th and 17th Wards, Thomas Krekeler, John Becker, Dr. H. G. Wenzel, Charles Lutz; the West Side Taxpayers, Dr. Philip G. Becker, Dr. George Wenner, Frank DeMuth, Louis Schrag; the 12th and 22d Ward, Henry Ruschmeyer, Joseph S. Schwab, Ira J. Ettinger; the Harlem Property Owners' Association, Dr. Abraham Korn, John Rosenzweig, Joseph L. O'Brien; and for the 18th and 21st Ward, Chas. J. F. Bohlen.

LARGER CONDEMNATION.—Newark is considering a proposition that the city shall acquire some 4,000 acres of unimproved land on its outskirts in order to benefit by the rise in value anticipated from extensive dock improvements which the city proposes to undertake upon the tract. The plan was suggested by the Mayor, and has been approved by the Board of Public Works. Essentially, it seems to be similar to the method of condemnation proceedings which was once proposed here in New York, and fully discussed by eminent authorities in the columns of the Record and Guide, in connection with the selection of a new site for the county court house. In order that the county might derive a portion of the profit from the rise in the value of the land that would follow from the building of a new court house in another part of the city, it was recommended (by the Municipal Art Society, for one) that an area of far larger size than the county would need for the building alone be condemned, at the same moment, and the resulting increment from land values be secured to the city by a subsequent sale of the excess properties to the highest bidder. It was a theory which counted on the utmost economy in condemnation proceedings, in order that the expected profit to the municipality might not be wasted in excessive fees and through exaggerated appraisements. Many thought it assumed for its success theoretical conditions impossible in practice in New York City, if not in most other places, and they feared the making of a trial in a case where so many millions of dollars would be at stake. High authorities could be cited in favor of the speculative plan which Newark is considering; but the main question is: Can the wolves be kept off?

# THE TITLE INSURANCE CO., OF NEW YORK

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

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

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

## VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Nov. 16.

48th st, No 424 East, 25x100.5, 2-sty brk stable.  
Amsterdam av. s w cor 182d st, 70.7x125, vacant.  
1st av, No 407, 19.9x70, 3-sty brk building with  
store.

50th st, Nos 152 & 134 West, 50x100.4, two 4-  
sty brk tenements with brk stable in rear.

44th st, No 161 West, 25x100.5, 4-sty stone  
front dwelling.

6th av, No 942, 21.6x75, 4-sty brk tenement  
with store.

57th st, Nos 553 & 555 West, 50x100.5, two 5-  
sty brk tenements with stores.

Nov. 18.

153d st, s s, 675 w Broadway, 25x99.11, except  
part about 25x25 taken for Riverside Drive.

BRYAN L. KENNELLY.

Nov. 17.

74th st, Nos 210 to 214 East, 50x102.2, two 4-  
sty brk tenements with stores.

8th av, Nos 271 to 277 s w cor 24th st, 84x75, four  
24th st, No 300 West 4-sty brk tenements with  
stores.

3d av, No 253, 18.2x75, 3-sty brk tenement with  
store.

37th st, Nos 304 to 308 West, 73.7x98.9, two 4-  
sty and one 5-sty brk tenements with stores  
and 3-sty brk and frame building in rear.

38th st, No 311 West, 25x98.9, 3-sty brk tenement  
with store.

16th st, Nos 320 to 322 West, 37.6x35.11x37.8x  
39.4, two 4-sty brk tenements with stores.

JAMES L. WELLS.

Nov. 13.

(On the Premises.)

Undercliff av, Nos 1389-1391 & 1441-1443, four  
2-sty dwellings.

## ADVERTISED LEGAL SALES.

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

Nov. 13.

No Legal Sales advertised for this day.

Nov. 15.

76th st, No 152, s s, 303.8 e Amsterdam av, 21.4  
x102.2, 4-sty and basement stone front dwell-  
ing. Edgar J Levey agt Hermine R Loening  
et al; John M Stoddard, att'y, 135 Broadway;  
Herman S Fried, ref. (Amt due, \$11,921.07;  
taxes, &c, \$938.98; sub to a first mort of  
\$20,000.) Mort recorded Oct 16, 1907. By  
Joseph P. Day.

61st st, No 235, n s, 275 e West End av, 25x  
100.5, 5-sty stone front tenement. Abraham  
Beller agt Sarah Sachar et al; Adams & Hahn,  
att'ys, 1 Liberty st; Michael J Kelly, ref.  
(Amt due, \$13,200.51; taxes, &c, \$526.73.) Mort  
recorded Feb 16, 1907. By Joseph P. Day.

99th st, Nos 66 & 68, s s, 262.6 e Madison av,  
37.6x100.11, 6-sty brk tenement and stores.

## THOMAS DIMOND

All Kinds of Iron Work for Buildings

OFFICE, 45 WEST 34th STREET

NEW YORK  
Works: { West 33d Street  
West 32d Street Tel., 1085 Murray Hill

John Stemme agt George Tomes et al; Francis  
B Chedsey, att'y, 320 Broadway; Dudley F  
Malone, ref. (Amt due, \$6,000.46; taxes, &c,  
\$738.33; sub to a mort of \$37,500.) Mort  
recorded May 2, 1906. By Joseph P. Day.

Prospect av, No 601, w s, 255 n 150th st, 20x  
100, 4-sty brk tenement. Rose Russell agt  
Charles Singer et al; Hill, Lockwood, Redfield  
& Lydon, att'ys, 35 Nassau st; Dudley F  
Malone, ref. (Amt due, \$1,742.85; taxes, &c,  
\$260.) Mort recorded Nov 22, 1905. By Jo-  
seph P. Day.

Nov. 16.

Clinton av, No 2121 n w cor 181st st, 26x99.3,  
181st st, No 721 4-sty brk tenement & store.

Edward Giegerich agt Harry Feller et al; Wm  
H Giegerich, att'y, 203 Broadway; Louis F  
Doyle, ref. (Amt due, \$4,419.96; taxes, &c,  
\$434.83; sub to a first mort of \$15,000.) Mort  
recorded June 26, 1908. By Joseph P. Day.

10th av, Nos 615 to 619 n w cor 44th st, 75.3x100,  
44th st, Nos 501 & 503, 5-sty brk loft building  
and store and 2-sty brk stable in rear. Katie F  
Hayek agt Louis Heyek et al; Edward Mich-  
ling, att'y, 258 Broadway; Richard M Henry,  
ref. (Partition.) By Joseph P. Day.

(Continued on Page 873.)

# OFFICIAL LEGAL NOTICES

## OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVER-  
TISEMENT IN THE CITY RECORD of November  
6 to 20, 1909, of the confirmation by the Board  
of Assessors, and the entering in the Bureau for  
the Collection of Assessments and Arrears, of  
assessments for LOCAL IMPROVEMENTS in the  
BOROUGH OF MANHATTAN:

19TH WARD, SECTION 5. 75TH STREET—  
FENCING VACANT LOT, north side, commencing  
175 feet east of Avenue A. 12TH WARD, SEC-  
TION 6. EAST 110TH STREET—FENCING VA-  
CANT LOTS at Nos. 308 to 328. WEST 136TH  
STREET—FENCING VACANT LOTS at Nos. 5  
and 13. 140TH STREET—FENCING VACANT LOT  
on south side, commencing 445 feet west of Fifth  
avenue and running 100 feet. 12TH WARD, SEC-  
TION 8. 174TH STREET—FENCING VACANT  
LOT, south side, commencing 70 feet west of  
Amsterdam avenue.

HERMAN A. METZ, Comptroller.

City of New York, November 3, 1909. (14354)

ATTENTION IS CALLED TO THE ADVER-  
TISEMENT IN THE CITY RECORD of November  
6 to 20, 1909, of the confirmation by the Board  
of Assessors, and the entering in the Bureau for  
the Collection of Assessments and Arrears, of  
assessments for LOCAL IMPROVEMENTS in the  
BOROUGH OF THE BRONX:

23D WARD, SECTION 9. WALTON AVENUE  
—ERECTING GUARDRAIL, at the westerly side,  
50 feet south of 150th street, and extending south-  
erly 50 feet. 24TH WARD, SECTION 11. GRAND  
AVENUE—REPAIRING AND ADJUSTING SIDE-  
WALK, east side, 100 feet north of Tremont  
avenue. EAST 170TH STREET—BUILDING A RE-  
TAINING WALL, PLACING THE NECESSARY  
FILLING TO BRING SIDEWALK TO ITS PROPER  
GRADE, RELAYING FLAGGING AND ERECTING  
GUARDRAIL, south side, between the Harlem  
River and Brook avenue. 181ST STREET AND  
JEROME AVENUE, southeast corner, REPAIR-  
ING THE SIDEWALKS, extending about 150 feet  
on Jerome avenue, and PLACING GUARDRAIL,  
RECEIVING BASINS ON WEST 188TH STREET  
AND GRAND AVENUE, northwest and south-  
west corners, and EAST 189TH STREET AND  
VALENTINE AVENUE, northwest and southwest  
corners.

HERMAN A. METZ, Comptroller.

City of New York, November 3, 1909. (14345)

ATTENTION IS CALLED TO THE ADVER-  
TISEMENT IN THE CITY RECORD of November  
6 to 20, 1909, of the confirmation by the Board  
of Assessors, and the entering in the Bureau for  
the Collection of Assessments and Arrears, of  
assessments for LOCAL IMPROVEMENTS in the  
BOROUGH OF QUEENS:

1ST WARD. 17TH STREET—TEMPORARY  
SEWER, from 11th avenue to 7th avenue. 12TH  
AVENUE—SEWER, from Broadway to Graham  
avenue. 15TH AVENUE—PAVING, from Broad-  
way to Newton Road.

HERMAN A. METZ, Comptroller.

City of New York, November 3, 1909. (14357)

ATTENTION IS CALLED TO THE ADVER-  
TISEMENT IN THE CITY RECORD of November  
8 to 22, 1909, of the confirmation by the Supreme  
Court, and the entering in the Bureau for the  
Collection of Assessments and Arrears, of assess-  
ments for OPENING AND ACQUIRING TITLE to  
the following-named avenues in the BOROUGH  
OF THE BRONX:

24TH WARD, SECTION 11. ANTHONY AVENUE—  
OPENING, from Clay avenue to Burnside  
avenue, and from Burnside avenue to the Con-  
course. Confirmed October 5, 1906; entered No-  
vember 5, 1909. TREMONT AVENUE (East 177th  
street)—OPENING, from Aqueduct avenue to  
Sedgwick avenue. Confirmed July 31, 1909; en-  
tered November 5, 1909. 24TH WARD, SECTION  
12. DE KALB AVENUE—OPENING, from East  
210th street to Gun Hill Road. Confirmed July  
14, 1909; entered November 5, 1909.

HERMAN A. METZ, Comptroller.

City of New York, November 5, 1909. (14337)

## OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVER-  
TISEMENT IN THE CITY RECORD of November  
11 to 24, 1909, of the confirmation by the Board  
of Assessors, and the entering in the Bureau for  
the Collection of Assessments and Arrears, of  
assessment for LOCAL IMPROVEMENTS in the  
BOROUGH OF MANHATTAN:

12TH WARD, SECTION 6. 118TH STREET—  
ALTERATION AND IMPROVEMENT TO SEWER,  
between Third and Lexington avenues.

HERMAN A. METZ, Comptroller.

City of New York, November 9, 1909. (14530)

ATTENTION IS CALLED TO THE ADVER-  
TISEMENT IN THE CITY RECORD of November  
11 to 24, 1909, of the confirmation by the Board  
of Assessors, and the entering in the Bureau for  
the Collection of Assessments and Arrears, of  
assessment for LOCAL IMPROVEMENTS in the  
BOROUGH OF THE BRONX:

24TH WARD, SECTION 12. EMMET STREET—  
SEWER, from Pelham avenue to a point 100 feet  
northerly therefrom.

HERMAN A. METZ, Comptroller.

City of New York, November 9, 1909. (14528)

ATTENTION IS CALLED TO THE ADVER-  
TISEMENT IN THE CITY RECORD of November  
8 to 22, 1909, of the confirmation by the Supreme  
Court, and the entering in the Bureau for the  
Collection of Assessments and Arrears, of assess-  
ment for OPENING AND ACQUIRING TITLE to  
the following-named avenue in the BOROUGH OF  
MANHATTAN:

12TH WARD, SECTION 8. HAVEN AVENUE—  
OPENING, from West 177th street to West 181st  
street. Confirmed August 30, 1909; entered No-  
vember 5, 1909.

HERMAN A. METZ, Comptroller.

City of New York, November 5, 1909. (14381)

## PUBLIC NOTICES.

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

BOROUGH OF MANHATTAN.

List 799, No. 1. Paving with asphalt block  
pavement, curbing and recurbing West One Hun-  
dred and Fortieth street, from Broadway to  
Riverside Drive.

List 801, No. 2. Sewer in Fifty-fifth street, be-  
tween Avenue A and East River.

List 802, No. 3. Paving with asphalt block  
pavement, curbing and recurbing West One Hun-  
dred and Sixty-seventh street, from Amsterdam  
avenue to Edgecombe road.

List 810, No. 4. Extension of sewer in One  
Hundred and Forty-second street, from the end  
of the present sewer to the Harlem River.

BOROUGH OF THE BRONX.

List 295, No. 5. Sewer in Austin place, be-  
tween East One Hundred and Forty-ninth and  
East One Hundred and Forty-seventh streets, and  
in East One Hundred and Forty-seventh street,  
between Austin place and Southern Boulevard.

List 300, No. 6. Sewer in Bryant avenue, be-  
tween Garrison avenue and Lafayette avenue.

List 319, No. 7. Sewer in Mott avenue, be-  
tween Park avenue and East One Hundred and  
Thirty-eighth street, and in East One Hundred  
and Thirty-eighth street, between Mott avenue  
and Walton avenue, and in Walton avenue, be-  
tween East One Hundred and Thirty-eighth street  
and the summit north of Cheever place.

List 320, No. 8. Sewer in Mount Hope place,  
between the west house line of the Grand Boul-  
vard and Concourse and Monroe avenue, and in  
the Grand Boulevard and Concourse (both sides),  
between Mount Hope place and East One Hun-  
dred and Seventy-sixth street, and in the Grand  
Boulevard and Concourse (east side), between

## PUBLIC NOTICES.

Tremont avenue and Echo place, and between  
East One Hundred and Seventy-ninth street and  
East One Hundred and Seventy-eighth street.

List 346, No. 9. Regulating, grading, curbing,  
flagging, laying crosswalks, building approaches  
and erecting fences in Teller avenue, between  
East One Hundred and Sixty-fourth and East One  
Hundred and Seventieth streets.

List 404, No. 10. Regulating, grading, curbing,  
flagging, laying crosswalks, building approaches  
and erecting fences in Taylor street, from Morris  
Park avenue to West Farms road.

List 697, No. 11. Paving with wood blocks Min-  
ford place, from Boston road to Jennings street,  
and curbing where necessary.

List 720, No. 12. Sewer in Seneca avenue, be-  
tween Whittier street and Hunt's Point road.

List 808, No. 13. Paving with creosote  
blocks Rogers place, from Dongan street to East  
One Hundred and Sixty-fifth street, and curbing  
where necessary.

List 848, No. 14. Sewer in Macombs Dam road,  
between Jerome avenue and West One Hundred  
and Seventieth street.

All persons whose interests are affected by the  
above-named proposed assessments, and who are  
opposed to the same, or either of them, are re-  
quested to present their objections, in writing, to  
the Secretary of the Board of Assessors, No. 320  
Broadway, New York, on or before December 14,  
1909, at 11 A. M., at which time and place the  
said objections will be heard and testimony re-  
ceived in reference thereto.

For full particulars see City Record.

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

WILLIAM H. JASPER, Secretary,  
No. 320 Broadway.

City of New York, Borough of Manhattan, No-  
vember 12, 1909.

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

BOROUGH OF MANHATTAN.

List 782, No. 1. Receiving basins on the north-  
east corner of Twenty-third street and Avenue A,  
and on the southeast corner of Twenty-fourth  
street and Avenue A.

List 784, No. 2. Paving One Hundred and  
Fortieth street, from Edgecombe avenue to St.  
Nicholas avenue.

List 785, No. 3. Paving with asphalt blocks,  
curbing and recurbing West One Hundred and  
Thirty-ninth street, from Broadway to Riverside  
Drive.

List 800, No. 4. Paving with granite blocks,  
curbing and recurbing West One Hundred and  
Forty-eighth street, from Broadway to Riverside  
Drive.

List 803, No. 5. Paving with asphalt blocks,  
curbing and recurbing West One Hundred and  
Seventy-second street, from Amsterdam avenue to  
Audubon avenue.

All persons whose interests are affected by the  
above-named proposed assessments, and who are  
opposed to the same, or either of them, are re-  
quested to present their objections, in writing, to  
the Secretary of the Board of Assessors, No. 320  
Broadway, New York, on or before December 7,  
1909, at 11 A. M., at which time and place the  
said objections will be heard and testimony re-  
ceived in reference thereto.

For full particulars see City Record.

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

WILLIAM H. JASPER, Secretary,  
No. 320 Broadway.

City of New York, Borough of Manhattan, No-  
vember 5, 1909. (14333)



ADVERTISED LEGAL SALES.

(Continued from Page 872.)
Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty brk dwelling. Marion G Hoey agt Abraham Orently et al; N Henry W Schutt, att'y, 229 Broadway; Adam Weiner, ref. (Amt due, \$2,220.00; taxes, &c, \$532.38; sub to a first mort of \$7,500.) Mort recorded July 20, 1907. By Samuel Marx.
Anthony av n w cor 175th st, 45x90, vacant. 175th st | Julianna D Dahin agt Frederic J Winston et al; George Freifeld, att'y, 277 Broadway; Frank Cochrane, ref. (Amt due, \$5,666.44; taxes, &c, \$210.69.) Mort recorded April 12, 1905. By Herbert A Sherman.
Vyse av, e s, 866.7 n 174th st, 23.6x94.4x24x89.5, 1-sty frame store. Terence H Forrest agt Rose Daly et al; Edgar R Mead, att'y, 229 Broadway; Adam Wiener, ref. (Partition.) By Samuel Marx.
123d st, No 416, s s, 237 e 1st av, 25x100.11, 4-sty brk tenement. J Van Vechten Olcott et al agt Morris H Park et al; Mackenzie & Burr, att'ys, 34 Nassau st; Robert L Luze, ref. (Amt due, \$9,815.68; taxes, &c, \$250.53.) By Joseph P Day.
Carter av, w s, 26.9 n 175th st, 31.10x150.3x 31.6x148.6, vacant. Wm A Cameron agt Patrick J Cleary et al; Wm D Cameron, att'y, 1901 Bathgate av; J Homer Hildreth, ref. (Amt due, \$998.25; taxes, &c, \$1,103.64.) Mort recorded July 3, 1906. By James L Wells.
82d st, No 70, s s, 132 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. 84th st, No 31, on map No 27, n s, 380 e Columbus av, 20x102.2, 5-sty stone front tenement. 78th st, No 150, s s, 280 e Amsterdam av, 20x 102.2, 4-sty and basement stone front dwelling. Harriet MacDonald agt Anne I Nunan et al; John D Lyons, att'y, Monticello, N Y; Geo H Smith, ref. (Partition.) By Joseph P Day.
Nov. 17.
97th st, s s, 100 e Madison av, 100x100.11, vacant. Mutual Life Ins Co of N Y agt Simon Myers et al; James McKeen, att'y, 55 Cedar st; Daniel E Seybel, ref. (Amt due, \$43,057.74; taxes, &c, \$1,646.05.) Mort recorded Feb 21, 1905. By Bryan L Kennelly.
Elizabeth st, No 163, w s, 12.3 n Delancey st, runs Delancey st | n 25 x w 93.9 x s 25.1 to Delancey st, x s e 12.3 x e 81.2 to beg, 4-sty brk tenement.
Walker st, No 93 | s w cor Lafayette st, Lafayette st, Nos 100 to 104 | 25.8x86.6x22.2x87.1, 5-sty brk tenement and store.

23d st, No 364, s s, 52 e 9th av, 24x73.10, 4-sty brk dwelling.
30th st, No 345, n s, 250 e 9th av, 25x98.9, 3-sty brk dwelling.
Crosby st, No 11, e s, 142.2 n Howard st, 25x 100, 6-sty brk tenement and store and 6-sty brk tenement in rear.
Sidney B Taylor et al agt Susan B Taylor et al; Lord, Day & Lord, att'ys, 49 Wall st; Chas A Runk, ref. (Partition.) By Herbert A Sherman.
117th st, No 327, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement. Mina Fried agt Herman Kedenburg et al; Maurice Steiner, att'y, 43 Cedar st; Samuel S Isaacs, ref. (Amt due, \$2,702.62; taxes, &c, \$1,183.95; sub to a mort of \$18,000; sub to a judgment of \$77.47.) By Joseph P Day.
2d av, No 1903, w s, 26 n 98th st, 26x75, 5-sty brk tenement and store. Emigrant Industrial Savings Bank agt Matilda Fitzsimons et al; Action No 1; R & E J O'Gorman, att'ys, 49 Chambers st; Dudley F Malone, ref. (Amt due, \$11,115.05; taxes, &c, \$692.44.) Mort recorded July 7, 1898. By Joseph P Day.
2d av, No 1905, w s, 52 n 98th st, 26x75, 5-sty brk tenement and store. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$11,126.59; taxes, &c, \$676.19.) Mort recorded, May 8, 1899. By Joseph P Day.
2d av, No 2203, on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty brk tenement and store. Henry Ruschmeyer agt Jennie H Morrison et al; Ira J Ettinger, att'y, 257 Broadway; Edw L Parris, ref. (Amt due, \$6,177.08; taxes, &c, \$894.98; sub to a prior mort of \$20,000.) Mort recorded Oct 17, 1906. By Joseph P Day.
Nov. 18.
Riverside Drive, No 548, e s, 116 s 127th st, 108x95, 6-sty brk tenement. North American Mortgage Co agt Chelton Park Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Roy M Robinson, ref. (Amt due, \$58,524.13; taxes, &c, \$3,919.28; sub to a first mort of \$200,000.) Mort recorded July 18, 1908. By Joseph P Day.
Brook av, No 96 n e cor 164th st, 29.2x74.5x27.6 164th st, No 421 | x64.7, 4-sty brk tenement and store. German Savings Bank in the City of N Y agt George Croneberger et al; A Henry Mosle, att'y, 30 Broad st; Adam Wiener, ref. (Amt due, \$16,164.23; taxes, &c, \$403.84.) Mort recorded Nov 14, 1906. By Bryan L Kennelly.
65th st, Nos 417 on map Nos 419 & 421, n s, 325.4 w Av A, 37.8x100.5, 5-sty brk tenement and stores. Lucius H Beers agt Benjamin Jackson et al; Henry deF Baldwin, att'y, 49

Wall st; John H Judge, ref. (Amt due, \$13,970.68; taxes, &c, \$1,960.24; sub to a mort of \$33,000.) Mort recorded March 20, 1907. By Bryan L Kennelly.
Seabury plis e cor 172d st, 50x100, vacant. Cro- 172d st | tona Realty Co agt Isaac L Michael et al; Lachman & Goldsmith, att'ys, 35 Nassau st; Adam Wiener, ref. (Amt due, \$5,548.24; taxes, &c, \$107.39.) By Hugh D Smyth.
146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mac- kellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.
100th st, No 321, n s, 325 e 2d av, 25x100.11, 5-sty brk tenement and store. Mary F Martin agt Louis Mishkin et al; Action No 2; Arn- stein, Levy & Pfeiffer, att'ys, 128 Broadway; Joseph R Truesdale, ref. (Amt due, \$7,249.02; taxes, &c, \$504.07.) Mort recorded Nov 1, 1905. By Joseph P Day.
Nov. 19.
Broadway, Nos 279 to 283, w s, 50.11 n Cham- bers st, 50x96.1x50x94.10, 5-sty stone front store. Alice M Dexter, gdn, agt Mary T Rich et al; MacKenzie & Burr, att'ys, 34 Nassau st; J C Julius Langbein, ref. (Amt due, \$5,920.96; taxes, &c, \$—.) Mort recorded Dec 28, 1908. By Joseph P Day.
Nov. 20.
Central av|s e cor St Agnes av, 100x100. St, Agnes av |
Seaview av, w s, 175 s Central av, 25x100. Briggs av | s w cor Westchester av, runs s Westchester av | 145.1 x w 181.2 to Western av, | Western av | x n 125 to Westchester av, x | e 108.6 to beg.
Central av | n e cor Lorillard av, 110x475 to Lorillard av| Pelham River, x 465, Baychester. | Annie V Taylor agt Sarah A Vaden et al; De La Mare & Morrison, att'ys, 299 Broadway; Cromwell G Macy, Jr, ref. (Amt due, \$6,904.86; taxes, &c, \$900.) By Cromwell G Macy, Jr, on the premises at 1 o'clock noon.
Nov. 22.
Willett st, No 30, e s, 137.6 n Broome st, 31.3 x100, 4-sty brk tenement and store and 2-sty brk shop in rear. Mary E Weber agt Max Sporn et al; Thomas J Farrell, att'y, 73 Nas- sau st; Alvin Untermyer, ref. (Amt due, \$25,307.40; taxes, &c, \$1,200.) Mort recorded Oct 23, 1906. By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 12, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the prop- erties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

9th av | n e cor 204th st, 199.10x100, vacant. (Sheriff's sale of all right, 204th st | title, &c.) Withdrawn .....
\*101st st, No 109, n s, 63 e Park av, 15.6x75, 3-sty brk dwelling (Amt due, \$1,890.38; taxes, &c, \$344.16; sub to a first mort of \$5,500.) Flora V Bandler .....6,583
\*101st st, No 111, n s, 78.6 e Park av, 15.6x75, 3-sty brk dwelling. (Amt due, \$1,890.38; taxes, &c, \$344.16; sub to a first mort of \$5,500.) Flora V Bandler .....6,583
2d av | n e cor 126th st, 199.10 to 127th st, x—, leasehold, 1, 2 and 3-sty 126th st | brk park and hall. (Amt due, \$183,860.17; taxes, &c, \$30,000.) 127th st | Frank C Somers .....52,000
\*Interior lot, begin 122.11 n 165th st, and 122 w Union av, runs w 69.5 x n 74.2 x e 69.5 x s 74.5 .....
Union av, w s, about 158.10 n 165th st, 2.9x122x2.3x122, vacant .....
228th st, Nos 840 to 846, n s, 405 e Barnes av, 75x114, Wakefield ..... (Amt due, \$7,839.61; taxes, &c, \$871.50; sub to a first mort of \$5,000 on No 846 East 228th st; first mort of \$6,000 on No 842 East 228th st, and a first mort of \$6,000 on No 840 East 228th st.) James Dowds .....18,577
119th st, No 7, n s, 95.5 w 5th av, 14x57.9x14.6x53.1, 3-sty and basement brk dwelling. (Partition.) Emma W Wingate .....7,200
123d st, No 332, s s, 322.6 w 1st av, 19.4x100.11, 4-sty stone front tenement. (Amt due, \$12,143.47; taxes, &c, \$416.12.) Samuel Beck et al, defendants .....12,000
123d st, No 334, s s, 303.2 w 1st av, 19.4x100.11, 4-sty stone front tenement. (Amt due, \$12,147.36; taxes, &c, \$416.12.) Samuel Beck et al, defendants .....12,000
132d st, No 36, s s, 385 w 5th av, 15x99.11, 3-sty stone front dwelling (trustees sale). Bid in at \$8,000 .....
\*1st av, Nos 1029 & 1031, w s, 72 n 56th st, 42.8x74, two 5-sty brk tenements and stores. (Amt due, \$9,793.17; taxes, &c, \$642.05; sub to a first mort of \$30,000.) Albert Winternitz .....33,791
Morris av, No 2349 | w s, 250 s 184th st, 75x204.1 to Walton av, x75x203.9, Walton av | 3-sty frame dwelling and 1-sty frame stable and vac- cant. (Amt due, \$3,218.51; taxes, &c, \$900; sub to two mortg ag- gregating \$10,000.) Mary A Foody, party in interest .....15,000
Steuben av | n e cor 208th st, 25x100, vacant. (Amt due, \$1,309.11; 208th st | taxes, &c, \$258.17.) Herbert J Cantrell .....1,800
Christie st, No 132, e s, 125 n Broome st, 25x100, 5-sty brk tene- ment and store and 4-sty brk tenement in rear. (Amt due, \$3,383.31; taxes, &c, \$1,800; sub to a prior mort of \$22,000.) Geo Lodes .....27,407

Crescent av, No 636 | s w cor Belmont av, 128.9x45x100x126.5, 5-sty brk Belmont av | tenement and stores. (Amt due, \$30,556.54; taxes, &c, \$2,353; sub to a first mort of \$40,000.) Tony Galiani .....51,732

BRYAN L. KENNELLY.

Madison av, No 825, e s, 26 s 69th st, 29x85, 4-sty stone front dwelling (exrs sale). Lester S Holmes .....72,500
Lind av, w s, 174.3 n 168th st, 50x154.7x51x144.3, vacant (voluntary). Bid in at \$6,000 .....
167th st, n e s, 205.11 s e Sedgwick av, 50x150, vacant (voluntary). Bid in at \$6,400 .....
37th st, No 128, s s, 19 w Lexington av, 18.9x49.5, 4-sty stone front dwelling (voluntary). John P Noonan .....34,500
Vesey st, Nos 14 & 16, n s, 181.1 w Broadway, 50.2x101x irreg x102.6, 5-sty stone front building (exrs sale). Geo R Read & Co, for William Waldorf Astor .....307,500
Vesey st, Nos 28 & 30, n e cor Church st, 52.5x76x52.5x75, 5-sty brk and stone loft and store building (exrs sale). Samuel H Stone and Heilner & Wolf .....206,000
Northern av|e s, 348.5 n 181st st, runs n 100 x e 239 x s e 36.7 to New New av | av, x s 64 x w 240.7, vacant (voluntary). W J Weiler .....31,750
Northern av, e s, 448.5 n 181st st, 106.7x226.3x110.8x239, vacant (volun- tary). James J Burns .....36,750
Northern a, e s, 555 n 181st st, 50x220.5x51.8x226.3, vacant (voluntary). Geo Roberts .....14,500
Northern av, e s, 605 n 181st st, 150x202.7x155.7x220.5, vacant (volun- tary). Max Marx .....48,500
\*81st st, No 229, n s, 254.2 w 2d av, 25.5x102.2, 4-sty brk tenement and store and 3-sty frame tenement in rear. (Amt due, \$15,048.05; taxes, &c, \$289.70.) Harris D Colt, trustee, etc. ....14,000
11th av, Nos 599 to 603 | s w cor 45th st, 75.3x100, three 4-sty brk tene- 45th st, Nos 600 & 602 | ments and stores and 1-sty frame building in street. (Amt due, \$8,614.70; taxes, &c, \$741.05; sub to a first mort of \$35,000.) Adj to Nov 23. ....

HERBERT A. SHERMAN.

\*Delancey st, No 290, n s, 25 e Cannon st, 25x100, 5-sty brk tenement and store. (Amt due, \$10,277.32; taxes, &c, \$625.95; sub to a first mort of \$18,000.) Fannie Mayer .....23,000

SAMUEL MARX.

\*120th st, No 538, s s, 418.9 e Pleasant av, 18.9x100.11, 2-sty brk dwell- ing. (Amt due, \$2,271.75; taxes, &c, \$88.77.) Max J Kramer .....5,250

HUGH D. SMYTH.

Westchester av|s w cor 156th st, 101.8x84.6x35.10x96.11, vacant. (Amt 156th st | due, \$20,502.18; taxes, &c, \$222.62; sub to a first mort of \$5,000.) Frederick Kurzman .....26,485

Total .....\$1,065,408
Corresponding week, 1908 .....\$1,376,130
Jan. 1st, 1909, to date .....\$52,538,710
Corresponding period, 1908 .....\$49,544,096

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**Ramsdell Manufacturing Co.**  
83-85 Manhattan St., New York

## REAL ESTATE RECORDS

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there 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 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

### CONVEYANCES

Nov. 5, 6, 8, 9, 10 and 11. (No. 98.)

#### BOROUGH OF MANHATTAN.

Apthorps lane, being lot on w by line 100 e West End av, on n by line 143 s 92d st; on e by line 175 e West End av, on s by land of party 2d part, being land bet c l said lane and land of party 2d part. Lucy R Ball to Harriet R Rich. Q C and C a G. Nov 11, 1909. 4:1239. other consid and 100

Apthorps lane, c l lot bounded on w by line 175 e West End av, on s by line 143 s 92d st, e by line 225 e West End av, n by land party 2d part, being land bet c l said lane and land party 2d part. Lucy R Ball to Philip Livingston. Q C and C a G. Nov 9, Nov 11, 1909. 4:1239. other consid and 100

Apthorps lane, lot bounded on w by line 225 e West End av, on n by s s land Philip Livingston, on e by e s Broadway, on s by land party 2d part, being land bet c l said lane, and party 2d part, vacant. Lucy R Ball to Saml McMillan. Q C and C a G. Nov 9, Nov 11, 1909. 4:1239. other consid and 100

Apthorps lane, lot bounded on w by line 165 e Riverside Drive, s by line 113.11 s 92d st, x e by line 185 e of said av, x n by land party 2d part, being land bet c l said lane, and land of party 2d part. Lucy R Ball to Frances Sprague. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded on w by line 275 e Riverside av, on n line 113.11 s of 92d st, e by line 300 e said av and s by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Chas E Diefenthaler. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded on w by line 200 e Riverside Drive, and on e by line 225 e said av, on n s by line 113.11 s 92d st, and on s by land of party 2d part, intended to convey all land bet c l said lane and party of 2d part. Lucy R Ball to John H Lynch. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 205 e Riverside Drive, s by line 113.11 s 92d st, x e 225 e said av and n by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Lizzie S Hannah. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 175 e Riverside Drive, n by line 113.11 s 92d st, e by line 200 e said av and s by land party 2d part, being land bet c l said lane and land party 2d part. Lucy R Ball to Lizzie J Stubner. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 225 e Riverside Drive, n by line 113.11 s 92d st, e by line 250 e said av and s by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Thos L Bennett. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 185 e Riverside Drive, s by line 113.11 s 92d st, e by line 205 e said av and n by land party 2d part. Lucy R Ball to Jennie S Kuhn. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 150 e Riverside Drive, n by line 113.11 s 92d st, e by line 175 e said av and s by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Elfrida C Brewer. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 125 e Riverside Drive, s by line 113.11 s 92d st, e by line 145 e said av and n by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to John S Phillips. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w x line 125 e Riverside Drive, n by line 113.11 s 92d st, e by line 150 e said av, s by line party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Anna M Zollkoffer. Q C and C a G. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Apthorps lane, lot bounded w by line 145 e Riverside Drive, s by line 113.11 s 92d st, e by line 165 e said av and n by land party 2d part, being land bet c l said lane and party 2d part. Lucy R Ball to Grace H wife of Wm Mitchell. Nov 9, Nov 11, 1909. 4:1251. other consid and 100

Broad st, Nos 54 and 56, w s, abt 165 n Beaver st, 45.4x116.6x35.6 x113.7, s w s, 5-sty brk office and store building. The Realty Company of America to Matoaka Realty Company. Mort \$250,000. Nov 8, Nov 9, 1909. 1:24—40 and 41. A \$375,000—\$445,000. other consid and 100

Cannon st, No 61, w s, abt 200 n Delancey st, 27x100, 5-sty brk tenement and store. Bernard Ojzerkis et al to Leopold Horowitz. Mort \$28,000. Nov 4, Nov 5, 1909. 2:333—63. A \$18,000—\$33,000. other consid and 100

Same property. Leopold Horowitz to Bernard Ojzerkis, 24-100 parts, Max Fuchs 22-100 parts, and Isidor Silverman 34-100 parts, N Y, and Symon Fuchs of Brooklyn, 20-100 parts. Mort \$28,000. Nov 4, Nov 5, 1909. 2:333. other consid and 100

Division st, No 261 (287), s s, 128.6 e Montgomery st, 20.6x42, 2-sty brk dwelling. Division st, No 263, s s, 149 e Montgomery st, 20.6x41.10x20.6x42, 3-sty brk dwelling. Lewis A Mitchell to Edwin F Walton. Mort \$16,000. Oct 2, Nov 10, 1909. 1:287—42 and 43. A \$18,000—\$20,000. other consid and 100

Division st, Nos 252 and 254 | n w cor Ridge st, 44.4x84x39.6x Ridge st, Nos 1 to 5 | x63.5, 6-sty brk tenement and stores. Samuel Goldberger to Adolph Levy. Mort \$84,400. Oct 30, Nov 11, 1909. 1:315—17. A \$40,000—\$75,000. nom

Dominick st, No 31, n s, 140.11 w Varick st, 19x75, 3-sty brk dwelling. Hanna L Dooner to Winifred E Judge. Mort \$11,765. Nov 10, 1909. 2:579—35. A \$7,000—\$8,500. nom

East Broadway, No 280, n s, 211 e Montgomery st, 21.2x59.3x21.5 | x59.5, 4-sty brk tenement and store. Mort \$13,500. Cherry st, No 270, n s, 156.9 w Jefferson st, 26.1x114x26.1x113.7, 5-sty brk tenement and store. Mort \$20,000. Cherry st, Nos 298 to 304, n s, 133.1 e Jefferson st, 100x80, four 5-sty brk tenements and stores. Mort \$64,200.

Agreement bet HEIRS of Samuel Kommel, dec'd, that the property will be divided as follows: Abraham Kommel 1-6 part, Louis M Kommel 1-6 part, Robert Kommel 1-6 part, Frances Appel 1-6 part, Fannie Mayer 1-6 part, Irving Kommel 1-42 part, Matthew Kommel 1-42 part, Nathan Kommel 1-42 part, Robt L Kommel 1-42 part, Frances Kommel 1-42 part, Jessie Kommel 1-42 part, Sadie C Kommel 1-42 part. Nov 6, Nov 10, 1909. 1:256-257-287.

Essex st, No 149, w s, 100 s Stanton st, 25x89.4, 3-sty brk tenement and store. Sam Solomon to Drosin Bros, a corpn. All liens. Oct 8, 1908. Rerecorded from Oct 19, 1908. Nov 8, 1909. 2:411—59. A \$22,500—\$25,000. other consid and 100

Same property. Samuel Solomon to same. Q C and correction deed. Nov 5, 1909. Nov 8, 1909. 2:411. nom Same property. Drosin Bros, a corpn, to Louis Drosin. C a G. All liens. Nov 6, Nov 8, 1909. 2:411. other consid and 100

Fort Charles pl E, Nos 37 to 41, late Van Corlear pl, n s, abt 256.8 s e, s and s w on curve from 227th st; also 260.3 e line bet lands of Overbaugh & Dyckman or bet lots 106 and 107, runs n 103.10 x w 25 x n 12.10 x w 25 x s 87 to pl, x e 58.1 to beginning, being lots 105 and 106 on map No 738a of North Marble Hill, 2-sty frame dwelling. Katharina Balheimer to Balheimer Estates, a corpn. Mort \$10,500. Nov 4, Nov 5, 1909. 13:3402—455. A \$6,000—\$13,000. nom

Greenwich st, No 163, e s, 104.9 s Cortland st, 25.8x88.9x25.4x90.10, 5-sty brk loft and store building. Winfield S Spencer to John S Spencer of Westbrook, Conn. All title. Q C. Mar 25, 1908. Nov 8, 1909. 1:60—11. A \$19,000—\$31,000. nom

Greenwich st, No 176, n w s, abt 32 s Dey st, 24.6x63.6x23.2x56.6, 5-sty brk tenement and stores. John P Morgan et al as TRUSTEES to Frederick M Hilton of Briarcliff Manor, Westchester Co, N Y. Sept 28, Nov 8, 1909. 1:59—32. A \$17,000—\$22,000. 27,500

Greenwich st, Nos 708 and 710, w s, abt 70 n 10th st, 50x93x52.6x 89.8 s s, one 2 and one 3-sty frame (brk front) tenements and two 2-sty brk stables in rear. Teichman Engineering & Construction Co to Moritz L and Carl Ernst. Mort \$54,500. Nov 6, Nov 8, 1909. 2:631—20 and 21. A \$22,000—\$26,000. other consid and 100

Greenwich st, No 549 | s e cor Charlton st, 25x75 to 3-ft alley, with Charlton st, No 112 | all title to said alley, 3-sty brk tenement and stores and 2-sty brk stable in st. Frances L Meeker to Becker Realty Co. Mort \$9,000. Nov 8, Nov 10, 1909. 2:597—45. A \$13,500—\$15,000. nom

Henry st, No 247 | n w cor Montgomery st, 23x80, 4-sty Montgomery st, Nos 14 and 16 | brk tenement and stores. Geo T Jackson to Samuel M Jackson. 1/2 part. All title. B & S. May 21, Nov 10, 1909. 1:286—20. A \$22,000—\$30,000. nom

Hester st, No 25, n s, abt 75 e Norfolk st, 25x100, 5-sty brk tenement and store. Sarah Lubetkin to Isaac Goldberg. Mort \$43,000. Nov 8, 1909. 1:312—37. A \$30,000—\$45,000. 100

Hester st, No 108 | s e cor Forsyth st, 50x50, 6-sty brk tenement Forsyth st, No 58 | and stores. Katharina Balheimer to Balheimer Estates, a corpn. Mort \$25,000. Nov 4, Nov 5, 1909. 1:301—14. A \$40,000—\$70,000. nom

# MILLER, McMANN & DONLEY

## INVESTMENTS AND DWELLINGS IN THE FIFTH AVENUE SECTION

WM. A. MILLER  
H. W. McMANN  
J. E. DONLEY  
Tel., 2780 & 2781 Murray Hill  
505 FIFTH AVENUE

- Hester st, No 106, s s, 50 e Forsyth st, 25x50, 5-sty brk tenement and store. Katharina Balheimer to Balheimer Estates, a corpn. Nov 4. Nov 5, 1909. 1:301-16. A \$15,000-\$22,000. nom
- Houston st, No 110 (359), n s, 55 w 2d av, 22.7x50x21.10x50, 4-sty brk tenement and store. Rose H Richardson widow and ano HEIRS & George Richardson dec'd, both of Bridgeport, Conn, to Dellaripha G Richardson. All title. Q C. Sept 20. Nov 6, 1909. 2:456-38. A \$13,000-\$17,000. nom
- Houston st, Nos 376 to 382 | n s, 151.8 e Av C, 65x81 to s s 2d 2d st, Nos 271 to 275 | st, x65x89.4, five 3 and one 4-sty brk tenements and stores. Sarah Krautman to Katie Krautman. All liens. Nov 4. Nov 5, 1909. 2:371-8 to 10 and 32 to 34. A \$43,700-\$53,500. other consid and 100
- Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. PARTITION. Sept 14, 1909. Edward C Crowley, ref, to Joseph L Ennis. Nov 4. Nov 5, 1909. 8:2112-46 to 48. A \$12,000-\$12,000. 9,550
- Jumel pl, w s, 166.3 n 167th st, 75x100, vacant. Joseph L Ennis to John Soltau. Mort \$8,000. Nov 5. Nov 6, 1909. 8:2112-46 to 48. A \$12,000-\$12,000. nom
- Lispensard st, Nos 60 and 62, s s, 140.5 w Broadway, 49.6x90.4 x48.6x87.8, 7-sty brk loft and store building. 1:194-32. A \$44,000-\$100,000.
- Madison av, No 62 | n w cor 27th st, 24.9x95, 11-sty brk and stone 27th st, No 21 | tenement. 3:857-17. A \$83,000-\$210,000.
- 5th av, Nos 1353 and 1355 | s e cor 113th st, 50.5x99.8, two 5-sty 113th st, No 2 | brk tenements and stores. 6:1618-69 and 70. A \$45,000-\$79,000.
- Broadway, Nos 2680 to 2690 | n e cor 102d st, runs n 201.10 to s 102d st, No 211 | s 103d st x e 107 x s 100.11 x w 7 103d st, No 216 | x s 100.10 to n s 102d st, x w 100 to beginning, six 5-sty stone front tenements. 7:1874-20 to 22 and 43 to 45. A \$254,000-\$349,000.
- Eliza J Smith to Marion S I Martin, of N Y, and Irving T Smith, of Brooklyn. All liens. Oct 22. Nov 5, 1909. other consid and 100
- Ludlow st, No 16, e s, about 155 n Canal st, 19x87.6, 5-sty brk tenement and store. Sheindelman & Parshelsky, Inc, a corpn, to Aron Saftro. Morts \$24,500. Nov 1. Nov 5, 1909. 1:297-5. A \$16,000-\$24,000. nom
- Liberty st, No 96 | s s, 26.1 e Trinity pl or Church st, runs s 53.11 Trinity pl, No 109 | x w 25.5 to e s Church st x s 22.3 x e 50.6 x n 76.3 to Liberty st x w 26 to beginning, 5-sty stone front loft and store building.
- Also property at Syracuse, N Y.
- Emily N Vanderpoel, widow to George and Dickinson W Richards, both of Orange, N J. All title in trust for Floyd L Vanderpoel, grandson of party 1st part. Mar 30, 1901. Re-recorded from July 23, 1901. R S \$125. Nov 9, 1909. 1:50-16. A \$155,000-\$165,000. nom
- Macdougall st, No 109, w s, 43 s Minetta st, or lane, 21.6x74.6, 3-sty brk tenement. Joseph P Zuria to Teresa and Luisa Talamini. Mort \$8,000. Nov 6, 1909. 2:542-46. A \$9,500-\$11,000. other consid and 100
- Macdougall st, No 109, w s, 43 s Minetta st, or lane, 21.6x74.6, 3-sty brk tenement. Tuskegee Normal & Industrial Institute of Alabama to Joseph P Zuria. B & S. Feb 2. Nov 5, 1909. 2:542-46. A \$9,500-\$11,000. 13,000
- New Bowery, No 17 | s e s, at w s Roosevelt st, runs s along Roosevelt st, No 51 | velt st, 28.5 x w 28.11 to New Bowery x n e 40 to beginning, gore, 5-sty brk tenement and stores. Geo R Pond to John Taylor of Millburn, Essex Co, N J. B & S. Mort \$7,000 and all liens. Nov 1, 1905. Nov 8, 1909. 1:115-19. A \$7,500-\$10,000. nom
- New Bowery, No 18 | n w s, at n e s New Chambers st, runs n New Chambers st, No 49 | e 11.2 x w 15.2 to New Chambers st x s e 10.8 to beginning, gore, 2-sty frame store.
- New Chambers st | n e s, at e s Chestnut st, runs n along Chestnut st, No 22 | Chestnut st, 20 x e 45.1 to n w s New Bowery, Nos 20 and 22 | New Bowery x s w 35.2 x s w 15.1 to New Chambers st x n w 7 to beginning, two 3-sty brk tenements and stores.
- Geo R Pond to John Taylor of Millburn, Essex Co, N J. B & S. Mort \$8,000. Nov 17, 1905. Nov 8, 1909. 1:115-12, 13, 14. A \$10,900-\$12,000. nom
- Norfolk st, No 33, w s, about 125 s Grand st, 25x100, 6-sty brk tenement and store. Katharina Balheimer to Balheimer Estates, a corpn. Nov 4. Nov 5, 1909. 1:311-22. A \$23,000-\$41,000. nom
- Orchard st, No 98, e s, 138.6 n Broome st, 25.5x88.6x24.2x88.6, 5-sty brk tenement and store. Louis D Waxberg et al to Waxberg Realty Co. 4-5 parts. All title. Mort \$25,000. Oct 1. Nov 10, 1909. 2:409-3. A \$23,500-\$37,000. other consid and 100
- Oliver st, Nos 31 and 33 | n w cor Madison st, runs n 45.4 x w Madison st, Nos 51 to 57 | 77 x s 9.2 x e 1.3 x s 29.10 to Madison st, x e 76.1 to beginning, 6-sty brk tenement and stores.
- Harry Abrams to Ray wife of Harry Abrams. All liens. Nov 11, 1909. 1:279-2. A \$30,000-\$70,000. other consid and 100
- Park pl, No 25 | n s, 33.4 e Church st, runs e 37.11 x n 150 to s s Murray st, No 22 | Murray st x w 21.4 x s 25 x w 16.3 x s 125 to beginning, 5-sty stone front loft and store building. 25 Park Pl Co, a corpn, to Ellen Y Scott, of Jersey City, N J. Mort \$135,000. Nov 3. Nov 8, 1909. 1:124-11. A \$145,000-\$180,000. other consid and 100
- Same property. Ellen Y Scott to 25 Park Pl Co, a corpn. Mort \$135,000. Nov 6. Nov 8, 1909. 1:124. other consid and 100
- Pearl st, No 427 | n w cor New Chambers st, runs n 16.4 x New Chambers st, No 35 | w 26.5 to n s New Chambers st x s e 30.10 to beginning, gore, 2-sty brk loft and store building. Geo R Pond to John Taylor of Millburn, Essex Co, N J. B & S. Mort \$4,500. Sept 30, 1905. Nov 8, 1909. 1:119-34. A \$5,000-\$5,500. nom
- Rivington st, Nos 304 and 306 | n e cor Lewis st, 25x100, 6-sty brk Lewis st, Nos 72 1/2 and 74 | tenement and stores. Morris Kronovet et al to Sarah Ehrenreich. Morts \$49,500. Nov 8. Nov 9, 1909. 2:329-78. A \$25,000-\$53,000. other consid and 100
- Sammel st, No 30, e s, 60.1 s Madison st, 27x95, 4-sty brk tenement and store and 4-sty brk tenement in rear. Bashe Sarasohn to Isabella Sarasohn. Morts \$26,926.84. Nov 9, 1909. 1:266-75. A \$13,000-\$22,000. other consid and 100
- Thompson st, Nos 91 and 93, w s, 125 n Spring st, 50x100, 7-sty brk loft and store building.
- Church st, No 273, e s, 100.3 s White st, 25.2x75, 4-sty brk loft and store building.
- Elijah K Hubbard of Middletown, Conn, to Kath F wife of Clarence S Wadsworth of Middletown, Conn, party 1st part. Reserves life estate. July 8. Nov 11, 1909. 2:503-33. A \$31,000-\$70,000; 1:175-13. A \$32,000-\$38,000. gift
- Union sq E, No 50 | n e cor 17th st, 28x115, 4-sty brk office and store 4th av, No 207 | building. Kips Bay Realty Co to The Germania 17th st, No 101 | Life Ins Co. Morts \$160,000 and all liens. Nov 9. Nov 10, 1909. 3:873-1. A \$95,000-\$110,000. other consid and 100
- Wooster st, No 147, w s, 245.2 n Prince st, 25x99.9x25x99.11, 4-sty and basement stone front loft and store building. City Real Estate Co to Meyer J Wohlgenuth. B & S. Mort \$19,000. Nov 9. Nov 10, 1909. 2:515-30. A \$22,000-\$27,000. other consid and 100
- 4th st E, No 314, s s, 146 (?should be abt 170) e Av C, runs s w 96 x s w 18.9 x n w 96 to st x -18.9 to beginning, error, 3-sty brk dwelling. Julius Stoloff to I Arthur Stoloff. Morts \$15,000. Nov 6. Nov 8, 1909. 2:373-10. A \$10,000-\$12,000. other consid and 100
- 4th st W, No 76, or | s w s, at n w s Wooster st, 14x56, 3-Washington sq S, No 54 | sty brk tenement and store. PARTI-Wooster st, No 247 | TION, Oct 14, 1909. James T Brady referee to Augustus Flattau. Nov 5. Nov 6, 1909. 2:538-17. A \$14,000-\$15,000. 18,350
- 6th st E, Nos 749 and 751, n s, 52 w Av D, 41x22.9, 3-sty brk stable and storage. Lena wife of and Michael Kramer to George Ricard. Morts \$11,950. Nov 4. Nov 5, 1909. 2:376-40. A \$8,000-\$10,000. nom
- 6th st E, No 425. Release from liability on mortgage recorded about Apr 30, 1907. August Hildebrandt to Chas A Friedenber. Nov 9, 1909. 2:434. nom
- 6th st E, No 425, n s, 300 w Av A, 25x90.10, 5-sty brk tenement and store. Chas A Friedenber to August Hildebrandt, of Brooklyn. All liens. Nov 4. Nov 9, 1909. 2:434-45. A \$17,000-\$32,000. nom
- 6th st E, No 425, n s, 300 w Av A, 25x90.10, 5-sty brk tenement and stores. Berel Ludwak to Chas A Friedenber of Hudson County, N J. Q C. All liens. Nov 5. Nov 9, 1909. 2:434-45. A \$17,000-\$32,000. nom
- Same property. Samuel D Lasdon to same. Q C. Nov 5. Nov 9, 1909. 2:434. nom
- 7th st E, No 112, s s, 275 w Av A, 25x90.10, 5-sty brk tenement and store. Raphael Joseph et al to Benj J Weil. Morts \$36,000 and all liens. Nov 1. Nov 5, 1909. 2:434-20. A \$17,000-\$33,000. other consid and 100
- 8th st E, No 326, s s, 412.3 e Av B, 21.9x97.6, 5-sty brk tenement. Morris Kronovet et al to Gisella Hochman. Mort \$18,500. Nov 4. Nov 5, 1909. 2:390-21. A \$14,500-\$21,000. other consid and 100
- 9th st E, No 432, s s, 163 w Av A, 25x94, 4-sty brk tenement and store. Rose Lottman to Herman Lottman of Brooklyn. All liens. Mar 30, 1906. Nov 9, 1909. 2:436-25. A \$17,000-\$20,000. other consid and 100
- 10th st E, No 267, n e s, 269 n w Av A, 25x94.8, 5-sty stone front tenement and store. Louis D Waxberg et al to Waxberg Realty Co. Mort \$29,500. Oct 1. Nov 10, 1909. 2:438-44. A \$17,500-\$28,000. other consid and 100
- 12th st W, No 74, s s, 168.5 e 6th av, 19.3x103.3x19.4x103.3, 3-sty and basement brk dwelling. Lucie E Mirick to Helen A Mirick. Mort \$15,000. Nov 9. Nov 10, 1909. 2:575-18. A \$18,000-\$21,000. nom
- 14th st E, No 10. General release. Leopold Rosenfeld to Bettie wife Jacob Widder. Oct 4. Nov 8, 1909. 2:571. 1,200
- 15th st W, No 148, s s, 205 e 7th av, 20x100, 3-sty and basement brk dwelling. Wm C Neudewitz to Julia H Neudewitz. Nov 1. Nov 11, 1909. 3:790-63. A \$13,000-\$16,000. 22,000
- 16th st W, Nos 441 and 443, n s, 260.4 e 10th av, 40x92, two 5-sty brk tenements and stores. FORECLOS, Oct 27, 1909. Thos R Lane referee to Emelie Hoffman. Nov 6. Nov 8, 1909. 3:714-12 and 13. A \$16,000-\$26,000. 5,000
- 16th st W, Nos 136 and 138, s s, 312.6 e 7th av, 37.6x103.3, 16th st W, Nos 140 and 142, s s, 275 e 7th av, 37.6x103.3, two 5-sty brk tenements.
- Florine A Albright to Joseph L Bittenwieser. Morts \$110,000. Nov 4. Nov 5, 1909. 3:791-66 and 68. A \$53,000-\$121,000. other consid and 100
- 18th st E, No 528, s s, 226.9 w Av B, 43.9x92, 6-sty brk tenement and stores. Llewellyn Realty Co, a corpn of N J, to Sarah Weiss. Morts \$44,500 and all liens. Nov 5. Nov 6, 1909. 3:975-38. A \$10,500-\$44,000. other consid and 100
- 18th st W, Nos 356 to 362, s s, 100 e 9th av, 50x92, four 3-sty brk tenements. Moritz L and Carl Ernst to Teichman Engineering & Construction Co. Mort \$33,000. Nov 3. Nov 8, 1909. 3:741-63 to 66. A \$24,000-\$28,000. other consid and 100
- 20th st W, No 223, n e s, abt 290 w 7th av, 25x77.9x25x78.4 s e s, 5-sty brk tenement. William Sweet husband of Sarah Sweet dec'd tenant by curtesy, of Dutchess Co, N Y, to Sarah S Jones, of Dutchess Co, N Y. Q C. July 7. Nov 6, 1909. 3:770-27. A \$11,000-\$21,000. nom
- 20th st W, No 156, s s, 138.8 e 7th av, 17.8x93.10, 5-sty brk tenement. Lucie E Mirick to Helen A Mirick. Mort \$15,000. Nov 9. Nov 10, 1909. 3:795-71. A \$14,000-\$21,000. nom
- 20th st E, Nos 339 and 341, n s, 186.11 w 1st av, 35.8x92, 6-sty brk tenement and stores. Max Schein to Henry H Jackson. Mort \$48,500 and all liens. Nov 9. Nov 10, 1909. 3:926-25. A \$17,500-\$45,000. other consid and 100
- 21st st W, No 145, n s, 298.2 e 7th av, 19.5x98.9, 4-sty and basement stone front dwelling. Samuel M Jackson to Geo T Jackson. 1/2 part. All title. B & S. May 21. Nov 10, 1909. 3:797-16. A \$17,500-\$20,500. nom
- 22d st W, No 431, n s, 250 w 9th av, 25x98.9, 3-sty stone front dwelling. Louis M Hart to Mattie Cammeyer. Mort \$9,000. Nov 5. Nov 9, 1909. 3:720-32. A \$11,000-\$17,000. other consid and 100
- 27th st W, Nos 104 to 108, on map No 106, s s, 100 w 6th av, 60x 98.9, 12-sty brk and stone loft and store building. Marmac Construction Co to Israel Unterberg. Morts \$275,000 and all liens. Nov 10. Nov 11, 1909. 3:802-49. A \$52,000-P \$70,000. other consid and 100
- 27th st W, No 122, s s, 281.3 w 6th av, 18.9x98.9, 4-sty brk tenement and store. CONTRACT. Mary A O'Neil with Alva Realty Co. Mort \$25,000. Oct 30. Nov 5, 1909. 3:802-56. A \$17,500-\$19,500. 35,000

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- 29th st W, n s, 55.3 e 11th av, strip, 0.3x49.4. Geo G Kane to Helena M E and Kate F Lindemann TRUSTEES for Hermine M Schuessler. Oct 13. Nov 10, 1909. 3:701. nom
- 31st st E, No 236, s s, 200 w 2d av, 18.9x98.9, 4-sty stone front dwelling. Julia A Wagner to The Rector, etc, of the Church of the Incarnation. Mort \$6,000. Nov 11, 1909. 3:911-45. A \$8,000-\$12,000. other consid and 100
- 35th st W, Nos 511 to 515, n s, 150 w 10th av, 75x98.9, 2-sty brk stable. Elizabeth Walker widow, of Norwalk, Conn, to Mary E St John, of Norwalk, Conn. All liens. Dec 14, 1908. Nov 10, 1909. 3:707-26. A \$26,000-\$29,000. nom
- 35th st W, No 343, n s, 350 e 9th av, 15x98.9, 4-sty brk dwelling. Margt E Weill to Hotel Bellmens Beneficial Association, a corp'n. Morts \$12,000. Nov 10. Nov 11, 1909. 3:759-18. A \$6,800-\$8,500. 100
- 36th st W, Nos 28 to 32, s s, 365 w 5th av, 50x98.9, three 3-sty brk and stone dwellings. Stuard W Huber to Holland Holding Co. Morts \$100,000. Nov 6. Nov 11, 1909. 3:837-62 to 64. A \$146,000-\$159,000. other consid and 100
- 40th st W, No 546, s s, 150 e 11th av, 25x98.9, 5-sty brk tenement and store. Anna Blumenstock to Carrie Silverberg. Mort \$16,000. May 11. Nov 10, 1909. 3:711-58. A \$9,000-\$14,000. other consid and 100
- 41st st W, Nos 415 and 417, n s, 250 w 9th av, 50x98.9, two 5-sty brk tenements and stores. Katharina Balheimer to Balheimer Estates, a corp'n. Morts \$12,000. Nov 4. Nov 5, 1909. 4:1051-21 and 22. A \$22,000-\$40,000. nom
- 43d st E, No 318, s s, 200 e 2d av, 16.8x100.5, 4-sty brk dwelling. Wm L Ogsbury to Joseph Fox. Nov 1. Nov 5, 1909. 5:1335-44. A \$6,000-\$8,000. nom
- 48th st W, No 554, s s, 100 e 11th av, 25x100.5, 2-sty brk building and store. Bertha Levy to Maurice Block. Mort \$10,000. Oct 7. Nov 8, 1909. 4:1076-60. A \$9,000-\$13,500. nom
- 49th st E, No 22, s s, 325 e 5th av, 25.4x100.5, 4-sty brk dwelling. Mort \$16,000.
- 30th st E, No 22, s s, 306.3 e 5th av, 18.9x98.9, 4-sty stone front dwelling. Mort \$13,000. Gabriel Grant to Caroline A Grant. Nov 4. Nov 5, 1909. 5:1284-59. A \$71,000-\$84,000; 3:859-73. A \$52,000-\$61,000. 100
- 49th st W, No 232, s s, 260 e 8th av, 20x100.5, 3-sty brk dwelling. Reginald Steel to John S Spencer of Westbrook, Conn. Mort \$25,000. Oct 30. Nov 9, 1909. 4:1020-51. A \$24,000-\$25,000. other consid and 100
- 53d st E, No 316, s s, 171 e 2d av, 29x100.5, 4-sty stone front tenement and stores and part 1 and 2-sty brk stable in rear. Josephine Wirsing to Frank Dobson. Mort \$12,000. Nov 10, 1909. 5:1345-45. A \$11,000-\$18,000. other consid and 100
- 60th st W, No 236, s s, 450 w Amsterdam av, 25x100.5, 4-sty brk tenement and stores. Bella Mintz to Etta Rabinowitz of Brooklyn. Mort \$13,100. Nov 8. Nov 10, 1909. 4:1151-51. A \$6,000-\$10,000. other consid and 100
- 60th st W, Nos 243 to 247, n s, 150 e West End av, 74.11x100.5, three 4-sty brk tenements, stores in No 247.
- 4th st W, Nos 268 to 276 | n w cor Perry st, 105.6x75x105.6x  
 on map Nos 264 to 272 | 74.1, two 6-sty brk tenements,  
 Perry st, No 59, on map | stores on corner.  
 Nos 53 to 59
- Release dower. Ray wife of Harry Abrams to said Harry Abrams. Nov 11. 1909. 4:1152-7 to 9. A \$18,000-\$30,000; 2:622-56. A \$55,000-\$130,000. nom
- 60th st E, No 243, n s, 115 w 2d av, 20x100.5, 3-sty and basement stone front dwelling. Kath G Farrell to Minnie T Brown. Mort \$15,000. Nov 4. Nov 11, 1909. 5:1415-20. A \$12,000-\$16,000. nom
- 62d st W, No 233, n s, 300 e West End av, 25x100.5, 5-sty brk tenement and store. Hyman Spiegel et al to Sarah Rosenkranz. Morts \$14,650. Oct 30. Nov 8, 1909. 4:1154-13. A \$6,000-\$17,000. other consid and 100
- 63d st E, Nos 326 and 328, s s, 325 e 2d av, 50x100.5, two 5-sty brk tenements and stores. Annie Levine to Angelo Bianco and Rosina Albano. Mort \$43,000 and all liens. Nov 8. Nov 9, 1909. 5:1437-38 ad 39. A \$18,000-\$42,000. 100
- 69th st E, No 428, s s, 233.4 w Av A, 41.8x100.5, 6-sty brk tenement. Philip Krauss to Tillie Wacht. All liens. Oct 29. Nov 5, 1909. 5:1463-35. A \$15,000-\$47,000. nom
- 72d st E, No 109, n s, 80 e Park av, 20x102.2, 4-sty stone front dwelling. Adon Smith, Borough of Richmond, and Emilie T Smith of Philadelphia, Pa, formerly his wife, to Louisa M Smith. 1/4 part. Mort \$2,500. Nov 5. Nov 6, 1909. 5:1407-4. A \$36,000-\$45,000. nom
- 73d st E, No 506, s s, 148 e Av A, 25x102.2, 2-sty frame building and store. James McGinnis et al HEIRS, &c, James McGinnis, decd to Godfrey Knoche and Anne Weiler. Nov 5, 1909. 5:1484-46. A \$6,000-\$7,000. 8,000
- 73d st W, No 274, s s, 82.9 e West End av, 17.3x76.8, 3-sty and basement brk dwelling. Annie M Disosway to T J McLaughlins Sons, Inc. Nov 8, 1909. 4:1164-61. A \$13,000-\$19,000. nom
- 79th st E, N s 180 to 184, s s, 71.11 w 3d av, 52.11x75.3x53x75.7, three 3-sty stone front dwellings. Bridget C Kane to Catharine, Elizabeth and Mary Kane, all of Larchmont, N Y. B & S. All liens. Dec 9, 1907. Nov 8, 1909. 5:1413-40 1/2 to 41. A \$34,500-\$45,000. gift
- 81st st E, No 23, n s, 95 w Madison av, 20.6x102.2, 5 and 6-sty stone front dwelling. Harry S Harkness to Marie E wife Harry S Harkness. B & S. Nov 5, 1909. 5:1493-13. A \$46,000-\$91,000. 100
- 83d st E, Nos 112 1/2 and 115, on map Nos 113 and 115, n s, 135.6 e Park av, 50x102.2, two 5-sty brk tenements. Henrietta Kuehnle to Emily Harnischfeger. 1/2 part of all title. Morts \$56,000. Dec 15, 1906. Nov 6, 1909. 5:1512-7 and 8. A \$32,000-\$61,000. other consid and 100
- 85th st W, No 353, n s, 125 e Riverside Drive, 75x102.2, 8-sty brk tenement. Chas E McManus to Joseph J Steindler. Mort \$200,000. Nov 1. Nov 5, 1909. 4:1247-part lot 1. A \$-\$-\$-. other consid and 100
- 85th st E, No 65, n s, 210 w Park av, 25.6x102.2, 5-sty brk tenement and store. Adolph H Urban to Ellen Brady. Morts \$27,000. Nov 1. Nov 5, 1909. 5:1497-28. A \$20,000-\$28,000. 100
- 86th st E, No 434, s s, 369 e 1st av, 25x102.2, 4-sty stone front tenement and store. Mary Raphael to Edward Kates. Mort \$18,900. Oct 29. Nov 9, 1909. 5:1565-35. A \$9,000-\$16,000. other consid and 100
- 88th st E, Nos 12 to 18, s s, 120 w Madison av, 100x100.8, four 5-sty brk and stone tenements. Jacob Wertheim to Union Real Estate Co. 1/2 part. Mort \$145,000 and all liens. Nov 2. Nov 11, 1909. 5:1499-61 to 64. A \$180,000-\$199,000. other consid and 100
- 93d st W, No 21, n s, 268 w Central Park West, 20x100.8, 4-sty and basement brk dwelling, being all right, title and interest to an 251-3,780 interest in and to so much of the bed of what was formerly known as Apthorps lane as lies north of 93d st within boundaries of above lot. John S Montgomery to Lawyers Title Ins & Trust Co. Q C. Oct 3. Nov 6, 1909. 4:1207-21 1/2. A \$10,000-\$14,000. omitted
- 94th st W, No 35, n s, 300.4 w Central Park West, 19.8x100.8, 3-sty and basement brk dwelling. Samantha M Neville to Hannah S Gould. Mort \$17,000. Oct 25. Nov 8, 1909. 4:1208-20. A \$11,000-\$20,000. other consid and 100
- 95th st E, No 337, n s, 80 w 1st av, 30x100.8, 5-sty brk tenement. Minnie Schmidt to Stephen H Jackson. Mort \$29,500. Nov 5, 1909. 5:1558-22. A \$9,500-\$27,000. other consid and 100
- 95th st W, No 174, s s, 82 e Amsterdam av, 18.6x100.8, 4-sty and basement stone front dwelling. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Morts \$17,000. Nov 10, 1909. 4:1225-60 1/2. A \$9,000-\$21,000. other consid and 100
- 96th st E, Nos 167 to 171, n s, 150 w 3d av, 75x100.11, three 5-sty brk tenements. Morts \$62,250.
- 96th st E, Nos 173 and 175, n s, 100 w 3d av, 50x100.11, two 5-sty brk tenements. Morts \$40,000. Allegiance Realty Co to Isidore S and Max S Korn. Oct 30. Nov 10, 1909. 6:1624-28 to 32. A \$67,500-\$136,000. other consid and 100
- 97th st W, No 125, n s, 228 w Columbus av, 16x100.11, 4-sty and basement stone front dwelling. Lydia Taylor and ano to George Smith, Jr. Morts \$14,000. Nov 3. Nov 5, 1909. 7:1852-23. A \$7,000-\$14,000. other consid and 100
- 98th st E, No 287, n s, 125 w 2d av, 25x100.11, 5-sty brk tenement. Rudolph Loewenthal to Jacob L Lindner. Mort \$17,700. Aug 18. Nov 5, 1909. 6:1648-19. A \$8,000-\$22,000. other consid and 100
- 98th st E, No 73, n s, 25 w Park av, 25x100.4, 5-sty brk tenement. Harry G Cowen to Bertha S Korn. Mort \$17,500. Oct 30. Nov 10, 1909. 6:1604-35. A \$9,000-\$24,000. other consid and 100
- 98th st W, No 124, s s, 214.11 w Columbus av, 18x100.11, 4-sty and basement stone front dwelling. The A C and H M Hall Realty Co to Mary E Hanrette. Mort \$10,500. Mar 8. Nov 11, 1909. 7:1852-41 1/2. A \$7,400-\$12,000. nom
- 99th st W, | n s, 125 w West End av, 75x201.10 to s s 100th st,  
 100th st W | vacant. Guide Realty Co to Meteor Realty and Construction Co. B & S and C a G. Morts \$60,000. Nov 3. Nov 11, 1909. 7:1888-63 to 65 and 76 to 78. A \$96,000-\$96,000. other consid and 100
- 101st st E, No 109, n s, 63 e Park av, 15.6x75, 3-sty brk dwelling. FORECLOS, Nov 8, 1909. S Howard Cohen ref to Flora V Bandler. Mort \$5,500. Nov 10. Nov 11, 1909. 6:1629-3. A \$5,000-\$7,000. 1,000
- 101st st E, No 111, n s, 78.6 e Park av, 15.6x75, 3-sty brk dwelling. FORECLOS, Nov 8, 1909. Michael J Egan ref to Flora V Bandler. Mort \$5,500. Nov 10. Nov 11, 1909. 6:1629-3 1/2. A \$5,500-\$7,000. 1,000
- 101st st E, Nos 322 and 324, s s, 239.1 w 1st av, 38.10x100.11, 6-sty brk tenement and stores. Llewellyn Realty Co, a corp'n of N J, to Sarah Weiss. Mort \$39,000 and all liens. Nov 5. Nov 6, 1909. 6:1672-37. A \$12,000-\$43,000. other consid and 100
- 102d st W, No 308, s s, 150 w West End av, 19x100.11, 3-sty and basement stone front dwelling. Annie Gold to John R Blair. Mort \$23,000 and all liens. July 6. Nov 5, 1909. 7:1889-65. A \$12,900-\$24,000. nom
- 103d st E, No 156, s s, 101.6 e Lexington av, 27x100.11, 5-sty stone front tenement. Bernard M Roche and Mary A his wife to Mary A Roche. Mort \$21,000. Nov 9. Nov 11, 1909. 6:1630-48. A \$11,000-\$22,000. other consid and 100
- 105th st W, Nos 140 to 144, s s, 375 e Amsterdam av, runs s 100.11 x e 67.8 to e 1 old lane (closed), x n e 90.9 to s w s Croton Aqueduct, x n 34 to st x w 93.9 to beginning, three 5-sty brk tenements. Eliz M F Hoefler, of Stamford, Conn, to Eliz M F Ochs of Stamford, Conn. All title. Apr 16. Nov 5, 1909. 7:1859-46 to 49. A \$42,000-\$92,000. nom
- 105th st E, No 115, n s, 125 e Park av, 25x100.11, 5-sty brk tenement. Harry G Cowen to Allegiance Realty Co. Morts \$19,000. Oct 30. Nov 10, 1909. 6:1633-6. A \$10,000-\$20,500. other consid and 100
- 106th st E, Nos 215 and 217, n s, 209.6 e 3d av, 40.3x100.11, 6-sty brk tenement and stores. Mary Ehrmann to Samuel C Wolfenstein and Rose Broom. All liens. Nov 9, 1909. 6:1656-9. A \$17,000-\$50,000. other consid and 100
- 106th st E, Nos 215 and 217, n s, 209.6 e 3d av, 40.3x100.11, 6-sty brk tenement and stores. Reuben Bruck to Mary Ehrmann. Morts \$55,875 and all liens. Nov 8. Nov 9, 1909. 6:1656-9. A \$17,000-\$50,000. other consid and 100
- 107th st W, No 313, n s, 162 e Riverside Drive, 20x100.11, 5-sty stone front dwelling. Mary E Nichols to Benedict W Cheesman. Nov 3. Nov 6, 1909. 7:1892-41. A \$13,600-\$31,000. other consid and 100
- 111th st E, No 116, s s, 138.4 e Park av, 16.8x 1/2 blk.
- 111th st E, No 118, s s, adj above on east. Beam right agreement. Augusta E Reese with Title Guarantee & Trust Co. Sept 22. Nov 5, 1909. 6:1638. nom
- 111th st W, s s, 341.8 w Amsterdam av, 108.4x91.10, 6-sty brk tenement. Highwood Realty and Construction Co to Alma C Stem. Mort \$190,000. Nov 11, 1909. 7:1882-part of lots 46 to 50. A \$-\$-\$-. other consid and 100
- 112th st W, No 536, s s, 175 e Broadway, 75x100.11, 6-sty brk tenement. Philip Krauss to Rosa Vesell. All liens. Oct 29. Nov 11, 1909. 7:1883-54. A \$42,000-\$130,000. other consid and 100
- 114th st E, No 28, s s, 79 w Madison av, 20x50.11, 5-sty brk tenement.

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114th st E, No 26, s s, 99 w Madison av, runs s 50.11 x w 1 x s | 50 x w 18 x n 100.11 to st, x e 19 to beginning, 5-sty brk tenement and store.  
 Elizabeth Bobbe to Mary Sherry. Morts \$35,000 and all liens. Nov 4. Nov 5, 1909. 6:1619—59½ and 60. A \$15,500—\$30,000. 100

115th st E, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11, 6-sty brk tenement and stores. Etta Matz to Criterion Construction Co. Mort \$37,500. Nov 3. Nov 5, 1909. 6:1643—S. A \$17,500—\$52,000. 100

115th st E, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11, 6-sty brk tenement and stores. Criterion Construction Co to Etta Matz. Morts \$45,000. Nov 4. Nov 6, 1909. 6:1643—S. A \$17,500—\$52,000. 100

116th st W, Nos 38 and 40, s s, 441 w 5th av, 54x100.11, two 5-sty brk tenements and stores. Louis Epstein to Madge A Thompson. 47-100 part mort \$70,000. Nov 5, 1909. 6:1599—54 and 55. A \$37,000—\$62,000. nom

116th st E, No 218, s s, 225 e 3d av, runs w 17 x s 48 x e 0.4 x s 16.2 x e 1.10 x s e 9.6 x s 30.2 x e 8 x n 100.10 to beginning, 3-sty stone front dwelling. Mollie Rosenblatt to Samuel Rosenblatt. Morts \$11,500. Nov 3. Nov 5, 1909. 6:1665—43. A \$7,500—\$12,000. other consid and 100

118th st W, No 22, s s, 335 w 5th av, 25x100.11, 5-sty brk tenement and store. Louis Friedman to Solomon Levy. All liens. Nov 5. Nov 6, 1909. 6:1601—50. A \$14,000—\$27,000. nom

Same property. Peter H Sponheimer et al to same. Q C. Nov 5. Nov 6, 1909. 6:1601. 100

119th st E, Nos 341 and 343, n s, 175 w 1st av, 50x ½ blk, 6-sty brk tenement and stores. Esther Schulman to Centennial Securities Co, a corpn. Mort \$63,400 and all liens. Nov 1. Nov 5, 1909. 6:1796—19. A \$15,000—\$57,000. 100

121st st E, Nos 442 and 444, s s, 109 w Pleasant av, runs s 100.10 x w 16 x s 0.1 x w 25 x n 100.11 to st x e 41 to beginning, 6-sty brk tenement and stores. George Freeman to Esther Schulman. Mort \$42,500. Nov 3. Nov 10, 1909. 6:1808—31. A \$—\$. other consid and 100

123d st E, Nos 155 and 157, n s, 298.3 w 3d av, 51.9x100.11, two 5-sty brk tenements, store in No 155. Max J Klein et al to Belwood Realty Co. Mort \$25,000. Nov 5. Nov 9, 1909. 6:1772—23 and 24. A \$20,800—\$41,000. nom

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stone front tenement and store. Tony Wolf to Stephen H Jackson. Mort \$30,250. Nov 4. Nov 5, 1909. 6:1790—21. A \$17,000—\$29,000. other consid and 100

125th st W, No 548, s s, 125 e Broadway, 25x100.11, 5-sty brk tenement. Annie Holland to Emil Harris. All liens. Nov 4. Nov 5, 1909. 7:1979—58. A \$11,000—\$24,000. other consid and 100

126th st E, No 235, n s, 218.4 w 2d av, 16.8x99.11, 3-sty stone front dwelling. Daniel B Dever to Arthur D V Lyons. Mort \$4,000. May 29, 1907. Nov 9, 1909. 6:1791—16. A \$5,500—\$9,000. other consid and 100

130th st E, Nos 53 and 55, n s, 289.6 w Park av, 38x99.11, 6-sty brk tenement. Herman J Katz to Fredericka Meyer. All liens. Aug 28. Nov 8, 1909. 6:1755—24. A \$14,000—\$48,000. other consid and 100

Same property. Fredericka Meyer to Alma Werner. Mort \$42,700. Nov 5. Nov 8, 1909. 6:1755. other consid and 100

132d st W, No 275, n s, 150 e 8th av, 15x99.11, 3-sty and basement stone front dwelling. Sigmund B Heine to Jacob L Lindner. Morts \$10,500. Nov 8, 1909. 7:1938—7. A \$6,600—\$9,000. 100

132d st W, No 275, n s, 150 e 8th av, 15x99.11, 3-sty and basement stone front dwelling. Jacob L Lindner to John M Weiss of Philadelphia, Pa. Mort \$10,000. Nov 8. Nov 10, 1909. 7:1938—7. A \$6,600—\$9,000. 100

133d st W, No 144, s s, 300 e 7th av, 24.9x99.11x24.10x99.11, 6-sty brk tenement and stores. Yetta Karp to Ray Heyman. ¼ part. All title. All liens. May 6. Nov 10, 1909. 7:1917—51. A \$11,000—\$34,000. other consid and 100

Same property. Ray Heyman to Annie Moore. ¼ part. All title. All liens. Nov 5. Nov 10, 1909. 7:1917. other consid and 150

133d st W, No 254, s s, 200 e 8th av, 29.2x99.11, 4-sty brk tenement. Morts \$17,000.

East End av, No 170, w s, 50.8 s 88th st, 25x96, 5-sty stone front tenement and store. Morts \$16,000.

East End av, No 190, w s, 50.8 s 89th st, 25x96, 5-sty brk tenement. Morts \$16,000.

Dorothy M Hilbert to Susanna W Bornhoeft. Sept 22. Nov 8, 1909. 7:1938—56. A \$12,800—\$24,000; 5:1584—28. A \$10,000—\$22,000; 5:1585—28. A \$10,000—\$22,000. nom

133d st W, No 523, n s, 225 w Amsterdam av, 37.6x99.11, 6-sty brk tenement and stores. Samuel Brown to Benj F Koch, Mts \$46,000 and all liens. Nov 11, 1909. 7:1987—23. A \$12,700—\$45,000. nom

Same property. Cecilia Mangel to same. Q C. Nov 11, 1909. 7:1987. nom

135th st W, No 122, s s, 324.11 w Lenox av, 25x99.11, 5-sty stone front tenement and stores. Alma Werner to Herman J Katz. Mort \$25,750. Nov 5. Nov 8, 1909. 7:1919—47. A \$13,000—\$26,000. omitted

136th st W, No 27, n s, 447.6 w 5th av, 37.6x99.11, 6-sty brk tenement and stores. Cora B Foster to Julius B Ikelheimer. All liens. Nov 5, 1909. 6:1734—18. A \$16,000—\$46,000. nom

139th st W, Nos 602 and 604, s s, 100 w Broadway, 75x99.11, 6-sty brk tenement and stores. Margaret A Rowan to Theophile Kick. Mort \$102,500. Nov 1. Nov 11, 1909. 7:2087—38. A \$27,000—\$103,000. other consid and 100

141st st W, No 502, s s, 100 w Amsterdam av, 25x99.11, vacant. Wm M Moore to Harry B Kyle. Mort \$25,000. Nov 11, 1909. 7:2072—37. A \$6,500—\$6,500. other consid and 100

154th st W, Nos 262 to 268, s s, 100 e 8th av, 75x99.11, two 6-sty brk tenements. Nathan Marx et al to Caroline Frankel. Morts \$86,000. Nov 10. Nov 11, 1909. 7:2039—58 and 60. A \$21,000—\$76,000. 100

158th st W, Nos 554 and 556, s s, 75 e Broadway, 50x99.11, two 3-sty frame dwellings. Deborah S and Wm T Graff, EXRS, &c, John C Graff to Alfred E Hanson, of Brooklyn. Oct 19. Nov 5, 1909. 8:2116—9. A \$16,000—\$17,000. nom

Same property. Wm T Graff et al HEIRS, &c, John C Graff to same. Q C. Oct 19. Nov 5, 1909. 8:2116. nom

Same property. Alfred E Hanson to Samuel E Jacobs. Mort \$20,000. Nov 4. Nov 5, 1909. 8:2116. other consid and 100

163d st W, Nos 532 to 546, s s, 188.4 e Broadway, 176.8x99.11, four 5-sty brk tenements. Isidor Wiesbader to Metropolitan Holding Co. Sub to four 1st morts, each \$35,000, and to four 2d morts, each \$—, and all liens. Nov 6. Nov 9, 1909. 8:2122—part lot 138. A \$—\$. nom

167th st W, No 458, s s, 139.3 e Amsterdam av, 19.1x109.3x16x 120.4, 3-sty and basement brk dwelling. Harriette A Myers to Rosey Rothlein. Q C. Nov 6. Nov 9, 1909. 8:2111—93. A \$5,500—\$6,500. nom

181st st W, n s, 175 e St Nicholas av, 50x100, 5-sty brk tenement. Wille Construction Co to Edward T McDonald. Morts \$30,500. Oct 25. Nov 6, 1909. 8:2154—24. A \$24,000—\$. 100

181st st W, n s, 175 e St Nicholas av, 50x100, vacant. Edward T McDonald to Christine Wille, Caroline Weber and Margt T Martin. Morts \$30,500. Nov 11, 1909. 8:2154—26. A \$24,000—\$24,000. nom

182d st W, Nos 515 and 517, n s, 200 w Amsterdam av, 50x79.9, except part for st, 5-sty brk tenement. D Boris De Waltoff to Mechanics Bank of Brooklyn, a corpn. Mort \$30,000. Nov 5. Nov 11, 1909. 8:2155—61. A \$10,000—\$40,000. nom

Av A, No 1404, e s, 76.1 s 75th st, 26.1x98, 5-sty brk tenement and stores. David Solomon of Brooklyn to Margaret Friedrich of Brooklyn. Mort \$24,000. Nov 9. Nov 10, 1909. 5:1486—52. A \$8,000—\$21,500. nom

Av B, Nos 155 and 157 | s e cor 10th st, runs e 93 x s 69.3 x w 22 10th st, Nos 346 and 348 | x n 23 x w 71 to e s Av B x n 46.3 to beginning, three 5-sty brk tenements and stores. The Composite Realty Co to Henry Tishman. Mort \$75,000. Nov 9, 1909. 2:392—7. A \$60,000—\$85,000. nom

Av B, Nos 155 and 157 | s e cor 10th st, runs e 93 x s 69.3 x w 22 10th st, Nos 346 and 348 | x n 23 x w 71 to av x n 46.3 to beginning, three 5-sty brk tenements and stores. Henry Tishman et al as stockholders of Composite Realty Co to Henry Tishman. B & S and confirmation deed. Mort \$75,000. Nov 9, 1909. 2:392—7. A \$60,000—\$85,000. nom

Av C, No 133; w s, 60 n 8th st, 20x75, 5-sty brk tenement and store. Jacob Kaplan and Ida his wife to Ida Kaplan. All liens. Nov 5. Nov 6, 1909. 2:391—35. A \$12,000—\$21,000. nom

Amsterdam av, No 713, e s, 25.8 s 95th st, 25x82, 5-sty brk tenement and store. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Mort \$16,000. Nov 10, 1909. 4:1225—62. A \$17,000—\$23,000. other consid and 100

Amsterdam av, No 715 | s e cor 95th st, 25.8x82, 5-sty brk tenement and store. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Mort \$34,000. Nov 6, 1909. 4:1225—61. A \$27,000—\$37,000. other consid and 100

Broadway, No 456, e s, 30 s Grand st, 25x100, 5-sty stone front loft and store building. Joseph Hyman to Columbia Bank. Mort \$75,000. Nov 4. Nov 5, 1909. 1:232—11. A \$75,000—\$90,000. other consid and 100

Broadway | n w cor 145th st, 99.11x150, vacant. Denis J Dwyer 145th st | et al to Dow Construction Co. Mort \$40,000. Nov 5, 1909. 7:2092—26. A \$110,000—\$110,000. other consid and 100

Broadway, Nos 1981 to 1987 | n w cor 67th st, 84.9x93x75.5x131.8, 67th st, Nos 121 to 127 | four 4-sty brk tenements and stores and three 4-sty stone front dwellings in st.

Broadway, No 1989, w s, 112.10 s 68th st, 28.1x117.4x25x117.4, 2-sty brk store.

Julian E Ulmer to Florence Joel of Fairfield Co, Conn. All title. 1-24 part. Mort on said interest \$3,500 and all liens. Nov 5. Nov 8, 1909. 4:1139—14 to 17. A \$233,000—\$266,000. nom

Broadway, w s | being all of Apthorps lane, bet 91st and 92d West End av, e s | sts, extending from w s Broadway to e s Apthorps lane | West End av, two 1-sty frame stores and vacant.

West End av, w s | being Apthorps lane as above, extending Riverside Drive, e s | from w s West End av to e s Riverside Apthorps lane | Drive, vacant.

Wm D Holloway to Lucy R Ball of Borough of Richmond. All title. Mar 5. Nov 11, 1909. 4:1239—1½, 4½, 5¼, 8¼, 10½, 12½, 58½ and 59½. A \$66,000—\$66,000; 1251—42½, 45, 45½, 47½, 48½, 49½, 50½, 51½, 52½, 53½, 57, 57½, 66½, 66¾, 67½, 68½, 69½. A \$53,000—\$53,000. 1,666.67

Same property. Jennie L wife of and Elmer W Gillmer to same. All title. Mar 5. May 11, 1909. 4:1239 and 1251. 1,666.67

Same property. Martha J Taylor widow to same. All title. Feb 27. Nov 11, 1909. 4:1239 and 1251. 1,666.67

Same property. Henry W Gregory to same. Q C. Aug 21. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Geo H Allison to same. All title. Mar 1. Nov 11, 1909. 4:1239 and 1251. 5,000

Same property. Edgar A Hamilton to same. All title. B & S. Sept 22. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Wm H Bibby et al to same. All title. B & S. Mar 1. Nov 11, 1909. 4:1239 and 1251. 7,083.35

Same property. St Lukes Hospital to same. All title. Nov 4. Nov 11, 1909. 4:1239 and 1251. 7,000

Same property. Paul F Mottelay exr Susan I Mottelay to same. All title. Mar 1. Nov 11, 1909. 4:1239 and 1251. 312.50

Same property. Emma G Hamilton et al to same. Q C. Aug 21. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Emma G Hamilton et al EXRS, &c, Schuyler Hamilton to same. All title. Mar 23. Nov 11, 1909. 4:1239 and 1251. 1,250

Same property. Marie L Strong et al to same. All title. B & S. Mar 4. Nov 11, 1909. 4:1239 and 1251. 104.16

Same property. James W Holloway to same. All title. B & S. Mar 5. Nov 11, 1909. 4:1239 and 1251. 1,666.67

Same property. Release mort. James A Deering to same. Sept 29. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Release dower. Emma G Hamilton widow to same. Mar 23. Nov 11, 1909. 4:1239 and 1251. nom

Same property. Wm H Harris and ano exrs Alice Hamilton to same. All title. May 10. Nov 11, 1909. 4:1239 and 1251. 1,250

Same property. Wm W Aster to same. All title. Q C. Oct 25. Nov 11, 1909. 4:1239 and 1251. other consid and 100

Same property. Grace R Johnson to same. All title. B & S. Mar 1. Nov 11, 1909. 4:1239 and 1251. 7,500

Same property. N Y Life Ins Co exr, &c, Zela Gibbes to same. All title. Oct 14. Nov 11, 1909. 4:1239 and 1251. 7,000



Tel., 1094 Recto

# WATER-FRONT PROPERTIES

## FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St

- Same property. Thos G Taylor to same. All title. B & S. Mar 8. Nov 11, 1909. 4:1239 and 1251. 1,666.67
- Same property. Adelaide Hamilton et al to same. All title. B & S. Sept 17. Nov 11, 1909. 4:1239 and 1251. 2,500
- Same property. Adrienne former wife of Paul L Mottelay to same. All title. B & S. Oct 19. Nov 11, 1909. 4:1239 and 1251. nom
- Same property. Louis T Ewen to same. All title. B & S. Mar 2. Nov 11, 1909. 4:1239 and 1251. 1,666.67
- Same property. Adelaide Hamilton et al EXRS, &c, Charlotte A Hamilton to same. All title. Sept 18. Nov 11, 1909. 4:1239 and 1251. 1,250
- Same property. Edgar S Appleby INDIVID and TRUSTEE to Emma G Hamilton, Schuyler Hamilton, Henry Staton and Fletcher H Montgomery EXRS Schuyler Hamilton. All title. Q C. Mar 22. Nov 11, 1909. 4:1239 and 1251. nom
- Convent av, No 311 (43), e s, 419.6 n 141st st, 20x100, 3 and 4-sty and basement stone front dwelling. FORECLOS, Oct 5, 1909. John T Dooling referee to Myron Sulzberger. Nov 5. Nov 8, 1909. 7:2050-19. A \$6,400-\$19,000. 18,400
- Madison av, No 1231 s e cor 89th st, 34.2x100. 89th st, No 48
- Madison av, No 1229, e s, 34.2 s 89th st, 33x100. two 5-sty brk tenements, stores on cor.
- Alliegance Realty Co to Bertha S Korn. Morts \$95,000. Oct 30. Nov 10, 1909. 5:1500-52 and 53. A \$116,500-\$140,000. other consid and 100
- Madison av, No 1629, e s, 25.6 s 109th st, 25x95, 5-sty brk tenement and store. Alfred S Engel to Tillie Salkin. Mort \$26,000. Nov 3. Nov 6, 1909. 6:1614-50. A \$16,000-\$26,000. other consid and 100
- Madison av, No 1618 n w cor 108th st, 25.11x87.6, 5-sty brk tenement and store. Henry Steiner to Felicia wife Henry Steiner. 1-3 part. Mort \$25,000. Nov 6, 1909. 6:1614-14. A \$23,500-\$37,000. other consid and 100
- Madison av, Nos 185 and 187 n e cor 34th st, 49.4x100, 16-sty brk 34th st and stone office and store building.
- Margaret S E Cameron to Glengary Realty Co. B & S. Mort \$450,000 and all liens. Aug 31. Nov 9, 1909. 3:864-25. A \$260,000-P \$260,000. nom
- Madison av, No 1837 s e cor 120th st, 40x75, 5-sty brk tenement 120th st, No 50 and stores. Benj L and Berthold Weil to Berthold Veit. Mort \$47,000. June 30. Nov 11, 1909. 6:1746-50. A \$30,000-\$54,000. other consid and 100
- Same property. Berthold Veit to Leopold Veit. ½ part. Mort \$47,000. Nov 9. Nov 11, 1909. 6:1746. nom
- Same property. Benj L and Berthold Weil to Berthold and Leopold Veit. B & S. Nov 9. Nov 11, 1909. 6:1746. nom
- Manhattan av, Nos 153 to 171 n w cor 107th st, 201.10 to s s 107th st, No 51 108th st, x100, five 6-sty brk tenements and stores on cors. Maurice Cohen to Manhattan Avenue Holding Co. All liens. Sept 29. Nov 5, 1909. 7:1843-14 to 17 and 51. A \$131,500-\$341,000. other consid and 100
- Morningside av East, No 6, e s, 75.3 s 115th st, 43.6x56.3x37x79.2, 5-sty brk tenement. John Soltau to Max Amberg. Mort \$31,000. Nov 3. Nov 6, 1909. 7:1849-20. A \$17,000-\$32,000. 100
- Park av, No 1964, w s, 40 n 132d st, 20x75, 4-sty brk tenement. Minnie Schmidt to Stephen H Jackson. Mort \$8,500. Nov 5, 1909. 6:1757-34. A \$5,500-\$9,500. other consid and 100
- Pinehurst av, s w cor 181st st, 20.6x-x26.1, also deed reads 181st st, s s, at n e s old private road (closed) as on map of property at Fort Washington, runs s and e — to e s land conveyed by Haven to Lane May 1, 1864, x — to s or w line of said private road x n and n w — to st x e — to beginning, except part for Pinehurst av, gore, vacant. FORECLOS, Sept 20, 1909. Eugene V Daly referee to Henry Morgenthau Co. Nov 5, 1909. 8:2177-111. A \$3,000-\$3,000. 6,000
- Pleasant av, Nos 442 and 444 n e cor 123d st, 35x278.7 to extended 123d st, No 501 rior bulkhead line on Harlem River, being land under water with riparian rights, etc., 1 and 2-sty frame building. Lambert Suydam and Abraham C Quackenbush EXRS, &c, Amelia C Van Brunt to Byron Wolverson. Nov 10. Nov 11, 1909. 6:1819-15 and part lot 17. A \$ — —. 5,500
- Riverside av, e s, being lot bounded n by c l Apthorps lane, on e by line 125 e Riverside av, s by land party 2d part, being land bet c l said lane and land party 2d part. Lucy R Ball to Townsend Realty Co. Q C. C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100
- Riverside Drive, e s, 113.11 s 92d st, and at c l Old Apthorps lane, —x125, being land bet said c l of lane and land party of 2d part, vacant. Lucy R Ball to Townsend Odell Co. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100
- Riverside Drive s e cor 145th st, 100x124.4x99.11x120, vacant. 145th st August C Field to Holland Holding Co. Oct 18. Nov 9, 1909. 7:2091-44 to 48. A \$46,000-\$46,000. other consid and 100
- St Nicholas av n e cor 186th st, 100x100, vacant. Wm R Brown 186th st to Donald Robertson. Nov 4. Nov 8, 1909. 8:2157-67. A \$45,000-\$45,000. other consid and 100
- West End av, e s, being lot bounded on s by Apthorps lane, e by line 100 e West End av and n by land party 2d part, being land lying c l said lane and land party 2d part, vacant. Lucy R Ball to Charles and Henry Minners. Q C and C a G. Nov 9. Nov 11, 1909. other consid and 100
- West End av, Nos 834 and 836, e s, 50.11 s 101st st, 50x100, two 5-sty stone front tenements. Morris B Abeles to Fanny Levy. ½ part. All title. Mort \$50,000. Nov 5. Nov 11, 1909. 7:1872-63 and 64. A \$40,000-\$78,000. other consid and 100
- West End av e s, being Apthorps lane, bet 91st and 92d sts, Apthorps lane —x100, vacant. Samuel McMillan to Lucy R Bell, B of R. Q C. Nov 8. Nov 11, 1909. 4:1239-1½ and 4½. A \$16,000-\$16,000. other consid and 100
- West End av lot bounded w by line 300 e Riverside Drive, n by Apthorps lane line 113.11 s 92d st, on e by West End av, and s by land party 2d part, being land bet c l said lane and land party 2d part, vacant. Lucy R Ball to Beatrice C, Genevieve F James, Jr, Wm M and Pierce H Butler. Q C and C a G. Nov 9. Nov 11, 1909. 4:1251. other consid and 100
- West End av e s, bet 91st and 92d sts, and 143 s 92d st, —x Apthorps lane, bounded s by land party 2d part, being part of Apthorps lane, and being land bet c l said lane and land party 2d part, vacant. Lucy R Ball to Adelaide G Townsend and Geo W Odell. Q C and C a G. Nov 9. Nov 11, 1909. 4:1239. other consid and 100
- 1st av, Nos 1933 to 1939 n w cor 99th st, 80.11x100, two 6-sty 99th st brk tenements and stores.
- 1st av, Nos 1949 and 1951 s w cor 100th st, 40.11x100, 6-sty 100th st, Nos 342 and 344 brk tenement and stores.
- Maurice Cohen to Manhattan Av Holding Co. All liens. Sept 29. Nov 10, 1909. 6:1671-23, 25 and 30. A \$58,000-\$188,000. other consid and 100
- 1st av, No 220, e s, 155 s 14th st, 25.6x66, 5-sty brk tenement and stores. Stefano Chichi et al to Andrea Baldanza. ½ part. All liens. Oct 11. Nov 9, 1909. 2:441-2. A \$16,000-\$25,000. nom
- Same property. Same to Francesco Dichiaro. ½ part. All liens. Oct 11. Nov 9, 1909. 2:441. nom
- Same property. Same to Calogero Carollo. ¼ part. All liens. Oct 11. Nov 9, 1909. 2:441. nom
- 2d av, Nos 2495 and 2497, w s, 25 s 128th st, 49.11x75, two 5-sty brk tenements and stores. Barney Goldman et al to Westchester Av Realty Co. All liens. May 11. Nov 10, 1909. 6:1792-26 and 27. A \$16,000-\$32,000. 100
- 2d av, No 1850, e s, 50.8 s 96th st, 25x100, 5-sty brk tenement and store. Bernhard Mayer to Hedwig Rothschild. Mort \$20,000. Nov 3. Nov 11, 1909. 5:1558-51. A \$13,000-\$23,000. other consid and 100
- 2d av, No 1848, e s, 75.8 s 96th st, 25.1x99.10x25.5x99.10, 5-sty brk tenement and store. Bernhard Mayer to Hedwig Rothschild. Mort \$20,000. Nov 3. Nov 11, 1909. 5:1558-52. A \$13,000-\$23,000. other consid and 100
- 7th av, No 2253, e s, 74.11 s 133d st, 25x100, 5-sty brk tenement and store. Maurice B Ripin to Ripin Realty Co. All liens. Nov 9. Nov 10, 1909. 7:1917-64. A \$16,000-\$30,000. nom
- 8th av, No 687, w s, 60 n 43d st, 20.2x100, 3-sty brk tenement and store with 1-sty brk extension. Samuel M Jackson to Geo T Jackson. ½ part. All title. B & S. May 21. Nov 10, 1909. 4:1034-31. A \$40,000-\$41,000. nom
- 8th av, No 2055, w s, 75.7 n 111th st, 25.6x100, 5-sty brk tenement and store. Rivers Estate to Marvel Baking Co. Mort \$29,000. Sept 28. Nov 9, 1909. 7:1846-45. A \$20,000-\$33,000. other consid and 100
- 9th av, No 465, w s, 20.11 s 36th st, 20.6x65, 3-sty brk tenement and store. Mary H Weight to August Struening. Nov 1. Nov 10, 1909. 3:733-38. A \$13,000-\$16,000. other consid and 100
- 10th av, Nos 737 to 745 n w cor 50th st, 125.5x100, 2-sty brk 50th st, No 501 chapel, 4-sty brk tenement and store, and 5-sty brk settlement house. James A Jenkins, of Piermont, N Y, to John D Rockefeller, Jr. B & S. Aug 5. Nov 11, 1909. 4:1079-29 to 32. A \$90,000-\$190,000. nom
- 10th av, No 285, w s, 59.3 n 26th st, 19.9x80, 4-sty brk tenement and store.
- 10th av, No 287, w s, 79 n 26th st, 19.9x80, 4-sty brk tenement and store.
- 10th av, No 289, w s, 98.9 n 26th st, 24.9x100, 5-sty stone front tenement and store.
- 10th av, No 291, w s, 123.6 n 26th st, 24.6x100, 5-sty stone front tenement and store.
- Philip Krauss to Pincus Lowenfeld and William Prager. Nov 3. Nov 5, 1909. 3:698-35 to 38. A \$42,000-\$74,000. nom
- 11th av, No 626 s e cor 46th st, 25.1x76, 3-sty brk tenement and store with 1-sty extension. John Hollings to Patrick H Carley. Mort \$20,000. Nov 4. Nov 5, 1909. 4:1074-61. A \$13,500-\$17,000. nom

### MISCELLANEOUS.

- Appointment of new TRUSTEE under deed of trust. Wm W Starr et al as TRUSTEES appoint Ward I Cornell as TRUSTEE for Abraham Lockwood. Mar 5. Nov 8, 1909.
- Assignment of all estate of Simon Goldenberg, dec'd, bequeathed to parties of 1st part by division 15 of the 23d clause under said will (fund to be known as "the Simon and Mary Goldenberg Foundation"). Jacob H Schiff, Julius Goldman, M Warley Platzeck, Jacob Rothschild and Louis Seeberger to Hebrew Technical Institute. June 12, 1908. Nov 6, 1909. nom
- Exemplified copy of last will of Edward P Hatch. Apr 30, 1909. Nov 6, 1909.
- Exemplified copy of last will of Jacob A Chamberlain late of Warwick, Orange Co, N Y. May 24, 1905. Nov 10, 1909.
- Power of attorney. John La Farge to Grace E Barnes. Aug 24, 1907. Nov 8, 1909. P A.
- Power of attorney. Albert Tag of Weehawken, N J to Casimir Tag of Brooklyn, N Y. July 1, 1893. Nov 9, 1909.
- Revocation of power of attorney. Irene M Hornby of Redlands, Cal, to Alonzo Hornby of Redlands, Cal. Aug 23. Nov 6, 1909. P A. nom

### BOROUGH OF THE BRONX.

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

- \*Amethyst st, No 1852, plot begins 395 w White Plains road at point 525 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Louis Gold to Solomon Ginsberg, undivided interest. Mort \$4,000. Nov 6. Nov 10, 1909. 100
- \*Bronx Park East, e s, 50 s Waring av, 50x116.4x50x115.1, and being lots 2 and 3 map (No 1272) of Joel Wolfe Estate. Henry Levy to George Levy. 1-3 interest of all right, title and interest. Mort \$1,820. Nov 9. Nov 10, 1909. nom
- \*Bayard st n e cor Kingsbridge road, 100x182, with all title Kingsbridge road to land in Kingsbridge road and Randall st. Clarence E Willis to Florella G Gore. 1-3 part. All title. Mort \$2,061.33 and all liens. Nov 5, 1909. nom
- \*Beacon st, n s, at s s Tremont av, —x— gore and being lot 394 blk L amended map (No 514) of Mapes Estate except part for Tremont av. Abraham H Feuchtwanger to Acme Mortgage Co. Nov 5. Nov 9, 1909. nom
- Devoe terrace, No 2468, e s, abt 520 s 190th st, 25x90, 2-sty frame dwelling. T F Murray Real Estate & Construction Co to Francis G Sigel. Mort \$5,000. Nov 3. Nov 8, 1909. 11:3219. other consid and 100
- Faille st, e s, 100 s Seneca av, 100x100, and being lots 67 to 70 map No 1273 of 369 lots of Hunts Point Realty Co, vacant. Arthur J McSorley to Sarah D Purrington, of Bronxville, N Y, and Edna H Johnson, N Y. Mort \$4,200. Nov 10, 1909. 10:2761. other consid and 100
- Freeman st, No 837, n s, 174.7 w Chisholm st, 25x67.7x32.1x87.9, 2-sty frame dwelling. Patrick Weldon to Margaret Rohan. Mort \$7,500. Nov 4. Nov 5, 1909. 11:2971. other consid and 100

- \*Fillmore st, e s, 250 n Columbus av, 25x100, and being lot 477 map Van Nest Park. Barbara Lohman to Rosie and Theresa Lohman. 1-3 part. All title. Nov 4. Nov 5, 1909. nom
- \*Same property. Lizzie Cramer (Lohman) to Theresa Lohman. 1-3 part. All title. Nov 4. Nov 5, 1909. nom
- \*Garfield st, No 1643, w s, abt 300 s Columbus av, and being lot 349 map Van Nest Park, 25x100. Eugene R Valentine to Emile A Biedermann. Mort \$3,500. Oct 29. Nov 5, 1909. nom
- other consid and 100
- Graham sq, e s, 511.8 n Lawrence av, 25x100, and being lot S7 map 100 lots in 23d Ward, property of Maximilian Morgenthau, vacant. Mary Lowe to Goodman R Davis. 1/2 part. Mort \$500 and all liens. Nov 9. Nov 10, 1909. 9:2527. other consid and 150
- Hewitt pl late Whitman st, w s, 119.6 n 156th st, 25x129.8x19.3x128.3, vacant. R Edwin Merrill to John Higgins and John J Stanton. Oct 30. Nov 9, 1909. 10:2688 and 2695. nom
- \*Jefferson st/s e cor Starling av, 155x100, Unionport. Philip Kauf-Starling av | man to Annie F Mackenzie. Mort \$4,000 and all liens. July 10. Nov 8, 1909. other consid and 100
- Kappock st, n e s, — e Fairfield av and at line bet land hereby conveyed and land of Dora M Lesley, runs n e 37.9 x n w along land of Heuer, 105.3 to land of Stewart, x s w 57.10 to st, x s e — to beginning, vacant. Estate of Isaac G Johnson to Mary J Heuer. Nov 4. Nov 5, 1909. 13:3407. nom
- Kelly st, e s, 460.3 n 165th st, 30x100, vacant. Pietro Mantovani to Victor Gerhards. Nov 10, 1909. 10:2716.
- other consid and 100
- \*Leland st, e s, 100 n 152d st, 75x100 and being lots 17 to 19 map (No 1099) of 126 lots being a subdivision of plot 23 map of Clasons Point. Michael Fippinger to Selma Binde. Nov 8, 1909. other consid and 100
- Lyman pl, No 1370, e s, 145 s Freeman st, runs e 100 x n 20 x e 23.10 x s 52.2 x w 123.10 to pl, x n 32.2 to beginning, 2-sty frame dwelling and 2-sty frame stable in rear. Eliz M Garner to Emily Feder of Elizabeth, N J. All liens. Nov 8. Nov 10, 1909. 11:2970. 100
- \*Montgomery pl, s s, 100 w Maclay av, 25x100, Westchester. Mac-lay Ave Realty Co to Thomas Clements. Oct 30. Nov 6, 1909. nom
- Minford pl, No 1453, w s, 200 s 172d st, 25.9x100, 4-sty brk tenement. Release mort. North American Mortgage Co to the Arthur W Wall Building and Construction Co. Nov 5. Nov 6, 1909. 11:2977. 10,500
- Same property. Release mort. Same to same. Nov 5. Nov 6, 1909. 11:2977. 500
- Ritter pl, No S22, old No 17, s s, 135 w Prospect av, 25x99.11, except part for st, 2-sty frame dwelling. Elizabeth M Garner to Elizabeth Sheldon, of Mt Vernon, N Y. All liens. Nov 8. Nov 10, 1909. 11:2968. 100
- Whittier st, w s, 31.5 n Randall av, runs n w 42.11 x n e 26.11 to st, x s 60.10 to beginning, gore, vacant. Release mort. City Equity Co to Otto G Hupfel. Nov 4. Nov 11, 1909. 10:2770. nom
- Same property. Otto G Hupfel to Hunts Point Estates, a corpn. Nov 6. Nov 11, 1909. 10:2770. other consid and 100
- \*Willow lane, s s, 50 w Robin av, 25x95.11x25x96.9, Tremont Terrace. Raffaella Iuvino to Albertina Peterson. Nov 6. Nov 8, 1909. other consid and 100
- \*2d st | s s, 205 w Av B, and being lot 9 map Unionport, 50x216 1st st | to n s 1st st. John J Lutz to Mamie Costar. Mort \$4,500. Nov 10, 1909. other consid and 100
- \*Same property. Mamie Costar to John J Lutz and Annie his wife, joint tenants. Mort \$4,500. Nov 10, 1909. other consid and 100
- \*4th st, e s, 100 n e Union av, 20x100, Westchester. Ella V Greene INDIVID & DEVISEE of Maria S Dunkin to Caroline B Witherbee of Moriah Centre, N Y. Q C. Oct 25. Nov 10, 1909. other consid and 100
- \*12th st | n s, 405 w Av C, 100x216 to s s 13th st, Unionport. 13th st | Chas A Laumeister to Mink Construction Co. Nov 11, 1909. other consid and 100
- 135th st, No 617, n s, 504.6 e St Anns av, 40x100, 5-sty brk tenement. Sarah D Purrington to Arthur J McSorley. Mort \$31,000. Nov 10, 1909. 10:2548. other consid and 100
- 135th st, No 608, s s, 424.10 e St Anns av, 25.2x100, 4-sty brk tenement. Margaret Rohan to Patrick Weldon. Mort \$12,000. Nov 4. Nov 5, 1909. 10:2547. other consid and 100
- 136th st, No 428 (682), s s, 255 e Willis av, 15x100, 3-sty and basement brk dwelling. Mary A Dawson to Marvin C Kopp. Mts \$6,000. Oct 28. Nov 6, 1909. 9:2280. nom
- 141st st, Nos 405 and 407, n s, 100 e Willis av, 25x100, two 3-sty frame dwellings. Joseph Morgan to Ada E wife of Richard R Maslen and Julia Carpendale. Nov 10. Nov 11, 1909. 9:2286. other consid and 100
- 141st st, Nos 405 and 407, n s, 100 e Willis av, 25x100, two 3-sty frame dwellings. Ada E Maslen and ano to Richard R Maslen. Nov 10. Nov 11, 1909. 9:2286. other consid and 100
- 142d st, No 474, s s, 633.4 e Willis av, 16.8x113.6x16.8x111, 2-sty and basement brk dwelling. John McCafferty and Eliza his wife to Anna and Elizabeth McCafferty. All liens. Nov 10. Nov 11, 1909. 9:2286. other consid and 100
- 158th st, n s, 148 w Courtlandt av, a strip 25x1.6 bet above and old line of Milton st. Frank D Hadley et al HEIRS, &c, Robert H Elton to Thos J and Hanna Bunt. All title. Q C. Sept 27. Nov 11, 1909. 9:2418. 25
- 161st st | n s, 99.11 w Sheridan av, runs Grand Boulevard and Concourse | n 115.7 x w 244.11 to e s Grand Boulevard and Concourse, x s 68.4 x — on curve 78.8 to 161st st, x e 195.1 to beginning, vacant. John McCafferty and Eliza his wife to Elizabeth McCafferty. All liens. Nov 10. Nov 11, 1909. 9:2460. other consid and 100
- 166th st, n s, 90.8 w Union av, 37.6x149.2x37.6x149.1, 5-sty brk tenement. Werner-Knaus Realty Co to Frederic Allen. Mort \$30,000. Nov 4. Nov 5, 1909. 10:2671. other consid and 100
- 167th st, No 825, n s, 140 w Prospect av, 40x125, 5-sty brk tenement. Charles Danewitz to Anna A Cordts, Esser von Bartenfels. Mort \$32,500. Nov 5. Nov 6, 1909. 10:2680. other consid and 100
- 167th st, No 17, n s, 24.9 w River av, 18.9x80, 2-sty frame dwelling. FORECLOS, Apr 20, 1909. Louis E Felix, ref, to Alexandria M Dike. Apr 24. Nov 9, 1909. 9:2489. 5,250
- 167th st, No 15, n s, 43.6 w River av, 18.9x80, 2-sty frame dwelling. FORECLOS, Apr 20, 1909. Frederick Durgan, ref, to Alexandria M Dike. Apr 24. Nov 9, 1909. 9:2489. 5,250
- 167th st, No 13, n s, 62.3 w River av, 18.9x80, 2-sty frame dwelling. FORECLOS, Apr 20, 1909. Denis O'L Cohalan, ref to Alexandria M Dike. Apr 24. Nov 9, 1909. 9:2489. 5,250
- 169th st, n s, 68 e Walton av, 50x84.2, vacant. Clara Schefsky and ano to Timothy F Fay, of Brooklyn. Mort \$1,500. Nov 5. Nov 6, 1909. 11:2839. other consid and 100
- 172d st, n s, abt 5 e Townsend av, —x—, and being lot 40 map of Mt Eden, except part for st, vacant. J Romaine Brown to Harold Swain. All liens. Oct 4. Nov 11, 1909. 11:2837. nom
- 178th st, No 615, n s, 100 w Hughes av, 42.1x101.2x41.8x101.3, 5-sty brk tenement. John McNulty to Louis Frankenthaler. Mort \$28,000. Nov 3. Nov 5, 1909. 11:3068. nom
- 179th st, No 716, s s, 100 w Clinton av, 16.8x95, 2-sty frame dwelling. Mary A Ford to Thos J Ford. Mort \$2,500. June 20, 1907. Nov 11, 1909. 11:3092. nom
- 180th st, No 415, n s, 65 w Park av, —x90.4x20.9x88.7, 2-sty frame dwelling. Donald McKaskill to Isabella M wife Donald McKaskill. Mort \$3,350. Oct 30. Nov 10, 1909. 11:3030. nom
- 196th st, n s, 25.1 e Creston av, 54.5x99x44.4x102.11, vacant. CONTRACT. Patrick Monahan with Wm H Rooney. Mort \$3,000. Nov 5. Nov 6, 1909. 12:3315. 5,700
- \*203d st, n s, 25 w Hall av, 75x91.6.
- Timpson av, e s, 91.6 n 203d st, 50x100, and being lots 203 to 205 and 284 and 285, amended map No 1131 of Adeo Park. Wm B Hogan to Catherine wife of Patrick Curran. All liens. July 2. Nov 9, 1909. nom
- 206th st, n e cor Bussings lane, runs n 100 x w 33.9 x s 100 to st, x e 25 to beginning, vacant. Isabel W Niles to Richard O'Connor. Oct 15. Nov 6, 1909. 12:3342. 100
- \*213th st, n s, 200 w Maple av, 100x100.
- 213th st, n s, 100 e White Plains road, 19x100, and being lots 79 to 83 map of W P Duncan at Williamsbridge, except part for White Plains road. FORECLOS, Oct 15, 1909. Stephen Callaghan ref to Sound Realty Co. Nov 5, 1909. 20,000
- \*215th st, late 1st av, s s, 63 w 4th av, and being lot 113 map Village of Jerome at Williamsbridge, 25x125. Luigi Buonagurio to Vito A De Carlo. Mort \$1,000. July 12. Nov 10, 1909. other consid and 100
- \*223d st (9th av) | s e cor 4th st or av, 105x57, Wakefield. Ada 4th av, or st | E Maslen and ano to Joseph Morgan. Nov 10. Nov 11, 1909. other consid and 100
- \*227th st late 13th st, n s, 480 e 4th av and being e 1/2 of e 1/2 lot 272 map Wakefield, 25x114. Arthur J Mace to Saml Osovsky. Oct 23. Nov 9, 1909. nom
- \*232d st, late 18th st or av, s s, abt 265 w 5th av, and being west 40 ft of lot 229 map Wakefield, 40x114. Catherine Koke widow to Norwood Heights Realty & Construction Co. Nov 1. Nov 8, 1909. other consid and 100
- \*235th st, s s, 230 w 3d st, 25x114. John A Ewald to Arno Kiessling. Mort \$4,000. Nov 4. Nov 5, 1909. other consid and 100
- 238th st, s s, 150 w Keppler av, 50x100, vacant. John Taglieber to William Taglieber. Oct 29. Nov 10, 1909. 12:3372. nom
- 254th st, n s, 25 w Newton av, 75x100 and being lots 168 to 170 map Samler estate, vacant. Stuard Realty Co to J Romaine Brown. Nov 3. Nov 10, 1909. 13:3421. other consid and 100
- 254th st, n e cor Valles av, 150x100.
- 256th st, s e cor Sylvan av, 100x80.4x100x87.3.
- Sylvan av, e s, 200 n 254th st, 150x100.
- 254th st, n e cor Sylvan av, 100x100. vacant. Stuard Realty Co to Louis Bry. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, s s, 75 w Sylvan av, 25x75.7x25.4x80.7, vacant. Stuard Realty Co to Hans Riesenkonig. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n w cor Newton av, 25x100.
- 256th st, s w cor Newton av, 50x102x50x98.7, vacant. Stuard Realty Co to George Form. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, s w cor Sylvan av, 75x80.7x76.5x95.3.
- Newton av, s w cor 254th st, 50x100.
- Broadway, s w cor 256th st, 56x100x62.8x100.
- Albany Post road, w s, 260 s 256th st, 26.8x95.7x26.3x97.3. vacant. Stuard Realty Co to Irene A Therry. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n s, 175 w Valles av, 25x100, vacant. Stuard Realty Co to Patrick Giblin. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n w cor Valles av, 25x100.
- 254th st, n w cor Sylvan av, 50x100.
- Newton av | e s, 150 n 254th st, 50x97 to Albany Post road, Albany Post road | x53.10x78.8, vacant. Stuard Realty Co to Adolph Flegenheimer, N Y, 1/2 part, and Leo and Emil Herz, of Jersey City, N J. Each 1/4 part. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n s, 25 w Valles av, 25x100, vacant. Stuard Realty Co to John Rudolph. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n s, 75 w Valles av, 50x100, vacant. Stuard Realty Co to Richard Ockendon. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, s s, 75 e Sylvan av, 25x100, vacant. Stuard Realty Co to Wm J Malloy. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n s, 200 w Valles av, 31.11x101.6x14.5x100, vacant. Stuard Realty Co to Mary Loftus. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n s, 50 w Valles av, 25x100.
- Valles av, e s, 425 n 254th st, 52.3x128x50x119, vacant. Stuard Realty Co to Fred S Burgy. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, n s, 125 w Valles av, 50x100, vacant. Stuard Realty Co to Jeanette M Ockendon. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, s e cor Sylvan av, 50x100.
- 256th st, s s, 100 w Broadway, 24.4x80.7x24.4x87.10.
- Newton av, e s, 200 n 254th st, 125x49.8x131.3x14.
- Albany Post road, w s, 211.10 n 254th st, 53.2x85.7x52.5x83.
- Newton av | e s, 125 n 254th st, 25x97.6 to Albany Post Albany Post road | road, x26.10x69.1, vacant. Stuard Realty Co to Joseph Levi. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, s s, 50 e Valles av, 50x75.7x50.11x65.10, vacant. Stuard Realty Co to Wm H and Catherine Giese. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 254th st, s s, 50 e Sylvan av, 25x100.
- Albany Post road, w s, 156 s 256th st, 52x98.4x52.5x97, vacant. Stuard Realty Co to Wm C Schmidt. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 256th st, s s, 50 w Newton av, 50x105.5x50x102, vacant. Stuard Realty Co to Edward Hirsnay. Nov 3. Nov 8, 1909. 13:3421. other consid and 100
- 256th st, s s, 48.8 e Newton av, 24.4x89.7x25x91.3, vacant. Stuard Realty Co to William Pfriend. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

256th st, s e cor Newton av, 48x91.3x48.8x94.6, vacant. Stuard Realty Co to Theo H Friend. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Aqueduct av | e s, 311.7 n 183d st, 7x100 to w s Macombs Macombs Dam road | Dam road (closed) with all title to land in av and road, vacant. Ann T O'Connor to Wm F Moloney. Mort \$2,000 on this and other property. Nov 8. Nov 9, 1909. 11:3212. nom

Albany Post road, w s, 285 n 254th st, 54.3x92.3x52.5x87.3, vacant. Stuard Realty Co to Uriah Harris and Herman Blum, both of Yonkers, N Y. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Albany Post road, w s, abt 76 n 254th st, 54x69.2 to Newton av, x50x49, vacant. Stuard Realty Co to Alfred M Krug, of Yonkers, N Y. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

\*Amundson av, e s, 100 n Nelson av, 25x100, Edenwald. John O'Dea to Annie Ahearn. Mort \$3,000. Nov 1. Nov 8, 1909. nom

Anthony av, e s, 178.10 s 173d st, 66x96x66x—, 3-sty frame dwelling. Release mort. Edward F Cole to Anthony F Barro. Nov 4. Nov 5, 1909. 11:2888. 4,500

Arlington av, Nos 2612 to 2624 | e s, 115 s 227th st, late Syd-late Troy st | ney st, 187.1x238 to w s Netherland av, late Berrian st, x 249.3x271, 2-sty frame dwelling and vacant and 1-sty stone front stable. Clinton P and Dorothea Darlington to Eleanor M Juul and Jessie V and Murial M Sergeant. Q C. Nov 9. Nov 11, 1909. 13:3407. nom

\*Bronxdale av, w s, 177 s 187th st, and being lot 21 map No 1034 of 107 lots of Hudson Park, 25x100. CONTRACT. Antonio Las-calzo with Edward J Cahill. Oct 8. Nov 10, 1909. 1,250

Boone av or st, w s, 162.4 n Jennings st, runs n 97.1 x w 8.8 to a lane x s 46.7 x s e 53.2 to beginning, vacant. Mary A Ford to Thos J Ford. June 20, 1907. Nov 11, 1909. 11:3008. nom

Belmont av, No 2033, w s, 182.9 n 179th st, 50.6x65.6x50.2x59.3, 4-sty brk tenement. Martin Tully Construction Co to William Engel. Mort \$18,000. Nov 10. Nov 11, 1909. 11:3080. other consid and 1,300

Bathgate av, No 1970, e s, 108 n 178th st, 18x89.11x18x90, 2-sty brk dwelling.

3d av, No 3679, late Fordham av, n w s, 52 s w 170th st, late 8th st, 26x137, 2-sty frame dwelling.

3d av, late Fordham av, n w cor 170th st, late 8th st, 59x109x56 x107, vacant.

\*Washington av, Nos 1343 to 1347, w s, 387.6 n 169th st, late 7th st; 60x150, 3-sty frame dwelling, 2-sty frame dwelling and 2-sty frame stable in rear and vacant. Release dower. Elten Connor widow of Patrick Connor to Thomas Connor. Q C. July 10. Nov 10, 1909. 11:2910, 2901, 3044, 2911. 100

Boston road, No 1438, s s, abt 25 e Prospect av and 567.9 e from an angle point opposite Jefferson st, runs s 68.10 x s e 51.6 x n 90 to road, x w 47 to beginning, 1 and 2-sty frame dwelling and store. Wille Construction Co to Edward T McDonald. Mort \$4,000. Oct 25. Nov 6, 1909. 11:2963. nom

Boston road, No 1438, s s, 567.9 e from an angle in road opposite Jefferson st, and about 25 e Prospect av, 47x90x51.6x8.11, 2-sty frame dwelling and 1-sty frame store. Edward T McDonald to Christine Wille, Caroline Weber and Margaret T Martin. Mt \$4,000. Nov 11, 1909. 11:2963. other consid and 100

Bailey av, e s, — s Heath av, and being lots 107 to 110 map (No 1187) of 272 lots Bailey estate at Kingsbridge, 100x52.3x102x 83.9, vacant. Max Holtz to Wm W Beidenkopf. Nov 3. Nov 5, 1909. 11:3237. nom

Broadway, w s, 106 s 256th st, 50x97x50x100, vacant. Stuard Realty Co to Uriah Harris and Herman Blum. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Broadway, w s, 56 s 256th st, 50x100, vacant. Stuard Realty Co to Uriah Harris and Herman Blum. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

\*Bronx and Pelham Parkway, s e cor Muliner av, 50x163.9x50x 160.9.

Bronx and Pelham Parkway, s w cor Bogart av, 25x145.11x25x 147.5.

Bogart av, w s, 147.5 s Bronx and Pelham Parkway, 75x100, and being lots 29, 30 and 36 to 39 blk 71 map (No 1138) Sec 1 of Morris Park. Bankers Realty & Security Co to Theodore Werner. Nov 8, 1909. other consid and 100

Boscobel av, e s, abt 528.9 n Plympton av, 18x115.5x19.4x108.11 and being lot 26 parcel 19 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907, vacant. John F Kaiser to Joseph H Jones. Mort \$2,100. Nov 5. Nov 9, 1909. 11:2875. other consid and 100

Beekman av, No 344, e s, 260 n 141st st, 40x101.3x40x102.8, 5-sty brk tenement. Tony Wolf to Rose Keane. Morts \$43,050 and all liens. Nov 8. Nov 9, 1909. 10:2554. other consid and 100

Bryant av | n e cor Freeman st, 53x100x50x85.8, vacant. Louis Freeman st | Rosenstein to Zingales Realty Co. Morts \$11,000. Nov 5. Nov 6, 1909. 11:2999. other consid and 100

Courtlandt av, No 724, e s, 100 n w 155th st, late Mary st, runs e 100 x s 25 x w 100 x n 25 to beginning, 3-sty frame tenement and store. Adam Hunsinger to Mark and Isaac Wolder. Nov 4. Nov 5, 1909. 9:2402. nom

\*Corsa av, w s, 50 n Cedar av, 25x—x25x105 and being lots 216 map No 981 in Westchester Co of Laconia Park. Antonio Cirrincione to Rosaria wife of Antonio Cirrincione. Sept 30. Nov 5, 1909. nom

Clay av, No 1773 | w s, 150 s 175th st, old line of Gray st, runs Topping av | s 50 x w 190 to e s Topping av, x n 49.6 x e 45 x n 0.6 x e 145 to beginning 2 and 3-sty frame dwelling, 2-sty frame stable and vacant. FORECLOS, Oct 14, 1909. Samuel Hellinger ref to Frank Gass. Nov 5. Nov 6, 1909. 11:2799. 12,500

Concord av, No 355 | s w cor 142d st, 20x100, 2-sty and basement 142d st | brk dwelling. Giuseppe Lomonte to Brig-ida wife of Giuseppe Lomonte. All liens. Oct 26. Nov 6, 1909. 10:2573. other consid and 100

\*Cooper av, e s, 100 s Grant st and being lot 38 map Wm Cooper at Westchester, 25x100. Guiseppe Papesca to Archibald G Buck-enham. Nov 8. Nov 9, 1909. other consid and 100

Clay av, Nos 1304 and 1306, e s, 37.10 n 169th st, 38.2x80, two 2-sty frame dwellings. Joseph Maggiolo to Hattie wife Joseph Maggiolo. ¼ part. Mort \$9,600. Nov 6. Nov 9, 1909. 11:2887. nom

Courtlandt av, No 843 | s w cor 160th st, 23.6x97.7, 3-sty brk 160th st, No 322 | tenement and store and 2-sty frame building in st. George Hooks to Osman F Kinlock, of Troy, N Y. Mort \$9,000. Nov 9. Nov 11, 1909. 9:2419. other consid and 100

Clay av | n e cor 166th st, 568.5 to s s 167th st x80, vacant. Al-166th st | bert J Schwarzler to A J Schwarzler Company, a corpn. 167th st | Mort \$45,000. Nov 8. Nov 9, 1909. 9:2426. other consid and 100

College av, No 1043, w s, 238 n 165th st, 22x92.6, 3-sty brk dwell-ling. Marcus L Osk et al to Anna wife Joseph Reiss. B & S. Mort \$9,000. Nov 3. Nov 9, 1909. 9:2437. other consid and 100

College av, Nos 1043 and 1045, w s, 238 n 165th st, 44x92.6, two 3-sty brk dwellings. Paul Grout to Marcus L Osk and Isidore Edelstein. B & S and C a G. ½ right, title and interest. June 16. Nov 9, 1909. 9:2437. nom

\*Columbus av, n s, 50 e Van Buren st, 50x100 and being lot 143 and 144 map Van Nest Park. Franziska M Britting to Mary Gasparrini. Morts \$6,000. Nov 8. Nov 10, 1909. other consid and 100

\*Classon Point rd, e s, abt 361.6 n Harrison st and being lots 1 & 2 map of 170 lots Siems estate, 50x104.9x50x103.11. Minnie wife of Frederick Hartig to Geo W Eccles, B of Q. Nov 10, 1909. 100

Cauldwell av, No 921, w s, 433 n 161st st, 17.11x100, 3-sty brk dwelling. Timothy A Garvey to Mary C wife of Timothy A Gar-vey. Mort \$5,000. Feb 23. Nov 11, 1909. 10:2627. nom

Decatur av, late Norwood av, s s, 319.4 e 205th st, 125x100, vac-ant. Anna A Cordts, Esser von Bartenfels to Charles Dane-witz. Mort \$3,500. Nov 5. Nov 6, 1909. 12:3354. nom

\*De Milt av, n w cor Sound View pl, 100x100, and being lots 98 and 99, map Penfield property at South Mt Vernon, 100x100. FORECLOS, Oct 18, 1909. James T Brady, ref, to Edward D Smith. Mort \$1,200. Nov 9. Nov 10, 1909. 500

\*Doon av, e s, 144.3 s 233d st, 25x75.

Jones av, w s, 82.6 s 233d st, 25x100. Land Co C of Edenwald to Annie Patjens. Nov 8. Nov 9, 1909. nom

Eagle av, e s, 200 s 156th st, 25x115, vacant. John Slattery to Benedetta Piccirillo. Nov 9. Nov 10, 1909. 10:2624. nom

Elton av | s w cor 159th st, 48x100, vacant. Oliver E Davis to Leo 159th st | Levinson. Mort \$9,000. Nov 9, 1909. 9:2380. 100

Elton av | s w cor 159th st, 48x100, vacant. The Jefferson Con-159th st | struction Co to Oliver E Davis. Nov 8. Nov 9, 1909. 9:2380. 100

\*Fairmount av, s s, 75 e Fairfax av and being lot 303 map No 1275 of Lohbauer Park, 25x100. Geo A Steinmuller to John Healey. Nov 9. Nov 11, 1909. other consid and 100

\*Fairmount av, s s, 50 e Fairfax av, and being lot 304 same map 25x100. Geo A Steinmuller to Theresa Engbarth. Nov 9. Nov 11, 1909. other consid and 100

\*Fairmount av, s s, 50 e Fairfax av, 50x100.

Kearney av, w s, 143 s Waterbury av, 20x100.

Vincent av, w s, 125 n Town Dock road, 25x100. The Lohbauer Park Impt Co to George A Steinmuller. Jan 20. Nov 11, 1909. other consid and 100

\*Fort Schuyler road, w s, abt 150 s Latting st and being lots 38 to 40 map No 401 of Seton Homestead, 75x138x75x—. Thos E Fox et al to Joseph F Flynn and Harriet M Cokeley. Mort \$2,500. Nov 4. Nov 5, 1909. other consid and 100

\*Fort Schuyler road, w s, 50 n Lampart av, and being lots 111 and 112 map No 1098 of Tremont Heights, 50x—x50x109. Philip Kornfeld to Morris Kornfeld. ½ part. Mort \$1,000. Nov 4 Nov 5, 1909. 100

Grand av, No 2449, (Edenwood av), c l 145 n Fordham Land- ing road, runs n 75.8 x w 132.1 to e s Croton Aqueduct, x s 75.8 x e 132.1, except part for Grand av, 2 and 3-sty frame dwelling and 2-sty frame stable. McLernon Realty and Construction Co to Mary McLernon. All liens. Oct 14. Nov 11, 1909. 11:3213. other consid and 100

Grand (Edenwood) av, c l, 375.6 n from n s Highbridge road, now Fordham road, runs w 132.3 to e s Croton Aqueduct, x n 50 x e 132.3 to c l said av, x s 50 to beginning. Sub to part for said av, 2-sty frame dwelling and 2-sty frame stable in rear and vacant. Henry C Paddock to Anna M Day. All liens. June 16, 1899. Nov 10, 1909. 11:3213. nom

\*Highway from Westchester to Kingsbridge, e s, 50 s Chester av, 50x96x—x96.5, and being lots 9 and 10 revised map of Seneca Park. FORECLOS, Oct 13, 1909. Henry G K Heath referee to Walter W Taylor. Oct 30. Nov 10, 1909. 950

Hughes av, Nos 2013 to 2019 | n w cor 179th st, runs w 186 x n 3.8 179th st, Nos 611 to 621 | x n w 50.5 x n by e 26.1 x e 186.8 to av x s 107.7 to beginning, five 4 and one 5-sty brk tenements, stores on cor. Louis and Emma Frankenstein to John O'Leary. Correction deed. Oct 25. Nov 5, 1909. 11:3069. nom

Same property. John O'Leary to O'Leary Realty & Construction Co. All liens. Oct 25. Nov 5, 1909. 11:3069. other consid and 100

Hoe av | s e cor Aldus st, runs s 445.5 x w 60 to w s Hoe av x n Aldus st | 445.11 to Aldus st x e 60 to beginning, vacant. Deed in cession of that part of Hoe av for public st. American Real Estate Co to The City of N Y. B & S. Aug 17. Nov 8, 1909. 10:2742, 2746. nom

Hoe av, No 1542, e s, 350 s 173d st, 25x100, 2-sty frame dwelling. Lyman W Divine to John A Steinmetz. ½ part. June 16. Nov 8, 1909. 11:2989. other consid and 100

Hoe av | s e cor Aldus st, 445.6x60 to w s Hoe av, x445.11x60, Aldus st | vacant. Release mort. Mutual Life Insurance Co of N Y to American Real Estate Co. Sept 3. Nov 8, 1909. 10:2742 and 2746. nom

\*Kinsella av, s s, 175 e Rose st and being lot 65 map of 211 lots Downing estate at Van Nest, 25x100. John Sohns to Rachel Bai-ley. Nov 8. Nov 10, 1909. other consid and 100

\*Kingsbridge road | s w cor Doon av, 25.3x108.5x25x112.3. Doon av | Kingsbridge road | s e cor Oakes av, 25x92.3x25x90.11, Edenwald. Oakes av | Clarence E Willis to Florella G Gore. 1-3 part. All title. All liens. Nov 5, 1909. nom

\*Kossuth av | s e cor Concord st, being lots 47 and 48 map 93 lots Concord st | at South Mt Vernon, and lots 45 and 56 same map, each lot 25x100. Antonio Merendino to Nina Muller. All liens. Nov 6. Nov 8, 1909. other consid and 100

Lafontaine av | w s, 75 n 181st st, runs w 174 to Quarry road, x n Quarry road | e 89.1 x e 63.3 x n e 26.3 x e 55 to av, x s 100 to beginning, vacant. John P Wenninger to Francis E McKier-nan. Nov 4. Nov 6, 1909. 11:3063. nom

\*Lydig av, n e cor Matthews av, 100x100, and being blk 72 lots 1 to 4 map (No 1138) Sec 1 of Morris Park. CONTRACT. Fidelity Development Co with Abraham M Van Praag. Mort \$9,000. Oct 18. Nov 8, 1909. 9,500

\*Muliner av, e s, 150 n Lydig av, 200x100.

\*Bogart av, y s, 150 n Lydig av, 275x100 and being lots 7 to 14 and 49 to 59 blk 71 map (No 1138) Sec 1 of Morris Park. Fidelity Development Co to Theodore Werner. Nov 8, 1909. other consid and 100



Morris av, No 1987, w s, 120 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Emma S Brocker. Mort \$8,000. Nov 8, 1909. 11:2829. 100

Morris av, No 800 n e cor 158th st, 51x101x53.3x101, 6-sty brk 158th st tenement. Lisette P Wolcott to Bronxland Realty Co. Morts \$60,000 and all liens. Oct 20. Nov 5, 1909. 9:2420. 100

Morris av, No 2630 n e cor 193d st, 80x65, three 3-sty brk 193d st, Nos 51 to 55 dwellings. Release mort. N Y Trust Co to H U Singhi Realty Co. Nov 5, 1909. 11:3177. other consid and 100

Morris av e s, 275 s Field pl, late 2d st, 75x250 to w s Creston Av A av, late Av B, except parts for Morris and Creston Creston av avs, vacant. Rosie Tauber to A Warren Construction Co, a corp. Mort \$15,000. Nov 3. Nov 5, 1909. 11:3172. other consid and 100

Mott av, No 384 s e cor 144th st, 100x100, 3-sty frame dwelling 144th st, No 160 and vacant. Heights Town Construction Co to Handy Realty Co. Mort \$25,000. Oct 26. Nov 8, 1909. 9:2345. other consid and 100

\*Monticello av, w s, 400 s Randall av, 50x100. Land Co "C" of Edenwald to Dominick Gilgan. July 28. Nov 10, 1909. nom

Mapes av, No 2102 n e cor 180th st, 93x47, vacant. Release 180th st, No 801 mort. Minna Knoch to Emile Blaesus. Oct 16. Nov 10, 1909. 11:3111. nom

Newton av, w s, 350 n 254th st, 25x100, vacant. Stuard Realty Co to Bridget Ryan. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av n e cor 254th st, 75x49 to Albany Post road, x 254th st 76.6x25, vacant. Stuard Realty Co to Arthur Albany P st road B Conway. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 300 n 254th st, 50x100, vacant. Stuard Realty Co to Wilhelmine K Becher. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 169.6 s 256th st, 50x85.7x52.3x97.6, vacant. Stuard Realty Co to Henry Kress. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 144.6 s 256th st, 25x97.6, vacant. Stuard Realty Co to Margit Brust. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 94.6 s 256th st, 50x97.6, vacant. Stuard Realty Co to Frieda Langen. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 50 s 254th st, 75x100, vacant. Stuard Realty Co to Adele W Frankel wife of Albert H Frankel of Queens. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 198.6 s 256th st, 50x100, vacant. Stuard Realty Co to J Irving Brewer. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 200 n 254th st, 25x100, vacant. Stuard Realty Co to Rudolph H Massack. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 100 n 254th st, 50x100, vacant. Stuard Realty Co to Jeanette M Ockendon. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 248.5 s 256th st, 50x100, vacant. Stuard Realty Co to Lena Bothner. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 150 n 254th st, 25x100, vacant. Stuard Realty Co to Amelia Cheneau. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 148.6 s 256th st, 50x100. Newton av, e s, 244.6 s 256th st, 50x64.2x52.3x78.6, vacant. Stuard Realty Co to James J Kelly and James F Coleman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 125 s 254th st, 21.10x101.10x2x100, vacant. Stuard Realty Co to George Howe. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 98.6 s 256th st, 50x100, vacant. Stuard Realty Co to Marie Przonksky. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, w s, 225 n 254th st, 25x100, vacant. Stuard Realty Co to Mabel H wife Wm W Headrick. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av Post road e s, 325 n 254th st, 25x151 to Albany Post road, Albany Post road x26.8x142, vacant. Stuard Realty Co to Benjamin Friedman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Newton av, e s, 220 s 256th st, 25.2x78.6x26.9x85.9. Albany Post road, w s, abt 208 s 256th st, 52x97.4x53.6x98.5. Stuard Realty Co to Leopoldina Weil of Yonkers, N Y. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

Nelson av, w s, 150 s Brandt pl, 25x100, and being lot 102 map lots of Century Investing Co, vacant. Jos E Butterworth to James H Havens. Mort \$8,125. July 28. Nov 5, 1909. 11:2876. other consid and 100

Nelson av, w s, 175 s Brandt pl, 75x100, and being lots 103 and 104 map of Century Investing Co, 50x100, vacant. Walter E Andrews to James H Havens. Mort \$3,250. Aug 10. Nov 5, 1909. 11:2876. other consid and 100

Ogden av, No 996, e s, 25 s 164th st, 25x90, 3-sty frame tenement. Mary M Timoney to Bernhard C Wenke. Morts \$10,000. Nov 4. Nov 11, 1909. 9:2511. other consid and 100

Prospect av, Nos 659 and 663, w s, 50 n 152d st, 75x95, two 5-sty brk tenements. Lizzie Finkelstein and ano to Solomon Levine. Mort \$62,000. Sept 29. Nov 10, 1909. 10:2675. other consid and 100

Park av e s, 302.5 n 138th st, 25x224.7 to w s Canal Canal pl or Canal st W pl or Canal st West, vacant. Albert Tag et al to Harry W Bell. Oct 19. Nov 9, 1909. 9:2340. other consid and 100

Palisade av, w cor Independence av, runs w 99.6 to n e s Palisade av x n w on curve to n s Palisade av x e 143.11 to w s Independence av x s — to beginning, vacant. Walter W and Helena Cox by Ella E Cox to estate of Isaac G Johnson. All title. Mar 31. Nov 8, 1909. 13:3407. nom

\*Robin av, e s, 100 n Tremont road, 25x100, Tremont Terrace. Bankers Realty & Security Co to Abraham M Van Praag. All liens. Oct 25. Nov 8, 1909. other consid and 100

Spyuten Duyvil Parkway, w s, 50 e from w s of lot 15 map David Banks, Jr, filed in Westchester Co, 75.1x91.7x73.5x90.7. Release judgment. Samuel Straus to Jennie V and John Kennedy. Nov 8. Nov 11, 1909. 13:3415. nom

\*Seton av, e s, 212.6 n Randall av and being n 1/2 of lot 31 blk 30 Sec C of Edenwald, 12.6x100. Release mort. Frances G Greeley to Bengt Nelson. Nov 9, 1909. 201:33

\*St Peters av n w cor Maclay av, 25x99.8x25x100, Westchester Maclay av Maclay Avenue Realty Co to James Brennan of Brooklyn. Nov 5. Nov 11, 1909. other consid and 100

Steuben av, e l, 130 s from e l 210th st, runs s 75 along av x w 130 x n 75 x e 130 to beginning, vacant. Max Holtz et al to Wm W Beidenkopf. Nov 3. Nov 5, 1909. 12:3326. nom

Steuben av, e s, 75 n 208th st, 50x100, and being lots 223 and 224 map No 1104 of 134 lots Varian estate, 50x100, vacant. Release dower. Caroline Wilker to Samuel Cohn. All title. Nov 4. Nov 5, 1909. 12:3337. nom

Sylvan av, w s, 700 n 254th st, 23.10x211.2x39.2x198.3. Sylvan av, w s, 550 n 254th st, 25x155x26.2x146.4. Sylvan av e s, 175 n 254th st, 25x200 to Newton av, x25x100, Newton av vacant. Stuard Realty Co to Charles Feischman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 112.3 s 256th st, 50x100, vacant. Stuard Realty Co to Pasquale Manaco. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 100 s 254th st, 7.1x101.10x27x100, vacant. Stuard Realty Co to Roberta F Frank. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 650 n 254th st, 50x198.3x52.3x181, vacant. Stuard Realty Co to Mary Donohue. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 625 n 254th st, 50x181x52.3x163.7, vacant. Stuard Realty Co to Jules K Wilzin. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 100 n 254th st, 25x100, vacant. Stuard Realty Co to John F Wichelns of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 162.3 s 256th st, 50x100, vacant. Stuard Realty Co to Theresa C Fitz. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 250 n 254th st, 100x100, vacant. Stuard Realty Co to Thomas Lynch, Jr. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 500 n 254th st, 50x146.4x52.4x129.1, vacant. Stuard Realty Co to Geo E Brown. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 150 n 254th st, 50x100, vacant. Stuard Realty Co to Chas G Bothner. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 375 n 254th st, 50x100, vacant. Stuard Realty Co to John J Wigger. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 350 n 254th st, 25x100, vacant. Stuard Realty Co to Thaddeus P Duffy of Yonkers, N Y. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 350 n 254th st, 25x100, vacant. Stuard Realty Co to Franz A Wittig. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 575 n 254th st, 25x163.7x26.1x155, vacant. Stuard Realty Co to John Bertsch. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 200 n 254th st, 50x100, vacant. Stuard Realty Co to Eliz M wife of John J Sheridan. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 125 n 254th st, 25x100, vacant. Stuard Realty Co to Stephen W Smith. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 100 n 254th st, 75x100, vacant. Stuard Realty Co to James F McManus. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, w s, 375 n 254th st, 125x100, vacant. Stuard Realty Co to Isaac Kurtzman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Sylvan av, e s, 212.3 s 256th st, 50x100, vacant. Stuard Realty Co to Michael McNamara. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. J C Julius Langbein to Clement H Smith. Mort \$6,000. Oct 23. Nov 9, 1909. 11:2782. other consid and 100

Teller av, No 1322, e s, 174.1 n 169th st, 25x80, 3-sty frame tenement. Clement H Smith to Eugene Spock of Yonkers, N Y. Mort \$6,000. Oct 28. Nov 9, 1909. 11:2782. other consid and 100

Teller av, No 1372, e s, 649.1 n 169th st, 25x79.6x25x79.8, 2-sty frame dwelling. Jennie Rose to Emma Lee. Morts \$6,200. Nov 10. Nov 11, 1909. 11:2782. other consid and 100

\*Tremont road, n s, 50 w Robin av, 50x100, Tremont Terrace. Bankers Realty & Security Co to Abraham M Van Praag. All liens. Oct 25. Nov 8, 1909. other consid and 100

\*Unionport road, w s, abt 78 n Columbus av, 46x—x—, and being l-ts 440 and 441 map Van Nest Park. Antonio Fausto to Rosa P Fausto of Newark, N J. Oct 29. Nov 8, 1909. nom

Union av, No 1239, w s, 308.10 n 168th st, 21.11x132.8, 3-sty brk dwelling. John O'Leary to Abraham Riback. All liens. Oct 27. Nov 5, 1909. 10:2673. other consid and 100

\*Unionport road, e s, at point 595.1 w White Plains road and 225 n along same from n s Morris Park av, runs n 25 x e 69.2 x s 25 x w 70.1 to beginning. Chas R Nagel to Max H Bracker. Mort \$3,750. Nov 8. Nov 10, 1909. other consid and 100

Valentine av, N s 2182 and 2184 e s, 132.8 n 181st st, 40x118 to Tiebout av w s Tiebout av x40x118.6, two 3-sty brk dwellings. Release mort. Mary S Croxson to Wm L Phelan. Nov 1. Nov 5, 1909. 11:3144. 14:500

Valles av, w s, 325 n 254th st, 78.4x125.2x75x152.2, vacant. Stuard Realty Co to Wm Eppinger. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 746 n 254th st, 8.6x99.2x13x100, vacant. Stuard Realty Co to James S Segrave. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 626.4 n 254th st, 52.2x64.3x50x75.6, vacant. Stuard Realty Co to Mary Loftus. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 450 n 254th st, 26.2x108x25x114.4, vacant. Stuard Realty Co to Frank O Brunett of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 200 n 254th st, 25x181.4x26x188.6. Valles av, e s, 175 n 254th st, 25x100, vacant. Stuard Realty Co to Patrick McGinn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 475 n 254th st, 26.3x134.3x25x128.6, vacant. Stuard Realty Co to Wm Beck. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 250 n 254th st, 100x109.2x100x103.7, vacant. Stuard Realty Co to Bridget Boland. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 125 n 254th st, 50x195.7x52x210, vacant. Stuard Realty Co to Pasquale Manaco. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 175 n 254th st, 25x188.6x26x195.7.

Valles av, w s, abt 678.6 n 254th st, 50.8x40.7x54x64.3. vacant. Stuard Realty Co to John S Aroion. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 150 n 254th st, 25x100.11x25x100, vacant. Stuard Realty Co to Mary Casey. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, s w cor 254th st, 34.2x249.10 to 254th st x249.3 to beginning, gore. 254th st, s e cor Valles av, 50x65.11x50.11x56, vacant. Stuard Realty Co to Fordclaw Company. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 100 n 254th st, 25x100, vacant. Stuard Realty Co to Wm F Klinkerfuss, Jr. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 100 n 254th st, 25x210x25x214.5, vacant. Stuard Realty Co to Paul S Hayes. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 525 n 254th st, 50x86.6x50x95.11, vacant. Stuard Realty Co to Max J Gilet of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 400 n 254th st, 26.2x119x25x115.2, vacant. Stuard Realty Co to Edward R Dowling. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 575 n 254th st, 157x100x157x100.3, vacant. Stuard Realty Co to Wm H McDonald of Brooklyn. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, e s, 350 n 254th st, 50x115.2x50x109.2.

Sylvan av, e s, 87.3 s 256th st, 25x100, vacant. Stuard Realty Co to Kate Coleman. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 500 n 254th st, 26x95.11x25x101.4.

Valles av, e s, 200 n 254th st, 50x103.7x50x101.10, vacant. Stuard Realty Co to James J McDonnell of Brooklyn. Nov 3. Nov 8, 1909. other consid and 100

Valles av, e s, 125 n 254th st, 25x100, vacant. Stuard Realty Co to Thos S Partlan. Nov 3. Nov 8, 1909. 13:3421. other consid and 100

Valles av, w s, 225 n 254th st, 100x152.2x104x181.4.

Valles av, w s, abt 575 n 254th st, 52.4x75.5x50x86.7.

Albany Post road, w s, abt 259 n 254th st, 26x87.3x26.9x85.9, and being lots 6 to 9, 32 to 35, 46, 47 and 229 map Samler estate. Stuard Realty Co to James A Hennessy, B of Q. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

Same property. James A Hennessy to Sidney H Shloss. Morts \$3,920. Nov 3. Nov 10, 1909. 13:3421. other consid and 100

Valentine av, No 2251, w s, 213.8 n 182d st, 25x100, 2-sty frame dwelling. Mary A wife Thos J Donnelly to Kath E. Helen M and Mary T Brennan. Morts \$6,100. Oct 21. Nov 9, 1909. 11:3150. other consid and 100

Vyse av, No 1163, w s, 420 n 167th st, 20x100.

Vyse av, No 1159, w s, 380 n 167th st, 20x100. Two 3-sty brk dwellings. Alexander Bottstein to Sarah Bernstein. B & S. Nov 6, 1907. Nov 9, 1909. 10:2752. nom

Wales av | s e cor St Marys st, 100x102.2x100x101.11, vacant. St Marys st | Moritz L and Carl Ernst to Charles Cohen. Q C and correction deed. Oct 11. Nov 5, 1909. 10:2575. nom

\*White Plains road, w s, lot 16 map (No 142 in Westchester Co) of South Washingtonville, 34.3x146.5x—, except part for road. Margaret Foerst to Künigunda Nagengast. Aug 11. Nov 5, 1909. nom

Walton av, w s, 468.9 s Fordham road, 318.9x101.5x320.3x101.6, except part for av, vacant. Fleischmann Realty & Construction Co to Walton Building Co, a corpn. Oct 28. Nov 5, 1909. 11:3188. other consid and 100

Woodlawn road | n e cor 206th st, runs n 250.2 x n e 247.10 x s e 206th st | 36.6 and 149.3 and 24 and 99.5 to n s 206th st, x 207th st | w 159 to beginning, vacant. Release mort. The Bowery Savings Bank to Isabel W Niles. Oct 15. Nov 6, 1909. 12:3342. nom

\*Westchester av, s s, bet 172d and 173d sts. Agreement as to release of easement bet old and new lines of said av. Katharina Keller with Denis D O'Mahoney, Joseph J Gleason and Henry F Muller and D J Dillon Co, each with the other. Nov 18, 1907. Re-recorded from Dec 6, 1907. Nov 10, 1909. nom

\*Westchester av, s s, 51.5 w 173d st, and being lot 164 and 165 amended map No 1081 of Gleason property, 51.5x72.10x50x85, e s. D J Dillon Co to Margaretha M Brohmer. Mort \$2,160. Nov 3. Nov 10, 1909. other consid and 100

Webster av, e s, 133.5 n 173d st and 25 n of s w cor lot 141 & being part lot 141 map Mt Hope, 75x155.10 to w s Brook st, x75x157, vacant. Geo S de Hierapolis and ano firm of Hierapolis & Co to Dutton Realty and Construction Co. Q C and correction deed. Oct 27. Nov 10, 1909. 11:2898. nom

Same property. Dutton Realty and Construction Co to Aaron A Feinberg. Mort \$23,500. Oct 28. Nov 10, 1909. 11:2898. nom

Washington av | s e s, at s w s 164th st, 100x200, except part 164th st | for av, vacant. FORECLOS, Oct 5, 1909. Alexander Brough, ref, to Lewis S Davis. Nov 8. Nov 10, 1909. 9:2368. 40,000

\*Lots 45 and 46 map (No 1061) made by Chas A Mapes, Westchester. Nettie J Jones to John G Hopfengartner, Jr. Nov 5. Nov 10, 1909. nom

Columbia st, No 84, all. Barnet Michelman to Samuel Mandelbaum; 3 years, from Nov 1, 1909. Nov 10, 1909. 2:334.....3,152

Delancey st, No 58, store. Clara Kornberg to Katie Flatow; 2 years, from May 1, 1909. Nov 8, 1909. 2:415.....780

Front st, No 128, all except 2d and 3d floors. Fleming Smith of New London, Conn, to John L Bliss of Brooklyn; 5 years from May 1, 1910. Nov 9, 1909. 1:38.....1,800

Grand st, No 206 | n e cor Mott st, all. Samuel Zirinsky to Mott st, Nos 148 and 150 | Joseph Capato; 2 years, from Dec 1, 1909. Nov 10, 1909. ....8,000

Houston st, No 207 East. Assign lease. Goodman Kostink to Hyman Iceland. Nov 10, Nov 11, 1909. 2:412.....nom

Irving pl, s w cor 19th st, portion of 1st floor above store. Olivia B Halsey to Bernard Braverman; 5 years, from April 1, 1909. Nov 5, 1909. 3:874 .....800

Manhattan st, No 126, store. Julia A Donahue to Jerry Laporta; 7 years, from May 1, 1910. Nov 5, 1909. 7:1981..1,560 and 1,800

Oliver st, w s, bet Bowry and Madison st. Cancellation of transfer of tax lien. Daniel Moynihan, Collector of Assessments and Arrears, to Rudolph Wallach. Oct 13. Nov 6, 1909. 1:279.....

Roosevelt st, No 114.....

Water st, No 328.....

Assign lease. John Salzmann to Chas J Knoeppel. All title. Oct 21. Nov 6, 1909. 1:110.....nom

South st, No 83. Assign lease. Harry Wiesman and ano to John D Haase. Mort \$750. Oct 30. Nov 8, 1909. 1:72.....nom

South st, No 83, 4-sty building. James Douglas to Harry Wiesman and ano; 5 3-12 years, from Nov 1, 1909. Nov 8, 1909. 1:72.....2,000

South st, No 83. Reassign lease. John D Haase to Harry Wiesman and ano. All title. Mort \$750. Nov 9, 1909. 1:72.....nom

Stanton st, No 270, cor Columbia st, store and basement. Joseph Bockar to Nathan Rosenzweig; 6 years, from May 1, 1908. Nov 5, 1909. 2:335 .....1,200 and 1,320

4th st, No 199 East. Assign lease. Emilie Ugur to Maria Heni. Mort \$2,000. Nov 6. Nov 8, 1909. 2:400.....other consid and 100

4th st, Nos 11 to 19 East, 4 lofts. Jennie Simon to Klee & Co; 5 years, from Feb 1, 1912. Nov 5, 1909. 2:545.....19,500

7th st, No 241, all. Hyman Thumen et al to Beril Steiger; 3 years, from Nov 1, 1909. Nov 5, 1909. 2:377.....3,746

15th st, No 137, all. Helene Figge to Henrietta Lange; 3 years, from May 1, 1909. Nov 10, 1909. 3:871.....1,850

39th st and North River, part of pier. City of New York to Jos Stern et al firm Jos Stern & Sons; from Nov 1, 1909 to Apr 1, 1914. (privilege 10 years renewal at \$2,310). Nov 9, 1909. 3:665 .....2,100

39th st, No 15 East, all. Geo M Miller to Aaron A Fishel; 10 2-12 years, from Nov 1, 1908. Nov 10, 1909. 3:869...4,000 and 5,000

87th st, Nos 271 and 273 West, all. Rosalie Bowsky to Hugh F Weston; 10 years from Dec 1, 1909. Nov 9, 1909. 4:1235...6,000

115th st, No 411 East, west store, &c. Rocco D'Onofrio to Pasquale Ferrara; 5 years, from Oct 1, 1909. Nov 5, 1909. 6:1709 .....360 and 420

117th st, Nos 446 and 448 East, all. Chas B Ammerman to Concetta De Franco; 5 years, from Dec 1, 1909. Nov 11, 1909. 6:1710.....2,400 and 2,700

120th st, No 158 West, all. C M Silverman & Son to Isidor J Kressell; 2 years, from Oct 1, 1909. Nov 11, 1909. 7:1907. 1,200

125th st, No 147, n e cor Lexington av, 1st floor, 37.6x96.3 with extensions, 9x57 and 12x27, with room 19.7x45 on 2d floor and room 46x45 and extension 10x18.6 in basement. 12th Ward Bank to U S of A by Joseph Stewart, acting P G of the U S; 7 yrs, from April 1, 1909. Nov 11, 1909. 6:1774.....8,000

125th st, Nos 78-86 West | s e cor, top floor of Marion Building. Lenox av, Nos 290 and 292 | Marion Realty Co to Morningside Billiard Co; 5 8-12 years, from Sept 1, 1909. Nov 5, 1909. 6:1722 .....3,000 to 3,600

Amsterdam av, No 1485, store. Chas Richter to Cyrille F Verrier et al firm Verrier Bros; 3 years from Oct 1, 1909. Nov 9, 1909. 7:1971 .....1,020

Broadway, No 4239, store and part basement. Robert Ferguson & Sons, a corpn, to H M & L Wasself; 7 years, from Oct 1, 1909. Nov 10, 1909. 8:2176.....1,800 to 2,600

Broadway, No 3163, all. James W Hawes and ano to Fritz T Richter; 5 years, from Dec 1, 1909. Nov 10, 1909. 7:1993. Taxes &c in excess of \$1,257 and \$4,545.50 and.....4,605.50

Broadway | n w cor 45th st, Astor Theatre, leasehold. Affidavit and 45th st | order of court to show cause why claim should not be compromised. Lincoln A Wagenhals and Colin Kemper ASSIGNEES and Leopold Sondheim EXR Meyer R Bimberg with George Keister. July 9. Rerecorded from July 10, 1909. Nov 8, 1909. 4:1012.....

Broadway, s w cor 100th st, —. Assign lease. Wm G Richardson to Arthur P Fegert. Oct 25. Nov 8, 1909. 7:1871.....nom

Broadway, s e cor 43d st, 104.3x165.9x100.5x193.9, leasehold. Power of attorney. Frank R Tate of St Louis, Mo, to Xenophon P Wilfey of St Louis, Mo. Oct 27. Nov 5, 1909. (P A).....

Broadway | s e cor 43d st, 104.3x165.9x100.5x193.9, all of. Mary 43d st | A Fitzgerald of Litchfield, Conn, to Frank R Tate of St Louis, Mo, and Broadway and Forty-Third Street Building Co; 21 years, from Sept 30, 1909; 1st year \$50,000; 2d year \$75,102, and remainder of term \$100,000 per annum and taxes, &c, with 5 renewals of 21 years each. 1st renewal at \$115,000 per annum and thereafter as per agreement. Nov 5, 1909. 4:995.....

Broadway | s e cor 43d st, 104.3x165.9x100.5x193.9, part to be used 43d st | as theatre. Frank R Tate of St Louis, Mo, and Broadway & 43d St Building Co to Geo M Cohan Theatre Company, a corpn; 10 years, from May 1, 1910, at \$52,250 or \$55,000, with 10 years renewal at \$65,000. Nov 5, 1909. 4:995.....

Columbus av, s e cor 103d st, dining room in rear of bar room and two adjoining rooms, kitchen in basement and two rooms in upper part of building. Constantin Delin to Josef Herz; 3 years, from Nov 9, 1909. Nov 5, 1909. 7:1938.....

.....as per agreement

Lexington av, Nos 907 to 919, s e cor 119th st, all. Rudolph W Pick to Margt Toomey; 5 years, from May 1, 1910. Nov 11, 1909. 6:1767.....4,800 and 5,000

Same property. Agreement modifying terms of lease. Same with same. Nov 9. Nov 11, 1909. 6:1767.....nom

Same property. Assign lease. Margt Toomey to Geo C Kienzle. Nov 4. Nov 11, 1909. 6:1767.....nom

Park row, No 156 | n cor Pearl st, all. Margaret Hyland et al to Pearl st, No 466 | Daniel J O'Rourke; 7 years, from June 11, 09. Nov 11, 1909. 1:160.....2,000

1st av, No 419. Assign lease. Jacob Wagner to Geo F Wagner. Nov 9. Nov 10, 1909. 3:930.....nom

3d av, No 176, store and basement. Joseph M Lichtenauer to Louis Draudt; 2 1-12 years, from Apr 1, 1910, Nov 10, 1909. 3:872. 1,080

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.

Nov. 5, 6, 8, 9, 10 and 11.

BOROUGH OF MANHATTAN.

Centre st, No 134, n e cor White st. Assign lease. Henry Schillingmann and ano to Consumers Brewing Co of N Y. Nov 3. Nov 5, 1909. 1:198 .....nom

Centre st, No 134, n e cor White st, 54x19.6, all. Henry Knabe to Henry Schillingmann and ano; 7 7-12 yrs, from Oct 1, 1909. Nov 5, 1909. 1:198.....4,000

3d av, No 423, store and basement. James J McGillen to Frank Mutterer; 5 4-12 years, from Jan 1, 1910. Nov 5, 1909. 3:910. 1,500

3d av, No 1463, store, &c. Nathan A Metzger to John J Junemann; 10 years, from Jan 1, 1910. Nov 11, 1909. 5:1528. 1,440

3d av, No 2062. Assign lease. Ferdinand C Nofsinger to H Koehler & Co. Oct 8. Nov 11, 1909. 6:1640. nom

3d av, No 2062. Assign lease. H Koehler & Co to Charles Recht. Nov 8. Nov 11, 1909. 6:1640. nom

4th av, No 234, n w cor 19th st. Agreement as to extension of lease for 3 years, from May 1, 1910, at \$6,000 per year. Albert Pittis et al with Herman F Siemers. Oct 1. Nov 10, 1909. 3:848. nom

5th av, No 92, store and basement. Rose Brown to Moritz H Friedman; 10 2-12 years from Dec 1, 1909. Nov 9, 1909. 3:816. 4,200 to 4,500

6th av, Nos 460 and 462. Assign lease. Louis Buchler and Archibald Hadden to Ferdinand Munch Brewery. Nov 5. Nov 8, 1909. 3:829. nom

7th av, No 327, all. Charlotte Y Ackerman to Henry Harberger; 5 5-12 years, from Dec 1, 1909. Nov 8, 1909. 3:804. 2,100

7th av, No 260. Assign lease. Frank Rosset to Edward Harrison. Nov 4. Nov 8, 1909. 3:774. nom

Same property. Assign lease. Edward Harrison to Arthur Jost. Nov 4. Nov 8, 1909. 3:774. nom

7th av, No 260, corner store. Augusta Polifeme to Frank Rosset; 7 years from Sept 1, 1909. Nov 9, 1909. 3:774. 1,500 to 2,200

8th av, No 847. Assign of all title to money due upon lease. Jas J Devaney to Lion Brewery. Nov 23, 1906. Nov 8, 1909. 4:1041. nom

8th av, No 618, s e cor 40th st. Assign lease. James S Shea to Morris Jacobs. Nov 5. Nov 8, 1909. 3:789. nom

Same property. Assign lease. Morris Jacobs to Arthur Jost. Nov 5. Nov 8, 1909. 3:789. nom

8th av, No 847, all. David H Cochran and ano TRUSTEES Chas Davies to James J Devaney; 10 years, from May 1, 1907. Nov 8, 1909. 4:1041. taxes, &c, and 3,200 and 3,400

9th av, No 539. Surrender lease. Fred Dohrmann and ano to Mary A McGlynn. Nov 1. Nov 6, 1909. 3:737. nom

9th av, No 539 | s w cor 40th st, 4-sty brk building. Mary A McGlynn to Louis Schwartz and ano; 5 1/2 years, from Nov 1, 1909. Nov 6, 1909. 3:737. 3,300

10th av, No 637, n w cor 45th st. Assign lease. Michael O'Neill to John J Duffy. All title. Mort \$8,000. Oct 29. Nov 8, 1909. 4:1074. nom

11th av | n e cor 21st st, north store. Acme Mortgage Co to John Kelly, Jr, of Rutherford, N J. 20 years, from Dec 1, 1909. Nov 6, 1909. 3:693. 2,000 to 3,000

Pier New No 42 North River, northerly 120 feet of bulkhead. City of New York to Wm Farrell and ano firm Wm Farrell & Son; 5 years from Feb 1, 1909 (5 years renewal at \$2,625. Nov 9, 1909. 2,500

**BOROUGH OF THE BRONX.**

138th st, No 710 East, store and basement. John Robertson and William Gammie to William Schram; 3 years, from Dec 1, 1909. Nov 10, 1909. 10:2566. 2,300 to 2,500

142d st, No 261 East, all. John J Green to Sarah Pleasants; 2 years, from April 1, 1909. Nov 11, 1909. 9:2334. 660 and 720

180th st, No 777 East, store. Micheal or Michael (?) Murtha to L Guarino (errors) 2 or 3 years (?) from Nov 1, 1909. Nov 9, 1909. 11:3110. 276

Courtlandt av, No 727, store, &c. Henry Heddrich to Adam Amberg; 5 5-12 years, from Dec 1, 1909. Nov 5, 1909. 9:2415. 780 and 840

Courtlandt av, No 775, s w cor 157th st, all. Henry Wilker to Gottlieb Staedeli; 7 years, from May 1, 1912. Nov 10, 1909. 9:2416. 960

Same property. Assign lease. Gottlieb Staedeli to Elise Staedeli. 1/2 part. Nov 10, 1909. 9:2416. nom

Melrose av, n w cor 149th st, store, 32.8x77.8, also basement, &c. American Real Estate Co to Wm B Riker & Son Co; 21 years, from Jan 1, 1910. Nov 11, 1909. 9:2328. 7% of total of lessees gross receipts from sales on premises until same shall equal or exceed \$15,000 per annum and thereafter to be at rate of per annum \$15,000.

Southern Boulevard, No 1285, south store, &c. Morris and Aaron Feldman to Jacob Friedman; 4 1/2 years, from Nov 1, 1909. Nov 11, 1909. 11:2976. 780 and 900

St Anns av, No 211, n w cor 137th st, store. Sol Cohen to Wm J Koch; 4 years from Aug 1, 1908. Nov 9, 1909. 9:2265. 1,200

Same property. Assign lease. Wm J Koch to Jos M Friedberg and Samuel Resnick. Oct 18. Nov 9, 1909. 9:2265. nom

Same property. Assign lease. Jos M Friedberg and ano to Koch Drug Stores, a corpn. Nov 1. Nov 9, 1909. 9:2265. nom

Same property. Assign lease. Koch Drug Stores to Saml Resnick. Nov 1. Nov 9, 1909. 9:2265. nom

**MORTGAGES**

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

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

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

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

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

Nov. 5, 6, 8, 9, 10 and 11.

**BOROUGH OF MANHATTAN.**

Amsterdam, Samuel with Isaac Marx. Av C, Nos 7 to 11. Extension of \$3,000 mort until Nov 28, 1911, at 6%. Oct 26. Nov 5, 1909. 2:384. nom

Alden, Thomas J to BANK FOR SAVINGS in City N Y. 21st st, No 437, n s, 414.4 w 9th av, 21.2x98.9. Nov 6, 1909, 5 years, 4 1/2%. 3:719. 8,000

Aliesch, Peter of Borough of Queens, N Y, to EQUITABLE LIFE ASSUR SOC of the U S. 62d st, No 150, s s, 200 e Amsterdam av, 25x100.5. Nov 8, 1909, due Jan 1, 1915, 4 1/2%. 4:1133. 15,000

Same to Olga Steiner. Same property. Prior mort \$15,000. Nov 8, 1909, due &c as per bond. 4:1133. 2,500

Same and Leon J Bamberger individ and as exr Edw S Bamberger and ano as exr same with same. Same property. Subordination agreement. Nov 6. Nov 8, 1909. 4:1133. nom

Averill, Cornelia K and Edw A Johnson with Bronx Investment Co. Hester st, No 46. Subordination agreement. Nov 4. Nov 8, 1909. 1:297. nom

Alliance Construction Co to Grace W Coughlan. 32d st, Nos 15 and 17, n s, 120 w Madison av, 50x98.9. Building loan. Prior mort \$195,000. Nov 6, demand, 6%. Nov 8, 1909. 3:862. 50,000

Same to same. Same property. Certificate as to above mort. Nov 6. Nov 8, 1909. 3:862.

Amend, Catherine J and Anna to EMIGRANT INDUSTRIAL SAVINGS BANK. Cannon st, Nos 122 to 126, e s, 150 s Houston st, 50x100. Nov 9, 1909, 3 years, 4 1/2%. 2:330. 42,000

Allene Construction Co with METROPOLITAN LIFE INS CO. Broadway, Nos 2632 and 2634, s e cor 100th st, 46.9x180.3x53.7 x180.1. Extension of \$425,000 mort until Nov 1, 1916, at 5%. Nov 5. Nov 8, 1909. 7:1871. nom

Arenfred, Alice D widow, and Robt Gast and Wm H Steinkamp exrs, &c, Wm Arenfred to Charles Gast. 98th st, No 169, n s, 100 e Amsterdam av, runs n 129.6 x e 36.6 x s 81.9 x s w 15.10 x s 33 to 98th st, x w 27.6 to beginning. Prior mort \$19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,000

Same to Edw A Gast. Same property. Prior mort \$19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,000

Arenfred, Alice D widow and Robt Gast and Wm H Steinkamp exrs Wm Arenfred to Robt Gast. 98th st, No 165, n s, 142.6 e Amsterdam av, runs n 33 x n w 14.3 x n 81.9 x e 46 x s 79.9 x s w 14.11 x s 33 to st, x w 27 to beginning. Prior mort \$19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,500

Same to Dora Gast. Same property. Prior mort \$19,000. Oct 2, 3 years, 5%. Secures legacy. Nov 10, 1909. 7:1853. 2,000

Accumulation Realty Co to TITLE INSURANCE CO of N Y. 28th st, No 433, n s, 425 w 9th av, 25x68.9. Oct 15, due Nov 8, 1912, 5%. Nov 9, 1909. 3:726. 14,000

Same to same. Same property. Certificate as to above mort. Oct 15. Nov 9, 1909. 3:726.

Belwood Realty Co to TITLE GUARANTEE & TRUST CO. 123d st, No 155, n s, 323.11 w 3d av, 26.1x100.11. P M. Nov 9, 1909, due, &c, as per bond. 6:1772. 13,000

Belwood Realty Co to TITLE GUARANTEE & TRUST CO. 123d st, No 157, n s, 298.3 w 3d av, 25.8x100.11. P M. Nov 9, 1909, due, &c, as per bond. 6:1772. 12,000

Brugman, Mary E wife Frank E to METROPOLITAN SAVINGS BANK. St Nicholas av, No 1549, w s, 75.4 n 187th st, 19.6x80. Nov 9, 1909, 5 years, 5%. 8:2168. 7,500

Bloch, Adolph and Julius Roubitschek or Robitschek to EMIGRANT INDUSTRIAL SAVINGS BANK. 86th st, No 341, n s, 200 w 1st av, 25.6x100.8. Nov 8, 1909, 5 years, 4 1/2%. 5:1549. 18,000

Same and Jacob Steiner with same. Same property. Subordination agreement. Oct 29. Nov 8, 1909. 5:1549. nom

Briner, Dora widow to HUDSON CITY SAVINGS INSTN of Hudson, N Y. Lexington av, No 620, w s, 42.1 n 53d st, 21x68. Nov 6, 3 years, 4 1/2%. Nov 8, 1909. 5:1308. 12,000

Bay Counties Investing Co to Edw E Hicks. Certificate as to mort dated Oct 4, 1909. Oct 1. Nov 6, 1909.

Borowitz, Louis, of Brooklyn, N Y, to Jacob Whitton. 4th st, Nos 310 and 312, s s, 102 e Av C, 44x96.2. Prior mort \$—. Nov 5, 1909, 5 years, 6%. 2:373. 10,000

Batavia & New York Wood Working Co to Sullivan & Cromwell. Claremont av, No 194, s e cor 127th st, Nos 604 to 610, 119.8x100. Certificate as to mort for \$175,000. Oct 9. Nov 5, 1909. 7:1993. nom

Backer, Sarah wife of Geo to GERMAN SAVINGS BANK. Hamilton Terrace, No 51, e s, 479.6 n 141st st, 25x96.6x25x98.7. Nov 5, 1909, 5 years, 4 1/2%. 7:2050. 22,000

Briggs, Eliz H to Johanna H C Schnep trustee Eleonore Pirkel. 53d st, No 331, n s, 392.5 e 9th av, 17.5x42.4x19.10x44.9. Nov 1, 3 years, 5%. Nov 5, 1909. 4:1044. 1,000

Bates, Lillian E to Geo F Chamberlin trustee Anne Bishop. 58th st, No 144, s s, 65 e Lexington av, 20x80.5. Oct 6, 3 years, 5%. Nov 5, 1909. 5:1312. 21,000

Same and Leon Levy with same. Same property. Subordination agreement. Oct 29. Nov 5, 1909. 5:1312. nom

Benjamin, William, Hamilton F and Julian A, all of Garrison, N Y, to Harris D Colt and ano trustees for Caroline H Johnston will Richard Arnold. 77th st, Nos 65 and 67, n s, 200 e Madison av, 37.6x102.2. Nov 3, 3 years, 4 1/2%. Nov 5, 1909. 5:1392. 42,000

Bachrach, Irving to Eva Male. Av C, Nos 117 and 119. Certificate as to payment of mort &c. Nov 5, 1909. 2:390.

Broadway & Forty-Third St Building Co to Mary A Fitzgerald. Certificate as to mort made by said company (for description see mort under name of "Tate.") Nov 5, 1909. 4:995.

Bolender, Geo P or Geo, Philip H or Philip and Lillian wife Adam Spangenberg to BANK FOR SAVINGS in City N Y. Amsterdam av, Nos 1845 and 1847, w s, 25.11, n 104th st, 2 lots, each 25x100. Two mort, each \$2,500. Nov 10, 1909, 5 years, 4 1/2%. 7:1876. 5,000

Bernheim, Geo B with Wm Maas et al. Greene st, No 16. Extension of \$27,000 mort until Dec 1, 1914, at 4 1/2%. Nov 10, 1909. 1:230. nom

Becker Realty Co to Frances L Meeker. Greenwich st, No 549, s e cor Charlton st, No 112, 25x75. All title to alley 3 ft wide leading to Charlton st. P M. Prior mort \$9,000. Nov 10, 1909, due May 1, 1910, 6%. 2:597. 16,500

Brisbane, Arthur to MUTUAL LIFE INSURANCE CO OF N Y. 125th st, Nos 233 to 237, n s, 525 w 7th av, runs w 50 x n 199.10 to 126th st, Nos 228 to 234, x e 100 x s 99.11 x w 50 x s 99.11 to beginning. Nov 9, due, &c, as per bond. Nov 11, 1909. 7:1931. 180,000

Brown, Minnie T to Kath G Farrell. 60th st, No 243, n s, 115 w 2d av, 20x100.5. Prior mort \$15,000. Nov 4, due, &c, as per bond. Nov 11, 1909. 5:1415. 3,500

Carroll, Alice to MANHATTAN SAVINGS INSTN. Wooster st, No 243, w s, 75.11 s 4th st, 19.6x52. Nov 5, 1909, due &c as per bond. 2:538. 3,000

Conway, Arthur B to BANK FOR SAVINGS IN CITY N Y. 45th st, No 139, n s, 260 w 3d av, 22x100.5. Nov 4, 3 years, 4 1/2%. Nov 5, 1909. 5:1300. 5,000

Criterion Construction Co to Sophie H Salomon. 115th st, Nos 117 and 119, n s, 155 e Park av, 43.10x100.11. Prior mort \$—. Nov 4, 2 years, 6%. Nov 5, 1909. 6:1643. 7,500

Same to same. Same property. Certificate as to above mort. Nov 4. Nov 5, 1909. 6:1643.

Cheesman, Benedict W to Hermann H Cammann et al, exrs. &c, Edmund S Bailey. 107th st, No 313, n s, 162 e Riverside Drive, 20x100.11. Nov 5, due, &c, as per bond. Nov 6, 1909. 7:1892. 30,000	st. s s, bet Wcooster and Greene sts. June 17, 3 years, 7½%. Nov 5, 1909. 2:535. 3,230.79
Same to John V D Cornell. Same property. Prior mort \$30,000. Nov 5, 2 years, 6%. Nov 6, 1909. 7:1892. 5,000	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G M Wilkins. Lot 55 on Manhattan st, n s, bet Morningside and Amsterdam av, for year 1898. Sept 20, 3 years, 6 ¾%. Nov 10, 1909. 7:1966. 476.47
Carlyle Realty Co to METROPOLITAN LIFE INS CO. Cathedral Parkway, s s, 100 w Amsterdam av, 2 plots, each 100x70.11. 2 morts, each \$260,000. Nov 5, 1909, due Oct 1, 1914, 6%, until completion of buildings and thereafter 5½%. 7:1881. 520,000	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G M Wilkins. Lot 49 on Manhattan st, n s, bet Morningside and Amsterdam av, for year 1898. Sept 20, 3 years, 6¼%. Nov 10, 1909. 7:1966. 563.09
Same to same. Certificate as to both of above morts. Nov 5, 1909. 7:1881.	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G M Wilkins. Lot 49 on Manhattan st, n s, bet Morningside and Amsterdam av, for year 1898. Sept 20, 3 years, 6¼%. Nov 10, 1909. 7:1966. 529.90
Conway, Arthur B with BANK FOR SAVINGS in City N Y. 45th st, No 139 East. Extension of \$10,000 mort until Nov 4, 1912, 4½%. Nov 4, Nov 8, 1909. 5:1300. nom	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to John H Sherwood. Lot 26 on 112th st, n s, bet 7th and 8th avs, for year 1902. Sept 20, 3 years, 6¾%. Nov 10, 1909. 7:1828. 798.94
City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907, assessed to Jas A Byrne, lot 24 on 1st av, w s, bet 78th and 79th sts. July 15, 3 years, 6¾%. Nov 8, 1909. 5:1453. 669.70	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G M Wilkins. Lot 51 on Manhattan st, n s, bet Morningside and Amsterdam av, for year 1898. Sept 20, 3 years, 6¼%. Nov 10, 1909. 7:1966. 544.56
City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907, assessed to Frances V Decker, lot 28 on 64th st, n s, bet 3d and Lexington avs. July 15, 3 years, 7%. Nov 8, 1909. 5:1399. 1,656.27	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to S V Creeger. Lot 56 on Manhattan st, n s, bet Morningside and Amsterdam av, for year 1898. Sept 20, 3 years, 6¼%. Nov 10, 1909. 7:1966. 474.07
City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907 assessed to E V N Marvin, lot 30 on 39th st, n s, bet Lexington and 3d avs. July 1, 3 years, 6¾%. Nov 8, 1909. 3:895. 1,132.33	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to Chickering & Son. Lots 2 and 3 on Columbus av, e s, bet 97th and 98th sts, for years 1904 to 1907. Sept 20, 3 years, 7¾%. Nov 10, 1909. 7:1833. 7,050.25
City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1901 to 1907, assessed to J Devine, lot 55 on 40th st, s s, bet 3d and Lexington avs. July 1, 3 years, 7%. Nov 8, 1909. 3:895. 926.05	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to James Stone. Lot 37 on 120th st, s s, bet 2d and 1st avs, for years 1900 to 1907. Aug 19, 3 years, 6%. Nov 10, 1909. 6:1796. 1,508.47
City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to Marion B Carroll, lot 22 on 79th st, n s, bet Broadway and Amsterdam av. July 1, 3 years, 6¼%. Nov 8, 1909. 4:1277. 1,711.78	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to G Fields. Lot 41 on 128th st, s s, bet Lexington and 3d avs, for years 1905 to 1907. Aug 19, 3 years, 7%. Nov 10, 1909. 6:1776. 470.38
City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax lien for year 1904, assessed to C D Eidlitz, lot 17½ on 71st st, n s, bet West End av and 12th av. July 1, 3 years, 7¾%. Nov 8, 1909. 4:1183. 484.65	City of New York to I Jackson, 31 Nassau st. Transfer of tax lien assessed to D Rabold. Lot 23 on 127th st, n s, bet Lexington and 3d avs, for years 1905 to 1907. Aug 19, 3 years, 6¾%. Nov 10, 1909. 6:1776. 468.60
City of New York to John Miller, 32 Nassau st. Transfer of tax lien for years 1905 to 1907 assessed to unknown. Lot 23 at East River, bet 51st and 52d sts. July 1, 3 years, 9%. Nov 9, 1909. 5:1363. 1,285.37	City of New York to Isidore Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907 assessed to John R Slattery. Lot 66 on 83d st, n s, bet Riverside Drive and West End av. July 1, 3 years, 6¾%. Nov 8, 1909. 4:1245. 1,720.39
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1901 to 1907 assessed to Mary F Oleott. Lot 7 on 130th st, n s, bet Lenox and 5th avs. Aug 19, 3 years, 7 1-8%. Nov 9, 1909. 6:1728. 1,426.11	Cohen, Bernhard to Geo Bruestle. Ridge st, No 117, n w s, 175 n e Rivington st, 25x100. Prior mort \$27,000. Nov 1, 3 years, 6%. Nov 11, 1909. 2:344. 5,000
The City of N Y to I Jackson, of 31 Nassau st. Transfer of tax lien for years 1904 and 1906, assessed to J W Stolts, lot 22 on Elizabeth st, w s, bet Prince and Spring sts. June 17, 3 years, 7¾%. Nov 5, 1909. 2:493. 1,135.12	Cushman (D A) Realty Co to U S TRUST CO of N Y. Broadway, No 174, n e cor Maiden lane, 25x50; 8th av, Nos 799 to 813, s w cor 49th st, Nos 300 and 302, runs w 125 x s 100.5 x w 25 x s 25.5 x e 150 to 8th av x n 125.10 to beginning; 9th av, No 162, s e cor 20th st, Nos 362 and 364, 26.6x80; 9th av, n e cor 20th st, No 367, 74x22. Prior mort \$360,000. Sept 30, due Sept 1, 1912, 4½%. Nov 8, 1909. 1:65; 3:743 and 744; 4:1039. 340,000
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to L A Kessler. Lot 57 on 117th st, s s, bet Park and Lexington avs. Aug 19, 3 years, 6 3-8%. Nov 9, 1909. 6:1644. 586.66	Same to same. Same property. Certificate as to above mort. Sept 30, Nov 8, 1909. 1:65; 3:743 and 744; 4:1039. —
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to Harry C Williams. Lot 23 on 128th st, n s, bet Lenox and 5th avs. Aug 19, 3 years, 7 7-8%. Nov 9, 1909. 6:1726. 645.90	Corcoran, Ellen A to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 617, n e cor 53d st, 20.5x64. Nov 11, 1909, 3 years, 4½%. 5:1308. 5,500
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907 assessed to A Slater, Jr. Lot 13½ on 122d st, n s, bet Park and Lexington avs. Aug 19, 3 years, 7%. Nov 9, 1909. 6:1771. 748.51	Coleman, Chrisciana C wife Geo A. of Poughkeepsie, N Y. to NEW YORK SAVINGS BANK. 7th av, No 2311, e s, 94.11 n 135th st, 17x75. Nov 11, 1909, due, &c, as per bond. 7:1920. 2,000
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to James Thompson. Lot 30½ on 123d st, s s, bet Lenox and Mount Morris avs. Aug 19, 3 years, 7 7-8%. Nov 9, 1909. 6:1721. 885.99	Crown Realty Co to NEW YORK SAVINGS BANK. Columbus av, No 943, e s, 25.11 n 106th st, 25x75. Nov 6, due, &c, as per bond. Nov 9, 1909. 7:1842. 3,000
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907 assessed to Harry Lehi. Lot 20½ on 102d st, n s, bet 2d and 3d avs. Aug 19, 3 years, 6%. Nov 9, 1909. 6:1652. 1,256.41	Same to same. Same property. Certificate as to above mortgage. Nov 9, 1909. 7:1842. —
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907 assessed to unknown. Lot 6½ on 111th st, n s, bet Park and Lexington avs. Aug 19, 3 years, 6 7-8%. Nov 9, 1909. 6:1639. 555.45	Crown Realty Co to NEW YORK SAVINGS BANK. Amsterdam av, No 833, e s, 25.11 s 101st st, 25x75. Nov 8, due, &c, as per bond. Nov 9, 1909. 7:1855. 3,000
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1884 to 1907, assessed to John R Smith. Lot 21½ on 103d st, n s, bet 1st av and Harlem River. Aug 19, 3 years, 12%. Nov 9, 1909. 6:1697. 4,442.11	Same to same. Same property. Certificate as to above mort. Nov 9, 1909. 7:1855. —
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907 assessed to D McLane. Lot 4 on Lenox av, e s, bet 119th and 120th sts. Aug 19, 3 years, 6¼%. Nov 9, 1909. 6:1718. 2,020.50	Cohen, Myer and Mary with ALBANY SAVINGS BANK. Edgecombe av, Nos 323 and 325, w s, 749.6 n 145th st, 64.11x75. Subordination agreement. Nov 8, Nov 9, 1909. 7:2053. nom
City of New York to I Jackson, 31 Nassau st. Transfer of tax lien for years 1881 to 1907 assessed to heirs of J Parker. Lot 20 on 117th st, n s, bet 2d and 3d avs. Aug 19, 3 years, 5¾%. Nov 9, 1909. 6:1667. 3,684.71	Cohen, Myer to ALBANY SAVINGS BANK. Edgecombe av, Nos 323 and 325, w s, 749.6 n 145th st, 64.11x75. Nov 8, 5 years, 4½%. Nov 9, 1909. 7:2053. gold, 51,000
The City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to Mitchell & Crane, lot 70 on 28th st, s s, bet 6th and 7th avs. June 17, 3 years, 6¾%. Nov 5, 1909. 3:803. 2,015.02	Cherokee Realty Co to John T McCall. Certificate as to mort for \$30,000 covering land at Islip, L I. Nov 1, Nov 9, 1909. —
City of N Y to Isidore Jackson, 31 Nassau st. Transfer of tax liens for years 1905 to 1907, assessed to G E Beers, lot 81, on 6th av, e s, bet 28th and 29th sts. July 1, 3 years, 7%. Nov 5, 1909. 3:830. 2,430.74	Coleman, Florence with Marmac Construction Co. 27th st, Nos 104 to 108, s s, 100 w 6th av, 60x98.9. Extension of mort for \$200,000 to Dec 1, 1911, at 5%. Nov 10, 1909. Nov 11, 1909. 3:802. nom
City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1890 and 1905, assessed to Mary Myers, lot 4 on West Broadway, e s, bet Grand and Broome sts. June 17, 3 years, 7¾%. Nov 5, 1909. 2:475. 1,040.61	Dadrihan, Hosanna M to Julia A Dater. 113th st, No 625, n s, 361 w Broadway, 19x100.11. Nov 4, due &c as per bond. Nov 5, 1909. 7:1895. 17,000
City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1904 to 1907, assessed to Wm F Donnelly, lot 71 on 28th st, s s, bet 6th and 7th avs. June 17, 3 years, 6¾%. Nov 5, 1909. 3:803. 1,511.14	Dow Construction Co to Denis J Dwyer and ano. Broadway, late Boulevard or Public Drive, n w cor 145th st, 99.11x150. P M. Nov 5, 1909, 2 years, 5%. 7:2092. 200,000
City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1898 to 1907, assessed to E L Burnham, lot 53 on Horatio st, n s, bet Hudson and 4th sts. June 17, 3 years, 8%. Nov 5, 1909. 2:627. 1,655.51	Same to W Lauman Bull Jr. Same property. Prior mort \$200,000. Nov 5, 1909, due Aug 5, 1910, 6%. 7:2092. 20,000
City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for year 1907, assessed to J M Fitzgerald, lot 1 on West Broadway, e s, bet Spring and Prince sts. June 17, 3 years, 7¾%. Nov 5, 1909. 2:501. 1,151.25	Deane, Sumner to Peter J Shields. Nagle av, c l, 430 s w c l Ellwood st, runs s e 250 x s w 100 x n w 250 to c l Nagle av x n e 100 to beginning, except part for Nagle av; Nagle av, n w s, 200 s w Ellwood st, 100x262.7x130.5x346.4. Prior mort \$40,500. Nov 6, due Jan 6, 1911, 6%. Nov 8, 1909. 8:2171 and 2172. 6,000
City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1902 to 1907, assessed to — Weed, lot 51 on 11th st, n s, bet Bleecker and 4th sts. June 17, 3 years, 8%. Nov 5, 1909. 2:623. 1,769.05	Davis, Edward A with Edw A Davis guardian Hellen F A Heyer and ano. 117th st, n s, 107.11 w St Nicholas av, 25x25.2. Subordination agreement. Nov 8, Nov 9, 1909. 7:1923. nom
The City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1905 to 1907, assessed to Co-operative Social Soc, lot 14 on Jones st, s s, bet Bleecker and West 4th sts. June 17, 3 years, 7¾%. Nov 5, 1909. 2:590. 576.73	Evens, Morris B to ALBANY SAVINGS BANK. Edgecombe av, Nos 327 and 329, w s, 814.5 n 145th st, 65x75. Nov 8, 5 years, 4½%. Nov 9, 1909. 7:2053. gold, 51,000
The City of N Y to I Jackson, 31 Nassau st. Transfer of tax lien for years 1899 to 1907, assessed to Jacob Hirsch, lot 11 on 4th	Same and Annie Evens with same. Same property. Subordination agreement. Nov 8, Nov 9, 1909. 7:2053. nom
	Ennis Joseph L to Fannie F Ely. Jumel pl, w s, 166.3 n 167th st, 75x100. P M. Nov 4, 2 years, 5½%. Nov 5, 1909. 8:2112. 8,000
	Eddy, Lawrence R, of Elizabeth N J, to Eliza E Comstock. 118th st, Nos 212 and 214, s s, 175.5 e 3d av, 37.6x100.5. Nov 11, 1909, 1 year, 6%. 6:1667. 5,000
	Frankel, Caroline to ALBANY SAVINGS BANK. 154th st, Nos 262 to 268, s s, 100 e 8th av, 2 lots, each 37.6x99.11. 2 morts, each \$33,000. Nov 11, 1909, 5 years, 5%. 7:2039. gold, 66,000
	Same and Hattie Marx with same. Same property. Two subordination agreements. Nov 10, Nov 11, 1909. 7:2039. nom

- Fox, Joseph to John A Stewart et al trustees of LIVERPOOL & LONDON & GLOBE INS CO in N Y. 43d st, No 318, s s, 200 e 2d av, 16.8x100.5. P M. Nov 4, 5 years, 4½%. Nov 5, 1909. 3,000
- Friedman Construction Co to FRANKLIN SAVINGS BANK. 180th st, Nos 719 to 723, n s, 144.5 e Fort Washington av, 85x110. Nov 5, 1909, 5 years, 5%. 8:2176. 110,000
- Same to same. Same property. Consent to above mort. Nov 5, 1909. 8:2176. —
- Same to same. Same property. Certificate as to above mort. Nov 5, 1909. 8:2176. —
- Flattau, Augustus to TITLE GUARANTEE AND TRUST CO. Washington Square South, No 54, or 4th st, No 76, s w s, at n w s Wooster st, No 247, 14x56. P M. Nov 5, due, &c, as per bond. Nov 6, 1909. 2:538. 12,000
- Feinberg, Rose to Caroline M Child and Eliz G Wheelwright trustees Benj F Wheelwright. 79th st, No 310, s s, 145.6 e 2d av, 18.6x102.2. Nov 6, due Nov 1, 1914, 5%. 5:1453. 10,000
- Folsom, Jessie to TITLE GUARANTEE & TRUST CO. 49th st, No 526, s s, 383.8 w 10th av, two lots, each 26.4x100.5. Two mortgages, each \$14,000. Nov 9, 1909, due, &c, as per bond. 4:1077. 28,000
- FARMERS LOAN & TRUST CO with Ellen Y Scott of Jersey City, N J. Park pl, No 25, n s, 33.4 e Church st, 37.11x150 to s s Murray st, No 22, x21.4x irreg. Extension of \$135,000 mort until Nov 4, 1912, at 4½%. Nov 4. Nov 8, 1909. 1:124. —
- Fowler, Edward P to DRY DOCK SAVINGS INSTITUTION. 40th st, No 38, s s, 406 e 6th av, 18x98.9. Prior mort \$22,000. Nov 10, 1909, due, &c, as per bond. 3:841. 8,000
- Finelite, Alexander to Eliz F King et al exrs Edw King. 103d st, Nos 208 to 212, s s, 138 w Amsterdam av, 60x73 to s s former Clendenning lane, x60.1x76. Nov 10, 1909, 5 years, 4%. 7:1874. 45,000
- Focarile, John with Chas Griffen et al trustees Saml Willets (Caroline W Frame trust). 117th st, Nos 429 and 431, n s, 306.6 e 1st av, 37.6x100.10. Extension of \$30,000 mort until Nov 19, 1912, —. Nov 3. Nov 8, 1909. 6:1711. —
- Greenbaum, Rosalie J to Roman Catholic Orphan Asylum in the City N Y. Lexington av, No 1553, e s, 26 n 99th st, 25x95. Nov 8, 5 years, 4½%. Nov 9, 1909. 6:1627. 18,000
- Gould, Hannah S to Samantha M Neville. 94th st, No 35, n s, 300.4 w Central Park West, 19.8x100.8. Prior mort \$17,000. Oct 25, due Nov 1, 1910, 6%. Nov 8, 1909. 4:1208. 6,500
- Golding, Joseph and Dore with Leah Buttenwieser. 56th st, Nos 321 and 323 and 325 East. Subordination agreement. Nov 1. Nov 5, 1909. 5:1349. —
- Gerardo, Donato to Pasquale Bocchino. 117th st, No 413, n s, 144 e 1st av, 25x100.10. Prior mort \$19,000. Nov 4, 2 years, 6%. Nov 5, 1909. 6:1711. 3,000
- Same to Giuseppe Tomasulo. Same property. Prior mort \$22,000. Nov 4, 2 years, 6%. Nov 5, 1909. 6:1711. 500
- Gutman, Sanders to Louis Frank. Park av, No 952, s w cor 82d st, No 72, 45.6x100. Nov 10, 1909, due Dec 1, 1915, 4%. 5:1493. 60,000
- Gear, James to Douglas Robinson and ano trustees Corinne R Alsup. 88th st, No 211, n s, 125 w Amsterdam av, 25x100.8. Nov 10, 1909, due, &c, as per bond. 4:1236. 25,000
- Hanson, Alfred E of Brooklyn, N Y, to Deborah S Graff et al exrs John C Graff. 158th st, Nos 554 and 556, s s, 75 e Broadway, 50.99.11. P M. Nov 3, 3 years, 5%. Nov 5, 1909. 8:2116. 20,000
- Herz g, Harry to Annie Klossk. 113th st, No 19, n s, 300 e 5th av, 25x100.10. P M. Prior mort \$—. Apr 20, installs, 6%. May 14, 1909. 6:1619. Corrects error in issue of April 24, when expiration of mort was given as Jan 2, 1909. 500
- Horowitz, Adolf of Brooklyn, N Y, to BROADWAY SAVINGS INSTN of City N Y. Warren st, No 22, n s, 98.10 e Church st, 24.11x100.4. Nov 8, 1909, due May 1, 1911, 5%. 1:135. 70,000
- Hilt n, Fredk M of Briarcliff Manor, N Y, to UNION DIME SAVINGS BANK. Greenwich st, No 176, n w s, abt 32 s Dey st, 24.6 x63.6x23.2x56.6. P M. Nov 8, 1909, due &c as per bond. 1:59. 22,000
- Hennion, John A to FRANKLIN SAVINGS BANK. 45th st, No 411, n s, 152 w 9th av, 24x100.4. Nov 9, 1909, 5 years, 4½%. 4:1055. 15,000
- Holland Holding Co to Augusta C Field of Mohegan, Westchester County, N Y. Riverside Drive, s e cor 145th st, 100x124.4x 99.11x120. P M. Oct 18, due, &c, as per bond. Nov 9, 1909. 7:2091. 100,000
- Harperly Hall Co to METROPOLITAN LIFE INS CO. Central Park West, n w cor 64th st, 100.5x150. Nov 8, due Oct 1, 1914, 6%, until building is completed and 5½% thereafter. Nov 9, 1909. 4:1117. 725,000
- Same to same. Same property. Certificate as to above mort. Oct 18. Nov 9, 1909. 4:1117. —
- Harned, Bedell H individ and as admr Caroline H Larned with Emma F Hobby. 123d st, No 112, s s, 180 w Lenox av, 20x 100.11. Extension of \$18,000 mort until July 1, 1912, at 5%. Nov 8, 1909. 7:1907. —
- Horowitz, Adolf to Seymour Realty Co. Warren st, No 22, n s, 98.10 e Church st, 24.11x100.4. P M. Prior mort \$70,000. Oct 27, 5 years, 5%. Nov 10, 1909. 1:135. 15,000
- Holland Holding Co to Stuart W Huber. 36th st, Nos 28 to 32, s s, 365 w 5th av, 50x98.9. P M. Prior mort \$100,000. Nov 6, 2 years, 6%. Nov 11, 1909. 3:837. 90,000
- Hanrette, Mary E to The A C & H M Hall Realty Co. 98th st, No 124, s s, 214.11 w Columbus av, 18x100.11. Prior mort \$10,500. Mar 8, 2 years, 5%. Nov 11, 1909. 7:1852. 1,000
- Harper, Lathrop C with Arthur Brisbane. 47th st, No 76, s s, 41 e 6th av, 19x70. Extension of \$30,000 mort until Nov 19, 1912, 5%. Feb 1. Nov 11, 1909. 5:1262. —
- Iceland, Hyman to Goldman Schweilsheimer Co, Inc. Houston st, No 207, east store. Lease. Nov 10, installs, 3%. Nov 11, 1909. 3:412. —
- Isaacs, Jacob L, Isidor R and Saml S to Esther Isaac. Columbia st, No 119, w s, 150 s Houston st, 25x100; 121st st, No 410, s s, 175 e 1st av, 25x100. Nov 10, 1 year, 6%. Nov 11, 1909. 2:335 and 6:1808. 10,500
- Jennings, David D and James B, of N Y, and Frank A Jennings, of Brooklyn, N Y, and Francis W Dunlop, of Brooklyn, N Y to METROPOLITAN SAVINGS BANK. 18th st, Nos 510 to 518, s s, 170.6 e Av A, 125x92. Nov 9, 5 years, 5%. Nov 11, 1909. 3:975. 20,000
- Jacobowitz, Israel and Yetta Kupferberg, both of Brooklyn with EMPIRE CITY FIRE INS CO. Lewis st, No 110, e s, 175 n Stanton st, 25x100. Subordination agreement. Oct 30. Nov 9, 1909. 2:330. —
- Jacobowitz, Israel, of Brooklyn, N Y to EMPIRE CITY FIRE INS CO. Lewis st, No 110, e s, 175 n Stanton st, 25x100. Nov 8, 5 years, 4½%. Nov 9, 1909. 2:330. 23,000
- Same to Solomon Feiner. Same property. Prior mort \$26,000. Nov 8, 3 years, 6%. Nov 9, 1909. 2:330. 2,500
- Klasek, Charles to Clausen-Planagan Brewery. Saloon lease. Av A, No 1364. Nov 5, 1909, demand, 6%. 5:1484. 1,500
- Katz, Sigmund to Henrietta Kahn. 1st av, No 1366, e s, 25.7 s 73d st, 25.7x88. Nov 5, due Nov 1, 1912, 5%. Nov 6, 1909. 5:1467. 22,000
- Kerschoffer, John, of Sea Cliff, L I, to Dora Topper. 115th st, No 249, n s, 100 e 8th av, 25x100.11. Prior mort \$—. Nov 5. Nov 6, 1909, due Dec 6, 1909, 6%. 7:1831. 500
- Kane, Catharine, Elizabeth and Mary, all of Larchmont, N Y, to Margaret wife Jos H Mahan. 79th st, No 182, s s, 89.8 w 3d av, 17.8x75.6x17.7x75.6. Nov 6, 1 year, 5%. Nov 8, 1909. 5:1413. 5,000
- Kohlman, Henry with Josephine E Egan. 53d st, No 152 East. Extension of \$13,000 mort until Aug 1, 1915, at 5%. Nov 5. Nov 8, 1909. 5:1307. —
- Kelly, Fredk J to John P Shafer. 56th st, No 240, s s, 140 e 8th av, 22x100.5. Nov 4, 1 year, 6%. Nov 8, 1909. 4:1027. 500
- Klinkowstein, Morris with John A Brown, Jr. Catharine st, No 78. Extension of mort for \$27,000 to Nov 1, 1914, at 4½%. Aug 5. Nov 9, 1909. 1:252. —
- Koss, Fannie to Harris D Colt trustee Robt S Bowne. 4th st, No 163, n s, 225.6 w Av A, 24.6x96.2. Nov 8, due Aug 1, 1914, 5%. Nov 9, 1909. 2:432. 3,000
- Kreiselheimer, Max A to Nina P Lowenstein. 58th st, No 406, s s, 106.5 e 1st av, 15.10x100.5. Nov 3, 5 years, 5%. Nov 9, 1909. 5:1369. 7,500
- Kates, Edward to Charlotte Weinreich. 86th st, No 434, s s, 369 e 1st av, 25x102.2. Nov 9, 1909, due May 9, 1910, 6%. 5:1565. 300
- Kaiser, Rudolph to Edw A Davis guardian Hellen F A Heyer and ano. 117th st, n s, 107.11 w St Nicholas av, 25x25.2. Nov 8, due, &c, as per bond. Nov 9, 1909. 7:1923. 5,500
- Kane, Andrew with Louisa Minturn. 8th av, No 2243. Extension of \$43,000 mort until Oct 1, 1914, at 4½%. Nov 8. Nov 10, 1909. 7:1947. —
- Kyle, Harry B to Wm M Moore Co. 141st st, No 502, s s, 10 w Amsterdam av, 25x99.11. P M. Prior mort \$25,000. Nov 11, 1909, 3 years, 6%. 7:2072. 8,000
- Klein, Herman to METROPOLITAN SAVINGS BANK. 3d st, No 344, s s, 70 e Av D, 20x56.1. Nov 11, 1909, 5 years, 5%. 2:357. 12,500
- Klein, Monie to TITLE GUARANTEE & TRUST CO. 145th st, No 406, s s, 212.6 e Convent av, 15.6x99.11. Nov 9, due, &c, as per bond. Nov 11, 1909. 7:2050. 10,500
- Long Beach Water Co to TITLE GUARANTEE & TRUST CO as trustee. Certificate as to mort for \$500,000 covering land of party of first part. Oct 18. Nov 9, 1909. —
- La Monte, Mary to GREENWICH SAVINGS BANK. 38th st, No 214, s s, 116.8 w 7th av, 16.8x98.9. Prior mort \$12,000. Nov 9, 1909, due, &c, as per bond. 3:787. 1,000
- Lampen, Elsa, of Philadelphia, Pa to TITLE GUARANTEE & TRUST CO. 54th st, No 144, s s, 207.1 e Lexington av, 17.11x 100.5. Nov 9, 1909, due, &c, as per bond. 5:1308. 9,500
- Lindner, Jacob L to Harry C Burdick. 132d st, No 275, n s, 150 e 8th av, 15x99.11. Nov 8, 1909, 3 years, 5½%. 7:1938. 10,000
- Lambert, Marie with Eugenie A W Gage. 109th st, No 207 West. Extension of \$7,300 mort until Sept 6, 1913, 5%. Nov 8, 1909. 7:1881. —
- Lawyers Mortgage Co with N Y LIFE INS CO. Broadway, No 3880, n e cor 162d st, 99.11x100. Agreement as to share ownership in mort. Oct 29. Nov 8, 1909. 8:2122. —
- LAWYERS TITLE INS AND TRUST CO with Julian Realty Co. 88th st, No 120, s s, 93.4 w Lexington av, 25x100.8. Extension of \$24,000 mort until Nov 1, 1914, at 5%. Nov 1. Nov 10, 1909. 5:1416. —
- Luyster, Cornelius W, Jr, to New York Public Library Astor-Lenox & Tilden Foundations. 70th st, n s, 123 w Madison av, 25x100.5. Nov 10, 1909, 3 years, 4½%. 5:1385. 40,000
- Loeb, Joseph to GERMAN SAVINGS BANK. 8th av, No 2796, e s, 99.11 n 148th st, 24.11x100. Nov 8, 3 years, 4½%. Nov 10, 1909. 7:2034. 24,000
- Same and Emanuel Arnstein and Saml Levy with same. Same property. Subordination agreement. Nov 8. Nov 10, 1909. 7:2034. —
- Landlords Realty Co to Agil H Canton trustee Henry H Wilson. 140th st, No 24, s s, 320 w 5th av, 41.8x99.11. Nov 11, 1909, 3 years, 5%. 6:1737. 32,000
- Same to same. Same property. Certificate as to above mort. Nov 11, 1909. 6:1737. —
- McShane, Mary H to Johanna H C Schnepf as trustee Eleonore Pirkel. 53d st, No 333, n s, 375 e 9th av, 17.5x44.9x19.9x47.4. Nov 1, 3 years, 5%. Nov 5, 1909. 4:1044. 1,000
- Moore, James to Lion Brewery. 37th st, No 121 West. Saloon lease. Oct 29, demand, 6%. Nov 5, 1909. 3:813. 1,985
- Moskowitz, David with Julian Realty Co. 88th st, No 120, s s, 93.4 w Lexington av, 25x100.8. Agreement modifying terms of mort. Nov 1. Nov 5, 1909. 5:1516. —
- Meyer, Fredericka to Abel King and ano. 130th st, Nos 53 and 55, n s, 289.6 w Park av, 38x99.11. P M. Prior mort \$38,000. Nov 5, due Feb 1, 1911, 6%. Nov 8, 1909. 6:1755. 4,700
- Mundorf, Theodore to John J Hardecker. 83d st, No 312, s s, 119 w West End av, 18.6x102.2. Prior mort \$12,500. Nov 6, due Jan 1, 1913, 5½%. Nov 8, 1909. 4:1245. 5,000
- McLaughlins (T J) Sons, a corpn, to Thomas J McLaughlin. 73d st, No 274, s s, 82.9 e West End av, 17.3x76.8. P M. Nov 8, 1909, 3 years, % as per bond. 4:1164. 17,000
- MERCANTILE TRUST CO and Wm B Baldwin as trustees Moses G Baldwin with Fredk B Jennings. Moore st, Nos 11-19. Extension of mort for \$30,000 to Jan 9, 1913, at 4½%. Nov 4. Nov 9, 1909. 1:8. —
- McQuaid, Mary T to Max Borck. 24th st, Nos 232 and 234, s s, 146.11 w 2d av, 48.3x98.9. Assign rents to extent of \$2,500. Nov 8, installs, 6%. Nov 9, 1909. 3:904. 2,500
- Maykopf, Geo to Trina Prigge. Vermilyea av, s e cor Hawthorne st, 100x100. Nov 8, 3 years, 5%. Nov 9, 1909. 8:2226. 15,000
- Marvel Baking Co to Rivers Estate, a corpn. 8th av, No 2055, w s, 75.7 n 111th st, 25.6x100. P M. Prior mort \$29,000. Sept 28, due, &c, as per bond. Nov 9, 1909. 7:1846. 11,000
- Same to John Jaburg and ano. Same property. P M. Prior mort \$40,000. Nov 8, 1 year, 6%. Nov 9, 1909. 7:1846. 2,000
- Mason, Wm S to LAWYERS TITLE INS AND TRUST CO. 56th st, No 128, s s, 350 w 6th av, runs s 100.5 x e 1 x s 100.5 to n s 55th st, No 131, x w 101 xn100.5 x e 0.6 x n 100.5 to s s 56th st x e 99.6 to beginning. Nov 1, 3 years, 4½%. Nov 9, 1909. 4:1008. 200,000
- McCabe, Michael to Central Brewing Co. 2d av, No 1349, n w cor 71st st, —. Saloon lease. Nov 8, demand, 6%. Nov 10, 1909. 5:1426. 2,200

- Marx, Jacob with Moritz L Ernst and ano. 18th st, Nos 356 to 362, s s, 100 e 9th av, 50x92. Extension of \$6,000 mort until Nov 15, 1911, at 6%. Nov 3. Nov 8, 1909. 3:741. nom
- Mandelbaum, Max with Anna S wife of Adolf Miller. 2d av, No 1826, e s, 25.8 n 94th st, 25x79.9. Extension of mort for \$13,000 to June 30, 1915, at 5%. Nov 5. Nov 8, 1909. 5:1557. nom
- Meyer, Mathilde to EMIGRANT INDUST SAVINGS BANK. Av A, No 1461, w s, 82.11 s 78th st, 19.3x94. Nov 10, 1909, 1 year, 4½%. 5:1472. 1,000
- McCormick, Stephen with N Henry W Schutt, exr Henry Frey. 131st st, No 8 East. Extension of \$7,000 mort until Apr 25, 1913, at 5%. Nov 11, 1909. 6:1755. nom
- Mansfield, Wm C with METROPOLITAN LIFE INS CO. 122d st, No 234, s s, 420 w 7th av, 34x100.11. Extension of mort for \$30,000 for Sept 1, 1914, at 5%. Oct 19. Nov 10, 1909. 7:1927. nom
- Meteor Realty & Construction Co to Guide Realty Co. 99th st, n s, 125 w West End av, 75x100.11. P M. Prior mort \$28,000. Nov 3, 1 year, 6%. Nov 11, 1909. 7:1888. 43,000
- Meteor Realty & Construction Co to Guide Realty Co. 100th st, s s, 125 w West End av, 75x100.11. P M. Prior mort \$32,000. Nov 3, 1 year, 6%. Nov 11, 1909. 7:1888. 55,000
- Nathanson, Ida S with Moses S Nathanson. 149th st, Nos 304 and 306, s s, 125 w 8th av, 50x99.11. Extension of \$9,000 mort until June 16, 1910, at 5%. Nov 5. Nov 11, 1909. 7:2045. nom
- Nichols Construction Co to Geo H Roberts. Certificate as to mort for \$5,000 covering land in Kings County, N Y. Nov 6. Nov 9, 1909. nom
- Nathanson, Ida S with Benj Klinger. 149th st, Nos 304 and 306, s s, 125 w 8th av, 50x99.11. Agreement as to share ownership in mort. Nov 6. Nov 8, 1909. 7:2045. nom
- Newburg, Isaac J to Katherine Chambers. Amsterdam av, No 1293, e s, 75.11 s 124th st, 25x100. Nov 8, 1909, 5 years, 5%. 7:1964. 30,000
- Same to August F Schaefer. Same property. Prior mort \$30,000. Nov 8, 1909, 3 years, 6%. 7:1964. 6,000
- N Y LIFE INS CO with N Y Mortgage & Security Co. 25th st, Nos 151 to 155, n s, 189.9 e 7th av, 59.4x98.9. Participation agreement. Oct 18. Nov 8, 1909. 3:801. nom
- New York Church Extension and Missionary Society of the Methodist Episcopal Church to First Roumanian American Congregation. Rivington st, Nos 89 to 93, s s, 50 w Ludlow st, 76x100. Certificate as to payment of \$1,500 on account of mort. Oct 27. Nov 5, 1909. 2:410. nom
- Neudewitz, Julia H to Annie C Reilly. 15th st, No 148, s s, 205 e 7th av, 20x100. P M. Nov 1, 10 years, 5%. Nov 11, 1909. 3:790. 13,000
- Pollak, William with KNICKERBOCKER TRUST CO. 1st av, No 973, w s, 100.1 n 53d st, 25.1x75. Extension of mort for \$10,000 to Oct 25, 1914, —. Oct 25. Nov 11, 1909. 5:1346. nom
- Paur, Emelie to LAWYERS TITLE INS & TRUST CO. Sutton pl, No 27, e s, 33.9 n 58th st, 16.8x75. Nov 11, 1909, 5 years, 5%. 5:1372. 4,000
- Pope, Amelia C and Gesine M Bauer with Ferdinand Stern. 85th st, No 517, n s, 173 e Av A, 25x102.2. Extension of \$13,000 mort until Nov 9, 1914, at 5%. Nov 9. Nov 10, 1909. 5:1582. nom
- Pope, Amelia C and Gesine M Bauer with Ferdinand Stern. 85th st, No 517, n s, 173 e Av A, 25x102.2. Co-ordination agreement. Nov 9. Nov 10, 1909. 5:1582. nom
- Porges, Barbara to Saml Kronscky. Rivington st, No 36, n e cor Forsyth st, Nos 168 and 170, 26.1x100x25.5x100. Nov 9, 5 yrs, 5%. Nov 10, 1909. 2:421. 50,000
- Same to J Henry Koennecke. Same property. Prior mort \$50,000. Nov 9, 1 year, 6%. Nov 10, 1909. 2:421. 5,000
- Pellegrino, Vincenzo with Pasquale Bocchino. 117th st, No 413 East. Agreement as to share ownership in mort. Nov 4. Nov 5, 1909. 6:1711. nom
- Plotz, Isaac I to EMIGRANT INDUSTRIAL SAVINGS BANK. Madison av, No 1722, w s, 84.5 n 113th st, 16x70x16.6x70. Oct 19, 5 years, 4½%. Nov 8, 1909. 6:1619. 8,000
- Plimpton, James L, of Boston, Mass, to Thomas Snell. 9th st, Nos 217 to 223 East, and Stuyvesant st, Nos 26 to 30, begins 9th st, n s, 250 w 2d av, runs w 90.5 x n 24 to s s Stuyvesant st x e 98 x s 40 x s w 39.9 to beginning. Prior mort \$75,000. Nov 6, 1909, due Nov 10, 1909, 6%. Nov 9, 1909. 2:465. collateral for notes, 30,150
- Powell, Mary A to Harris Mandelbaum and ano. 104th st, No 225 East. Certificate as to reduction of mort. Nov 8. Nov 9, 1909. 6:1654. nom
- Putney, Geo T to Wilson Distilling Co. 5th av, No 136, w s, 103.10 n 18th st, runs n e 25 x n w 160 x s w 18.5 x s e 51 x s w 6.6 x s e 109 to beginning, with right to alley 17 ft wide in rear. Leasehold. Nov 9, 1909, demand, 6%. Also recorded in chattel mort. 3:820. 7,500
- Rothlein, Rosey to Wolcott G Lane. 167th st, No 458, s s, 139.3 s e Amsterdam av, 19.1x109.3x16x120.4. Nov 9, 1909, 3 years, 5%. 8:2111. 5,300
- Robertson, Donald to Wm R Brown. St Nicholas av, n e cor 186th st, 100x100. P M. Nov 8, 1909, due & c as per bond. 8:2157. 45,000
- Rosenkranz, Sarah to Hyman Spiegel and ano. 62d st, No 233, n s, 300 e West End av, 25x100.5. P M. Prior mort \$10,750. Oct 30, 5 years, 6%. Nov 8, 1909. 4:1154. 3,900
- Renwick, Harold S to Julius Lichtenstein. Park row, No 31, ½ part. Aug 16, installs, —. Nov 6, 1909, 1:90. 875
- Renwick, Harold S to Phebe W McConihe. Park row, No 31, Assigns ½ int in rents to extent of \$3,500 as collateral security for mort of \$5,000. Nov 1. Nov 5, 1909. 1:90. nom
- Razata, Frank with Geo H Koch. 66th st, No 329, n s, 200 w 1st av, 24.11x100.5. Extension of \$2,000 mort until Jan 1, 1912, at 6%. Nov 3. Nov 8, 1909. 5:1441. nom
- Revel Realty and Securities Co to Katie Vorbach et al exrs, &c, Gabriel Sommer. 34th st, No 312, s s, 200 w 8th av, 25x98.9. Prior mort \$—. July 15, installs, 5%. Nov 10, 1909. 3:757. 17,000
- Rogers, Jacob with Edwin A Ely, 131st st, Nos 45 and 47 East. Extension of mort for \$40,000 to Dec 5, 1914, —. Aug 2. Nov 11, 1909. 6:1756. nom
- Ringler (George) & Co to Wm H Schaefer. 3d av, n e cor 92d st, 75.6x100, prior mort \$50,000; 91st st, n s, 5.3 e Av A, runs w 5.3 to Av A x n 201.5 to 92d st x e 224.11 x s w 342.1 to beginning, prior mort \$50,000; 92d st, s s, 175 e 3d av, 150x100; 91st st, n s, 200 e 3d av, 125x100.8; also all fixtures, machinery, &c. Oct 30, 10 years, 5%. Nov 11, 1909. 5:1537, 1538, 1588. 400,000
- Same to same. Same property. Certificate as to above mort. Nov 5. Nov 11, 1909. 5:1537, 1538 and 1588. nom
- Roschen, Emilie with Carmelo and Bice Atonna. 116th st, No 422, s s, 369 w Pleasant av, 18.7x100.11. Extension of \$4,500 mort until Nov 2, 1911, at 5%. Nov 10, 1909. 6:1709. nom
- Rowland, Alice P, Dwight P Cruikshank and Mary E Wheeler exrs Rufus Story with EMIGRANT INDUSTRIAL SAVINGS BANK. Water st, No 5, and Moore st, Nos 10 to 14. Sub-ordination agreement. Oct 30. Nov 11, 1909. 1:8. nom
- Republic of Panama with Rosa Perniciaro. Thompson st, Nos 222 to 224, e s, 275 n Bleecker st, 50x85. Extension of mort for \$48,000 to Nov 2, 1914, at 5%. Oct 26. Nov 10, 1909. 2:537. nom
- Strauss, Rosa with Moses Schwartz. 104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11. Extension of \$10,500 mort until Sept 7, 1914, at 5½%. Oct 18. Nov 11, 1909. 6:1697. nom
- Schiff, Harry with Richd E Thibaut. 86th st, Nos 340 to 346, s s, 100 e Riverside Drive, 100x102.2. Agreement as to share ownership in mort. Nov 3. Nov 11, 1909. 4:1247. nom
- Staib Abendschein Co to whom it may concern. Consent to mort dated Mar 16, 1909, covering land in Sullivan County, N Y. Nov 2. Nov 9, 1909. nom
- Same to same. Same property. Certificate as to mort dated Mar 16, 1909, covering land in Sullivan County, N Y. Nov 2. Nov 9, 1909. nom
- St Nicholas Construction Co to Frank Cohen and ano. St Nicholas av, Nos 928 and 930, e s, 248.4 n 155th st, runs e 89.7 to Old Croton Aqueduct x n 120.3 x w 122.8 to av x s 124.9 to beginning, except part for av. Prior mort \$155,000. Nov 8, due May 8, 1910, 6%. Nov 9, 1909. 8:2107. 25,000
- St Nicholas Construction Co to Frank Cohen and Sidney P Ehrenberg. St Nicholas av, Nos 928 and 930, e s, 248.4 n 155th st, 124.9x122.8x120.3x89.7. Certificate as to mort for \$25,000. Nov 8. Nov 9, 1909. 8:2107. nom
- Shurman (C N) Investing Co to Carl Ernst. 63d st, No 133, n s, 291.9 w Columbus av, 18.6x100.5. Prior mort \$12,500. Nov 9, 1909, due May 9, 1911, 6%. 4:1135. 3,000
- Seiferd, Chas and Henry G Leist to Frederick P Hummel. Av A, No 1525, w s, 51.2 s 81st st, 17x70. Nov 6, 1909, 3 years, 5%. 5:1560. 7,500
- Schmitt & Schwanenflugel, a corpn, to Allan Marquand et al exrs Henry G Marquand. 57th st, No 450, s s, 106.5 w Av A, runs s 128.3 x s e 106.9 to w s Av A, No 1035, x n 135.9 to st, x w 103.5 to beginning; Av A, e s, 75 s 57th st, runs e 115 to high water line East River, x s e — x n w 129 to av, x n 67.9 to beginning; all title to land under water adj above. Nov 5, due Oct 1, 1914, 4½%. Nov 6, 1909. 5:1368 and 1372. 78,000
- Same to same. Same property. Consent to above mort. Nov 4. Nov 6, 1909. 5:1368 and 1372. nom
- Same to same. Same property. Certificate as to above mort. Nov 4. Nov 6, 1909. 5:1368 and 1372. nom
- Same and Adam E Schmitt et al with same. Same property. Sub-ordination agreement. Nov 5. Nov 6, 1909. 5:1368 and 1372. nom
- Salkin, Tillie to Alfred S Engel. Madison av, No 1629, e s, 25.6 s 109th st, 25x95. P M. Prior mort \$26,000. Nov 3, 3 years, 6%. Nov 6, 1909. 6:1614. 4,000
- Schwartz, Louis and Fred Dohrmann to Peter Doelger. 9th av, No 539. Saloon lease. Nov 5, demand, 6%. Nov 6, 1909. 3:737. 7,500
- Schmitt & Schwanenflugel. Resignation, acceptance and appointment of new trustees under two mortgages recorded Aug 26, 1892, and Jan 10, 1905, made by Schmitt & Schwanenflugel. Samuel Untermyer as trustee resigns and Adam E and Magdalena Schmitt et al exrs and trustees, &c, George Schmitt appoint Adam E Schmitt and Louis von Schwanenflugel trustees under said mortgages. Av A, s w cor 57th st, —; Av A, s e cor 57th st, —. Nov 5. Nov 6, 1909. 5:1368—1372. nom
- Sulzberger, Myron to American Mortgage Co. Convent av, No 311 (43), e s, 419.6 n 141st st, 20x100. P M. Nov 8, 1909, 5 years, 5%. 7:2050. 14,000
- Smith, Chas J to Geo Ehret. 178th st, No 659, n s, 125 w Wadsworth av, 12.6x100. Prior mort \$7,000. Nov 5, due Sept 27, 1910, 5%. Nov 8, 1909. 8:2163. 2,000
- Sussman, Louis to Bachmann-Bechtel Brewing Co. Bowery, No 80. Saloon lease. Nov 9, demand, 6%. Nov 10, 1909. 1:203. 2,000
- Struening, August to Mary H Weight. 9th av, No 465, w s, 20.4 s 36th st, 20.6x65. P M. Nov 1, 5 years, 5%. Nov 10, 1909. 3:733. 10,000
- Steckler, Louis to Sigmund Kastor. 44th st, No 152, s s, 199.7 e Broadway, 20.4x100.4. Nov 10, 1909, 3 years, 4¼%. 4:996. 25,000
- Stern, Ferdinand to Amelia C Pope and ano. 85th st, No 517, n s, 173 e Av A, 25x102.2. Nov 9, 5 years, 5%. Nov 10, 1909. 5:1582. 3,000
- Solomon, Hannah to Wm J Amend. 82d st, No 533, n s, 125.4 w Av B, 36x102.2. Nov 10, 1909, 5 years, 5%. 5:1579. 20,000
- Samuelson, Isaac to Frank Valente exr Elise Zanmatti. 7th av, Nos 2504 and 2506, w s, 119.10 s 146th st, 40x100. Certificate as to reduction of mort. Nov 1. Nov 10, 1909. 7:2031. nom
- Salkin, Abram to ROYAL BANK OF N Y. Av A, No 205, w s, 51.9 s 13th st, 25.9x100. Assignment of rents to secure \$1,000. Nov 10. Nov 11, 1909. 2:440. 1,000
- Schaeffer, Max with Pincus Schacher. 9th st, No 434, s s, 138 w Av A, 25x94. Extension of \$4,500 mort until June 15, 1912, at —% as per bond. Nov 4. Nov 10, 1909. 2:436. nom
- Safe Realty Corpn to Atlantic Dock Co. Certificate as to mort for \$25,000 covering land in Kings County. Nov 5. Nov 11, 1909. nom
- Same to Mary S Croxson. Certificate as to mort for \$12,500 covering land in Kings County. Nov 5. Nov 11, 1909. nom
- Schwartz, Moses to James Reilly. 104th st, No 402, s s, 69.1 e 1st av, 24.3x100.11. Prior mort \$10,500. Nov 1, 2 years, 6%. Nov 11, 1909. 6:1697. 2,000
- Stem, Alma C to Highwood Realty & Construction Co. 111th st, s s, 341.8 w Amsterdam av, 108.4x91.10. P M. Prior mort \$190,000. Nov 11, 1909, due Mar 11, 1910, 6%. 7:1882. 2,000
- Swedish Lutheran Immigrant Home of N Y City to EMIGRANT INDUSTRIAL SAVINGS BANK. Water st, No 5, s w cor Moore st, 24.10x65.10x28x66.4. Nov 11, 1909, 5 years, 4½%. 1:8. 37,500
- Timpson, Adele M to TITLE GUARANTEE & TRUST CO. 53d st, No 36, s s, 370.2 e 6th av, 25x100.5. Nov 6, due & c as per bond. Nov 8, 1909. 5:1268. 60,000
- Thomas, James C to American Mortgage Co. 7th av, No 495, e s, 40.1 s 37th st, 20x75. Nov 8, 1909, 3 years, 4½%. 3:812. 20,000
- Tilden, Marmaduke, of Philadelphia, Pa, to Elsie Powell. Park av, n w cor 74th st, No 63 East, 102.2x27. Nov 9, 1909, 2 years, 5½% for first year and thereafter 6%. 5:1389. 5,000
- Thomas, J-hn to Henry Thompson. 115th st, No 233, n s, 250 w 2d av, 20x100.11. Nov 5, 5 years, 5%. Nov 6, 1909. 6:1665. 12,000
- Trustees of Columbia College in City N Y, with Charlotte Weatherley. 5th av, No 592. Extension of \$168,000 mort until May 1, 1913, at 4½%. Nov 5. Nov 6, 1909. 5:1263. nom

# THE GEORGE A. JUST CO. IRON WORK

239 VERNON AVENUE FOR BUILDINGS

LONG ISLAND CITY NEW YORK

Tate, Frank R of St Louis, Mo. and the Broadway and Forty-third Street Building Co to Mary A Fitzgerald of Litchfield, Conn. Broadway, Nos 1482 to 1490, s e cor 43d st, Nos 144 to 156. 101.3x165.9x100.5x193.9. Leasehold. Building loan. Sept 30, 20 years, 5%. Nov 5, 1909. 4:995. gold, 500,000

Townsend, Priscilla H to Francis L Wandell. Bank st, No 92, s s, 51 3 e Greenwich st, 19x66x6x61. Oct 25, 3 years, 5%. Nov 5, 1909. 2:634. 500

U S Fidelity & Guaranty Co with Walter W Chandler. Agreement as to assignment of \$10,000 of the interest assigned to party 2d part by Florence M Myers to secure check for \$10,000. Nov 4, Nov 5, 1909. Decedents estates. nom

Van Deventer, Maria L widow to TITLE INSURANCE CO OF N Y. Church st, No 311, e s, 75 n Walker st, 25x75. Nov 11, 1909. 5 years, 4½%. 1:194. 8,000

Waldeck Co with Albert H Atterbury as trustee Henry J Baker. 5th av, Nos 2231 and 2233, s e cor 136th st, No 2, 37.6x100. Extension of \$45,000 mort until Nov 1, 1909, —%. Nov 5, 1909. Nov 11, 1909. 6:1760. nom

Weil, Eenj J with Abel King and Isaac Schorsch. 8th av, No 2862, e s, 37.5 s 153d st, 37.5x100. Extension of mort for \$8,000 to Dec 1, 1914, at 5%. Nov 9, 1909. 7:2038. nom

Wolverton, Byron to Emma H S Merrill. Pleasant av, Nos 442 and 444, n e cor 123d st, No 501, 35x278.7, to exterior bulkhead line of Harlem River, being land under water, &c. P M. Nov 10, 3 years, 5½%. Nov 11, 1909. 6:1819. 7,000

Wagner, Geo F to Central Brewery. 1st av, No 419. Saloon lease. Nov 9, demand, 6%. Nov 10, 1909. 3:930. 2,000

Walton, Edwin F and Mary J to Wm S Man. Division st, Nos 261 and 263, s s, 128.6 e Montgomery st, 41x42. Prior mort \$16,000. Nov 9, 2 years, 6%. Nov 10, 1909. 1:287. 3,000

Weber, Jos M to MUTUAL BANK. Broadway, Nos 1211 and 1213. Leasehold. All title. Oct 30, demand, 6%. Nov 5, 1909. 3:831. 15,000

Williams, Harry C to EMIGRANT INDUSTRIAL SAVINGS BANK. Lexington av, No 302, w s, 60 n 37th st, 20x80. Nov 5, 3 years, 4½%. Nov 6, 1909. 3:893. 5,000

White (Wm A) & Sons, a corpn, with MUTUAL LIFE INS CO of N Y. 112th st, Nos 50 to 54 West. Participation agreement. Jan 6. Nov 6, 1909. 6:1595. nom

Waldeck Co with Rutherford Realty Co. 5th av, No 2229. Extension of \$35,000 mort until Nov 1, 1912, at 5%. Nov 9, 1909. 6:1760. nom

Zurla, Joseph P to TITLE GUARANTEE & TRUST CO. Macdougall st, No 109, w s, 43 s Minetta lane, or st, 21.6x74.6. P M. Nov 5, 1909, due &c as per bond. 2:542. 8,000

Zenker, Friedrika or Freda to Meyer P Cohn. 116th st, No 89, n s, 140 w Park av, 25x110.11. Prior mort \$——. Nov 8, 1 year, 6%. Nov 9, 1909. 6:1622. 2,500

## BOROUGH OF THE BRONX.

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

\*Acme Mortgage Co to Miriam C Nordeman. Tacoma st, s s, 151 w Clason av, and being lot 384 blk L amended map Mapes estate, except part for Tremont av. Nov 8, 2 years, 5%. Nov 9, 1909. 500

Altieri, Rosa to BRONX BOROUGH BANK. Daly av, w s, 353.8 s Tremont av, late 177th st, 50.6x258.8 to Crotona Parkway x54.11x273.5. Oct 28, due &c as per bond. Nov 10, 1909. 11:2985. 12,000

Avallone, Constantine indivd and as admr Rosina Avallone to Geo Brown. Villa av, e s, 132.6 n 204th st, 25x130x25x130.6. Nov 10, 1909, 3 years, 6%. 12:3311. 2,000

Avenue St John Realty Co to LAWYERS TITLE INS & TRUST CO. Av St John, n e cor Beck st, 25x107.5. Building loan. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 20,000

Same to same. Av St John, e s, 25 n Beck st, four lots, each 25 x107.5. Four building loan mortgages, each \$15,000. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 60,000

Same to same. Av St John, s e cor Kelly st, 25x107.5. Building loan. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 20,000

Same to same. Av St John, e s, 25 s Kelly st, four lots each 25 x107.5. Four building loan mortgages, each \$15,000. Nov 3, due May 3, 1910, 6%. Nov 5, 1909. 10:2685. 60,000

Same to same. Av St John, e s, extends from Kelly st to Beck st, ten lots, each 25x107.5. Certificate as to ten mortgages aggregating \$160,000. Nov 3, Nov 5, 1909. 10:2685. —

Same and JEFFERSON BANK with same. Subordination agreement. Nov 3, Nov 5, 1909. 10:2685. nom

Altieri, Dominick and Michael to ITALIAN SAVINGS BANK. Concord av, No 466, e s, 173.1 n 146th st, 20x100. Nov 5, 3 years, 5%. Nov 6, 1909. 10:2577. 6,500

Arthur Ave Building Co to HARLEM SAVINGS BANK. Arthur av, n e cor 178th st, 50.1x105x50.2x103.6, except part for av and st. Nov 8, 1909, 5 years, 5%. 11:3068. 40,000

Same to same. Same property. Consent to above mort. Nov 8, 1909. 11:3068. —

Same to same. Same property. Certificate as to above mort. Nov 8, 1909. 11:3068. —

\*Ahearn (signs Ahern), Annie to John O'Dea. Amundson av, e s, 100 n Nelson av, 25x100. P M. Nov 1, due, &c, as per bond. Nov 9, 1909. 2,300

\*Aetna Indemnity Co with Harres Wallerstein. Madison av, s e cor Broadway, 52x122 and being lots 372 and 373 blk 11 map No 1087 Tremont Terrace. Extension of \$1,150 mort until Oct 8, 1912, at 6%. Nov 9, 1909. nom

Bamby, Julia E to Christopher H Steinkamp. 200th st, e s, 40 n Perry av, 76.5x101x75x114. Prior mort \$14,000. Nov 4, 5 years, 6%. Nov 5, 1909. 12:3292. 5,000

Barro, Anthony F to M E Grace Peary and ano exrs, &c, Susan A Swinburne. Anthony av, e s, 178.10 s 173d st, 66x—x71.6x 101.6. Nov 4, 3 years, 5½%. Nov 5, 1909. 11:2888. 7,000

Bedford Park Construction Co to Prospect Investing Co. Cambreling av, n e cor 189th st, 40x— to w s Beaumont av. Building loan. Oct 15, due Oct 1, 1910, 6%. Nov 5, 1909. 11:3090 and 3091. 28,000

\*Binde, Selma to Michael Fippinger. Leland st, e s, 100 n 152d st, 75x100, and being lots 17 to 19 map No 1099 of 126 lots, being subdivision of plot 23 map Clason Point. P M. Nov 8, 1909, 5 years, 6%. 3,600

Bothner, Lena to Stuard Realty Co. Newton av, w s, 248.5 s 256th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 650

Brewer, J Irving to Stuard Realty Co. Newton av, w s, 198.6 s 256th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,720

Burgy, Fred S to Stuard Realty Co. 254th st, n s, 50 w Valles av, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 960

Bry, Louis to Stuard Realty Co. 254th st, n e cor Valles av, 150 x100; 256th st, s e cor Sylvan av, 100x80.4x100x87.3; Sylvan av, e s, 200 n 254th st, 150x100; 254th st, n e cor Sylvan av, 100 x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 12:3421. 13,605

Beck, William to Stuard Realty Co. Valles av, e s, 475 n 254th st, 26.3x134.3x25x128.6. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 300

Burgy, Fred S to Stuard Realty Co. Valles av, e s, 425 n 254th st, 52.3x128x50x119. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 800

Brust, Margit to Stuard Realty Co. Newton av, e s, 144.6 s 256th st, 25x97.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,100

Boland, Bridget to Stuard Realty Co. Valles av, e s, 250 n 254th st, 100x109.2x100x103.7. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,450

Becher, Wilhelmine K to Stuard Realty Co. Newton av, w s, 300 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,120

Brunett, Frank O of Brooklyn to Stuard Realty Co. Valles av, w s, 450 n 254th st, 26.2x108x25x114.4. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 280

Brown, Geo E to Stuard Realty Co. Sylvan av, w s, 500 n 254th st, 50x146.4x52.4x129.1. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 870

Bothner, Chas G to Stuard Realty Co. Sylvan av, w s, 150 n 254th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 840

Becker, Margt J with Richard Dickson. 3d av, w s, 50 n 166th st, 24x100. Extension of \$3,000 mort until Oct 28, 1914, at 4½%. Oct 26. Nov 8, 1909. 9:2371. nom

Battenfeld, Henry to GERMAN SAVINGS BANK. 3d av, e s, 289.10 n 174th st, 33.4x100. Nov 9, 1909, 3 years, 5%. 11:2930. 22,000

Same and Philip Held with same. Same property. Subordination agreement. Nov 8, Nov 9, 1909. 11:2930. nom

\*Brennan, James, of Brooklyn, N Y, to Maclay Av Realty Co. St Peters av, n w cor Maclay av, 100x25x99.8x25. P M. Nov 5, due, &c, as per bond. Nov 11, 1909. 4,104

Brown, J Romaine to Stuard Realty Co. 254th st, n s, 25 w Newton av, 75x100 and being lots 168 to 170 map Samler Estate. P M. Nov 3, 3 years, 4½%. Nov 10, 1909. 13:3421. 2,235

\*Brohmer, Margaretha M to D J Dillon Co. Westchester av, s s, 51.5 w 173d st and being lots 164 and 165 map (No 1081) of Gleason property, 51.5x85x50x72.10, w s. P M. Prior mort \$2,160. Nov 9, 3 years, 6%. Nov 10, 1909. 1,540

\*Bailey, Rachel to John Sohns. Kinsella av, s s, 175 e Rose st and being lot 65 map 211 lots part of Downing Estate, 25x100. P M. Nov 8, 3 years, 6%. Nov 10, 1909. 700

\*Buhler, Gottfried to David Mayer Brewing Co. 233d (19th) st, s s, 230 e 5th av, 25x64; 19th st, s s, lot 19 map 82 lots on 18th and 19th sts, Wakefield, 25x64. Nov 10, 1 year, 5%. Nov 11, 1909. 500

Bunt, Thomas J and Mary H Bunt to Margt Knox. 158th st, n s, 148 w Courtlandt av, 50x101.6. Building loan. Nov 10, demand, 6%. Nov 11, 1909. 9:2412. 28,000

Cohen & Eckman Corpn to Manhattan Mortgage Co. Webster av, e s, 237.11 n 168th st, 42x90. Prior mort \$——. Nov 10, due, &c, as per bond. Nov 11, 1909. 9:2396. 30,000

Same to same. Same property. Certificate as to above mort. Nov 10, Nov 11, 1909. 9:2396. —

Same to same. Brook av, w s, 237.11 n 168th st, 42x90. Prior mort \$——. Nov 10, due, &c, as per bond. Nov 11, 1909. 30,000

Same to same. Same property. Certificate as to above mort. Nov 10, Nov 11, 1909. 9:2396. —

Carucci, Checchina to American Mortgage Co. Belmont av, s w cor 181st st, 85.8x46.3x97.11x50. Nov 10, 1 year, 5½%. Nov 11, 1909. 11:3081. 4,000

Same to same. 181st st, s s, 50 w Belmont av, 69.3x115x67.2x 97.11. Nov 9, 1 year, 5½%. Nov 11, 1909. 11:3081. 4,000

\*Carpignano, Cesare to Hudson P Rose Co. Crosby av, w s, 55 n Schuyler st and being lot 14 map 108 lots Coster Estate, 25x 100. P M. Nov 9, 3 years, 5½%. Nov 10, 1909. 350

Croghan, Mary to New York & Suburban Co-operative Bldg & Loan Assn. Pelham av, s s, 25.5 w Cambreleng av, 25.5x137.6x25x 142.5. Nov 9, installs, 6%. Nov 11, 1909. 11:3078. 7,500

Conn'r, Thos to Wm J Amend trustee Christian Schieck. Washington av, Nos 1343-1347, w s, 387.6 n 169th st, 60x150; 3d av, late Fordham av, n w s, 52 s w 170th st, late 8th st, 26x137, except part for 3d av. Nov 9, 5 years, 5%. Nov 10, 1909. 11:2901-2910. 16,500

Conway, Arthur B to Stuard Realty Co. Newton av, n e cor 254th st, 75x49 to Albany Post rd x76.6x25. P M. Nov 3, 1 year, 5½%. Nov 8, 1909. 13:3421. 5,520

Coleman, Kate to Stuard Realty Co. Valles av, e s, 350 n 254th st, 50x115.2x50x109.2; Sylvan av, e s, 87.3 s 256th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,380

Cheneau, Amelia to Stuard Realty Co. Newton av, w s, 150 n 254th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 275

Casey, Mary to Stuard Realty Co. Valles av, e s, 150 n 254th st, 25x100.11x25x100. P M. Nov 3, 3 years, 5%. Nov 8, 1909. 13:3421. 490

Cro'ly, Carl P of Mt Vernon, N Y, to Otto Seifert. 139th st, n s, 156.6 e Alexander av, 25x100. Prior mort \$15,000. Oct 27, due &c as per bond. Nov 8, 1909. 9:2302. 3,000

# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze AND IRON WORK

- \*Clements, Thomas to Maclay Av Realty Co. Montgomery pl, s s, 100 w Maclay av, 25x100. P M. Oct 30, due, &c, as per bond. Nov 6, 1909. 3,420
- Danewitz, Chas to Albert Taubert. Decatur av, late Norwood av, s s, 319.4 e 205th st, 125x100. Nov 5, due, &c, as per bond. Nov 6, 1909. 12:3354. 4,000
- Dihon, John B with LAWYERS TITLE INS & TRUST CO. 170th st, n s, 64 e Bristow st, 36x90. Agreement as to share ownership in mort. Nov 4. Nov 8, 1909. 11:2964. nom
- Di Benedetto Realty Co to Martha C Tiemann. Grote st, late Kingsbridge road, n s, 114.3 e Prospect av, late Taylor st, old lines, runs n 116.3 x e 22.9 x s 119.7 to n s Grote st, No 1015, x w 19.6 to road x n 9.9 to beginning. Nov 8, 1909, 5 years, 5%. 11:3113. 14,000
- Same to same. Same property. Certificate as to above mort. Nov 6. Nov 8, 1909. 11:3113. —
- Downes, Fredk A to TITLE GUARANTEE & TRUST CO. 183d st, s s, 158.5 w Bathgate av, 15.4x82x12.10x82.8. Nov 8, 1909, due &c as per bond. 11:3050. 4,000
- Dowling, Edward R to Stuard Realty Co. Valles av, e s, 400 n 254th st, 26.2x119x25x115.2. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 440
- Duffy, Thaddeus P of Yonkers, N Y, to Stuard Realty Co. Sylvan av, e s, 350 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 680
- Davis, Oliver E to Jefferson Construction Co of the Bronx. Elton av, s w cor 159th st, 48x100. P M. Nov 8, due, &c, as per bond. Nov 9, 1909. 9:2380. 11,000
- Di Benedetto Realty Co to Al'ed J Sterne. Grote st, n s, 108 e Prospect av, 31.1x119.7x22.9x119.10. Prior mort \$14,000. Nov 8, due Jan 2, 1911, 6%. Nov 9, 1909. 11:3113. 2,000
- Dihon, John B with LAWYERS TITLE INS & TRUST CO. 170th st, n s, 28 e Bristow st, two lots, each 36x90. Two agreements as to share ownership in two morts. Nov 4. Nov 9, 1909. 11:2964. nom
- De La Mare, James C to Walter W Taylor. 142d st, s s, 200 w 3d av, 25x100. Nov 3, 1 year, 6%. Nov 10, 1909. 9:2322. 1,000
- Dougherty, John B to Alice M Crooker, of Whitestone, L I. College av, w s, 340.2 n 169th st, 225x92.6 and being lots 174 to 182 map 221 lots Claremont Heights. Prior mort \$32,000 on this and other property. Apr 23, 3 years, 6%. Nov 8, 1909. 11:2783, 2784 and 2785. 5,625
- Diller, Wm E to Fannie Veith. Walton av, e s, 51.5 n 165th st, 20x100. Nov 10, due, &c, as per bond. Nov 11, 1909. 9:2472. 8,000
- Same to Isaac Metzger. Walton av, e s, 71.5 n 165th st, seven lots, each 20x100. Seven morts, each \$8,000. Nov 10, due, &c, as per bond. Nov 11, 1909. 9:2472. 56,000
- Same to same. Walton av, e s, 31.4 n 165th st, 20x100. Nov 10, due, &c, as per bond. Nov 11, 1909. 8,000
- \*Engbarth, Theresa to Geo A Steinmuller. Fairmount av, s s, 50 e Fairfax av, 25x100. P M. Nov 9, 3 years, 5½%. Nov 11, 1909. 250
- E & W Construction Co to ITALIAN SAVINGS BANK. Brook av, w s, 40 s 137th st, 40x100. Nov 11, 1909, 3 years, 5%. 9:2264. 33,000
- Same to same. Same property. Certificate as to above mort. Nov 11, 1909. 9:2264. —
- East 189th St Building & Construction Co to Gerson M Krakower. Hughes av, s e cor 189th st, 100x87.6; Belmont av, s w cor 189th st, 100x87.6. Nov 9, due Dec 9, 1909, 6%. Nov 11, 1909. 11:3076. 23,000
- Same to same. Same property. Certificate as to above mort. Nov 9. Nov 11, 1909. 11:3076. —
- \*Egger, Emile, of Noroton Heights, Conn, to Hudson P Rose Company. Rhineland av, n s, abt 384 w Stillwell av and being lots 263 and 264 map (No 1130) of 327 lots Hunter Estate, 50x100. P M. Nov 8, 3 years, 5%. Nov 9, 1909. 850
- Esser von Bartenfels, Anna A Cordts to Chas Danewitz. 167th st, No 825, n s, 140 w Prospect av, 40x125. P M. Prior mort \$—. Nov 5, 2 years, 6%. Nov 6, 1909. 10:2680. 5,500
- \*Flynn, Joseph F and Harriet M Cokerley to Thomas E Fox and ano. Fort Schuyler road, w s, abt 150 s Latting st and being lots 38 to 40 map Seton Homestead, 75x100. P M. Prior mort \$2,500. Nov 4, due, &c, as per bond. Nov 5, 1909. 700
- Frankenthaler, Louis to John McNulty. 178th st, n s, 100 w Hughes av, 42.1x101.2x41.8x101.3. P M. Prior mort \$28,000. Nov 3, installs, 6%. Nov 5, 1909. 11:3068. 6,000
- Friend, Theo H to Stuard Realty Co. 256th st, s e cor Newton av, 48x91.3x48.8x94.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,480
- Friedman, Benjamin to Stuard Realty Co. Albany Post road, w s, 347 n 254th st, 27.2x94x26.3x92.2. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,240
- Friedman, Beni to Stuard Realty Co. Newton av, e s, 325 n 254th st, 25x57x26.3x49.8. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 520
- Forderaw Co to Stuard Realty Co. Valles av, s w cor 254th st, 34.2x249.10 to 254th st x249.3 to beginning, gore; 254th st, s e cor Valles av, 50x65.11x50.11x56. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,820
- Fitz, Theresa C to Stuard Realty Co. Sylvan av, e s, 162.3 s 256th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,200
- Frankel, Adele W, of Borough of Queens, to Stuard Realty Co. Newton av, w s, 50 s 254th st, 75x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 4,800
- Ferschman, Charles to Stuard Realty Co. Sylvan av, w s, 700 n 254th st, 23.10x211.2x39.2x198.3; Sylvan av, w s, 550 n 254th st, 25 x 155 x 26.2 x 146.4; Sylvan av, e s, 175 n 254th st, 25x200 to Newton av x25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 2,460
- Form, George to Stuard Realty Co. 254th st, n w cor Newton av, 25x100; 256th st, s w cor Newton av, 50x102x50x98.7. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 3,735
- Frank, Roberta F to Stuard Realty Co. Sylvan av, e s, 100 s 254th st, 7.1x101.10x27x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 225
- Flegenheimer, Adolph, N Y, and Leo and Emil Herz, of Jersey City; N J, to Stuard Realty Co. 254th st, n w cor Valles av, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 840
- Same to Stuard Realty Co. 254th st, n w cor Sylvan av, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,845
- Same to Stuard Realty Co. Newton av, e s, 150 n 254th st, 50x97 to Albany Post road x53.10x78.8. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 2,400
- \*Follini, Joseph to Wm G McCormack and ano. Wright av, w s, and being lot 103 map 107 lots Hudson Park. Nov 1, due, &c, as per bond. Nov 9, 1909. 4,000
- Gilet, Max Joseph of Brooklyn, N Y, to Stuard Realty Co. Valles av, w s, 525 n 254th st, 50x86.6x50x95.11. P M. Nov 3, 1 year, 5½%. Nov 8, 1909. 13:3421. 360
- Giblin, Patrick to Stuard Realty Co. 254th st, n s, 175 w Valles av, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 495
- Gass, Frank and Katharina his wife to BRONX BOROUGH BANK. Clay av, No 1773, w s, 150 s 175th st (or old line Gray st), runs s 50 x w 190 to e s Topping av, x n 49.6 x e 45 x n 0.6 x e 145 to beginning. P M. Nov 5, due, &c, as per bond. Nov 6, 1909. 11:2799. 10,000
- Griffin, Mary J, of Pelham, N Y, to Cath L Mouquin. Kingsbridge road, s w s, 98 s Heath av, 40x89.9x45.5x68.1. Prior mort \$2,000. Nov 6, 1909, 1 year, 6%. 12:3240. 850
- \*Gamache, Joseph to Herman C Langen. Bronxdale av, w s, 210 n Morris Park av, 50x100 and being lots 150 and 151 map 211 lots part Downing Estate. Nov 1, due May 1, 1910, 6%. Nov 10, 1909. 1,500
- \*Gasparrini, Mary wife of and Frank to Franziska M Britting. Columbus av, n s, 50 e Van Buren st, 50x100 and being lots 143 and 144 map Van Nest Park. P M. Prior mort \$3,000. Nov 8, due, &c, as per bond. Nov 10, 1909. 3,000
- \*Gasparrini, Mary to Manhattan Mortgage Co. Columbus av, n s, 50 e Van Buren st, 50x100 and being lots 143 and 144 map Van Nest Park. P M. Prior mort \$—. Nov 8, due, &c, as per bond. Nov 10, 1909. 3,000
- \*Ginsberg, Solomon to Louis Gold. Amethyst st, No 1852, being plot beginning 395 w White Plains road at point 525 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort \$4,000. Nov 6, 3 years, 6%. Nov 11, 1909. 800
- Grummon, Gertude I wife Josiah D to Annie Wier. 140th st, Nos 408 and 410, s s, 116.8 e Willis av, 33.4x100. Prior mort \$4,500. Nov 11, 1909, 1 year, 6%. 9:2284. 2,000
- Glass, John Jr to Theo F Schumann. Jerome av, e s, 28.6 n 199th st, late Garfield st, 51.4x138.5x45x113.9. Nov 11, 1909, 3 years, 6%. 12:3320. 4,500
- \*Healey, John to Geo A Steinmuller. Fairmount av, s s, 75 e Fairfax av, 25x100. P M. Nov 9, 3 years, 5½%. Nov 11, 1909. 250
- Handt, Charles and Peter and Wilhelmina Schmidt with Margt R-han. 135th st, No 608, s s, 424.10 e St Anns av, —x—. Extension of \$2,500 mort until July 1, 1910, at % as per bond. Mar 10, 1908. Nov 5, 1909. 10:2547. nom
- Herzog, Paul M to HARLEM SAVINGS BANK. Lorillard pl, No 2446, e s, 130 n 188th st, 25x97.5. Subordination agreement. Oct 22. Nov 6, 1909. 11:3058. nom
- Hamburger, Robert to HARLEM SAVINGS BANK. Lorillard pl, No 2446, e s, 130 n 188th st, 25x97.5. Nov 5, 5 years, 5%. Nov 6, 1909. 11:3058. 4,500
- Havens, James H to Walter E Andrews. Nelson av, w s, 150 s Brandt pl, 75x100, and being lots 102, 103 and 104 map lots of Century Investing Co. Building loan. Nov 4, 1 year, 6%. Nov 5, 1909. 11:2876. 25,000
- Same to same. Same property. P M. Prior mort \$4,875. Sept 28, due, &c, as per bond. Nov 5, 1909. 11:2876. 3,875
- Haskins (John B) Estates, Inc, with Le Roy Construction Co. 190th st, Nos 63 and 65 East. Agreement as to approval of buildings erected on above premises. Nov 5, 1909. 11:3175. nom
- Handy Realty Co to Heights Town Construction Co. Mott av, No 384, s e cor 144th st, No 160, 100x100. P M. Prior mort \$25,000. Oct 26, 3 years, 6%. Nov 8, 1909. 9:2345. 7,500
- Howe, George to Stuard Realty Co. Newton av, w s, 125 s 254th st, 21.10x101.10x2x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 880
- Harris, Uriah and Herman Blum to Stuard Realty Co. Albany Post road, w s, 285 n 254th st, 54.3x92.3x52.5x87.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 6,080
- Harris, Uriah and Herman Blum to Stuard Realty Co. Broadway, w s, 56 s 256th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 6,440
- Haves, Paul S to Stuard Realty Co. Valles av, w s, 100 n 254th st, 25x210x25x214.5. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 760
- Headrick, Mabel H wife Wm W to Stuard Realty Co. Sylvan av, w s, 625 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 360
- Hizsnav, Edward to Stuard Realty Co. 256th st, s s, 50 w Newton av, 50x105.5x50x102. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 2,400
- Harris, Uriah and Herman Blum of Yonkers, N Y, to Stuard Realty Co. Broadway, w s, 106 s 256th st, 50x97x50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 6,600
- Harris, Sidney A to DOLLAR SAVINGS BANK. Brook av, s e cor 150th st, 25x100. Nov 9, due Dec 1, 1912, 5%. Nov 10, 1909. 9:2276. 25,000
- Herzog, Tenea to Hannah Wills. Bathgate av, e s, 141.3 s 182d st, 16x110.7. Prior mort \$—. Oct 15, 3 years, 5%. Nov 10, 1909. 11:3048. 4,000
- Helfrich, Gustav P to Bates & Oesting, Jr Co. Fox st, No 950, w s, 125 n 163d st, 40x107.6x40x107.11. Nov 1, 3 years, 6%. Nov 11, 1909. 10:2714. 4,700
- Same to same. Fox st, No 957, w s, 165 n 163d st, 40x107.1x40x107.6. Nov 1, 3 years, 6%. Nov 11, 1909. 10:2714. 4,700
- Heur, Mary J to Estate of Isaac G Johnson, a corpn. Kappock st, n e s, — e Fairfield av and at line bet land hereby conveyed and property Dora M Lesley, runs n e 37.9 x n w 105.3 x s w 58.10 to st x s e — to beginning. P M. Nov 4, due July 14, 1912, 5%. Nov 5, 1909. 3,000
- Hennesy, Jas A of Borough of Queens, N Y to Stuard Realty Co. Valles av, w s, 225 n 254th st, 100x152.2x104x181.4; Valles av, w s, abt 575 n 254th st, 52.4x75.5x50x86.7. P M. Nov 3, 3 years, 5½%. Nov 10, 1909. 13:3421. 1,920



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

**SASH, DOORS, BLINDS AND HOUSE TRIM**

**LUMBER OF ALL KINDS FOR BUILDERS**

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Same to same. Albany Post road, w s, abt 259 n 254th st, 26x87.3 x 26.9x85.9. P M. Nov 3, 3 years, 5½%. Nov 10, 1909. 13:-3421. 2,000

Heinsfurter, Moses and Jacob Schmidt to Anna M Miller. 163d st, s s, 225 e Washington av, 50x100. Nov 9, 5 years, 4½%. Nov 11, 1909. 9:2367. 40,000

Hecht, August C to Louisa B Martin. Clinton av, n w s, 68.5 n e 170th st, 25x151.1x25x151.2. Nov 9, 3 years, 5%. Nov 11, 1909. 11:2936. 4,000

\*Ianaro, Carmela wife Carmine to Eliz K Dooling. Parker av, s s, 102.3 e Castle Hill av, 25x56.11 and 36.11 to Castle Hill av x25x 14.7 and 44.11, and being lot 53 map 120 lots Daily estate. Prior mort \$— Oct 30, 3 years, 6%. Nov 8, 1909. 500

Jefferson National Realty Co of N Y with Wm W Burg. Southern Boulevard, Prospect and Union av. Agreement by party 1st part to pay party 2d part his commission of \$450 as soon as building loan is arranged. Oct 28, Nov 9, 1909. 10:2582. nom

Jones, Jos H to John F Kaiser. Boscobel av, e s, 528.9 n Plympton av, 18x115.4x19.4x108.11 and being lot 26 parcel 19 map subdivision Est Wm B Ogden at Highbridge filed May 24, 1907. P M. Nov 5, 2 years, 6%. Nov 9, 1909. 2,275

Kelly, Eleanor M to Edward C Kelly and ano, exrs, &c, Adeline C Kelly. Mott av, e s, 50 n 149th st, 16.8x105.5x16.8x105.9, except part for Mott av. Nov 3, 3 years, 5%. Nov 5, 1909. 9:2347. 2,000

\*Kiessling, Arno to John A Ewald. 235th st, s s, 230 w 3d st as in 1897, 25x114. P M. Prior mort \$4,000. Nov 4, 2 years, 6%. Nov 5, 1909. 1,800

\*Knickerbocker Trust Co with Sadie M Gorton. Cruger av, No 202. Extension of \$1,800 mort until July 10, 1912, at 6%. Oct 5. Nov 6, 1909. nom

Kissam, Jonas B with Heiman Berensticher. 145th st, n s, 125 e Willis av, 50x100. Extension of \$40,000 mort until Jan 4, 1915, at 5%. Nov 4. Nov 5, 1909. 9:2290. nom

\*Koterba, Jennie to E Colgate Jones. La Salle av, s s, 110.11 e Hobart av, runs e 50 x s 135.10 x w 25 x n 25 x w 25 x n 108.10 to beginning; Hobart av, e s, 55.7 s La Salle av, 51x89.3x 50x99.7 and being lots 201, 202, 236 and 237 map No 1116a, 336 lots property Sisters of Charity. Nov 4, 3 years, 6%. Nov 5, 1909. 1,200

Klinkerfuss, Wm F Jr to Stuard Realty Co. Valles av, e s, 100 n 254th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 450

Kelly, James J and James F Coleman to Stuard Realty Co. Newton av, w s, 148.6 s 256th st, 50x100; Newton av, e s, 244.6 s 256th st, 50x64.2x52.3x78.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,320

Kress, Henry to Stuard Realty Co. Newton av, e s, 169.6 s 256th st, 50x85.7x52.3x97.6. P M. Nov 3, 3 years, 5%. Nov 8, 1909. 13:3421. 1,540

Klein, Philipp to DOLLAR SAVINGS BANK. 180th st, No 587, n s, 70.9 w Arthur av, 25.3x95.6x25x99.3. Nov 10, 1909, due Dec 1, 1910, 5½%. 11:3062. 1,000

Krug, Alfred M, of Yonkers, N Y to Stuard Realty Co. Albany Post road, w s, abt 76 n 254th st, 54x69.2 to Newton av x50x49. Two P M mort, each \$1,200. Nov 3, 3 years, 5½%. Nov 10, 1909. 13:3421. 2,400

Kinloch, Osman, of Troy, N Y, to Geo Hooks. Courtlandt av, s w cor 160th st, 23.6x97.7. Prior mort \$9,000. Nov 9, 2 years, 6%. Nov 11, 1909. 9:2419. 1,700

Keller, Sarah F to TITLE GUARANTEE & TRUST CO. Creston av, No 2398, e s, 324 n 184th st, 25x95. Nov 11, 1909, due, &c, as per bond. 11:3165. 5,000

Kennedy, Jennie V to Willis H Thorn. Spuyten Duyvil Parkway, n s, 50 e from w s lot 15 map land David Banks, Jr, runs n 90.7 x e 73.5 x s 91.7 to Parkway x w 75.1 to beginning. Nov 8, 3 years, 6%. Nov 11, 1909. 13:3415. 3,000

Lamport, Nathan with Gerson M Krakower. Hughes av, s e cor 189th st, 100x87.6; Belmont av, s w cor 189th st, 100x87.6. Subordination agreement. Nov 9. Nov 11, 1909. 11:3076. nom

Lamport, Nathan with Shapiro, Portman & Henry, Inc, and East One Hundred and Eighty-Ninth St Building & Construction Co. Lots 216 to 219 map property S Cambreling et al. Subordination agreement. Nov 10. Nov 11, 1909. 11:3076. nom

\*Lutz, John J to E Colgate Jones. 2d st, s s, 205 w Av B and being lot 9 map No 29 (Westchester Co) of Unionport, 50x216 to 1st st. Prior mort \$3,500. Nov 10, 1909, 2 years, 6%. 1,000

Livingston, Julius I with TITLE GUARANTEE & TRUST CO. Creston av, No 2398. Subordination agreement. Sept 10. Nov 11, 1909. 11:3165. nom

\*Latino, Giuseppe R to Eliz K Dooling. 232d st, n s, 230 w Paulding av, 25x114. Oct 30, 3 years, 5½%. Nov 11, 1909. 3,250

Lee, Emma to Jennie Rose. Teller av, e s, 649.1 n 169th st, 25x 79.8x25x79.6. P M. Prior mort \$3,500. Nov 10, installs, 6%. Nov 11, 1909. 11:2782. 2,700

Le Roy Construction Co to Daniel R Kendall and ano trustees John L Rogers. 190th st, No 65, n s, 172.3 e Morris av, 34.2x 114.2x25.11x114. Nov 5, 1909, 3 years, 5%. 11:3175. 10,000

Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3175. 10,000

Same to same. 190th st, No 63, n s, 137.11 e Morris av, 34.3x 114. Nov 5, 1909, 3 years, 5%. 11:3175. 10,000

Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3175. 10,000

Leonard, John to Fannie E Brooker. Bathgate av, e s, 270 n 176th st, 27x85.7. Oct 2, demand, 6%. Nov 5, 1909. 11:-2924. 1,800

Leonard, John with Fannie E Brooker. Bathgate av, e s, 270 n 176th st, 27x85.7. Extension of \$3,000 mort until Nov 1, 1912, at % as per bond. Nov 5, 1909. 11:2924. nom

Loftus, Mary to Stuard Realty Co. 254th st, n s, 200 w Valles av, 31.11x101.6x14.5x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 600

Loftus, Mary to Stuard Realty Co. Valles av, w s, 626.4 n 254th st, 52.2x64.3x50x75.6. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 240

Lynch, Thos J to Stuard Realty Co. Sylvan av, w s, 250 n 254th st, 100x100. P M. Nov 3, 3 years, 5%. Nov 8, 1909. 13:3421. 1,750

Langen, Frieda to Stuard Realty Co. Newton av, e s, 119.6 s 256th st, 25x97.6. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 870

Levi, Joseph to Stuard Realty Co. 254th st, s e cor Sylvan av, 50x 100; 256th st, s s, 100 w Broadway, 24.4x89.7x24.4x87.10; Newton av, e s, 200 n 254th st, 125x49.8x131.3x14; Albany Post road, w s, 211.10 n 254th st, 53.2 x 85.7 x 52.5 x 83; Newton av, e s, 125 n 254th st, 25x97.6 to Albany Post road x26.10x 69.1. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 11,260

Levinson, Leo to Oliver E Davis. Elton av, s w cor 159th st, 48x100. Prior mort \$9,000. Nov 1, due, &c, as per bond. Nov 9, 1909. 9:2380. 6,250

LAWYERS TITLE INS & TRUST CO with 174th St Construction Co. Forest av, e s, 271.8 n 165th st, 2 lots, each 37.6x136.3. Extension of 2 mort for \$30,000 each until Nov 5, 1914, at 5%. Nov 5. Nov 10, 1909. 10:2660. nom

Loring Realty Co to Lulu C Muller. Loring pl, e s, 351.11 n 183d st, 44x110. Nov 10, 1909, due &c as per bond. 11:3225. 12,500

Same to same. Same property. Certificate as to above mort. Nov 10, 1909. 11:3225.

Same and Edna A Patton with same. Same property. Subordina-tion agreement. Nov 9. Nov 10, 1909. 11:3225. nom

Langen, Frieda to Stuard Realty Co. Newton av, e s, 94.6 s 256th st, 25x97.6. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 885

Mouquin, Cath L with DOLLAR SAVINGS BANK. Brook av, s e cor 150th st, 25x100. Subordination agreement. Nov 10, 1909. 9:2276. nom

Moloney, Wm F to Ann T O'Connor. Aqueduct av, e s, 286.4 n 183d st, 25.3x100 to w Macombs Dam road (closed). Nov 8, 1 year, 5%. Nov 9, 1909. 11:3212. 2,000

Malloy, Wm J to Stuard Realty Co. 254th st, s s, 75 e Sylvan av, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 885

McGinn, Patrick to Stuard Realty Co. Valles av, w s, 200 n 254th st, 25x181.4x26x188.6; Valles av, e s, 175 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 960

McDonald, Wm H to Stuard Realty Co. Valles av, e s, 575 n 254th st, 157x100x157x100.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 840

McDonnell, James J to Stuard Realty Co. Valles av, w s, 500 n 254th st, 26x95.11x25x101.4. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 200

Manaco, Pasquale to Stuard Realty Co. Sylvan av, e s, 112.3 s 256th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,840

Manaco, Pasquale to Stuard Realty Co. Valles av, w s, 125 n 254th st, 50x195.7x52x210. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,200

McManus, James J to Stuard Realty Co. Sylvan av, e s, 100 n 254th st, 75x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,920

Massack, Rudolph H to Stuard Realty Co. Newton av, w s, 200 n 254th st, 25x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 300

McDonnell, James J to Stuard Realty Co. Valles av, e s, 200 n 254th st, 50x103.7x50x101.10. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 960

Marshall, Henry V to EMIGRANT INDUSTRIAL SAVINGS BANK. Perry av, w s, 200 n Holt pl, 25x111.4 to a drive x25.3x115.1. Nov 8, 1909, 3 years, 5%. 12:3343. 3,750

\*Mink Construction Co to Charles A Laumeister 12th st, n s, 405 w Av C, 100x216 to 13th st, Unionport. P M. Nov 11, 1909, due, &c, as per bond. 12:000

\*Mason, Martha J, of Norwalk, Conn, to Fredk W Koch. Lot 95 map Givan Homestead. Nov 9, 3 years, 6%. Nov 11, 1909. 3,500

McKiernan, Francis E to Albert L Dickinson, exr Louisa H Dickin-son. Lafontaine av, w s, 75 n 181st st, runs w 174 to Quarry road x n e 89.1 x e 63.2 x n e 26.3 x e 55 x s 100 to beginning. P M. Nov 4, 5 years, 6%. Nov 6, 1909. 11:3063. 7,000

McLernon Realty & Construction Co to Edna A Patton. 188th st, No 121, n w s. 733.11 n e Webb av, 25x95.7x25x94.11. Prior mort \$5,000. Nov 1, 1 year, 6%. Nov 11, 1909. 11:3219. 1,100

Millinger, Mary to Fredk Meyer. Webster av, No 1736, e s, 48.5 n 174th st, 25x90.10x25.6x97.5. Nov 10, 2 years, 6%. Nov 11, 1909. 11:2899. 2,500

Same to Dora Wiebke. Webster av, No 1738, e s, 73.5 n 174th st, 25x84.2 to w s former Brook st x25.6x90.10. Nov 10, 2 years, 6%. Nov 11, 1909. 11:2899. 2,000

Newmark, Mary and Julia Drescher widow and devisee Hyman Drescher to Isidor Shlivek. 174th (12) st, n s, 80 w 3d av, 40x100. Prior mort \$27,250. Nov 8, 3 years, 6%. Nov 9, 1909. 11:2922. 5,000

Same and Bennett Sanberg with same. Same property. Sub-ordination agreement. Nov 8. Nov 9, 1909. 11:2922. nom

\*Negri, Dominick to Tony M Cella. Morris Park av, s s, 120 w Victor st, and being lots 14 and 15 map —, 50x100. Prior mort \$15,500. Nov 9, 1909, 3 years, 6%. 1,400

\*Negri, Domenic to Eliz K Dooling. Morris Park av, s s, 45 e Unionport road, 50x100, and being lots 14 and 15 map portion Hunt estate. Prior mort \$— Nov 1, 2 years, 6%. Nov 8, 1909. 2,500

\*Nyman, Elik G to New York & Suburban Co-operative Building & Loan Assn. Amundson av, e s, 125 s Nelson av, 25x100. Nov 9, installs, 6%. Nov 11, 1909. 3,000

O'Neill, Elizabeth A to Hester J Morrison. 203d st, s s, 97.10 e Valentine av, 50x100. Nov 9, 2 years, 6%. Nov 10, 1909. 12:3308. 1,000

Ott, Frederick J to Henrietta Shotten. 162d st, n s, 162.9 w 3d av, 25x100. ¼ part. All title. Nov 5, due Sept 15, 1910, 6%. Nov 9, 1909. 9:2367. 300

Ockendon, Jeanette M to Stuard Realty Co. 254th st, n s, 125 w Valles av, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,420

Ockendon, Richard of Mt Hope, N Y, to Stuard Realty Co. 254th st, n s, 75 w Valles av, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,290

Ockendon, Jeanette M of Mt Hope, N Y, to Stuard Realty Co. Newton av, w s, 100 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,060

Piccirillo, Benedetta to John Slattery. Eagle av, e s, 200 s 156th st, 25x115. P M. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2624. 3,500

Pfriender, William to Stuard Realty Co. 256th st, s s, 48.8 e New-ton av, 24.4x89.7x25x91.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,360

<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<p><b>ALSEN</b></p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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SEE PAGE 132 IN "SWEETS"  
FOR FULL PARTICULARS

- \*Peterson, Albertina to Magnus Nelson. Willow lane, s s, 50 w Robin av, 25x95.11x25x96.9. P M. Nov 6, due &c as per bond. Nov 8, 1909. 600
- Polatschek-Spencer Realty Co to New York Mortgage & Security Co. 161st st, n s, 120 w Prospect av, 100x96.1. Building loan. Nov 4, 1 year, 6%. Nov 5, 1909. 10:2677. 50,000
- Same to same. Same property. Certificate as to above mortgage. Nov 3, Nov 5, 1909. 10:2677.
- Phelps, Anna M to Michael Murtha. 160th st, late Denman pl, n s, 146.11 e Union av, 24.9x77.3. Nov 10, 3 years, 5%. Nov 11, 1909. 10:2667. 5,000
- Riback, Abraham to LAWYERS TITLE INS & TRUST CO. Union av, No 1239, w s, 308.10 n 168th st, 21.11x132.8. Nov 3, 5 years, 5%. Nov 5, 1909. 10:2673. 7,500
- Same and NORTHERN BANK OF N Y with same. Same property. Subordination agreement. Nov 5, 1909. 10:2673. nom
- Riback, Lizzie L with same. Same property. Subordination agreement. Nov 5, 1909. 10:2673. nom
- Rechnitzer, Max to Lena A Meckes. 170th st, s s, 17.10 e Lind av, 25x102.1x25x104, and being lot 25 parcel 10 map subdivision estate Wm B Ogden at Highbridge, filed May 24, 1907. May 12, installs, 6%. Nov 5, 1909. 9:2532. 575
- Robinson, Mary E widow to Archibald A McGlashan et al trustees Woolsey Hopkins. Belmont st, s e cor McCombs road, runs s 118.6 x s e 173.8 to Cromwells creek x n e 195.8 to w s Inwood av x n 32 to Belmont st x w 314.3 to beginning. Prior mort \$7,500. Nov 8, 1909, due &c as per bond. 11:2865. 2,500
- Rudolph, John to Stuard Realty Co. 254th st, n s, 25 w Valles av, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 980
- Reilly, Josephine A with Kate A Doolittle. Barretto st, No 1071. Extension of \$4,000 mort until Nov 1, 1912, at 5%. Oct 26, Nov 10, 1909. 10:2717. nom
- Riedt Realty Co to Wm Sinclair. 181st st, s s, 130.2 e Clinton av, 33x140.2. Prior mort \$17,000. Nov 9, due &c as per bond. Nov 10, 1909. 11:3096. 5,000
- Same to same. 181st st, s s, 97.1 e Clinton av, 33x140.2. Prior mort \$18,000. Nov 9, due &c as per bond. Nov 10, 1909. 11:3096. 4,000
- Same to same. 181st st, s s, 97.1 e Clinton av, 33x140.2; 181st st, s s, 130.2 e Clinton av, 33x140.2. Certificate as to 2 mortgs aggregating \$9,000. Nov 9, Nov 10, 1909. 11:3096.
- Rothenberg, Ettie and Lena Segal to Geo H Hyde. Washington av, No 1285, w s, 75 s 169th st, 25x89.9. Nov 11, 1909, demand, % as per bond. 9:2390. 1,000
- \*Stadler, Tillie M to Geo Kohler Jr. Saxe av, w s, 100 n McGraw av, 25x100. Nov 1, 3 years, 5½%. Nov 11, 1909. 4,250
- Singhi (H U) Realty Co to Ida J Ray. 193d st, n s, 105 e Morris av, 20x80. Nov 5, 1909, due Dec 1, 1912, 5%. 11:3177. 8,000
- Same to same. Same property. Certificate as to above mortgage. Nov 1, Nov 5, 1909. 11:3177.
- Same to same. Morris av, n e cor 193d st, 80x25. Nov 5, due Dec 1, 1912, 5%. 11:3177. 12,000
- Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3177.
- Singhi (H U) Realty Co to Ida J Ray. 193d st, n s, 25 e Morris av, two lots, each 20x80. Two mortgs, each \$8,000. Nov 5, 1909, 3 year, 5%. 11:3177. 16,000
- Same to same. Same property. Two certificates as to above mortgs. Nov 5, 1909. 11:3177.
- Same to same. 193d st, n s, 85 e Morris av, 20x80. Nov 5, 1909, 3 years, 5%. 11:3177. 8,000
- Same to same. Same property. Certificate as to above mortgage. Nov 5, 1909. 11:3177.
- \*Shirmer, M Beth to Frida Horkimer. Lots 126, 127, 150, 161, 184, 238, 243, 254, 270, 281, 282, 292, 293, 305, 391, 396, 519, 520, 523 and 524 map No 1106 Arden property, Westchester. Nov 8, 1909, 1 year, 6%. 2,000
- Schmidt, Wm C to Stuard Realty Co. 254th st, s s, 50 e Sylvan av, 25x100; Albany Post road, w s, 156 s 256th st, 52x98.4x52.5x97. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 8,260
- Sheridan, Eliz M wife John J to Stuard Realty Co. Sylvan av, w s, 200 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,000
- Smith, Stephen W to Stuard Realty Co. Sylvan av, w s, 125 n 254th st, 25x100. P M. Nov 3, 1 year, 5%. Nov 8, 1909. 13:3421. 525
- Schwarzler (A J) Co to Kate P McKenna. Clay av, n e cor 166th st, 568.5 to 167th st x80. Nov 8, demand, 6%. Nov 9, 1909. 9:2426. 65,000
- Same to same. Same property. Certificate as to above mort. Nov 8, Nov 9, 1909. 9:2426.
- Schaaf, Amalie with Ludwig Larsen. Norwood av, s s, 488.4 w 205th st, 25x112.6. Extension of \$4,000 mort until Dec 29, 1914, at 5%. Nov 5, Nov 8, 1909. 12:3353. nom
- \*Stabile, Michele to Michele G Pasca. Tompkins st, w s, 325 n 152d st, and being lots 27 and 38 amended map No 1108a of 126 lots, being a subdivision of plot 23 on map Clasons Point, 50x100. Oct 8, 1 year, 5%. Nov 9, 1909. 200
- \*Smith, Edw D to Herman Hagenbuehle of Mt Vernon, N Y. De Mill av, n e s, at n w s Sound View pl, 100x100. Nov 9, 5 yrs, 6%. Nov 10, 1909. 2,000
- \*Same to Stephen D Stilwell. Same property. Prior mort \$2,000. Nov 9, 1 year, 6%. Nov 10, 1909. 2,000
- Schmitt, Wm F to Conrad Tisch. Vyse av, w s, 145 s Freeman st, 25x100. Nov 8, 3 years, 5%. Nov 10, 1909. 11:2986. 5,000
- Therry, Irene A to Stuard Realty Co. 254th st, s w cor Sylvan av, 75x80.7x76.5x95.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 2,700
- Therry, Irene A to Stuard Realty Co. Newton av, s w cor 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,820
- Therry, Irene A to Stuard Realty Co. Broadway, s w cor 256th st, 56x100x62.8x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 13,360
- Therry, Irene A to Stuard Realty Co. Albany Post road, w s, 260 s 256th st, 26.8x95.7x26.3x97.3. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 3,660
- Tessier, Edward M to Richard Fensterer. Webb av, No 2468, e s, 499.3 n Devoe terrace, 24.4x91.11x24.3x100.7. Prior mort \$4,500. Nov 6, 1 year, 6%. Nov 9, 1909. 11:3219. 1,500
- Taglieber, Wm to Ernest E Hausamann. 235th st, s s, 300 w Kepler av, 100x100; 238th st, s s, 150 w Kepler av, 150x100. Oct 29, 3 years, 5%. Nov 11, 1909. 12:3369 and 3372. 5,000
- Uhl, John to UNION SQUARE SAVINGS BANK. 169th st, s s, 74 w Franklin av, 35.2x112.9x32.1x116.10. Nov 11, 1909, due Feb 15, 1915, 5%. 10:2612. 26,500
- Vreeland, Harold S to Hannah Sullivan. Nathalie av, w s, lot 38 map 175 of 16 villa sites and 80 lots, part of Anthony Estate, 25x112.11x25.2x109.11, s s. Prior mort \$3,000. Nov 4, 1 year, 6%. Nov 11, 1909. 12:3256. 1,200
- Vale Construction Co to Manhattan Mortgage Co. Intervale av, w s, 216 n Freeman st. Two lots each, 50x105. Two mortgs, each \$8,000. Two prior mortgs \$— each. Nov 11, 1909, due, &c, as per bond. 11:2965. 16,000
- Same to same. Same property. Two consents as to above mortgs. Nov 11, 1909. 11:2965.
- Same to same. Same property. Two certificates as to above mortgs. Nov 11, 1909. 11:2965.
- Same to same. Same property. Two secretary's certificates as to above mortgs. Nov 11, 1909. 11:2965.
- Vollmer, Frederick to Wilson M Powell. 137th st, s s, 155.1 e St Anns av, 50x100. Nov 10, 1909, 1 year, 5½%. 10:2549. 20,000
- \*Van Praag, Abraham M to Bankers Realty & Security Co. Tremont road, n s, 50 w Robin av, 50x100. P M. Oct 25, 2 years, 5%. 850
- \*Van Praag, Abraham M to Bankers Realty & Security Co. Robin av, e s, 100 n Tremont road, 25x100. P M. Oct 25, 3 years, 5%. Nov 8, 1909. 450
- Weber, Lina A with LAWYERS TITLE INS & TRUST CO. Kelly st, No 48. Agreement as to share ownership in mort. July 6, Nov 8, 1909. 10:2708. nom
- Wurm, Carl to IRVING SAVINGS INSTN. 164th st, s s, 39.6 w Caidwell av, 58x100. Nov 8, 1909, due &c as per bond. 10:2621. 25,000
- \*Werner, Theo to WASHINGTON SAVINGS BANK. Bronx & Pelham Parkway, s e cor Muliner av, 75.1x165.1x75x160.9; Bronx & Pelham Parkway, s w cor Bogart av, 25x145.11x25x147.5; Bogart av, w s, 147.5 s Bronx & Pelham Parkway, 75x100; Bogart av, w s, 447.5 s Bronx & Pelham Parkway, runs w 100 x s 75 x w 100 to e s Muliner av x s 200 x e 200 to Bogart av x n 275 to beginning. Nov 8, 1909, 2 years, 6%. 47,500
- Weldon, Patrick to Margt Rohan. 135th st, No 608, s s, 424.10 e St Anns av, 25.2x100. P M. Prior mort \$12,000. Nov 4, installs, 6%. Nov 5, 1909. 10:2547. 600
- Wolder, Mark and Isaac to Adam Hunsinger. Courtlandt av, No 724, e s, 100 n w 155th st, late Mary st, runs e 100 x s 25 x w 100 to av, x n 25 to beginning. P M. Nov 4, due, &c, as per bond. Nov 5, 1909. 9:2402. 7,500
- Warren, Abraham to Rosie Tauber. Morris av, No 2326, e s, 125 s Field pl, 25x130. Nov 3, 1 year, 5%. Nov 5, 1909. 11:3172. 3,000
- Walton Building Co to Fleischmann Realty & Construction Co. Walton av, w s, 468.9 s Fordham road, 318.9x101.5x320.3x101.6, except part for av. P M. Prior mort \$25,000. Oct 28, 1 year, 6%. Nov 5, 1909. 11:3188. 15,000
- Same with same. Agreement that mortgs for \$14,000 and \$11,000 respectively are liens on above premises. Oct 28, Nov 5, 1909. 11:3188. nom
- Wall (Arthur W) Building and Construction Co to Carl Schuster and ano exrs, &c, August Koenig. Minford pl, No 1453, w s, 200 s 172d st, 25.9x100. Nov 3, 5 years, 5%. Nov 6, 1909. 11:2977. 14,000
- Same to same. Same property. Certificate as to above mort. Nov 5, Nov 6, 1909. 11:2977.
- Same and East River Mill and Lumber Co and Caroline Wall with same. Same property. Subordination agreement. Nov 5, Nov 6, 1909. 11:2977. nom
- Wichelms, John F to Stuard Realty Co. Sylvan av, w s, 100 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 660
- Wittig, Franz to Stuard Realty Co. Sylvan av, w s, 350 n 254th st, 25x100. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 420
- Wigger, John J to Stuard Realty Co. Sylvan av, e s, 375 n 254th st, 50x100. P M. Nov 3, 3 years, 4½%. Nov 8, 1909. 13:3421. 1,140
- Wilzin, Jules K to Stuard Realty Co. Sylvan av, w s, 625 n 254th st, 50x181x52.3x163.7. P M. Nov 3, 3 years, 5½%. Nov 8, 1909. 13:3421. 1,120
- Wilkins, Walter to TITLE GUARANTEE & TRUST CO. Prospect av, e s, 112 n from w s Westchester av, runs e 38.11 and 38.11 to w s Westchester av x n 50 x w 56.3 and 46.3 to Prospect av x s 50 to beginning. Nov 8, due, &c, as per bond. Nov 9, 1909. 10:2690. 20,000
- Weber, Mathilde E with LAWYERS TITLE INS & TRUST CO. Wendover av, No 540. Agreement as to share ownership of mort. Sept 17, Nov 10, 1909. 11:2928. nom
- Same with same. Wendover av, No 544. Similar agreement. Sept 17, Nov 10, 1909. 11:2928. nom
- Wistaria Realty Co to LAWYERS TITLE INS & TRUST CO. Union av, e s, 392.2 s 165th st, 40x173.8x40x173.8. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2678. 35,000
- Same to same. Union av, e s, 432.2 s 165th st, 40.10x173.7x40.10 x173.8. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2678. 35,000
- Same to same. Union av, e s, 352.2 s 165th st, 40x173.9x40x173.11. Nov 9, 5 years, 5%. Nov 10, 1909. 10:2678. 35,000
- Same to same. Same property. Union av, e s, 352.2 s 165th st, 120x abt 173.6. Certificate as to 3 mortgs for \$35,000 each. Nov 9, Nov 10, 1909. 10:2678.
- Wirth Realty & Construction Co to American Mortgage Co. West st, s w s, 28.4 e Mohegan av and being lot 14 map Wardsville, 50x126 to 181st st x50.1x129, except part for 181st st; West st, s s, at e s Mohegan av, runs e 28.4 x s 117.5 to n s 181st st x w 11.3 to av x n — to beginning. Building loan. Nov 4, 1 year, 6%. Nov 5, 1909. 11:3124. 55,000
- Same to same. Same property. Certificate as to above mort. Nov 4, Nov 5, 1909. 11:3124.







GEORGE DOAN RUSSELL

TRIBUNE BUILDING, 154 NASSAU ST., N. Y.

LAWYER

SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

Table listing names and amounts, including Werbowsky, Simon-M Guggenheim, Wolarzky, Moe-S Sobel, Wentworth, Reginald D M-C H Arnold & Co, etc.

Table listing names and amounts, including Bisch-Hoef Realty & Construction Co-E Roth, Weiss Chemical Co et al-E Toman, the same-J T Prout, etc.

Table listing names and amounts, including Kennedy, John-A G Outwater, Same-E Outwater, Linden, Edw F-B Jacobs et al, etc.

CORPORATIONS.

Table listing corporations and amounts, including Breathe-Rite Co-T Martin & Bro Mfg Co, Williams Sales Co-Van Bueren & N Y Bill Posting Co, etc.

SATISFIED JUDGMENTS.

Nov. 6, 8, 9, 10, 11 and 12.

Table listing satisfied judgments, including Adler, Elias J et al-H Richard, Altman, Moritz et al-D Temple, Same-1909, etc.

Table listing names and amounts, including Wright, J Butler-H A Siebrecht, Woop, William et al-J T Watson, Wallen, Daniel et al-P Markowitz, etc.

CORPORATIONS.

Table listing corporations and amounts, including Cresco Realty Co-J W Kennedy, National Surety Co-L Bosca et al, etc.

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Nov. 6.

Table listing mechanics' liens, including 39-Bryant av, w s, 205 n Jennings st, 100x100, New England Mantel & Tile Co agt B T Jackson, etc.



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