RECORD AND GUIDE



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C. W. SWEET

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T HERE is every reason why the Board of Estimate should act at an early date and the act at an early date and in a favorable sense upon the proposal, now before it, to extend Seventh avenue to Varick street and to widen Varick street to a junction with Broadway. Of all the street improvements proposed for Manhattan this project offers the most seductive advantage of small expense combined with great public benefit. The expense would be small, because that part of Greenwich Village through which the line of the proposed improvement runs remains almost entirely undeveloped. Real estate values are low and there are no modern buildings to be bought and The purpose of the project is not to relieve any torn down. existing congestion of traffic, but to develop business by opening up a now neglected district. Greenwich Village has been neglected in the march of improvement, partly because its street system cuts it off from the important centers of business in Manhattan; and the object of the proposed improvement is that of providing a new thoroughfare through the heart of the district, directly connected with Broadway and Canal street on the south and Broadway and Forty-second street on the north. Not only, consequently, would the expense be comparatively small, but the city would be reimbursed for its share thereof, by a rapid increase of taxable values in the neighborhood. If a certain part of any city remains dead in spite of the fact that it enjoys the same advantages of accessibility as other parts of the city, the local government is under no obligation to spend money on its resuscitation, but Greenwich Village has been killed by the defects of the street plan, and the improvement thereof is not merely a matter of expediency, but of Justice. The property owners in the vicinity are absolutely united in favor of the plan, and now that the city has money to spare for the purpose, there is no reason to delay its authorization and execution.

NOT only are there no valid reasons for delaying the authorization of the Seventh avenue extension, but there certain urgent reasons why its execution should be are hastened. The cutting of a continuation of Seventh avenue through to Varick street and the widening of Varick street would be of great assistance to the city in the laying out of a lower West Side rapid transit route. One of the difficulties connected with a Seventh avenue subway has always consisted in the lack of a really satisfactory extension of Seventh avenue south of Eleventh street, and this difficulty would be removed by the proposed improvement. The new subway would then have the benefit of an inevitable and straight route as far south as Canal street or thereabouts, and this would accelerate the running time of the trains, cheapen construction, and enable it to serve its purpose in every way more effluently. Express trains could be run all the way from the Pennsylvania station to Cortlandt street without a single stop, and by so doing bring a most important centre of business down town within about five minutes of the most important centre of business in the middle district, and the advantage which the extension would be to a West Side Subway affords an indication of the advantage which the whole street system of Manhattan would derive from a new longitudinal thoroughfare. Such a thoroughfare would relieve the pressure of traffic on Broadway and other parallel avenues; and it would serve this function with peculiar efficiency, because Seventh avenue would then start from a central point and virtually end at a central point. It would leave Broad-

way in the vicinity of Canal street and rejoin it at Forty-second street, and from Twenty-third street north, it would run within striking distance of the busiest part of the middle district. The Hudson street-Eighth-avenue thoroughfare serves no similar purpose, because it starts at an inconvenient place, and does not reach a really central point until it runs into Columbus Circle. Thus, a Seventh avenue thoroughfare would constitute a peculiarly valuable addition to the general street system of Manhattan. There are other considerations also which should have weight with the Board of Estimate. Seventh avenue from Fourteenth street to Thirty-fourth street is destined to be used hereafter for comparatively important business purposes. At the present time a considerable number of twelve-story loft buildings are being constructed between Sixth avenue and Seventh avenues, and this number will be doubled during the coming year. Within five years a similar process of business improvement will be taking place between Seventh and Eighth avenues. Seventh avenue itself is destined to become an active centre either of wholesale or of retail trade. All this will mean a considerable growth of local traffic and will increase the desirability of providing some better means of reaching and leaving the district from the south. In fact, the business development of the whole part of the middle West Side is fore-shadowed as one of the certainties of the next ten years. If Seventh avenue is extended now this necessary process of business development will be encouraged at a very small expense to the city. If on the other hand it is delayed, the district will be retarded without being prevented, and when the extension is finally made as ultimately it must be made, the expense to the city will be considerably increased.

LTHOUGH the total vote has not been finally and satis-A factorily counted, it is certain that the proposal to amend the constitution for the purpose of allowing the city, if necessary, to build self supporting subways, has been accepted by the electorate, and the city is to be congratulated on this result. Its immediate effect will be to increase the city's borrowing capacity by the equivalent of the cost of the existing subway and certain docks. But that is its least desirable effect, because, the subway question apart, the city is already able to borrow as much money as it really needs for other purposes. But its ultimate effect will be to enable the City to extend its subway system as fast as the expansion of business and population warrants. It is to be hoped, however, that city stock will not be issued for subway construction, provided private capital can be obtained on fair terms. No doubt the legislature will impose conditions on the issue of new subway municipal securities that will effectively guarantee their employment on remunerative enterprises, but the plain fact is that the security market has for the last ten years been deluged with a much larger supply of city stock than it could absorb with economy. It is desirable, consequently, that the issue of new stock should be kept at the lowest possible point until the city's credit has in some measure recovered. Undoubtedly it would be more economical to pay even more than four per cent. for borrowed money, rather than lease subway privileges on unfair terms, because in that event the loss on the subway contract would balance any gain that might accrue to the city from its ability to borrow at a lower rate of interest. But there is no reason in the world why the city's credit should be used, provided new subways, over which the city obtains effective control, can be built with the credit of a private company. And according to indications, at least two private companies are willing to build new subways with their own money. A formal offer is in existence, which obligates certain capitalists to construct the new Broadway-Lexington avenue route under the fair conditions laid down in the new Rapid Transit Act; and there are good reasons for believing that the New Haven R. R. Co. stands behind this offer. Only last week President Mellen of that company stated to a Massachusetts commission that the suburban traffic of his railroad made it necessary to secure an entrance by subway into the heart of Manhattan. In the same way the Interborough Company stands ready to build with its money extensions along Madison avenue north of Forty-second street and along Seventh avenue south of Forty-second street, and the progressive improvement in the credit of that corporation will doubtless make it still more willing to 'continue the same policy hereafter. It is to be hoped consequently that the additional power, enjoyed by the city to borrow money for subway purposes, will be held in reserve rather than actually used, and indications of the policy to be adopted in this respect by the new administration will be awaited with interest.

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B ROADWAY, west of Central Park has shown evidence of renewed activity. Compared to the shown evidence of renewed activity. Several important sales have taken place, all of which will probably mean new buildings during the coming Spring; and several interesting leases have been secured by retail houses on that part of the thoroughfare. The price of real estate on this part of Broadway has increased considerably since the subway was opened for traffic; but, there is room for a still greater increase. A great many lots in the Eighties and the Nineties remain vacant, or else are improved only with taxpayers or antiquated buildings. The only available type of new building for these lots consist of twelve-story apartment houses with shops on the ground floor, and with the increase of such structures and a greater density of the local population the business value of Broadway property will become greater. Higher prices for real estate along this part of Broadway depend upon the ability of landlords to secure more money for the shops on the ground floor, and this in turn depends in part on the increase in the motor-car business and in the growth of the well-todo local population. What other sources an expansion of values would come from is not apparent. The rentals of apartments in fire-proof buildings can hardly be expected to increase; and general business will not push up Broadway very far north of Columbus Circle. Central Park has been a great boon to the West Side and has helped to make it the important residential district it is, but its situation and bulk condemn the territory both to the east and west thereof to comparatively local and insignificant business development. Whatever local retail business there is on the West Side will be concentrated on Broadway, and together with the motorcar trade it will be sufficient to make Broadway lots more valuable than they are. But there will be a limit to the possible increase. In the meantime Broadway property owners have the advantage, shared by property owners on very few avenues in New York, of being able to rent their ground floors for stores, without destroying the availability of their upper floors for expensive suites of apartments.

THIS MAY YET BE A RECORD YEAR in Manhattan and the Bronx for building, notwithstanding that the plans filed each week for several months past have seemed comparatively The estimated value of the projects for new buildings few. which have been reported so far this year is still ahead of the record made for the corresponding time in both the year 1906 and the year 1905, as well as last year, in these two boroughs; but in Brooklyn this year's record, so far as it has been made, is below the records of the corresponding portions of the years 1905 and 1906. Manhattan and the Bronx together are still about five million dollars ahead of the best previous record for an equivalent period (which was the record made in the year 1905), but Brooklyn is about eighteen million behind the record made by the borough in 1905, and seven million behind the record of 1906. It will be recalled that the filings in Brooklyn during the year 1905 were phenomenal. The three principal boroughs, considered together, have fallen behind their best record, but Manhattan and the Bronx, and also Queens, are individually ahead of their best previous records, and the expectation is that they will maintain their lead to the end of the year. As to the state of employment, it continues good in all trades except bricklaying. The falling-off in brick-building cannot altogether be accounted for without taking into consideration the rise of concrete construction. It is now believed that the large amount of cement work being done has had some effect in reducing the amount of brickwork offering, but the fallingoff in 5-sty tenement house work is also responsible. Several trades are reported from official sources to have more work at the present moment than they can well attend to, and among these trades are the structural steel and iron erectors and the cement masons. It has been a good year for mechanics, on the whole, but at the same time the prices of building materials have ruled comparatively low. One of the signs of the times is the number of 12-sty apartment houses that are being erected and planned. Never before were there so many. More highclass loft buildings also are building or projected than ever before. The quality of the construction averages very high. Riverside Drive and Morningside Heights for large apartment before. houses, and the midtown business sections for loft buildings, are centres of interest at the present time. There will be few vacant sites on the Drive when the present movement ends. There are also signs of a new activity on Broadway, in the Eighties and Nineties. Some of the "high board fronts" will be missing before long.

THE PENNSYLVANIA TUNNELS .- Make a note of this .-The first train carrying passengers made a successful trip through the new tunnels of the Pennsylvania Railroad from Harrison, N. J., to the Sunnyside railroad yards in Long Island City on Thursday. Aboard the train was James McCrea, president of the Pennsylvania Railroad, together with other officials of the road and engineers interested in the great tunnel work.

THE FUTURE OF THE FIVE-STORY HOUSE.

To the Editor of the Record and Guide:

It is surely your intention in publishing articles to give your readers value received, and you surely intend that any article you publish will be truthful as well as valuable information. would refer you to a report in Saturday's issue entitled: "What is the future of the 5-sty, house?" In the second paragraph, the speaker is reported as saying that "people will walk five stories high and will pay more for the privilege of getting up there," I will give you a few facts. In one 5-sty, apartment building in West 91st st., the owners get \$55 for the second and third floors, \$60 for the fourth and \$55 for the fifth. In another building on this street they get \$55 for second, \$50 for the third, \$47.50 for the fourth and \$45 for the fifth. In still another building on this street and in three on 94th st., they get \$47.50 for the first floor, \$50 each for the second and third, \$47.50 for the fourth and \$45 for the fifth. You will find in most of the 5-sty. apartment buildings that the fifth floor rents for less than any other floor with a possible exception in some cases of the first floor. I think these apartments are built on 20 ft. lots. There are a great many smaller apartments that rent from \$25 to \$35 each where three are built on 50 ft. lots. Of course, the value of real estate being so enormously high makes the net income less than it was a few years ago. But in this same article there is another question that is very ridiculous. It is as follows: "I have the actual statistics of the cost of operating an elevator in a 6-sty. building, 50 ft. wide and having 36 familes in it. I find that it only amounts to about \$10 or \$15 a month." An expert that claims to be educating the people and giving them actual facts on which to base their conclusions, who will state without further explanation, that it costs only "about \$10 or \$15 a month" to operate an elevator in a 6-sty. building, and in the same clause says that he has "the actual statistics" needs to be investigated at least. He must know that \$10 or \$15 a month will scarcely buy the raw material to board a man, or even a boy, for a month, in order to operate an elevator, to say D. M. QUAY. nothing about any other costs.

1125 Broadway.

THIS EXPLAINS IT.

To the Editor of the Real Estate Record and Guide:

The quotation in your issue of the 13th of part of my remarks at the recent convention of Building Managers at Detroit, does not quite fully report my statements, and in view of the interest attaching to this subject, I beg leave to make the following addition:

My discussion related to the type of apartment coming between the cold-water tenement and the 6-sty. elevator house, in the latter of which the use of the elevator has established a demand for the benefits of outlook, light and air of upper floors, which is even extending to the non-elevator house, where such advantages are obtainable on the upper floors.

This being the case, the question arose whether the commonly accepted view as to the impracticability of the installation of elevators in 5-sty. buildings, may not be now modified.

If the elevator would so improve the general rental returns as to more than cover the cost of its operation, it might not be difficult to provide for its installation in a large number of such houses, especially as the work which has to be done by elevators in apartments is now found to involve less expense than was at time thought to be probable.

The cost of electric current, which I gave, is that of the public supply at regular rates, and to this would have to be added the up-keep of the appliance and interest and depreciation on same, together with wages of operator who would also act, as is now usual, as the hall attendant. 527 5th av.

REGINALD PELHAM BOLTON.

THE ASTOR HOUSE plot, at Broadway and Vesey st., which was enlarged last week by the purchase by the Astors of No. 14 Vesey st., will no doubt sometime be taken for a comprehensive rebuilding operation, but it is understood that no immediate change is contemplated, as the lease of the hotel was but recently renewed for five years. The "improvement" of this splendid site, when it comes, is expected to be in the form of a larger hotel building. A question in real estate science nowadays relates to the economic length of life of the average hotel. say it is as short as ten years. In other words, at the expiration of that period the site is regarded as susceptible to an improvement that will return a larger rate of income, even if the original building represented at the time of its erection the maximum of economic possibility. The site on which the Astor House stands is probably not yielding the maximum net revenue which it could be made to produce, but it is nevertheless a good investment as it stands. And, by the way, has it occurred to any investing or building corporation that since the general migration of hotels from the lower to the middle sections of the island an opportunity has developed for the erection of other really good hotels for business men in the same part of town as that in which the Astor House is situated? Several eating-houses of fine architectural distinction and large proportions have recently been erected there, but no good lodging-place in many years.

CONSTRUCTION.

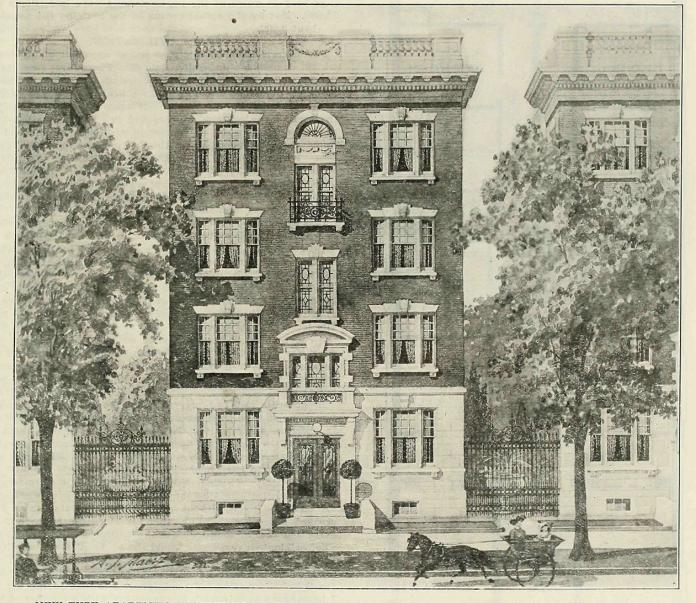
FLAT-HOUSE OPERATION ON A NEW PLAN. Apartment Houses Resembling Semi-Detached Residences to be

Erected in Norwood, Long Island City, by the Rickert-Finlay Co.

A GREAT DEAL of attention has been paid, in the last few years, to improving housing conditions of flat-dwellers. Model tenements have been erected with this especial object in view, and without the first consideration being the revenue they would bring. It would seem, however, as if one of the most practical solutions of the question was in a new type of flats, designed on a strictly business basis, but which seem to meet the situation better than most of the model tenements erected on a semi-philanthropic basis.

on a semi-philanthropic basis. The Rickert-Finlay Realty Co. has filed plans by J. Warner Allen, architect, for two 4-sty Indiana limestone and brick flats, to be erected in "Norwood," Long Island City, which are entirely different from the usual kind, in that they have a court on each side of the building and across the rear, and by this City, on account of the lower land values, the same necessity does not exist, and the flats to be erected in "Norwood" will cover only 50 per cent. of the lot area, or 20 per cent. less than in Manhattan.

If we take \$25,000 as the average value of a lot in Manhattan on which flats are erected, and 40 feet front were given to each building of this new type, this extra 20 per cent. in courts would represent, in Manhattan, a land value of \$8,000, whereas, in Long Island City, based on an average valuation of \$2,500 per lot, it would represent a land value of only \$1,000. It is thus quite evident that a building having a court all around is not practically feasible on land with Manhattan values. It would seem, however, that they would be profitable on land up to \$5,-000, per lot, and possibly as high as \$10,000, for the increased



NEW TYPE APARTMENT HOUSES TO BE ERECTED ON SIXTH AVENUE. IN NORWOOD, LONG ISLAND CITY. Rickert-Finlay Company, Owner. J. Warner Allen, Architect.

means giving direct light and air on all sides. There are two apartments of six rooms and a bath on each floor, so that each apartment has all the advantages, with respect to air and light, of a semi-detached residence. In place of the usual dark hall in the interior of the building, there is a square hall in the front which has the same dimensions all the way to the roof, thus giving the hall direct light and ventilation on each floor. The flats will have all modern improvements, and in addition a playground on the roof and a roof-garden.

The ordinary type of flat in Manhattan usually covers 70 per cent. of the lot area, and in some cases the law permits an even greater percentage to be built upon. On account of the high land values in Manhattan, it is necessary, in order to get a fair revenue, to use every foot the law allows; but in Long Island rental on account of light and air should pay a good revenue on the land value of the court.

Permits have been taken out by the Rickert-Finlay Realty Co. for two buildings which will be begun at once, and it is intended to have at least ten buildings, with eighty apartments, completed by the time the Pennsylvania tunnels are open in the Spring. Norwood, which has a street frontage of about two miles in the heart of Long Island City, opposite East S1st st, is only five minutes from the Queensboro Bridge, and about the same distance from the Pennsylvania terminals. The new buildings are to be erected with a special view of accommodating the better class among the large population which will follow the transfer of the entire operating forces of the Pennsylvania system from Newark and Jersey City to Long Island City.

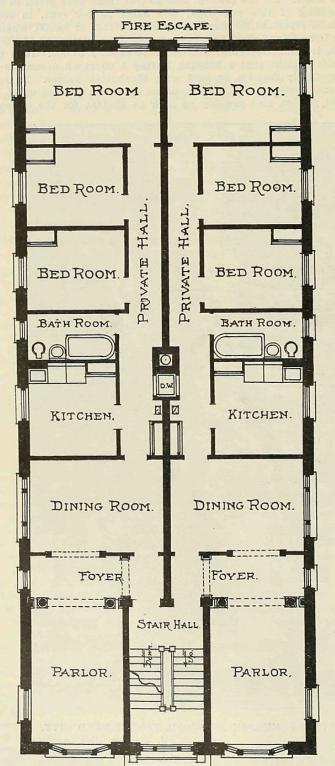
RECORD AND GUIDE

MINOR MISTAKES OF INSTALLATION DURING CONSTRUCTION.

By J. E. RANDELL.*

A few things improperly installed make no end of trouble and expense during the subsequent operation of an office building. One of the things which, in my humble judgment, should be made obligatory on architects is the use of galvanized pipes for all plumbing. The inside of a waste pipe soon becomes coated with a slimy protection which prevents corrosion, but dampness collects on the outside, especially during the summer months and causes heavy rust, and it is only a matter of time until a leak will be discovered and then the tearing up and the consequent expense commences. Vent pipes rust on the inside and become clogged with scales.

The urinals are usually arranged in the same location on each floor, and are often cross connected with the janitor's slop sinks,



SECOND FLOOR PLAN OF THE NEW-MODEL APART-MENT HOUSES TO BE ERECTED BY THE RICK-ERT-FINLAY CO., AT NORWOOD, L. I. CITY.

so that the water supply to either cannot be shut off without shutting off both. There is no object in having the urinals flush every six or seven minutes during the night, and for a man to climb up and shut off the supply to each urinal tank in the building at night and to turn them on again each morning would prove entirely too expensive.

The urinals should have independent runs of their own with

a shut-off valve in the attic as well as at each tank, so that a man can turn one valve and stop the water waste in less time than it takes to tell it. The separate run will pay for itself in six months in the saving of water. See that the architect locates the water and waste outlets for washbowls on the column along the corridor walls, and not at right angles to the columns, where they obstruct the space and from which position you will be obliged to move them in dividing space for tenants. A HEAVY BURDEN.

A central toilet room in a large building becomes a heavy burden on the elevators on account of the necessary inter-flooring traffic occasioned thereby. The installation of a small toilet space on alternate floors proves of great benefit to the service because the majority of persons will walk up or down one story rather than take an elevator. The cost of installation is heavier than that occasioned by a central toilet, but the subsequent results, when the building becomes filled, will be most gratifying. I took account of the number of people traveling in my elevators a short time ago, and we are carrying 24,230 people a day. That included all that inter-floor traffic, because we have a central toilet room on the eleventh floor. People go to and from there. The population of the building is not over 3,000. I know it is easy to guess at the population. I have had people guess 15,000. But by the actual census in the building the population is about 3,000.

SPACE UTILIZATION.

For years I have been a pronounced opponent of office space which cannot be naturally lighted. There are two cardinal points which can either make or break a building. The first is light, the second is location. I heard a Chicago architect argue that the more rentable floor area there is in a building, the greater the revenue will be, and this sounds logical, but in the years I have spent in connection with office buildings I have found this statement to be absolutely disproved. The fact is that THE MORE NATURALLY LIGHTED RENTABLE FLOOR SPACE THERE IS IN A BUILDING THE GREATER THE REVENUE WILL BE, but who is foolish enough to lease dark space which it is necessary to light artificially if naturally lighted space is available?

It is against reason because a tenant is then assuming the expense of a lighting bill in addition to his rental. It has been argued that the light is furnished in some buildings without charge to the tenant so that he does not feel this extra expense. In that case the building feels the extra expense in its coal bill. To illustrate this point, let us consider a building on a corner facing two streets and constructed so that it has two wings with a 60-ft. court between. The office facing the streets will naturally have good light provided they are not over 25 ft. in depth; the court offices, however, depend entirely on the width of the court for their light. If the offices facing this court are made deep, say thirty-two feet, how will the ten feet farthest from the windows be lighted, on the floors below the center line of the building?

In order to get two private offices and a reception room, tenant must take least twenty-feet frontage, or 640 sq. ft., and in order to make up for the deep reception space, which it is necessary to light and furnish, the rental must be reduced rather than allow the space to lie idle. How much better would it have been to have made THE LIGHT COURT WIDER AND THE COURT OFFICES NOT SO DEEP, say twenty-two feet. The same price would be obtained for the two private offices and the reception room without question and the rate per sq. ft. increased accordingly. Why, then, is it necessary to build the extra ten feet of depth across the entire length of each wing? investment would have been perhaps \$100,000 The original smaller and the returns would have remained the same. You may ask how do I know the same price could be obtained for the shallow office. My only answer is that during the years I have spent at this work in connection with a number of buildings of both kinds, this has been my experience, and for that reason I am convinced.

In these days good service in a good building is expected and furnished, but good, NATURAL LIGHT IS THE MOLASSES WHICH CATCHES THE TENANT. Natural light means satisfaction for, and better work from, his employees and a minimum expense for artificial illumination. It keeps the tenants praising the light offices and so advertising the fact to others who may subsequently become tenants.

EDISONIAN PHILOSOPHY.—When a man gets \$100,000, he figures how he can keep that and get more. It's the hog in us. The people who are fortunate and happy have incomes of \$25 to \$30 a week, enough to be comfortable and not enough to worry them. Strictly speaking, neither Rockefeller nor any other man has wealth. He can't get more than so much out of his money. He just has a lot of titles to property. —THOMAS A. EDISON.

^{*}The paper which is only in part here given was read by Mr. Randell before the National Convention of Building Managers and Owners at Detroit. Mr. Randell is prominent in Chicago real estate affairs.

THE LAST STAGE IN THE CONSTRUCTION OF THE PANAMA CANAL.

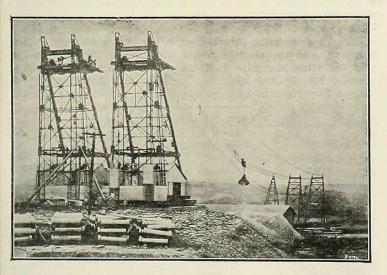
T HE building of the Panama Canal is now in its fourth and final stage. The first stage was the sanitation of the Canal Zone; the second, the re-building of the Panama Railroad so as to supply facilities for transporting the soil from the excavations to the dumps; the third, the excavation of the canal, the fourth, and last stage, the building of the Gatun dam and locks, and the locks at Miraflores and San Miguel. On August 1st of this year, the excavation (182,000,000 cu. yds., of which 40,000,000 cu. yds. available had been done by the French) had advanced to a point where only 101,000,000 cu. yds. remained to be done, which, as officially stated by Col. Goethals, can be finished by August 1st, 1911. The remaining excavation is proceeding at the rate of about 3,000,000 cu. yds. per month.

Keeping pace with the speed of excavation are the construction operations in connection with the Gatun dam and locks. The most important part of the mechanical equipment are the thirteen Lidgerwood high speed cableways, which were especially designed and installed for building the Gatun locks. Upon five of these, known as the unloader cableways, will fall the brunt of the work, and upon the ability of these five to handle the amount guaranteed, or more, must depend the question of whether the canal will be finished and in operation on January 1st, 1915, or earlier. These cableways have exceeded their guaranteed capacity by such a large percentage that the engineers in charge of this section of the work are confident that it can be finished at a much earlier date. They are recognized unofficially by Col. Goethals as "that 1913 crowd."

THE LOCKS.

The work of these five cableways is to handle the broken stone and sand which will be required for the walls and floors of the locks. There are six locks, each 1,000 ft. long in the clear and 110 ft. wide. They lie side by side in flights of three, making a total length of more than 3,000 ft. Together they provide a total lift of 85 ft., with some to spare for changes in the initial water level. In these locks there will be used 2,000,000 cu. yds. of broken stone, 1,000,000 cu. yds. of sand and 2,200,000 barrels of cement. The stone and sand arrive in barges on a branch of the old French Canal. The unloader cableway takes it out of the barges with great grab buckets and delivers it 600 ft. or more away in heaps in the storage yard.

From here it is taken by the cars of an automatically operated electric railway to the mixers, and from the mixers the concrete is taken in other electric cars to where the second set of eight cableways can put it in place in the forms for the walls and Four cableways arranged in pairs on two sets of towers floor. handle the broken stone, and a single cableway with independent towers unloads the sand from the barges and deposits it on a Each cableway has a span of 800 ft. storage pile. In duplex cableways the cables are 18 ft. apart. This corresponds with the distance apart of the transverse bulkheads in the barges. The cableways are all mounted on steel towers 85 ft. high. The towers are mounted on trucks and travel on tracks,

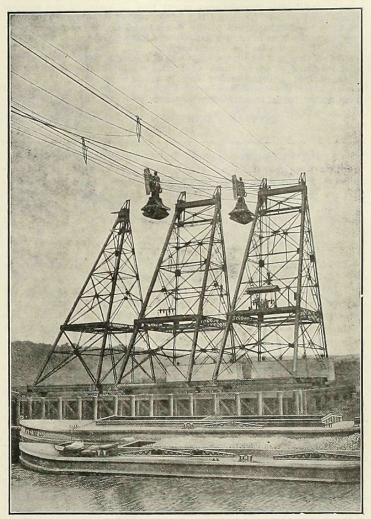


The five high-speed cableways, which are handling, from barges to the storage heaps, the 2,000,000 cu. yds. of broken stone and 1,000,000 cu. yds. of sand required to build the Gatun locks.

so that each cableway performs the function of a traveling crane. The unloader cableways travel the length of the storage yard. Those for building the locks travel more than 3,000 ft. They are moved electrically, each pair in unison. From the carriage of each of the five unloader cableways there is suspended an improved special 70 cu. ft. iron-ore type of excavating bucket. Each bucket grabs an average load of 54 cu. ft. The load is hoisted 85 ft., conveyed about 600 ft., dumped on the storage pile, and the carriage and bucket returned. This round trip has been made in 1 minute and 8 seconds. The cableways

were guaranteed to handle 50 cu. yds. an hour each. They have carried 90 cu. yds. in an hour and the average operation up to date is 60 cu. yds. per hour. This ought to be materially increased with practice. The present record is declared to be double that of any cableway previously employed anywhere.

The high speed and consequent increase in the capacity of the cableways is due to the ease with which the operation of the cableways is controlled; the rope-lead that simultaneously raises



A close view of the tall towers of the unloader cableways showing the position of the barges and of the operators.

and traverses the bucket; the high-speed chock-absorber with which the fall-rope carrier is equipped, and a new type of button-stop.

The hoisting and conveying machinery in the head tower is controlled by an operator in the tall tower stationed on an elevated platform commanding a clear view of the bucket at all times and in all positions. He controls two 150-hp. motors by master controllers of the New York subway type, and the air brakes by two levers operating magnet valves 800 ft. away. The physical effort of operation is so easy that the operator can comfortably maintain the high speed. In all previous cableways this effort was so fatiguing that, although it was possible to attain a speed of 35 round trips per hour with mechanical levers, this could not be sustained for any length of time.

STUDIO BUILDING IN GRAMERCY PARK .- Henry Bradford Simmons has named his new operation in Gramercy Park the "Stuyvesant Studios." There are two buildings, one of which is the old mansion at the southeast corner of Irving Place that was at one period occupied by Stuyvesant Fish, and the other is a new addition thereto, consisting of a four-story building in the The parlor floor in the main house has been retained in rear. its original state, as it was handsomely decorated and could not be improved upon. But with the assistance of George M. McCabe, 96 Fifth Avenue, as architect, Mr. Simmons, as owner, has designed a series of suites that are artistic and comfortable looking and in harmony with the feeling in the neighborhood. The general scheme of the decorations is English; the dominant color tone green. Green is having a remarkable vogue not only in New York but also in Europe. Mr. Simmons says it is hard to get architects to leave the beaten paths. Most often this is the criticism laid by architects upon owners. Mr. Simmons has introduced a tea room in the annex that has appointments similar to the "Van Winkle," in West 40th street, around the corner from Fifth avenue, and it also reminds one of the "Colonia," in West 33d street, both of which he also designed.

CLAIMS FURTHER STRENGTHENED.

Below is a copy of a letter, just received which further demonstrates the possibilities of the Record and Guide as a means of producing business for the wide-awake man:

CITY AND SUBURBAN WINDOW-SHADE CO.

Prompt Attention Given to Real Estate Men and Property Owners. Suburban Dwellings Fitted. 3630 Broadway. New York, November 15, 1909.

New York, November 15, 1909. Record and Guide Co., 11 East 24th Street, City. Gentlemen—In the last few issues of the Record and Guide, I have noticed you published letters received from your subscribers who claim to have gotten good results from following the leads you publish each week under the heading of "Where Building Materials are Needed." We thought you might like to know of our success in getting business from the list of conveyances published by you. We have been subscribers to the Record and Guide for a long time, and can trace a number of good jobs we have finished to information obtained from the list of conveyances.

and can trace a number of good jobs we have finished to information obtained from the list of conveyances. We feel that the amount we have paid for subscription has already been returned us many times over, and we intend to go in for the business this season harder and more systematically than ever. We consider the assistance we get from the Record and Guide of great value to us in obtaining new business and holding the same. Yours very truly, CITY AND SUBURBAN WINDOW-SHADE CO., Leo Oestreicher, General Manager.

Mr. Leo Oestreicher, general manager, informs us that the business has grown to such proportions by reason of his aggressive methods in connection with the use of the information he gets from the Record and Guide that he expects shortly to increase his selling force in order that he may be properly equipped to follow up the leads he finds in the Record and Guide each week.

LITTLE ESTATES .- Much thought is being given now by city business men to estates in the country. Now arises Bolton Hall to proclaim what can be done with very little land in the way of providing support for a home. Mr. Hall's new book, "The Garden Yard" (published by David McKay), shows both methods and results. If a man can have his own little place, where by a little attention and not too much manual labor he can raise enough vegetables, fruit and other products to provide for his table most of the year, he surely is a more independent man than one who has no other source of income than the wages he This is a time of centralization of industry, but it looks earns. as though the tide might be turning. The extensive distribution of electrical power, the better facilities of travel, and the easier means of communication have some tendency to restore the small industries. Among these small industries the most important, and the one best worth restoring, as well as the easiest to restore, is the intensive use of the land. In "The Garden Yard" Mr. Hall aims to show the small worker of every kind as well as the professional farmer, how the most profit, and the most enjoyment, too, for the matter of that, can be gotten out of the Little Land. As to the new discoveries and new methods it is exhaustive, and, at the same time, bears the ear marks of the practical, experimental teacher.

CHARLES F. McKIM .- Fourteen societies of arts and letters will unite in a memorial meeting in honor of the late Charles F. McKim, to be held in the auditorium of the New Theatre on next Tuesday afternoon at half-past two o'clock. The societies referred to are the Architectural League, the Society of Beaux Arts Architects, the National Society of Mural Painters, the New York Chapter of the American Institute of Architects, the Faculty of Fine Arts of Columbia University, the Metropolitan Museum of Art, the National Academy of Design, the American Academy in Rome, the American Academy of Arts and Letters, the National Institute of Arts and Letters, the Brooklyn Institute of Arts and Sciences, the Municipal Art Society, the Mc-Dowell Association and the National Sculpture Society.

WORLD'S BIGGEST SINGLE FOUNDATION .- Few persons in the building profession know that The Foundation Com-pany, 115 Broadway, is doing the greatest work of its kind ever done in the world, in laying the foundations of the new Municipal Building at the Manhattan approach of the Brooklyn According to an official of this company, it is the Bridge. biggest contract for any single building ever let. The caisson work alone will cost \$1,500,000 and over 70,000 barrels of Lehigh Portland cement will be required in sinking the great pneumatic shafts to a depth 160 ft. below the level of the street. The borings so far made indicate about an average of 30 ft. of top soil, then quicksand, gravel and hardpan. So far the presence of shist has not been discovered.

October was the third highest month in the value of new building begun in East Orange this year, reaching the sum of \$323,331. There were fifty-eight permits issued in all. May was the banner month of the year and of the history of the city, as well, aggregating \$408,186, while March was second with \$363,699. Last month's figures bring the total value of building in the city for ten months to \$2,524,612.

RISE OF THE TUNGSTEN LAMP.

The wholesale flower and feather firm of Berlinger, Brown & Meyer, of 696 Broadway, have discarded its entire equipment of about thirty enclosed arc lamps and replaced it by one hundred and twenty sixty-watt tungsten lamps, that way reducing their current consumption to less than half without any sacrifice as to the efficiency, effectiveness and quality of the installation.

The Edison Monthly speaks of the change as worthy of record, because it marks a further advance in the supremacy of the tungsten lamp and tungsten lamp features, and we note the following description:

Especially interesting and remarkable is the illumination of the main store, where always four sixty-watt tungsten lamps are combined into one specially designed fixture of great attraction and efficiency. Seventeen of these fixtures are installed, each taking the place of one of the discarded arc lamps. As to appearance, the fixtures remind one of an arc lamp; in fact, the original stems of the arc lamp were adhered to, only the light bearing being renewed. The latter consists of a combination of specially designed mirror reflectors which distribute the light of the four tungsten lamps in a particularly specified manner, practically the total light-giving power of the lamps being used for downward illumination. In order to avoid the glare from the brilliant filament and from the highly illuminated reflector panels, a special enclosing globe or bowl is employed which, though absorbing a good deal, about thirty per cent, of the very strong light of the fixture, not only improves the appearance considerably, but is also imperative from the hygienic point of view.

The opinion is expressed that the goods displayed in the store are more brightly illuminated than before. The illumination plans and fixtures were designed by Alfred A. Wohlauer, Consulting Engineer, 546 5th av., the fixtures manufactured by I. P. Frink, 551 Pearl st. The wiring contractors were Mautner & Freund, 5 East 13th st.

ELECTRIC SIGN ADVERTISING .- A number of new electric signs of striking beauty and brilliancy now attract attention in the theater district. But for the electric lights in these signs "Broadway" would not be the Great White Way." The signs cost a great deal of money and presumably they pay, for they are increasing in number and size. One of the pleasant features of a sail across the Hudson in the evening is the electric sign "As these signs come into view, one after another," advertising. says the Edison Monthly," the evident interest of the passengers changes from the beauties of the Manhattan shore to the signs of New Jersey. Can anyone question rightly the efficiency of such advertising? Can anyone doubt the value of an interest so secured, or the lasting effect of such advertising, upon the thought and memory of those passing to whom it is intended to convey these various messages."

GIFT TO ELECTRICAL ENGINEERS .- A most valuable addition to the library of the Institute of Electrical Engineers has been received from the Western Electric Company. The gift is a patent specification library, and is the largest and most valuable accession since the gift of the Latimer Clark collection by Dr. Schupler Skaats Wheeler. The library just acquired consists of 461 leather-bound volumes, containing approximately 100,000 specifications. These specifications date back to May 30, 1871, and cover the entire period to December, 1908. They embody the telephone, the electric light, electric railways, and the electric motor. From May 30, 1871, up to and including the year 1887, the volumes are complete, and expression all the emperiod by the U.S. contain all the specifications, certified, issued by the U.S. Patent Department. 1 1 1



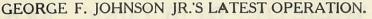
RIDLEY MEMORIAL M. E. CHURCH. Ocean Parkway and Foster Ave., Brooklyn. Brown, McAghon & Strassle, Architects.

The edifice pictured here will have a site in one of the most pre-ferred parts of Flatbush. The architects have been taking bids this week for its construction, and contracts may be awarded next week. The estimated cost is \$50,000 and the materials will be brick and limestone.

STAINING AND FINISHING HARDWOODS.

Answering a correspondent as to which kinds of hardwoods require staining and filling, and which are best finished in the natural and without filling, also the best kinds of filler to be used and the manner in which to do the work, a recent issue of the Painters' Magazine has the following information concerning modern practice, which builders can compare with their own ideas:

The hardwoods requiring filler comprise ash, oak, cherry, mahogany, walnut, rosewood, ebony, birch and redwood. Maple, sycamore and cypress are best filled with shellac varnish, while the open grained hardwoods referred to above should be filled with mineral fillers, the so-called paste fillers offered to the



The excavating of the plot at the northwest corner of 113th st and Broadway was finished this week, and the foundations will be started right away for a 12-sty apartment house. The builders are the "Broadway and 113th Street Company," of which Mr. George F. Johnson, Jr., is president. Mr. Johnson is already interested in both the "Chatsworth" and the "Hendrik Hudson," and his experience with those houses shows that there is NO ABATEMENT IN THE DEMAND for that type of high-class apartment houses, the Chatsworth" having only one vacancy out of 88 apartments, and "Hendrik Hudson" one out of 72 apartments. The large number of apartments allows the owner to furnish all conveniences and high efficiency of serv-



A RIVAL FOR THE "HENDRIK HUDSON."

This great house, which is estimated to cost \$1,500,000, will be erected on Morningside Heights by a company headed by George F. Johnson, Jr. Broadway and 113th Street. George and Edward Blum, Architects.

trade by paint manufacturers. These fillers are offered in light shade or natural; also in oak color and dark or walnut, and in mahogany and ebony. Or the consumer may purchase the filler in the natural and color it to match the wood or the stain. Whenever the wood is to be enriched by staining or one wood is to be stained to imitate another, as in the case of birch to imitate mahogany, or of cherry to imitate walnut, the filler must be colored to match the stain. When the wood has been prepared by scraping, sandpapering, etc., and dusted, and requires staining, this operation is always performed before filling, and if the work in hand is interior wood finishing oil stains are best for the work in point of durability. They make the best foundation for the filler, and by using them thinned sufficiently with turps or benzine can be made to stain fairly deep and dry within reasonable time.

The stains being dry and hard, the paste filler is thinned with turpentine to the consistency of thin varnish and applied in the same manner with a short, heavy brush, crossed and recrossed, so that the grain and pores may be filled. The filler is allowed to set, but not permitted to become hard; then the surface is rubbed across the grain with tow, excelsior or shavings to remove the excess of filler and pack the pores. This done, the surface is rubbed over with a piece of soft cloth and from 24 to 48 hours allowed for thorough drying. On very open grained wood a second coat of filler is often required for good work.

When the wood has been filled to the satisfaction of the operator, the surface should be smooth sandpapered and carefully dusted before applying the first coat of varnish. It has been suggested that a good job of hardwood finishing cannot be had without applying a coat of shellac varnish on top of the filler, but we do not favor this because with a fair grade of interior varnish shellacking is not required.

As to imitating walnut on cherry, the stain is best made from Vandyke brown and burnt umber ground in oil, thinned with turps and japan drier. ice to the tenants. This house will follow in the lines established by the "Chatsworth" and "Hendrik Hudson," where no trouble spared to please the tenants. It will stand on a plot 175 ft. on Broadway and 100 ft. in 113th st. There will be 68 suites of 6, 7, 8, and 9 rooms, with large foyers. The rent will average from \$1,400 to \$2,400. The rooms are planned exceptionally In the 8 and 9-room apartlarge. ments the dining-rooms measure 17x 22 ft., the parlors 15x22 ft., and the other rooms in proportion. These apartments will have three bathrooms, and the others will have two.

All the apartments are of equal class, and all front on either the street or avenue, with southern and eastern exposure, insuring plenty of sunlight. All the apartments on Broadway have an unobstructed view of the Columbia University Stadium, which makes the view specially interesting. The 113th st front and the rear of the house give a fine view of the Hudson. Some of the special features are, a servants' elevator with a special vestibule, in addition to the passenger and freight elevators. In the diningrooms of the 8 and 9-room apartments are panoramic bays overlooking the Hudson, and in all the apartments are bay windows giving a view up and down Broadway.

The facade is of limestone, terra cotta, and brick, with a rich copper cornice of good proportion. The cornice projects 7 ft. and is 7 ft. high. The bay windows, which give a series of strong vertical lines, will also be of copper with ornamental panels. The stores on Broadway, instead of detracting from the looks, will add interest to the facade.

Sobriety in the use of material was looked for, and as an instance the terra cotta and the brick are a perfect match in color, these materials being closely allied.

The entrance will be on 113th st, through the court, and will be simple and dignified. The hall and all the finish, plumbing, etc., will be up to the standard set by Mr. Johnson on all his former buildings.

The architects are George and Edward Blum, and they are assisted by Mr. Frank Worthington as structural engineer and Mr. Percival R. Moses as electrical and sanitary engineer.

W. S. MALLORY MAY HEAD CEMENT ASSOCIATION -The executive committee of the American Portland Cement Association has settled upon William S. Mallory, vice-president of the Edison Portland Cement Co., for president of the association, to succeed Mr. John B. Lober, who has held that office by annual re-election for over half a decade. Because of illhealth Mr. Loeber feels that he would like to retire from that office, and the election will be held at the Hotel Astor, in this city, on December 13, 14 and 15. The association has sixty members, all of whom are manufacturers of Portland cement in practically every State in the union. Delegates will attend conference from as far West as California and from points the in the extreme South. This organization has nothing to do with price adjustment, that being a subject within the jurisdiction of the North American Portland Cement Co., of 30 Broad st. The conference may possibly informally discuss the situation as it exists to-day in the east of Pittsburgh district.

TEN MILLION FOR NEW SCHOOLS.—The Washington Irving High School, which has been held up for a long time, gets \$600,000 to its account in an appropriation just made by the Board of Estimate. The site, in Irving Place, near Gramercy Park, is excavated and boarded up, and has been in this condition since early in the summer. In the last month, the Board of Education, has been allowed approximately \$10,000,000 for new schools.

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.

79TH ST, n s, 205 e Amsterdam av; 12sty brick, stone and terra cotta apartment house; flag roof, 63x63x102.2; cost, \$300,000; owner, Weschler & Noel, inc, 299 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 786

RIVERSIDE DRIVE, s e cor 103d st, 12-sty brick and stone apartment house 125.0x106.0x100.11, gravel roof; cost, \$800,000; owner, Brookfield Construction Co, 50 Church st; architects, Lawlor & Haase, 69 Wall st. Plan No. 784. Henry W. Hodge, 51 East 82d st, presi-

dent.

177TH ST, n s, 100 w St Nicholas av, two 5-sty brick and terra cotta tenements, plastic slate roof 50x78; cost, \$80,000; owner, L. & M. Holding Co, n s 177th st, w of St Nicholas av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 782.

47TH ST, Nos. 506-16 West, 6-sty brick flats, flat brick roof, 100x85.5x59.11 5-48; cost, \$95,000; owner, Model Fireproof Tenement Co., 35 Wall st; architect, Ernest Flagg. Plan No. 788.

186TH ST, n e cor St. Nicholas av, 5-sty stone and brick tenements and stores, 58x58x90, tin or plastic slate roof; cost, \$60,000; owner, Donald Robertson, 312 West 109th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 790.

41ST ST, No. 258 West, 1-sty brick toilet in rear of 5-sty tenement, 7.8x7.8x 22.6, tin roof; cost, \$2,000; owner, James P. Mack, 464 Sth av; architect, John H. Kembel, 318 West 42d st. Plan No. 791. 79TH ST, n s, 148 w Madison av, 4, 5 and 6-sty brick and stone residence and extension, 30x30x70.5 and 18.6x18.6x20, tile and copper roof; cost, \$103,000; owner, William Truslow Hyde, 7 North st, Greenwich, Conn.; architect, C. P. H. Gilbert, 1133 Broadway. Plan No. 792. John Downey, 410 West 31st st, mason

John Downey, 410 West 31st st, mason and carpenter.

Stores, Offices and Lofts.

6TH AV, n e cor 14th st, 4-sty brick store and loft building, 56.7½x75 tin roof; cost \$50,000; owner, Sarah J. W. Bent, 1773 Washington av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 783. Plumber not named

SPRING ST, No. 145, 8-sty brick store and loft building, 25x25x67, and extension, 21.8x21.8x8, slag roof; cost, \$40,-000; owner, Estate of Mary A. Post (Bertha K. Bartlett and Helen M. Post, owners), care of Frank F. Ward, 203 Broadway; architect, Frank F. Ward, 203 Broadway. Plan No. 789.

Mason not selected.

Factories.

107TH ST, n s, 225 e Amsterdam av, 3sty 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. Corrects error in last issue, when side of street was omitted.

Hook and Ladder House.

LEXINGTON AV, s e cor 50th st, 3-sty granite, brick and limestone hook and ladder house, tile roof, $45.4x40.6\frac{1}{2}x$ irre-

gular; cost, \$70,000; owners, City of New York; architect, Chas. B. Meyers, 1 Union sq. Plan No. 781.

Dwellings.

71ST ST, No 10, East, 6-sty brick and stone dwelling and extension; slate and plastic roof; main, 25x25x71.6; extension, 13.6x13.6x18.11; cost, \$60,000; owner Chas. C. Auchinsloss, 45 East 57th st; architect, R. H. Robertson & Son, 160 5th av. Plan, No. 785. Mason not selected.

Storage House.

GREENWICH ST, Nos 547 and 549, 6sty brick warehouse and loft, plastic slate roof, 50x50x71 and 75 ft; cost \$65,000; owner, Becker Realty Co, 206 Broadway; architects, Schneider & Deffinbach, 220 Broadway. Plan No. 787

Restaurants and Cafes.

2D AV, No. 156, change opening in banquet room in 3-sty brick cafe and restaurant; cost, \$250; owner, T. H. Rosenfeld, 156 2d av; architect, Emery Roth, 20 East 42d st. Plan No. 2498.

Architect will superintend.

MANHATTAN ALTERATIONS.

CHARLES ST, No 151, cut door, remove stairs, put in new floors, 2-sty brick dwelling; cost, \$250; owner, N. G. Abbott, 291 West 10th st; architect, W. S. Boyd, 561 Hudson st. Plan No. 2476

ELDRIDGE ST, No. 8, remove stoop, erect new, to conform grade of street for 3-sty store and dwelling; cost, \$250; owners, Hyman Podensky, 13 Eldridge st, and Samuel Sherwin, same address; architect, Frank Straub, 122 Broadway. Plan No. 2467.

FORSYTH ST, s e cor Houston, cut windows, new shaft, new floors, 5-sty brick tenement; cost, \$5,000; owner, S. Bernstein, 368 Cherry st; architect Adolph Merten, 33 Union sq. Plan No. 2486.

FULTON ST, No. 199, remove rear wall basement, close stair wells, frame new ones, new toilet rooms, fireproof elevator shaft in 5-sty brick store and loft building; cost, \$10,000; owner, Corp. of Trinity Church, 187 Fulton st; architect, G. Turland Goosey, 39 W. 38th st. Plan No. 2500.

Jones Construction Co., 1 Union sq. mason.

GRAND ST, s s 85 e Suffolk st, change rear wall, change water closets and wash basins and partitions in 3-sty brick store and tenement; cost, \$1,000; owner, Rosie Kowosky, 397 Grand st; architects, Frankfort & Grossman, 63 Nassau st. Plan No. 2485.

Mason and carpenter not selected.

GRAND ST, No. 50, remove partition in 5-sty tenement and store; cost, \$350; owner, Leon Mendal, care of 450-52 Broom st; architect, George M. McCabe, 96 5th av. Plan No. 2466.

GRAND ST, No. 356, remove part of rear wall, rebuild partitions, new stairway in 4-sty brick tenement; cost, \$500; owner, Geo. W. Goodrich, 107 S. 5th st, Brooklyn; architect, B. B. Stauger, 150 Nassau st. Plan No. 2505.

Architect will supervise.

LEWIS ST, No. 80, window opening and partition in 4-sty brick tenement and store; cost, \$150; owner, Annie Miller, 415 3d st, Brooklyn; architect, Henry Klein, 505 East 15th st. Plan No. 2470. MOTT ST, No. 4, new window sash and partitions in 4-sty brick tenement; cost, \$500; owner, H. Bergh & W. C. Bergn, 109 West 75th st; architect, Max Muller, 115 Nassau st. Plan No. 2475.

Superintendent, Geo. Hallock & Son, 401 Grand st.

MAC DOUGALL ST, No. 125, replace front wall, install new skylight, new sinks and partitions, 4-sty brick store and tenement: cost, \$500; owner, Mrs. M. E. Hughes, 57 Lena av, Freeport, L. I.; architect, Herman Horrenberger, 122 Broadway. Plan No. 2482.

MONTGOMERY ST, No. 27, build 3-sty brick extension, rear, put in store front, new window in 3-sty brick tenement; cost, \$3,500; owner, Leroy Sobel, care architests, Harrison & Sackhelm, 230 Grand st. Plan No. 2503.

Owner will superintend.

RUTGERS ST, No. 24, change store front and partitions in 4-sty brick tenement; cost, \$3,000; owner, Mary C. Plunkett, 57 West 28th st; architect, John S. Knubel, 318 West 42d st. Plan No. 2501.

SPRING ST, No. 50, change windows, new fire escapes, windows in new four story and basement brick and frame store and tenement; cost \$3,000; owner, Henrietta G. Mittnacht, 238 Spring st; lessee, Dominick Abbate, 226 Lafayette st; architect, Richard Rohl, 128 Bible House. Plan No. 2498.

THOMPSON ST, Nos. 222-224, change front stairs in 6-sty brick tenement; cost, \$100; owner Rosa Perniciono, 222-224 Thompson st; architect, L. De Lorenzo, 418 East 14thst. Plan No. 2473.

WATER ST, No. 207-209, remove rear of loft and storage building, and rebuild with cement; cost, \$10,000; owner, Estate of W. H. Gleason; architects, Julius Kastner & Dell, 1133 Broadway. Plan No. 2464.

3D ST, No. 132 East, window openings in rear wall, new partitions in 5-sty brick tenement; cost, \$3,000; owner, Leah Cohn Mosbrough, Asbury Park, N. J.; architect, L. De Lorenzo, 418 East 14th st. Plan No. 2508.

4TH ST, No. 102 East, new partition frames, skylight opening, in 3-sty brick tenement; cost \$300; owner, Henry Gade, 349 Brown st; architect, Henry Klein, 505 East 15th st. Plan No. 2469.

5TH ST, No. 419 East, remove and rebuild openings in rear wall and partitions, in 5-sty brick tenement; cost \$2,500; owner, Jacob Froelich, 271 Grand st; architect, C. H. Dietrich, 25 West 42d st. Plan No. 2468.

7TH ST, No. 85, change bath room compartments, put in new tubs, new fire-escapes in 5-sty and cellar brick tenement; cost, \$2,000; owner, Mrs. Lena Keck, 684 N. 10th st, Brooklyn; architect, Henry Regelmann, 133 7th st. Plan No. 2515.

7TH ST, No. 98, change partitions in 5-sty brick tenement; cost \$200; owner, Dr. Henry W. Berg, 245 East 7th st; architect, Henry Regelmann, 133 7th st. Plan No. 2517.

Architect will superintend.

12TH ST, No. 218 East, extend side of 4-sty brick tenement; cost, \$500; owner, Dr. Emil Joce, 212 East 12th st; architect, L. De Lorenzo, 418 East 14th st. Plan No. 2507.

16TH ST, No. 434 East, ventilators for toilets, new water closets, waterproof

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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

floors, slate flags; cost, \$1,200; owner, William Waldorf Astor, 23 West 26th st; lessee, Chas. Decker, 274 Humbolt st, Brooklyn; architect, Henry Vollweiler, 696 Bushwick av, Brooklyn. Plan No. 2477.

26TH ST AND EAST RIVER, remove iron stairway, fireproof landing, in Bellevue Hospital; cost \$500; owner, City of New York; architect not given. Plan No. 2493.

Superintendent, M. J. Harkins, Bellevue Hospital.

26TH ST, No. 323 East, take out partitions, new steel beams, replace old masonry in cement, new windows in two 5-sty and cellar brick tenements; cost, \$1,500; owner, Estate of Frederick Flaccus, 102 1st av; architect, Henry Regelmann, 133 7th st. Plan No. 2516.

Frederick Flassuss, exr, 102 1st av. 28TH ST, No. 324 East, remove partitions in 4-sty brick building; cost, \$800; owner, G. Palmer, 324 East 28th st; architect, O. Reissmann, 31 1st st. Plan No. 2510.

28TH ST, No. 112 West, remove brick pier front wall, new show window, remove furnace, new water closet compartments, in 3-sty tenement, brick dwelling; cost, \$2,000; owner, L. J. Keeshover, 112 West 28th st; architect, O. Reissmann, 30 1st st. Plan No. 2502.

Owner will superintend.

30TH ST, No. 323 East, remove partitions in 3-sty dwelling; cost, \$150; owner, James T. Morrin, 323 East 3d st; architect, James J. Delaney, 392 2d av. Plan No. 2488.

33RD ST, No. 426 West, remove wall, erect new fire escapes, new wooden floors, in 3-sty tenement; cost \$750; owner, Jas. J. Carroll, 210 Genesee st, Utica, N. Y.; architect, William Kurtzer, Spring st, cor Bowery. Plan No. 2465. 34TH ST, No. 137 East, remove front

34TH ST, No. 137 East, remove front wall and install new partitions in 4-sty and basement dwelling; cost \$2,000; owner, Terminal Realty Co., 26 West 31st st; architect, D. J. Comyns, 147 4th av. Plan No. 2487. 39TH ST, No. 325 East, change rear wall of 5-sty brick and stone tenement; cost, \$1,200; owner, George I. Roberts & Bros., 471 4th av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2512.

39TH ST, No. 323 East, change rear wall in 5-sty brick and stone tenement; cost, \$1,000; owner, George I. Roberts & Bros., 471 4th av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2513.

47TH ST, No. 165 West, new windows and change partitions in 3-sty and basement dwelling; cost, \$2,000; owner, Frederick G. Pappa, Hotel Bristol, 122 West 49th st; architects, Werner & Windolph, 27 West 3d st. Plan No. 2509.

54TH ST, No. 327 West, replace wooden girders with steel, new floors, new plumbing, 1-sty frame gymnasium; cost, \$1,000; owner, West Side A. C., 327 West 54th st; architect, J. A. O'Rourke, 1931 Broadway. Plan No. 2481.

Owners will superintend and will do mason and carpenter work. 55TH ST, No. 256 West, remove front

55TH ST, No. 256 West, remove front wall and partitions in 5-sty tenement to be used for store and lofts; cost, \$6,000; owner, C. M. Comstock, care of architect; William J. Dilthey, 1 Union sq. Plan No. 2497.

70TH ST, 336 West, needle and underpin brick wall, fireproof pump house, steam heat and electric wiring, in 3-sty stable to be changed to garage; cost, \$2,500; owner, M. Louise Marshall, 20 West 51st st; architect, Karl F. J. Seifert, 25 West 42d st. Plan No. 2479

Mason and carpenter, C. F. Bond Co, 136 Liberty st.

71ST ST, No. 171 West, alter walls, change sun parlor, 12-sty tenement; cost, \$1,000; owner, Darilton Corporation, 2240 Broadway; architect, Louis F. Frick, 534 West 179th st. Plan No. 2471.

F. R. Wood & Co., 2240 Broadway will superintend.

81ST ST, No. 242 East, make 1-sty dwelling into business building; cost, \$560; owner, I. H. Kempner, 626 8th av; architect, S. Wiesenberg, 271 West 40th st. Plan No. 2483.

82D ST, No. 229 East, new steel beams on roof for tank of 4-sty tenement; cost, \$100: owner, H. Wallach, 160 West 132d st; architect, S. Haug, 103 Park av. Plan No. 2463.

91ST ST, Nos. 154 to 160 East, rearrange partitions in 8-sty brick tenement; cost, \$2,500; owner, Milton E. Oppenheimer, 206 Broadway; architect, A. Balsclum, 407 East 138th st. Plan No. 2499.

Owner will superintend.

101ST ST, s e cor Manhattan av, change windows, erect partitions, to 6-sty tenement; cost, \$200; owner, Emma E. B. Frolich, 826 Lexington av; architect, Joseph W. Tracy, 150 Manhattan av. Plan No. 2461.

111TH ST, No. 218 East, new vent, skylight, new windows in 4-sty brick store and flats; cost, \$500; owner, Theresa Nieslini, 218 East 111th st; architect, Wm. Schnaufer, 563 East 149th st. Plan No. 2506.

119TH ST, No. 74 West, cut windows, remove and rebuild dumb waiters, rebuild bath room in 5-sty brick tenement; cost, \$2,500; owner, Moses Scholss, 24 Waverly pl; architect, O. Reissmann, 30 1st st. Plan No. 2511.

135TH ST, No. 266 West, change 1-sty brick store into moving picture theatre; cost, \$1,000; owner, Henry Pollok, Fuller Building; architect, Arthur Weiser, 21 West 117th st. Plan No. 2495.

141ST ST, No. 501 West, change gable on side wall, rear, put in steel girders, remove partitions, install new ones in 5-sty brick tenement; cost, \$900; owner, John P. McCaffrey, 288 Convent av; architect, John Brandt, 271 West 125th st. Plan No. 2504.

AVENUE A, n e cor Houston st, steel partitions and new plumbing, 4-sty brick tenement; cost, \$3,000; owners, Helen C. Mostyrs and Elizabeth W. Stevens, 55 East 76th st; architect, E. Wilbur, 120 Liberty st. Plan No. 2480.

Plumber contract not yet let.

BROADWAY, n s, 33d to 34th sts, change show windows in department store; cost, \$3,300; owner, Saks & Co., Herald sq; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 2474.

BROADWAY, s e cor 152d st, change front wall, divide basement, in 3-sty basement and cellar brick dwelling for stores and dwelling; cost, \$10,000; owner, Thos. Ward, s e cor 152d st and Broadway; architect, Henry Fouchaux, 107 Hudson st. Plan No. 2491. BROADWAY, s e cor West 42d st, erect

BROADWAY, s e cor West 42d st, erect tenement house roof of 15-sty brick hotel; cost, \$2,000; owner, John Jacob Astor, 23 West 26th st; architect, J. M. Gibson, 3485 Broadway. Plan No. 2494. MADISON AV, No. 1408, replace store

MADISON AV, No. 1408, replace store front in 5-sty brick store and dwelling; cost, \$725; owner not given; architect, C. F. Biele, 331 West 12th st. Plan No. 2484.

MADISON AV, No. 1046, raise rear extension for stores in store and tenement; cost, \$1,200; owner, Chas. A. Stein, 1046 Madison av; architect, Chas. M. Youngs, 26 East 75th st. Plan No. 2496.

S. Seimon superintendent.

1ST AVE, No. 2328, remove present door, new windows and change partitions; cost, \$1,000; owner, Angelina Ansalone, 2264 1st av; architect, M. W. Del Gandio, Tremont and Webster avs. Plan No. 2472.

3D AV, No. 1335, change partitions, new windows in 4-sty brick and stone tenement and stores; cost, \$200; owner, Catherine R. Saxton, 831 Lexington av; architect, John H. O'Rourke, 137 East 47th st. Plan No. 2514.

Architect will superintend.

3D AV, Nos, 1463, change girders, excavate cellar in 4-sty warehouse; cost, \$1,-500; owner, W. A. Metzger, 394 4th av; architect, Emery Roth, 20 East 42d st. Plan No. 2462.

3RD AV, No. 2199, change show windows in 3-sty frame store and loft; cost, \$500; owner, Patrick Lenahan, on premises; architect, Louis Falk, 2756 3d av. Plan No. 2490.

3D AV, No. 1317, change store front in 7-sty brick store and loft building; cost, \$150; owner, Ernest M. Odler, 1506 1st av; architect, G. Leitersdorfer, 346 East 65th st. Plan No. 2492.

Superintendent, I. Leitersdorfer.

8TH AV, n e cor West 118th st, change doors, new show windows, new toilets, in 5-sty brick tenement and store; cost, \$500; owner, August Eitzen, 347 West 58th st; architect, Louis Falk, 2756 3d av. Plan No. 2489.

PROJECTED BUILDINGS. Bronx.

Dwellings.

KINGSBRIDGE TERRACE, e s, 425 n Kingsbridge road, 2-sty and attic frame dwelling, shingle roof, 21x45; cost, \$4,-000; owner, Alfred Larkin, 79 West 102d st; architect, John J. Kennedy, Riverdale. Plan No. 1204.

BASSETT AV, w s, 400 n Saratoga av, 2-sty brick dwelling, felt roof, 20x55.6; cost, \$5,000; owner, Prowidenza Cordone, on premises; architect, J. Ziccardi, 586 Morris av. Plan No. 1197.

RYER AV, e s, 111.4 n Burnside av, two 2-sty brick dwellings, tin roof, 21x 51.6; total cost, \$8,000; owner, Robt. W. Todd, 229 Broadway; architect, Lloyd I. Phyfe, 950 Ogden av. Plan No. 1194.

WASHINGTON ST, e s 75 n Carroll pl, 2-sty frame dwelling, tin roof 21x48; cost, \$4,700; owner, James Dolan, Rhinelander av; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 1217.

BAY ST, s s, 225 w William av, 2-sty frame dwelling, shingle roof, 20x30; cost, \$3,000; owner, Mrs. Annie Begoin, City Island; architect, Geo. S. Miller, City Island. Plan No. 1219. BAY ST, s s, 200 w William av, 2-sty frame dwelling, shingle roof, 20x30; cost, \$3,000; owner, Mrs. Gerthe Begoin Stelz, City Island; architect, Geo. S. Miller, 'City Island. Plan No. 1218.

CRESTON AV, w s, 97 n 183d st, four 3-sty brick dwellings, tin roof, 18.9x37; total cost, \$20,000; owners, A. Warren Const Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1221. Abraham Warren, 2036 Webster av,

Abraham Warren, 2036 Webster av, president.

MORRIS AV, e s, 97 n 183d st, four 3sty brick dwellings, tin roof, 18.9x37; total cost, \$20,000; owners, A. Warren Const. Co.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1220.

Abraham Warren, 2036 Webster av, president.

STARLING AV, s s, 100 e Sand st, 2½sty frame dwelling, shingle roof, 23x45; cost, \$5,000; owner, Philip Kaufman, Odel st; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 1222.

Apartments, Flats and Tenements. 165TH ST, s w cor Findlay av, 5-sty brick tenement, tin or plastic slate roof, 26.97x81.40; cost, \$25,000; owners, Mountain Const. Co.; architect, M. W. Del Gaudio, 1910 Webster av. Plan No. 1202. Jacob A. Frankel, on premises, president.

Stores.

WEBSTER AV, w s, 275 n 200th st, 5sty brick stores and tenement, tin roof, 50x96.1%; cost, \$36,000; owner, Robt. N. Quinn, 2968 Webster av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1199.

INTERVALE AV, e s, 86½ s 165th st, two 5-sty brick tenements, slag roof, 37.6x 88; total cost, \$80,000; owners, Tully Const Co., 657 Whitlock av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1203. 182D ST, s e cor Arthur av, 5-sty brick tenement, plastic roof, 91.9¾x81.9; cost, \$40,000; owners, Central Bronx Realty Co.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1206.

F. M. Millert, 1692 Monroe av, president.

McCOMBS ROAD, w s, 245 s 170th st, 4-sty brick tenement, plastic slate roof, 25x75; cost, \$20,000; owner, Antonio Cebrelli, 28 Clark pl; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1201.

160TH ST, n s, from Jackson av to Forest av, two brick stores and tenements, slag roof, one 6-sty 48.8x71.1 and one 5-sty 48.8x86.4; total cost, \$120,000; owner Emma M. S. Mestaniz, 810 Forest av; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 1216. NELSON AV, w s, 175 n Brandt pl, two

NELSON AV, w s, 175 n Brandt pl, two 3-sty brick tenements, tin roof, 20.6x60; total cost, \$15,000; owners, Longstaff & Bachmann, 339 Crimmins av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1196.

183D ST, s w cor Ryer av, two 4-sty brick tenements, plastic slate roof, 37.6x 77.4, 28.4x83.4; total cost, \$48,000; owners, Central Bronx Realty Co.; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1212.

F. M. Mellert, 1692 Monroe av, president. 191ST ST, 50 w Jerome av, 4-sty brick tenement; tin roof, 75x45.23; cost, \$26,-000; owners, Rehbock Const. Co.; architect, Arthur Boehmer, 407 Tremont av. Plan No. 1209.

August Rehbock, 407 Tremont av, president.

HOE AV, w s, 50 s Jennings st, 5-sty brick tenement, tin roof, 50x88; cost, \$40,-000; owners, Jackson Const. Co.; architect, Robt. E. La Velle, 1284 So. Boulevard. Plan No. 1208.

Benjamin F. Jackson, 1229 Simpson st, president.

179TH ST, s s, 100 w Prospect av, two 4-sty brick tenements, gravel roof, 36x82; total cost, \$40,000; owner and architect, Edw. J. Clark, 83 West 125th st. Plan No. 1213.

WEBSTER AV, n w cor 180th st, 5-sty brick tenement, tin roof, 28x72; cost, \$28,-000; owner, Chas. Bjorkegren, Inc.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1223.

Chas. Bjorkegren, 2148 Mapes av, president.

Miscellaneous.

CLAREMONT PARK FREIGHT YARD, 304 s 173d st, 1-sty frame storage, 60x16; cost, \$2,500; owner, Geo. J. Kuhn, on premises; architects, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 1205.

VAN NEST AV, e s, 140 s Bronxdale av, 1-sty frame shed, 12x18; cost, \$50; owner, Anna Mitchell, 642 6th av, Astoria, L. I.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1198.

BROOK AND BERGEN AVS AND 153D ST, 2-sty brick market, tar and gravel roof, 190x44.6; cost, \$20,000; owner, John J. Gillen, 136 10th av; architect, James S. Maher, 1267 Broadway. Plan No. 1200.

HOFFMAN ST, w s, 45 s 187th st, 1sty frame shed, tar or slag roof, 24½x100; cost, \$2,000; owner, Raffael Di Lizia, 2493 Hughes av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 1214.

POPLAR ST, s s, 101.9 w Chauncey st, two frame buildings, shed 1-sty, stable 2-stys, 15x50, 25.43x20.73; total cost, \$2,-500; owner, Philip Krausch, 1427 Bryant st; architect, B. Ebeling, 1136 Walker av. Plan No. 1210.

GRANT AV, n s, 100 & John st, 1½-sty frame stable, shingle roof, 20x15.6; cost, \$700; owner, Alice Thompson, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 1211.

WEST FARMS ROAD, w s, 224.10 n So. Boulevard, 1-sty brick stores, tin roof, 70x61; cost, \$10,000; owner, Jas. C. Mc-Carthy, 1071 West Farms road; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1195.

PROSPECT AV, e s 52.7 s 166th st, 1sty brick stores, tin roof 30.7x46.6; cost, \$6,000; owner, L. Thramann, 1074 Prospect av; architect, M. J. Garvin, 3307 3d av. Plan No. 1215.

Storage Buildings.

BROOK AV, w s, 242% n 152d st, 2-sty brick storage, tar and gravel roof, 54.19x 89.58; cost, \$20,000; owners, Schwarzchild & Sulzberger, 45th st and 1st av; architect, L. Levy, 45th st and 1st av. Plan No. 1207.

BRONX ALTERATIONS.

138TH ST, No. 631-633, new exits, etc., to 2-sty brick amusement hall; cost, \$50; owner, Valentine Loerri, 14 East 81st st; architects and lessees, Tisch & Sulka, 434 East 149th st. Plan No. 498.

152D ST, s s, 150 e Courtlandt av, 1-sty brick extension, 30.6x5.2, to 3-sty brick stable; cost, \$700; owners, J. & M. Haffen, on premises; architect, A. Arctander Co., 368 East 149th st. Plan No. 501.

152D ST, s s, 36 w 3d av, three 3-sty frame extensions, 6x8.6, etc., to three 3sty frame tenements; total cost, \$3,000; owner, Carl Hulster, 386 East 152d st; architect, Louis Falk, 2756 3d av. Plan No. 511.

189TH ST, s s, 150 e 3d av, 1-sty frame extension, 15.6x55, to 1½-sty frame stable; cost, \$250; owner, John Carr, on premises; architect, J. J. McMillan, 2980 Valentine av. Plan No. 509.

BROOK AV, No. 1524, new beams, new posts, new store front, to 4-sty brick stores and tenement; cost, \$1,000; owner, Emma Schwab, 1388 Teller av; architect, Frank Straub, 122 Bowery. Plan No. 497.

BRONX BOULEVARD, e s, 1,250 n Pelham Parkway, move and new partitions, etc., to 2-sty frame dwelling; cost, \$5,000; owner, Geo. Reiss, on premises; architect, Geo. H. Olphert, 677 East 224th st. Plan No. 500.

CHATTUTON AV, n s, 125 e Castle Hill av, 2-sty frame extension, 20x26, and new partitions and move 2-sty frame dwelling; cost, \$4,000; owner, Martin Dannenfelser, 7th st and Av C; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 508. COMMONWEALTH AV, No. 424, move

COMMONWEALTH AV, No. 424, move 2-sty frame dwellings; cost \$250; owner, Wm. B. Logan, 439 West 24th st; architects, John J. Dowling Co., 127 East 106th st. Plan No. 507.

KINGSBRIDGE AV, e s, 163.9 s 236th st, move 2½-sty frame dwelling; cost, \$500; owner, J. Romaine Brown, 53 West 33d st; architect, E. L. Brown, 4 Hudson st, Yonkers. Plan No. 504.

KINGSBRIDGE AV, e s, 188.11 s 236th st, move 2½-sty frame dwelling; cost, \$500; owner, J. Romaine Brown, 53 West 33d st; architect, E. L. Brown, 4 Hudson st, Yonkers. Plan No. 505.

KINGSBRIDGE AV, e s, 213.7 s 236th st, move 2-sty frame dwelling; cost, \$500; owner, J. Romaine Brown, 53 West 33d st; architect, E. L. Brown, 4 Hudson st, Yonkers. Plan No. 506.

Yonkers. Plan No. 506. OGDEN AV, e s, 100 n 164th st, 1-sty brick extension, 13x6, and new store front to 3-sty frame store and dwelling; cost, \$1,000; owner, O. G. Klaveness, on premises; architect, Thomas F. Dunn, 953 Woodycrest av. Plan No. 503.

WASHINGTON AV, No. 940, new show windows, new doors to 3-sty frame hotel; cost, \$500; owner, Mrs. Richard Weiver, on premises; architect, Louis Falk, 2756 3d av. Plan No. 499.

WHITE PLAINS AV, w s, 250 n Reiss pl, 1-sty frame extension, 15x75, to 1-sty frame stable; cost, \$50; owner, Geo. Riess, on premises; architect, Henry Nordheim, Tremont av and Bronx st. Plan No. 510.

3D AV, No. 4251, 1-sty frame extension, 5x20, to 3-sty frame store and dwelling; cost, \$150; owner, Estate of Althea V. Williams, 1911 Arthur av; architects, Schaefer & Jaeger, 461 Tremont av. Plan No. 502.

ADVANCE REPORTS.

Fast Work on a Theatre.

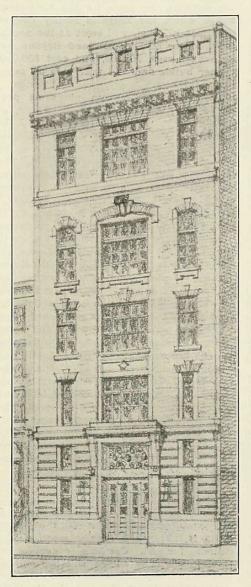
47TH ST .- The Columbia Theatre and 10-sty office building now being erected by the Thompson-Starrett Company at the corner of 47th st and 7th av, was closed this week, and the work of completing the interior is now being pushed to the limit. Should the structure be wholly completed before the end of December, as planned, it would mean that the old buildings had been demolished and the new buildings erected in a period of seven months. The contract calls for completion seven months after possession of the site is taken over by the contractor, and although a month was lost, owing to delay in steel deliveries, the Thompson-Starrett Company expects to make up this delay, and even anticipate the contract date for completion by turning the finished building over to the owners, Weber & Rush, in time to enable them to open the theatre to the public during Christmas week, when it is planned to make a pro-duction that will be a welcome contribution to the season's festivities.

Plans for William Truslow Hyde's Residence.

70TH ST.—Plans have been filed by C. P. H. Gilbert, architect, in the Department of Buildings, for a new $6\frac{1}{2}$ -sty English basement residence, to be built on the north side of 70th st, between 5th and Madison avs, being a part of the Lenox Library plot improvement, for Mr. William Truslow Hyde. The building is to be 30x90 ft. in size and is to be of the best type of fireproof construction throughout, and will have electric elevators, steam heating plant, vacuum cleaner plant, etc. The facade is of severe classic treatment in design, and in construction will be of buff limestone. The cost of the building will be about \$105,000. The contracts for all parts of the work have already been awarded, and construction will be begun immediately.

Edison Company's Proposed 41st Street Battery and Sub-Station.

41ST ST.—The new converter and battery sub-station to be erected by the New York Edison Co. in 41st st, between 8th and 9th avs, will occupy the whole area of the lot, 50x98 ft., extending 105 ft. high above the curb, having basement, converter, cable mezzanine, switchboard and static platform, high tension mezzanine and two battery floors. On the roof at the rear end there will be a pent house for a



ventilating blower system. The exterior will be faced with red brick, with granite base and doorway and terra cotta trimmings at windows and main cornice. Provision will be be made for installing eight rotary converters on the main floor. The interior of the rotary room will be faced with a light colored buff brick, and a cast and wrought iron stairway will give access to all the floors and roof. As estimated, the approximate cost will be \$120,000. William Weissenberger, Jr., 55 Duane st, is architect for the company.

Costly Improvement for the Drive.

RIVERSIDE DRIVE.—It is announced that work will soon be undertaken for another costly elevator apartment house at the northeast corner of Riverside Drive and 158th st, Washington Heights. The plans are now in course of preparation by Architect F. D. Brown, of 33 East 20th st. In all probability the building will contain 9-stys and measure 75x99 ft. R. E. Moss, 126 Liberty st, will be the steel engineer; P. R. Moses, 43 West 34th st, electrical and steam engineer, and Alexander Brown, Jr., 33 East 20th st, will be the general contractor. No figures will be asked before the first of December. The estimated cost will approximate \$400,000. The names of the interested parties are for the present withheld.

Eight-Story Apartment for 113th St.

113TH ST.—Geo. and Edward Blum, architects, 507 5th av, have just been commissioned to prepare plans for an 8-sty elevator apartment house, to measure 50x 100 ft., for the Paterno & Son Construction Co., to be situated in the north side of 113th st, between Broadway and Amsterdam av, to cost in the neighborhood of \$160,000. There will be four apartments on a floor, and the exterior will be of limestone, terra cotta and light brick, one electric elevator. Operations are to be started immediately, the building to be completed by fall.

Latest 157th Street Improvement.

157TH ST.—Plans have been completed by Messrs. Rouse & Goldstone, 12 West 32d st, for an improvement on the west side of 157th st, 275 ft, east of Broadway, with a high-class elevator apartment house covering a plot measuring 200x86.5 ft. The Highwood Realty and Construction Co., of 3785 Broadway, will be the owner. The cost will approximate \$350,000.

New York Central to Erect \$200,000 Station.

WATERTOWN, N. Y.—The New York Central and Hudson River R. R. Co. is having plans prepared by Architects Reed & Stem, and Warren & Wetmore, 314 Madison av, Manhattan, for a new \$200,-000 passenger station at Watertown. E. W. Kittredge will be the chief engineer. No figures have yet been taken.

Brooklyn Hotel to be Enlarged.

HENRY ST.—Plans are under contemplation for the enlargement of the hotel located at the southwest corner of Henry and Pineapple sts, Brooklyn, by William Trumbridge, the present owner. The proposed annex will be fireproof, 8-stys, brick, steel and stone, 50×100 ft. No architect has yet been anounced. The cost is estimated at about \$250,000.

Five Apartments for Wilkins Place.

WILKINS PL. — Messrs. Young & Gronenberg, architects, Marbridge Building, 34th st and 6th av, have just won a competition to prepare plans for five highclass apartment houses to be erected by David Herman, of 132 Nassau st, at the junction of Wilkins pl and Intervale av. The cost will approximate \$300,000.

Particulars of 46th St. Warehouse. 46TH ST.—Plans are in progress for the new storage warehouse, 6-stys and basement, which the Schwarzschild & Sulzberger Co., 806 1st av, will erect at Nos. 406-410 East 46th st. The construction will be strictly fireproof, of brick and limestone. Estimates will not be taken for some time yet.

Architect for Branch Post Office.

PRINCE ST.—Charles Laue, of 38 Fulton st, has commissioned Thomas W. Lamb, as of 224 Fifth av, architect of the branch post office building, which he is to erect at 103-5-7 Prince st. The building will have two stories and basement, 75x100 ft.

Architect for Sloane Building Selected.

FIFTH AV.—We are reliably informed that Jno. B. Snook's Sons, 73 Nassau st, have been commissioned to draw the plans for W. & J. Sloane's new building to occupy part of the Windsor Arcade site on 5th av. ROOSEVELT ST.—Bernard Golden, 508 Pearl st, will erect a 6-sty tenement, 40.9x irregular, at Nos. 94-96 Roosevelt st, to cost \$22,000. C. B. Meyers, 1 Union sq, is the architect.

RIDGE ST.—Louis Schwartz Estate, 622 West 47th st, owner, will improve the 5sty tenement No. 22 Ridge st, from plans by Gross & Kleinberger, Bible House. Estimated cost, \$6,000.

19TH ST.-Mrs. M. Muller, 405 East 19th st, will renovate the 5-sty tenement Nos. 405-407 East 19th st. Fred Ebeling, 420 East 9th st, has prepared plans. Estimated cost, \$5,600.

BROADWAY.—Irving Judis, 215 West 125th st, contemplates the erection of an apartment house at the southwest corner of 113th st and Broadway. No architect yet selected, and no details decided.

ITHACA, N. Y.-W. H. Miller, Sage Building, Ithaca, will erect a 3 and 5-sty apartment house, 60x55 ft., in Eddy st, Ithaca, to cost, \$35,000. Driscoll Bros. & Co., Ithaca, have the general contract.

143D ST.-H. Goldberg, 309 Broadway, will erect a 4-sty brick flat, 25x50 ft., in the south side of 143d st, 215 ft. west of Brook av, Bronx. Young & Gronenberg, Marbridge Building, are making the plans.

127TH ST.—Israel Lipman, 66 Lafayette st, will build a 6-sty high-class flat building in the north side of 127th st, 192.8 ft. west of Broadway, from plans by C. B. Meyers, Union sq. Estimated cost, \$100,-000.

LAWRENCE ST.—L. A. Cushman, 32 Lawrence st, will erect a 6-sty tenement at No. 27 Lawrence st, at the junction of 127th st, to cost about \$30,000. J. J. Smith, 27 Lawrence st, has prepared plane.

163D ST.-Messrs. Schwartz & Gross, 345 5th av, will draw plans for the apartment house to be erected on the north side of 163d st, 100 ft. east of Broadway, for B. House, of 8 West 39th st. Estimated cost, \$175,000.

PINECREST AV.—The Helena Realty and Construction Co., 170 Broadway, will erect at the northwest corner of Pinecrest av and 177th st, a 6-sty apartment house, 98x125 ft., to cost \$150,000. C. B. Meyers, 1 Union sq, prepared the plans.

138TH ST.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 5sty flat, 50x87.11 ft., to be erected in the north side of 138th st, 350 ft. west of Broadway, for Edward Waters, of 163d st and Ogden av. Estimated cost, \$50,000.

WESTCHESTER AV.—Young & Gronenberg, Marbridge Building, are preparing plans for a 5-sty flat building, 100x97.8 ft., for the Friedman Construction Co., 171 Broadway, to be erected on the west side of Westchester av, 192 ft. north of Hoe av.

NEWARK.—David Bramley plans to erect a 4-story brick apartment to cost about \$35,000, at 491–493 Clinton avenue. It will accommodate three stores and nine families. Mr. Bramley is a druggist at 488 Clinton av. Plans are still on the boards.

WEST FARMS ROAD.—The Friedman Construction Co., 171 Broadway, will erect at once two flats on the east side of West Farms road, 147 ft. north of Hoe av, 5stys, 50x87 each. Young & Gronenberg, Marbridge Building, are preparing the plans.

TRENTON.—The New Jersey Tenement House Commission has approved the plans of Wesley Lanning for the erection of an 8-sty brick apartment house in Trenton at the southeast intersection of Bellevue av and Prospect st. The house will cost \$27,000.

ST. NICHOLAS AV.—Moore & Landsiedel, 3d av and 148th st, have prepared plans for a 5-sty flat, 58x90 ft., to be erected at the northeast corner of St. Nicholas av and 186th st, at a cost of

\$65,000. Donald Robertson, 312 West 109th st, is the owner.

VYSE AV.—Harry T. Howell, 3d av and 149th st, has plans for two 5-sty brick tenements, to be erected on the northeast corner of Vyse av and Freeman st, Bronx, for Chas. G. Jorgensen, of 1223 Hoe av, 40x88 ft. Stores on first story, steam heated, with all improvements, to cost \$83,000.

YONKERS, N. Y.-F. S. Polite, 74 School st, Yonkers, will begin at once the erection of a 40-family flat building, 4stys, brick, 100x65 ft. in size, costing \$45,-000. Grewey & Birmingham, Warburton Building, Yonkers, are the architects. The owner is ready for figures on sub-contracts.

FREEMAN ST.—Goldner & Goldner, of Westchester and Jackson avs, architects, are drawing the plans for the apartment house which the Zingales Realty Co., of 319 East 107th st, will erect at the northwest corner of Freeman and Bryant sts, to have 5-stys, 50x100, and cost \$50,000. Owner builds and will take bids on separate contracts.

JERSEY CITY.—From plans as prepared by Architect George A. Flagg, of Jersey City, two flat houses will be erected on the northerly side of Atlantic st, between Jackson and Ocean avs, by John O'Toole, of 63 Montgomery st. The buildings will be of brick construction, four stories in height, and will measure 50x72 over all. Estimated cost, \$22,000. BROOKLYN.—Shampan & Shampan, 712

Broadway, Williamsburgh, are preparing plans for six 4-sty apartment houses to be erected on block known as Lewis av, Vernon av and Willoughby av, Brooklyn, for the Wexler Realty and Construction Company, as owners. The plot is 200x100 ft. The buildings are to be of a Colonial type of architecture, with a Harvard brick front laid in a Flemish bond, and terra cotta and stone trimming. The interior of each building is to be trimmed with oak and cypress woods. Public halls to be wainscoted with marble and have mosaic tile floors. Stairways to be of iron and marble. Plumbing fixtures to be of "The Standard Sanitary Manufacturing Co." The buildings are to be equipped with electric lighting and steam heating. First floor will be constructed entirely of stone ashlar.

Churches.

ENGLEWOOD, N. J.—T. H. Poole & Co., architects, 13 West 30th st, New York, is taking bids for the erection of a church for St. Cecilia's congregation, Englewood. The edifice will be built of marble and is estimated to cost \$100,000.

ELIZABETH, N. J.—A parish building to cost \$20,300 will be erected at once by St. John's Episcopal Church. Plans have been prepared. The committee is composed of Francis Collingwood, Warren R. Dix, Theodore T. Johnson and George F. Jones.

NEWARK, N. J.—The contract for the erection of the new temple for the Congregation Oheb Sholom, at 668 High st, was awarded during the week to Frederick Kilgus. William E. Lehman designed the plans for the structure, which will represent an expenditure of about \$75,000.

SYRACUSE, N. Y.—No architect has yet been selected for the new edifice to be erected by Holy Trinity R. C. congregation (German), Rev. J. J. Reuland pastor, of 501 Park st. The building committee comprises Pius Gottstein, 1204 Helen st; F. X. Hemdshammer, 111 Schneider st, and Jacob Belgt, 203 Temple st, all of Syracuse.

FAR ROCKAWAY.—Plans are nearing completion for a synagogue to cost \$60,-000, to be erected on Roanoke av, for the Temple Israel. H. Howard & Co., of Far

Rockaway, are the architects. The edifice will be erected of brick and limestone, and will have dimensions of 62x125. Max Katz, of Far Rockaway, is chairman of the building committee.

Club Houses.

ALBANY.—The Albany City Yacht Club has commissioned Scopes & Feustmann, 39 East 28th st, New York, to prepare plans for a new club house.

HYDE PARK, N. Y.-Arrangements are now under way in the village of Hyde Park which, if they prove successful, will be the means of giving to that village a handsome building to be used for a Young Men's Christian Association. The principal persons in the new movement are Mrs. Frederick W. Vanderbilt and Archibald Rogers, who will finance the matter until permanent trustees are appoint-ed. J. S. Huyler, of New York, who is the owner of the gymnasium in Hyde Park, has been appealed to and has given his consent to use the building for association purposes for one year, and if at that time it proves self-sustaining he will deed the property to the association, or purchase a new site and erect a handsome and modern building.

Dwellings.

EDGEMERE, L. I.—E. F. Cojean, 44 Kneer av, Rockaway Beach, is drawing plans for a dwelling to cost \$20,000 for Schumacher & Levy, to be erected on the Ridge road.

MT. VERNON.—The Fairmount Realty Co. (Louis S. Eickwort, 29 Fletcher av) is having plans prepared by Architect W. C. Schrenkiesen, of Mt. Vernon, for six frame dwellings, 21x33, to cost \$4,000 each.

73D ST.—Chas. J. Brennan, of the Chas. Buek Construction Co., 500 5th av, will erect a handsome residence, brick and stone, 24x102 ft., at No. 125 East 73d st. The owner will build and award all subcontracts.

NOROTON, CONN.-Hoppin & Koen, 244 5th av, Manhattan, have completed plans and awarded to E. C. Brown Co., of Tyering Valley, Conn., the general contract to erect a 3-sty \$25,000 residence for C. W. Moury, at Noroton.

SCHENECTADY, N. Y.-H. B. Boardman, vice-president and treasurer of the Schenectady Trust Company, is to erect a 12-room frame and stucco residence on the west side of Lowell road, at a cost of \$8,500. Contracts have been awarded.

RENNSELAERVILLE, N. Y.-Woollett & Judson, architects, Volckert Building, Albany, are preparing plans for alterations and addition to the country residence of F. C. Huycke, of 387 State st, Albany, whose residence is at Rensselaerville, N. Y. Estimated cost, \$10,000.

NEWARK.—A. H. Thompson drew the plans of the three single-family frame dwellings that the Sherer, Owens & Abrams Company will erect in Seymour av, between Schneider and Conklin avs. Each is to be two and one-half stories high and is to measure 38x30 feet in ground dimensions. Each is to contain eight rooms. The estimated cost for all is \$15,000.

NEWARK.—R. Arthur Heller will build a dwelling, of frame construction, on the west side of First st, near Montclair av. It is to be two and one-half stories high and is to measure 24x35½ feet in ground dimensions. The estimated cost is \$4,000. Mr. Heller also will erect similar dwellings at the following addresses: \$27-829 DeGraw av, 308-310 Montclair av, \$24-\$26 DeGraw av and \$28-830 DeGraw av. SAYVILLE, N. Y.—Mr. and Mrs. W. R. Simons have returned to their Brooklyn home at 904 St. Marks av. The contract for their handsome new home at this

place was awarded to Ashby & Brecken-

ridge, of Bayport, who have just finished a fine residence in West Sayville for Mr. Anson Hard, son-in-law of Frederick G. Bourne. The bidding for this last contract was confined to Messrs. Ashby & Breckenridge, Fred Smith, of Bayport, and Robert Nunns, of Sayville. Estimated total cost, \$40,000. Architect, A. I. Green.

BLOOMFIELD, N. J.-The Franklin Hill Company has plans out for two new dwellings in Willard av, to cost \$5,000 and \$4,500 respectively; Frederick Moore, of Morton st, is to build a \$3,000 home in Morton st; Frank M. Chapman, a \$3,500 home in Warren st; John Moore, at Newark av and Baldwin place, is to erect a \$3,000 residence; Edward Heckel is to start a \$6,000 residence this week in Berkeley av, and E. B. and H. R. Underwood, a \$7,000 residence in Belleville av. The Andrew Doremus Company is also to erect two \$3,000 houses in Myrtle The month has been the busiest one st. with Inspector Cadmus since the office was created.

Factories.

NEWARK.—The Carnegie Steel Company, of 30 Church st, Manhattan, will expend about \$14,000 for altering a warehouse at its plant on the meadows. Plans have been filed with the Superintendent of Buildings here.

DANBURY, CONN.—D. E. Loewe & Co. are preparing' to build an addition to their hat factory, 50 ft. long, 30 ft. wide and 3-stys high, the full height of the main factory. W. W. Sunderland has the contract. Plans are now being prepared.

BRIDGEPORT, PA.—Designs for a large storehouse for storing rags, and plans for a 2,000 horse power boiler plant are now being made by Mr. F. W. Dean, mill engineer and architect, of Boston, for the Diamond State Fiber Co., Bridgeport, Montgomery County, Pa. BELLEVILLE, N. J.—Plans are in the

BELLEVILLE, N. J.—Plans are in the hands of local contractors for estimating on the erection of a plant at Bellevista and Riverdale avs, Belleville, for the Seton Leather Co., of Newark, estimated to cost \$40,000. Jeremiah O'Rourke & Sons, of Newark, are the architects.

ALBANY, N. Y.—The International Produce Exchange Annex, N. Y. and Harvester Co., Chicago, Ill., contemplate the erection of a \$50,000 warehouse at Broadway and Tivoli st, Albany. Private plans are being prepared. It will be of reinforced concrete, fireproof, 4-stys high and 90x100 ft.

BROOKLYN.—The 3-sty factory on the south side of Willoughby av, extending from Classon av to Taaffe pl, Brooklyn, will be enlarged with two extra stories, from plans by Wm. Bommer, 259 Classon av, Brooklyn, at a cost of about \$50,000. Emil Bommer, manufacturer of hinges, 259 Classon av, is the owner.

NEWARK.—A new paper plant will be erected by William T. Plum on Blanchard st and Morris Canal, to replace the one which was destroyed by fire a short time ago. The new one will cost \$29,600 and will consist of five buildings, each with brick enclosing walls, incorporated into one mass. The plans have been prepared by F. Phelps.

WATERBURY, CONN. — Plans have been figured for a factory building to be erected in Oakville for the Baird Machine Company. It will be built of reinforced concrete, 50x60 ft., 2-stys and basement, with a tar and gravel roof. It will probably not be let until spring, when a larger addition is to be figured. Griggs & Hunt are the architects.

BUFFALO.—Tentative plans are being considered for the construction by the Beaver Manufacturing Company of another 1-sty factory on the Military road. The building will be 50x200 ft. The estimated cost is placed at \$35,000. The firm manufactures wall boards. W. F. Mc-Glashen is president of the company. The factory will be constructed of reinforced concrete.

KEARNY, N. J.—The general contract for the erection of Mill No. 19 at the works of the Nairn Linoleum Company in Kearny has been awarded by Architect Charles P. Baldwin, of 45 Clinton st, Newark, to Salmond Bros. Company, of 526 Elm st, Arlington. The new addition will be of reinforced concrete construction, one story in height, and will measure 62x120. Estimated cost, \$14,000.

WOONSOCKET, R. I.—The Desurmont Worsted Co. is now completing its mill, one-half of which was built from designs made two or three years ago by Mr. F. W. Dean, mill engineer and architect, of Boston. The portion now under consideration is considerably larger than originally planned. The first story is of reinforced concrete on the interior, and the upper stories are of slow-burning mill construction; the outside walls are of brick.

HARTFORD, CONN.—The Pratt & Whitney Company has begun work of an addition to its already large plant, the ground having been broken for a building for pattern rooms and a storehouse. It is to stand on the west side of Flower st, north of the railroad tracks, and, when completed, will be the northern-most building of the plant. The new building will be 5-stys high, with 150 ft. front on the street and a depth of 60 ft. It will be of reinforced concrete and as nearly fireproof as a building of the sort can be made. The contract is let to C. B. Andrus & Son.

Hotels and Sanitariums.

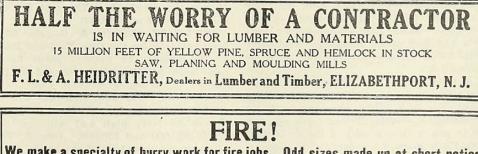
READING, PA.—Henry J. Blauvet, architect, Mariner & Merchant Building, Philadelphia, will receive bids until Nov. 26 for the construction of a hotel at Reading, Pa., for the Reading Hotel Co., care of John H. Keppleman and E. R. Gerber, Reading, Pa. The estimated cost is \$500,000.

LAKEWOOD, N. J.-D. Wiley Anderson, architect, 922 East Main st, Richmond, Va., has plans on the boards for a hotel and sanitarium costing \$60,000 to be erected on Lakewood Terrace, Lakewood, N. J., for the Lakewood Terrace Hotel and Sanitarium Co., 627 Witherspoon Building, Philadelphia, Pa. Dr. A. Trego Shertzer, 25 W. Preston st, Baltimore, Md., president. The engineer is T. B. Shertzer, care Public Service Commission, 154 Nassau st, New York City. It will be of brick, reinforced concrete and hollow tile, 4-stys high and 200x140. It will have a refrigerating plant of 50 tons capacity.

Office and Loft Buildings.

ELIZABETH, N. J.—J. T. Burley, of 29 Broadway, has plans on the boards for a brick and stone office building which is to be erected at Elizabeth. The building is to have four stories, 50x100, and will cost \$20,000.





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This

SAN FRANCISCO.-Lyman C. Smith,

of Syracuse, the typewriter manufacturer,

proposes to erect a 20-sty office building

information was given out in Syracuse

upon Mr. Smith's departure for San Fran-

MADISON AV .- No architect has yet

been announced for the new 12-sty store

at San Francisco to cost \$500,000.

cisco November 11.

24TH ST.—Frederick C. Zobel, architect, of the "Twenty-Eighth Street Arcade," has been commissioned by the "Twenty-Fifth Street Company" to prepare plans for a 12-sty mercantile building to be erected at 152-156 West 24th st, on a plot 55.6x98.9, at a cost of \$300,-000.

1 ,

42D ST.—Mason & Strong, 7 Wall st, architects and engineers, are making the plans for the alterations and additions to the building of the Lincoln Safe Deposit Company, of which company Thos. L. James is president. The operation will consist of adding eleven stories to the existing 9-sty building. 20TH ST.—A 12-sty store and loft build-

20TH ST.—A 12-sty store and loft building is soon to be erected by Moses Crystal, of the Crystal Realty and Construction Co., of Broadway and 160th st, at Nos. 40 to 46 West 20th st. Mr. Crystal acquired the property, which measures 100x92 ft., about ten days ago. Further building details and the name of the architect cannot be given in this issue.

25TH ST.—Architect Frederick C. Zobel, of the "Twenty-Eighth Street Arcade," has been commissioned by the "Twenty-Fifth Street Construction Co" to draw plans for a new merchantile building to be erected at 24 and 26 West 25th st, on lot 50x98.9. The building will be 12-stys in height and of fireproof construction throughout. The estimated cost is \$275,-000.

UNION, N. J.—Wm. Necker, as owner, will erect an office building, from plans by Percy A. Vivarttas, 110 East 4th st, Town of Union, N. J., to cost \$60,000. Mr. Necker is an undertaker and the new building will adjoin his present premises, at the northwest corner of Main st and Bergenline av. The dimensions are 25x 125, 9-stys. The project will not be figured before January.

5TH AV.—The general contract for the alterations to be made by the Methodist Book Concern to the store, office and loft building at 150 5th av has been awarded. The alteration will consist of an additional story on the avenue and three on 20th st, to cost \$75,000. Milton See & Son, of 6 West 22d st, are the architects. Dawson & Archer, of 150 5th av, have obtained the general contract. NEWARK, N. J.—Tentative plans are

NEWARK, N. J.—Tentative plans are now being prepared for the erection of a commercial building on the old City Hall site at Broad and William sts, recently purchased by Louis M. Frank and Felix Fuld. The general plan is for the immediate erection of a 4-sty structure with store space on the ground floor and offices or lofts above. The foundations and walls will be made sufficiently strong to bear the weight of additional floors to be built later.

Public Buildings.

HORNELL, N. Y.—Architect E. L. Tilton, 32 Broadway, New York City, is drawing plans for a public library to cost \$40,000, to be erected at Hornell, N. Y.

\$40,000, to be erected at Hornell, N. Y. NEWPORT, R. I.-L. P. Hutton, 37 Liberty st, are preparing plans for the 5sty brick, stone and steel Army and Navy Y. M. C. A. building to be erected at Newport.

SYRACUSE.—The State Fair buildings to be erected here are estimated to cost \$800,000. State Fair Commissioner Perren has had plans prepared. The State Architects office at Albany can give information.

MONTCLAIR, N. J.—Ground has just been broken for the new armory for Company K. The plans were prepared six years ago by Dudley S. Van Antwerp, who is an officer on the staff of the Colonel of the Fifth Regt., to which Co. K belongs. The company is financing the operation itself. Owen Feeney has the contract for the structural work. The building will be 60 ft. front by 90 ft. deep, 1-sty. Later on it will be enlarged. WATERBURY, CONN.—The Barlow Bros. Company have been awarded the contract for the plumbing, heating and roofing, Thomas F. Jackson the cut stone work, J. E. Farmer, of New Haven, the steel work, the Bradley & Hubbard Manufacturing Company, of Meriden, the ornamental iron work and the Atlantic Terra Cotta Company, of New York, the terra cotta for the additions and alterations to the court house on Leavenworth st. Chatfield & Chatfield are the contractors and George A. Upham has the carpenter work. Griggs & Hunt are the architects. Work will not be started until March 1.

Stores and Warehouses.

POUGHKEEPSIE.—Charles Joseph, of 265 Main st, will erect a 3-sty building adjoining his present store building, the first floor to be for a store, the second for offices and the third for apartments.

SYRACUSE, N. Y.—Charles M. Warner is soon to erect a 5-sty mercantile building on the site of the present property at Nos. 446 to 456 South Salina st. The plot has a frontage of 81 ft. Estimated cost of building, \$100,000. No contracts yet issued.

Miscellaneous.

CANANDAIGUA, N. Y.—The New York Central Railroad will erect a new roundhouse here. Plans are now being prepared at the Grand Central Depot, New York City.

WELLESVILLE, N. Y.—The Board of Education, of Wellsville, Geo. E. Brown, president, W. J. Richardson, secretary, contemplate rebuilding the high school recently destroyed by fire, an architect will be selected at once. GOUVERNEUR, N. Y.—The Oswe-

GOUVERNEUR, N. Y.—The Oswegatchie Light and Power Co. will erect a large electrical power plant on the site of mill No. 5 at Hailesboro in the spring. Architect Eaton, of Watertown, is the architect.

MADISON AV.—Robert T. Lyons, 1493 Broadway, has plans for changing the old flats No. 507 Madison av, into studios and laboratories for the St. Catherine Corporation, 366 5th av. The cost will approximate \$60,000, and no figures have yet been taken.

MADISON SQ.—The Madison Square Garden Company will make alterations for the coming automobile show to cost \$24,000. F. K. Sturgis is president and J. G. Young is secretary of the company. Ellison Construction Co., 1499 Broadway, have the general contract.

BLAUVELT, N. Y.—The State architect, Franklin B. Ware, of Albany, N. Y., has in contemplation plans for buildings in connection with a State rifle range to be laid out at Blauvelt, Rockland County, N. Y., and which buildings are estimated to cost \$75,000. Primarily, there would be a mess hall with kitchen.

BROOKLYN.-J. L. Hamilton & Sons, 348 West 27th st, have received the carpenter work on the new hospital annex for the Kings County Hospital, Brooklyn. Geo. Vassar's Son & Co., 1170 Broadway, Manhattan, have the general contract. Messrs. Helme & Huberty, 190 Montague st, are the architects. The cost for the work is placed at \$140,000.

SYRACUSE.—Gaggin & Gaggin have been retained by the City National Bank of Binghamton to prepare plans for a new bank building to be erected at the corner of Washington and Court sts, Binghamton. The new structure will be used exclusively for banking purposes. It will be 1-sty high and will cost between \$60,000 and \$70,000. John B. Van Name is the president of the bank.

ALBANY, N. Y.—The Albany Yacht Club has decided to ask the city for the lease of enough of the pier to serve as a site for a new club house and will guarantee to construct a building in harmony with the pier improvement and satisfactory to the city engineer. The firm of Scopes & Feustmann, architects, of Saranac Lake and Manhattan, will draw up plans, the building to cost between \$12,-000 and \$15,000. Commodore Scopes will appoint a committee with whom the architects may consult.

Contracts Awarded.

65TH ST.—John M. Bowers, 7 West 21st st; owner, Hoppin & Koen, 244 5th av; architects, have awarded to Richard Deever & Son, 309 Broadway, the general contract to erect a 5-sty high-class residence, 28x100 ft. brick and limestone, at No. 45 East 65th st, to cost \$60,000.

40TH ST.—C. Curtis Woodruff & Co., 213 10th st, Long Island City, has obtained the general contract to erect a 6sty brick, granite and marble apartment house (13 families), at Nos. 144-146 East 40th st, from plans by Walker & Gillette, 131 West 40th st. Cost, about \$45,000. J. F. A. Clark, 111 Broadway, is the owner.

BROADWAY.—The Keystone Construction Co., 28 East 85th st, has obtained the mason contract on the new 12-sty elevator apartment house, to be erected at the northwest corner of Broadway (Continued on page 913.)

Brief and Personal.

W. L. Stoddart, the architect, now has offices at 30 West 38th st, having moved from 31 Union sq. Tel., 3610 Murray Hill.

Architects are evincing a new interest in suburban work. They report that there will be more of this kind of work hereafter.

C. H. Hughes & Co., engineers, formerly at 120 Broadway, have moved to the U. S. Realty Building, 115 Broadway. Tel., 3946 Courtlandt.

Mr. Leonard Metcalf, of the firm of Metcalf & Eddy, consulting engineers, Boston, Mass., has been appointed as one of two experts to appraise the property of the Indianapolis Water Co., Indianapolis, Ind.

Prof. Woolson, of Columbia, conducted a fire test on Tuesday, Nov. 16, at the new Columbia Fire Testing Station, corner of Norman av and Monitor st, Greenpoint, of a reinforced floor constructed by the Trust Metal Lath Company.

We know of a manager and salesman of 15 years' experience among building trades in the machinery line who is desirous of making a change. He has mechanical, executive and selling ability and fine references from former employer. See his adv. under "Wants and Offers."

During the month ending Oct. 20, 1909, there was placed on the Olive Bridge Dam 33,142 cu. yds. of cyclopean masonry and 2,117 cu. yds. of concrete blocks, a total of 35,259 cu. yds. The contract is held by the joint firm of MacArthur Bros. Co. and Winston & Co., and the general superintendent is Mr. M. J. Look.

We are officially informed that Geo. Dillon, Inc., 329 East 116th st, would like to receive proposals on marble work that is required in the new post office and court house to be build at Council Bluffs, Ia. Plans can be seen at the building or at the Washington office of the P. O. Department. Bids wanted not later than Nov. 24.

M. & L. Hess have secured a loan from The Title Insurance Company of New York, of \$250,000 in the form of a building loan for the Twenty-fifth Construction Company, for the erection of a 12 story loft building by them on Nos. 24 & 26 West 25th st. The plans are now being drawn by F. C. Zobel, of the "West 28th st Arcade" building. The Title Insurance Company is lending the same builders \$180,000 on 25th st, between 6th and 7th avs, and a 12-sty loft building is also to be erected on these premises.

BUILDING MATERIAL AND EQUIPMENT And News Regarding Source of Supply

Prices Shift for Many Materials. Building material found a normal market this week with prices advancing in many lines, although Hudson River common brick is reported lower. Contractors are pushing work in anticipation of an early winter, and haste has been made in every operation to top off before snowfall. A market summary follows:

BRICK-Supply exceeds demand. CEMENT-Nervous in sluggish market. LIME-Active. Competition keen. LUMBER-Soft wood prices low. PIG IRON-Demand moderate. SLATE-No. 1 Bangor higher. STEEL-Sheets and structural up. STONE-Market quiet. Prices steady.

Brick Prices Shifted Downward.

Hudson River hard brick dropped downward a quarter to a half this week owing in part to over-supply. The cut is said to be only temporary and better things are looked for within a fortnight. The sales this week were normal, seventeen car-goes having gone out on Monday, evi-dencing an average week. The transactions in cargoes for last week are: Holdovers, Monday, Nov. 8, 12; arrivals, 96; sales, 84; and holdovers, Monday, Nov. 15, 24.

It will be noticed that the arrivals were in excess of almost any week this sea-son, while the sales were about normal. It is also of interest to note that the leftovers for this week were exceptionally numerous. These conditions have a natural temporary effect upon prices. Raritans bring \$5.75 to \$6.25.

DEALERS BEARS IN MARKET.

The dealers have found that their requirements are not so heavy as they had expected them to be, and in consequence, while the wholesale market was fair, they could not absorb all that was supplied to Their offerings were generally at them. \$5.75 for Hudson Commons, with light hards at \$4.50 and pales at \$3.50. was four shillings below the low figure set by the manufacturers. Finally the market cracked and then broke to \$5.50 and \$6.00, with three-quarters ruling yesterday.

Fronts: (Derivered at buildings.)		
Buffs, No. 1	22.00	28.00
Buffs, No. 1 (delivered at bldgs.).	22.00	28.00
Greys, various shades & speckled		31.00
White No. 1		35.00
White No. 2	25.00	31.00
Old Gold		32.00
Trenton or Philadelphia Red Fronts	21.00	24.00
Enameled:		
English size	75.00	80.00
American size	70.00	80.00
Kiln run		60.00

Cement in Sluggish Market.

The slight rally in cement reported a week ago has not been maintained, the demand being a little below normal for this time of the year. Dyckerhoff German Portland cement seems to be an exception to the above case, 700 barrels having arrived on the Zeeland, of the Red Star line this week, all being sold before the boat unloaded. Another cargo of 500 bbls. will leave for this port next week, part of which has been disposed of. The ruling price for this material is \$2.43, and it is said that orders placed by E. Thiele, the importer, are averaging larger quantities than formerly.

BIG CONTRACT FOR LEHIGH.

Conspicuous among this year's contracts for local work is that of the Lehigh Portland Cement Co. Hiram Snyder & Co., agents. This is for upwards of 70,000

bbls. for use in the caissons to be sunk in the Municipal Building opposite the Manhattan entrance of the Brooklyn Bridge.

Moderate Demand for Pig Iron.

Pig iron was in moderate demand almost the entire week. Prices held stationary in all grades. The inquiries were fair and volume of business was fluctuating. One sale was for 1,000 tons northern foundry for shipment into New Jersey, which for this time of the year is conspicuous. Word was received in the local market this week that the McGunzie furnace in the Pennsylvania field would blow in about January 1. The demand for steel making iron during the last two weeks, has been heavier in the West than here, structural and rail billets standing about even. Steel works were in the market for moderate tonnages of basic iron for this year's delivery. The price tendency is undoubtedly up, but no change is expected for about thirty days.

PIG IRON.

The following are the nominal delivered prices t Tidewater for shipment into the first quarter, outhern prices delivered. Manhattan, Brook-yn or Jersey City include lighterage. Northern:

\$19.20@	\$19.70
. 18.70	19.20
. 18.20	18.70
. 19.25	19.50
. 18.75	19.00
. 18.25	18.50
. 18.25	18.50
. 15.00	15.50
. 17.25	17.50
	19.25 18.75 18.25 18.25 18.25 15.00

Steel Prices Shift.

The advance in sheets and structural steel referred to in last week's issue was announced as of Monday. Soft steel sheets went up ten cents, as did blue annealed, one pass cold rolled, and cleaned American. Galvanized went up fifteen cents. Tin plate advanced ten cents a case box, while Taggers iron was quoted twenty cents higher. The revised prices are given below.

The market analysis for the week gives an upward tendency to prices, even over those quoted. This is particularly true of bar iron, such as is used for fire-escape work, etc. In steel no change is expected prior to the first of the year, however. The Carnegie Steel Co. will not contract ahead, as the mills are "loaded." The situation is such as to indicate a firm support of the new prices and to point to support of still higher prices even at this early date.

As far as steel and sheet metals are concerned, the winter business will be brisk and quite up to expectations. The fabricators are trying to get all the material they can, although beams and channels, angles and tees, are up ten cents, mill, and zees five cents, mill. The new store prices are given below:

STRUCTURAL STEEL, Nominal prices f. o. b. dock, N. V

			-		Mill.	Store.
Beams	and	Channels,	15-in.	and	01 70	00.0-
und	er .				.\$1.16	\$2.20
Angles					. 1.76	2.25
Tees .					. 1.81	2.30

1 to 1%, base price		2.00
% and % in	1	-10c. extra
FLAT IRON.		
1½ to 4 in. x 5% to 1 in	., base price	2.00
11/2 to 4 x 1/4 x 5-16	•••••	2-10c extra
2 to 4 in. x 1% to 2 in	· · · · · · · · · · · · ·	5-10c extra
14 to 6 in. x 14 to 14 Norway Bars		.35
Norway Shapes		35
Norway Shapes Burden Best Iron		.\$3.15 base
Burden H. B. & S		.\$2.95 base
Machinery Steel, Iron	Finish, base	2.00
Machinery Steel, Iron Soft Steel Bars, base or	ordy. sizes	2.00
rool Steel, regular quali	ty 7	.00
rool Steel, extra quality.		.00
SOFT STEEL SHEETS.		
and heavier		2.30
3-16		2.40
No. 8		2.50
Blue Annealed.		
No. 8		2.50
No. 10		2.50
No. 12		2.55
No. 14,		2.00
NO. 10		2.70
	One Pass,	
No. 16	Cold Rolled.	American.
No. 16 No. 181	\$2.90 9.95	\$3.00
No. 91 (
No. 22 (No. 24 (2.85	3 10
No. 24 5	2.00	0.10
No 25)	3.05	3.20
No. 26		
No. 27	3.10	3.50
No. 26 5 No. 27 No. 28	3.20	3.40
GENUINE IRUN SHE	ETSGalvan	nizea.
N. 00 1 04		

BAR IRON FROM STORE (National Classifica-

ROUND AND SQUARE IRON.

N. BThe following prices are for 1C 20x28.
the rate for 14x20 being half as much. IX is
usually held at \$2 per box advance for 8 to 10
lbs. coating and \$2.50 to \$3 advance for 15 lb.
and upward. The following are approximating
basis quotations, and proper allowance must be
made for special brands, small lots, etc.:
About 40-lb. coating
About 30-lb. coating 15.20
About 20-lb. coating 13.50
About 15-lb. coating\$10.90 11.45
About 8-lb. coating 8.30

		ths, ANIZ					•••	••••			24
								-	100		00 10
		and									\$3.10
**		and	20.						**		3.25
**	22	and	24.						**		3.45
**	26							**			3.65
**	27								**		3.85
"									**		4.00
**	30								**	**	4.65
No.	20	and	ligh	ter.	36	ins	. w	ide,	25c	. hig	her.

Sheet Copper, hot rolled, 16 oz....per lb. 18@19 Sheet Copper, hot rolled, 14 oz....per lb. 19@20 Sheet Copper, cold rolled, 1c per lb above hot rolled.

rolled. Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled. Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.

 PIG LEAD.
 4%@5

 Loss
 5 5%

FABRICATED SLAB REINFORCEMENT.
"Triangle" Mesh, Style 27 (approved for 6 foot spans), in carload lots F. O. B. dock, N. Y., \$1.05 per 100 sq. ft.
"Triangle" Mesh, Style 26 (approved for 8 foot spans), in carload lots F. O. B. dock, N. Y., \$1.29 per 100 sq. ft.

Lime Market Satisfactory.

Leading lime companies are finding conditions changing somewhat and in many instances are preparing to meet them. As an instance of this, it has been rumored in the trade for some time that Clifford L. Miller & Co., of 110 East 23rd st., have been talking of manufacturing hydrated lime, which is today a strong competitor with finishing lime. The present market supply is fair and the demand easy. The kilns are busy especially in New England where they are reported to have all the business they can handle.

LIME. 500-bbl. lots delivered to the trade in Greater New York. @\$0.75 lots. New Milford Lime..... New Milford Lime..... New Milford (small barrel)...... Hydrated, per ton..... 1.40 1.80 1.00 9.00

PLASTI			
Calcined,	city	casting,	in

250 lbs	1.40
200 IDS	1.65
In barrels, 320 lbs	
In bags, per ton\$8.50	10.00
Calcined, city casting, in barrels,	
250 lbs	1.45
In harrols 320 lbs	1.65
Neat wall plaster, in bags, per ton*	11.00
Wall plaster, with sand, per ton	5.25
Browning	5.25
Browning	6.25
Scratch	0.20
*Rebate of 10 cts. per bag.	1 ata
NoteWhen sold in bags a rebate of 64	4 CLS.
per bag returned is allowed.	
per bag recurried to anteneas	

barrels,

Lumber Conditions Unchanged.

The attempt on the part of manufacturers and sellers to force market conditions, according to some authorities in the trade, is responsible for the low prices now being generally maintained in the soft woods and building lumber. The sales reported by the wholesalers are fair in volume, competition being still keen. The wholesalers are beginning to report scarcity in certain kinds of hardwoods, and in consequence advancing prices are almost sure to follow.

LUMBER.

These figures cover only wholesale prices to the trade on well manufactured graded stock, classi-fied 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.

59.00 33.00 23.00

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

lighterage limits.	the second
Ash 1 in., 1st and 2ds (white) \$50.00@	\$52.00
Ash, 1 in. No. 1 common (white) 30.00	38.00
Ash, 1 in., No 1 common (brown). 35.00	36.00
Basswood, 1 in., 1st and 2ds 40.00	42.00
Basswood, 1 in., No. 1 common 30.00	31.00
Birch, 1 in., 1st and 2ds (red) 48.00	50.00
Birch, 1 in., 1st and 2ds (white) 36.00	38.00
Birch, 1 in., No. 1 common (red) 28.00	34.00
Birch, 1 in., No. 1 common (white) 25.00	27.00
Chestnut, 1 in., 1st and 2ds 46.00	48.00
Chestnut, 1 in., No. 1 common 36.00	38.00
Cherry, 1 in., 1st and 2ds 95.00	100.00
Cherry, 1 in., No. 1 common 54.00	60.00
Cypress, 1 in., 1st and 2ds	49.00
Cypress, 1 in., shop	33.00
Gum, 1 in., 1st & 2ds (red) (Hazel) 37.00	39.00
Gum 1 in No 1 common (red)., 30.00	32.00
Maple, 1 in., 1st and 2ds 30.00	32.00
Maple, 1 in., No. 1 common 23.00	25.00
Oak, 1 in., 1st and 2ds (plain) 47.00	50.00
Oak, 1 in., No. 1 common 38.00	40.00
Oak, 1 in., 1st & 2ds (quartered). 80.00	84.00
Oak, 1 in., No. 1 com. (quartered) 50.00	55.00
Poplar, 1 in., 1st and 2ds 56.00	58.00
Poplar, 1 in., No. 1 common 36.00	38.00
Walnut, 1 in., 1st and 2ds100.00	105.00
Walnut, 1 in., No. 1 common 55.00	65.00
MAPLE FLOORING.	
Clear	.\$42.50
No 1	. 38.00

No. 1		00
Factory		50
QUARTER		
4/4 1st and	2ds\$85.	00
5/4		00
4/4 No 1 co	ommon	00

	INO.																									
5/4						• •		•	•	 •	•	•	• •	•	•	•	•	• •	• •	•	•	•	•	57	7.4	00
P	LAIN	1	SA	AV	VI	1:																				
414	1 -+			0	de																		3	C5/	1	00

1/ 1	TOC					 	 	 	
5/4						 	 	 	. 52,00
4/4	No.	1	com	mor	1	 	 	 	. 36.00
5/4	No.	1	com	mor	1	 	 	 	. 38.00
4/4	No.	2	COI	mor	1	 	 	 	. 22.50
5/4	No.	2	com	mon	1	 	 	 	. 24.50

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

The best management of the second sec

LATH.		
11/2 in. round wood lath		
Eastern spruce, slab	3.65	3.75
SPRUCE (Eastern; Random Car	goes.)	
2 inch cargoes	\$22.00@	\$26.00
6 to 9 inch cargoes	24.00	26.00
10 to 12 inch cargoes	27.00	30.00
WHITE PINE.		

Good Uppers,	4-4.	5-4 and	6-4 per	
1,000 feet			\$94.00@	\$95.00
Selects, 4-4 .			82.00	84.00
Selects, 5-4			82.00	84.00
Selects, 6-4			83.00	84.00
Selects, 8-4			82.00	84.00
Shelving, No.	1. 1	x 10 in		47.00

LONG LEAF YELLOW PINE FLOORING. "C" "C" Heart rift, D. & M., 13-16 x 2½, counted 1 x 3...... "A" Rift, D. & M., 13-16, counted 34.50 37.00 46.50 48.50 1 x 3 "B" Rift, D. & M., 13-16, counted 42.00 44.00 1 x 3 "C" Rift, D. & M., 13-16, counted

 1 x 3
 30.00
 32.50

 'A'' Flat, D. & M., 13-16, counted
 31.50
 33.50

 ''B'' Flat, D. & M., 13-16, counted
 1 x 3
 31.50
 33.50

 ''B'' Flat, D. & M., 13-16, counted
 28.00
 31.50

 No. 1 Com, D. & M., 13-16, counted
 28.00
 31.50

 No. 2 Com, D. & M., 13-16, counted
 17.00
 18.00

 ''A'' Heart Rift, 13-16 x 3'4, counted 1 x 4
 55.00
 57.00

 ''B'' Heart Rift, 13-16 x 3'4, counted 1 x 4
 48.50
 51.00

 ''C'' Heart Rift, 13-16 x 3'4, counted 1 x 4
 40.00
 45.50

 ''B'' Rift, 13-16 x 3'4, counted 1 x 4
 30.00
 32.50

 ''B'' Rift, 13-16 x 3'4, counted 1 x 4
 30.00
 32.50

 ''B'' Rift, 13-16 x 3'4, counted 1 x 4
 30.00
 32.50

 ''B'' Rift, 13-16 x 3'4, counted 1 x 4
 30.00
 32.50

 ''B'' Rift, 13-16 x 3'4, counted 1 x 4
 30.00
 30.00

 ''C'' Rift, 13-16 x 3'4, counted 1 x 4
 30.00
 30.00

 ''B'' Flat, 13-16 x 3'4, counted 1 x 4
 30.00
 30.00

 'No. 1 Com., 13-16 x 3'4, counted 1 x 4
 30.00
 30.00

 'Loin
 17.00
 18.00
 30.00</t 32.50

Linseed Oil Still High.

No improvement is noted in the paints and oil situation, and there probably will be none, until the price of linseed oil drops from its present high level. Second hards continue to offer parcels on prompt delivery, but futures are at a standstill pendmore normal conditions in flaxseed. ing City raw, American seed in 5 bbls. or more is selling at 63 and 64 cents; city single boiled, American seed in same quantities bring 64 and 65 cents. City double boiled, American, brings 65 and 66 cents, while Western raw is quoted at 62 and 63 cents. Flaxseed, No. 1 N. W., is quoted this week in Chicago at \$1.74, while No. 1 S W. was listed at \$1.64.

The demand for paints in this city is a little better than normal, and has been so since early in September, when many of the big operations in this city were being The prospects are, according to finished. well-informed persons in the trade, that the Winter will be a busy one, followed by a lull in the Spring, with resumption of activities on a still larger scale than that of this year in the Summer. Varnish is unsteady, but showed improvement in the early part of the week.

Stone in Quiet Market.

Except for the fact that retailers and wholesalers in the stone trade continue to place good-sized requisitions for rough material, and in nearly every instance in greater quantities than in any year since 1906, the week was uneventful. Cutters report that while they have a good volume of business on hand they are taking few new contracts, comparatively speaking. Most of them have work sufficient to keep them moving well during the winter.

NO. 1 BANGOR SLATE HIGHER.

Slate dealers report that the market conditions in that commodity continue to firm for an advance on Jan. 1. Genuine No. 1 Bangor is quoted today at \$5.00 and \$6.75, with the latter price ruling. E. Johnson, of The E. J. Johnson Co., Potter building, when asked what the price outlook for the first of the year was, said: "The tendency is upward and better prices undoubtedly will prevail after Jan. 1. Market conditions are satisfactory for this time of the year, and toward its close

prices will	go back to the figures that
maintained	before the panic." As in the
case with	other branches of the stone
trade, slate	is making a greatly improved
showing.	

STONE .- Wholesale rates, delivered at New

York.	
Bennington building mable \$1.25@	
Brownstone, Portland, Con60 \$1.2	5
Caen 1.25 1.7	5
Georgia building marble 1.40 2.0	Đ.
Granite, black 1.00 2.0	0
Granite, grey	0
Granite, Maine	5
Granite, Milford, pink 1.0	0
Granite, Picton Island, pink 1.0	
Granite, Picton Island, red 1.0	0
Granite, Westerly, blue 1.18 3.5	
Granite, Westerly, red 1.00 3.0	ю
Hudson River bluestone, promiscuous	
sizes, per cu. ft	
Kentucky limestone	Ð
Lake Superior redstone 1.05	
Limestone, buff and blue	00
Longmeadow freestone	
Ohio freestone	
Portage or Warsaw stone	
Scotch redstone 1.05	
South Dover building marble 1.25 1.5	
Tennessee marble 2.35 2.5	
Vermont white building marble 1.00 1.5	
Wyoming bluestone	
SLATE Prices are per square, delivered i	In
New York in car lots.	
Bangor, Genuine, No. 1 \$5.00 \$6.7	75
Brownville & Monson Mine 6.50 8.0	
Chapman, No. 1 5.25 6.0	

Dangui, C	enume.	110.			 . 00.00	00.10
Brownville	& M	onson	Mine	e	 6.50	8.00
Chapman,	No. 1.				 5.25	6.00
Peach Bot	tom				 6.90	7.50
Red, No.	1				 10.00	12.00
Unfading						6.23

Old Building Firm Incorporates,

The George W. Ruddell Co., of 25 West 42d st, is a corporation recently formed to succeed the firm of John & G. Ruddell, which was established in this city in 1862. Mr. John Ruddell is president of the new company, and is one of the oldest builders living and still in business. He, with his brother, formed a partnership in the year just mentioned and made a specialty of building private homes both for themselves and others. They built very largely on the East Side, in the 19th Ward, and completed many rows of houses in that section, having had as clients many old representatives of New York whose estates the company still does work for. George W. Ruddell, the vice-president of the company, has been actively engaged in the building business for many years, both as a mason builder and general contractor. His work has been carried on principally on the new West Side, and includes all branches of the building business. The George W. Ruddell Co. is at present actively engaged and has a well established business.

Harrison & Meyer's Work in Demand. Harrison & Meyer, specialists in arti-ficial stonework, of 16 East 18th st, have recently taken some important contracts for sidewalk and concrete floor work. Among them is the U.S. Casualty building at Liberty st and Temple pl, and the Hudson Savings Bank, Hudson, N. Y., for the Andrew J. Robinson Co., and in St. Luke's Hospital for Ernest Flagg, the architect.

This company makes a specialty of artificial stone sidewalks, cellars and vaults. George T. Harrison and John T. Meyer, are both experts in their line and give personal supervision to all work. Estimates are cheerfully given and inquiries may be made by mail or telephone, Stuyvesant, 3170. Some of the important work that this firm has handled, is found in the Singer building, where this firm laid all the underflooring from sub-basement to roof.

Gasoline vs. Alcohol.

A gallon of denatured alcohol can be made to do the same amount of work in an engine as a gallon of gasoline; moreover, the alcohol does not produce smoke and is less liable to yield obnoxious odors, but the lower price of gasoline makes it the cheaper fuel. These conclusions, based on the results of 2,000 comparative tests of the two substances as engine fuels, are given in Bulletin 392 of the United States Geological Survey.

New Architectural Terra Cotta Company Enters the Field.

The Federal Terra Cotta Company has recently been incorporated with a capital \$1,500,000, and with offices in the of Trinity Building, No. 111 Broadway, New It is the purpose of this company York. to immediately build and equip a model architectural terra cotta factory. Great improvements will be made in this factory, which will enable the company to produce a superior quality of terra cotta and make deliveries on shorter time. The plant, which will be the largest in the country, will be completed April 1, 1910. Land has been purchased at Woodbridge, N. J., with siding connections with the Pennsylvania Railroad. It is also situated on the deep waterway, Woodbridge Creek, which will enable the company to ship in bulk to all the coast States.

The officers and directors of the company are as follows: Directors—De Forest Grant, William Manice, John E. Berwind, Edw. R. Stettinius, Frank A. Thayer, Madison Grant, Dwight W. Taylor, Edwin Thorne, Rodney Thayer, Wm. B. Dinsmore.

Officers—President and general manager, De Forest Grant; first vice-president, Edwin Thorne; second vice-president, William Manice; treasurer, Frank A. Thayer; secretary, Dwight W. Taylor.

The management of the company will be in the hands of men who had long and active experience in the terra cotta business and are well known to the building trade. The company is very strong financially, having all the necessary money to build and equip the plant and carry on a large business.

Other prominent men interested financially in the company are Stuyvesant Fish, Goelet Gallatin, H. Holbrook Curtis, H. A. Berwind, B. N. Duke, Wm. de Forest Haynes, Schuyler Schieffelin, Lewis R. Morris, Norman Grant, E. H. Wells, Alfred H. Bond,

In recent years there has developed a very great demand for a high class of architectural terra cotta, and it is to fill this demand satisfactorily and promptly that this company has been formed.

An Engineer on Criminal Courts Building.

Since the scare over the possible collapse of the Criminal Courts Building has passed out of the public mind to some extent at least, and various experts have been heard upon the subject of whether the structure is safe for occupancy, it is interesting to recall that its condition was known to be practically the same as it is to-day five years ago. Discussing the subject of foundations in an interview with a Record and Guide representative this week, Mr. Fred. Dana Rhodes, of 140 Cedar st said:

"During the construction of the subway I had the honor to be engaged on the committee of examination of the construction company, and while our territory was between Brooklyn and the City Hall here, we made an investigation of the Criminal Courts building, and found cracks in the walls and some arches supported by timbers. It is an established fact that a pile deep driven into the earth until the driving end is entirely "broomed," or until it can no longer be driven, will continue to sink slowly if a great weight is constantly applied to it. That, in my opinion, based upon a casual examination, is what is happening in the Criminal Courts building.

"When we reported we recommended that measurements be taken by the city every once in a while exactly as they now propose to do so as to note the rapidity with which these piles are sinking. That is the only way to keep an intelligent tab on the safety of the structure."

Mr. Rhodes added that he believed the building to be safe in its present condition, and that dynamite would have to be employed to tear it down should such a course be attempted.

Mr. Rhodes has attained a high reputation as an expert engineer and examiner of buildings adjacent to new structures, being chief engineer of the committee that examined and reported on buildings and property to the value of \$75,000,000 along the Brooklyn-Manhattan subway extension. Some of the buildings adjacent to excavations that he has examined are the Estate of Janet Lavaing, Al. Hayman, The Aeolian building, Mendelssohn Hall, the rectory and church of the Holy Communion, Abbott & Morgan and many others. He is a Cornell graduate and a member of the American Society of Engineers, and has made a life long study of his specialty.

Nassau Steel & Iron Co. to Move.

C. J. Wolfe, properitor of the Nassau Steel & Iron Works, will announce to the trade within the next few weeks the removal of his offices from No. 24-26 Stone st, to his own building at No. 525 58th st, Brooklyn. The Nassau Steel and Iron Works has had its headquarters at the Stone street address for several years, but will move from there on or about December 1.

The works will remain where they are at Nos. 37 and 39 42d st, Brooklyn, where every facility will be offered contractors and architects for turning out architectural and ornamental iron. The company's equipment is of the finest and a staff of expert designers and draughtsmen is employed to give careful attention to the minutest detail of all kinds of ornamental iron construction work. Sketches and estimates, as announced in his advertisement in another part of this issue, are always cheerfuly and promptly given.

Tremendous Demand for Front Brick.

Front brick dealers are reporting a great demand for that material, and are expecting a busy Spring. Discussing this subject a few days ago, Mr. Houghtaling, of Houghtaling & Wittpenn, 44 East 23d st, made this statement, as illustrating 1909 conditions:

"We are selling up to the capacity of our yards, the Kittanning Clay Potteries, at Kittanning, Pa. During the last six months we have had more business than in any one year. A great deal of the demand for our material has been downtown, but while some of it has been in sizeable contracts, medium quantities prevailed. There seems to be much more of this kind of business than usual. This, I consider, to be a good sign for a busy season early next year. I do not look for much this winter, however.

"A good field is opening up in New Jersey. Less frame construction is going on, because most of the progressive cities are extending their fire limits. The result of this is seen in Jersey City, where a fine grade of dwelling and apartment house work is going on. Newark is developing rapidly, but as a result of the introduction of the tunnel system of transportation to and from this city, other towns are developing—Westfield, Elizabeth, Plainfield and towns even as far away as Trenton, taking their part in the demand for front brick."

Rumored Deal Between Big Companies.

The rumor was current in the trade this week that the American Steel & Wire Company had effected a selling arrangement for the Metropolitan district with the Berger Manufacturing Company, s e cor 11th av and 22d st, for the steel company's Triangle Mesh Reinforcement.

This information, which, from inquiries made by the Record and Guide, seems to have some foundation in fact, will be good news to contractors in this city and vicinity, as the Berger Manufacturing Company undoubtedly will carry a large stock available for immediate delivery at jobs, both here and in the suburbs. The Berger Company already has branches established at No. 2 Sarah Ann st, Tompkinsville, S. I., and in the Realty building, 149th st and 3d av, in the heart of the This will enable contractors to Bronx. get this material in almost any quantity desired at short notice, which has not been entirely possible heretofore.

ADVANCE REPORTS.

(Continued from Page 910.) and 113th st, for Geo. F. Johnson & Son. Geo. and Edward Blum, 503 5th av, prepared the plans. Estimated cost \$1,500,-000. For further particulars see another column of this issue.

Municipal Work.

DE KALB AV.—Plans are near completion for alterations, which will cost \$25,000, to the engine house at 124 De Kalb av, for the New York Fire Department. The architect is H. Bullard, care of the department. The work will include a feed-storage house.

AQUEDUCT.—Bids will be received by the Board of Water Supply, 299 Broadway, Nov. 24, until 11 A. M., for Contract 60, for the construction of the Hurley dikes of the Ashokan reservoir, known as Glenford, Woodstock and West Hurley dikes. They are to be of rolled earth embankments, with concrete core-walls, and aggregate about 1.6 miles in length. The work is located near West Hurley, on the Ulster and Delaware Railroad, about six miles northwest of Kingston, in the towns of Hurley and Kingston, Ulster County, N. Y. The security required will be \$280,000.

WILLIAMSBURGH BRIDGE. — The Bridge Department is planning to give more strength to the Williamsburgh Bridge structure in order to prepare for the subway traffic. Commissioner Stevenson says the plans of the present bridge were drawn more than ten years ago, and at a time when subway traffic over the bridge was not contemplated. As early as two years ago, when the Public Service Commission first brought forward the plan to have the subway loop trains cross the bridge, the department began to plan for that new traffic. Two extra bents will be placed underneath the land spans on either side, but the work will not be done immediately. No appropriation has been asked for.

Government Work.

The bid of Morse-Boulger Destructor Co., of New York, \$3,750 in amount, has been accepted for the construction of a garbage crematory at Fort Hamilton, N. Y. The work is to be completed within 75 days.

TOLEDO, O.—Sealed proposals will be received December 20 for the installation of a conduit and wiring system and a standard clock system in the U. S. Post Office, Toledo, O. James Knox Taylor, Supervising Architect, Washington, D. C. Municipal Work.

ATHENS, O.—Sealed proposals will be received on the 28th of December for the construction (including plumbing, gas piping, heating aparatus, electric conduits and wiring), of the U. S. Post Office at Athens, O. James Knox Taylor, Supervising Architect, Washington, D. C.

SARATOGA SPRINGS, N. Y.—Mark P. Wells, of Philadelphia, Pa., general contractor for the new post office building to be erected here, has awarded sub-contract for excavating to Smith W. Robbins, of Saratoga Springs, and the sub-contract for the electric work to R. C. Strang, of Philadelphia. Excavating began this week.

REAL ESTATE AND BUILDING STATISTICS.

					and the first - and the principle of the		
MANHAT		D THE BR	ONX.		Total No., Manhattan, Jan. 1 to date	1906 1,614) 1
	CONVEYA 1909.	ANCES.		1908.	Total Amt., Manhattan, Jan. 1 to date	\$79,833,20 7 527	
	to 18, inc.			3 to 19, inc.	Total No., The Bronx, Jan. 1 to date Total Amt., The Bronx, Jan. 1 to date	\$5,019,420	
otal No. for Manhattan		Total No. for I No. with cons		$\begin{array}{c}193\\19\end{array}$	Total No., Manhattan and The	0.141	
mount involved	\$668,150	Amount invol	lved	\$749,088	Bronx, Jan. 1 to date Total Amt. Manhattan and The	2,141	
umber nominal	174	Number nom		174	Bronx, Jan. 1 to date	\$84,852,627	
otal No. Manhattan, Jan. 1 t		9	009. 9, 4 96	1908. 8,509	PROJECTED BU	JILDINGS.	
to date			748	619	Total No. Now Puildings . N	1909. lov. 13 to 19, inc. No	1908 14 to 20
otal Amt. Manhattan, Jan. 1	to date	\$42,175		\$32,754,220	Manhattan	12	14. 14 10 20,
	1909.			1908.	The Bronx	44	
Nov. 12 otal No. for the Bronx	to 18, inc. 137	Total No. for		13 to 19, inc. 129	Grand total	56	
o. with consideration	5	No. with cons Amount invol	sideration		Total Amt. New Buildings : Manhattan	\$1,620,000	\$237
mount involved umber nominal		Number nom		128	The Bronx	676,950	2,496
		19	909.	1908.	Grand total	\$2,296,950	\$2,784
otal No., The Bronx, Jan. 1		1.	6,526	6,723	Total Amt. Alterations : Manhattan	\$94,950	\$226
otal Amt., The Bronx, Jan. 1 Total No. Manhattan	and The			\$4,494,781	The Bronx	17,450	45
Bronx, Jan. 1 to dat TotalAmt. Manhattan	e	16	,022	15,232	Grand total	\$112,400	\$271
Bronx, Jan. 1 to dat		\$46,028	,527 \$3	37,249,001	Total No. of New Buildings :		
Assess	ed Value	Manhatta	n.		Manhattan, Jan. 1 to date The Bronx, Jan. 1 to date	891 2,134	1
100000		1909	Э.	1908.		3,025	2
otal No. with consideration.	N	lov. 12 to 18, i	nc. Nov.	13 to 19, inc. 19	Mnhtn-Bronx, Jan. 1 to date Total Amt. New Buildings :	3,823	2
mount involved			8,150	\$749,088	Manhattan, Jan. 1 to date	\$117,579,562	\$74,68
ssessed value			7,000 - 174	\$706,000 174	The Bronx, Jan. 1 to date	35,692,260	17.39
ssessed value		\$7,38	30,000 748	\$8,348,000 619	Mnhtn-Bronx, Jan. 1 to date	\$153,271,822	\$92,028
Cotal No. with consid., from Ja mount involved		\$42,17	5,981	\$32,754,220	Total Amt. Alterations : Mnhtn-Bronx, Jan. 1 to date	\$11,617,187	\$10,206
ssessed value		\$34,38	2,700 8,828	\$26,465,640 6,890			
ssessed value		\$467,84		396,589,200	BROOKL		
	MORTO		1/	0.00	CONVEYAN	IST 1909.	1908
	Nov. 12 to	.909. 18, inc		908. to 19, ing		v. 11 to 17, inc. N 589	
N	anhattan. 201	Bronx.	Manhattan 155	. Bronx.	No. with consideration	29	
Total number	\$4,348,066	*\$1,296,306	\$3,176,968	\$ \$697,225	Amount involved	\$200,822 560	\$218
no. at 12%	\$23,642				Number nominal Total number of conveyances.		
Io. at 93/8%	1				Jan. 1 to date Total amount of conveyances,	24,669	23
mount involved	\$3,120				Jan. 1 to date	\$12,348,725	\$15,596
mount involved	\$5,107				MORTGAGI	ES.	
No. at 8½%	\$614				Total number	585	
No. at 83%	\$4,953						
					Amount involved No. at 6%	*\$2,479,385 381	
Vo. at 8%	Ce Pes				No. at 6% Amount involved	381 \$1,116,639	
No. at 8%	\$6, 8 65 5				No. at 6% Amount involved No. at 5½% Amount involved	381	\$957
No. at 8% Amouut involved No, at 7%% Amount involved	\$6,865 5 \$8,202				No. at 6% Amount Involved No. at $5\frac{1}{2}\%$ Amount involved No. at $5\frac{1}{5}\%$	381 \$1,116,639 89 \$566,470 1	\$957 \$65:
No. at 8%	\$6,865 \$8,202 \$2,430				No. at 6% Amount involved. No. at $5\%\%$ Amount involved. No. at $5\%\%$ Amount involved. No. at 5%	381 \$1,116,639 89 \$566,470 1 \$1,500 145	\$957 \$65:
No. at 8% Imount involved No, at $7\%\%$ Imount involved No, at $7\%\%$ No, at $7\%\%$	\$6,865 \$8,202 1				No. at 6% . Amount involved. No. at $5\frac{1}{2}\%$. Amount involved. No. at $5\frac{1}{6}\%$. Amount involved. No. at 5% . Amount involved. No. at $4\frac{1}{2}\%$.	$\begin{array}{c} 381\\ \$1,116,639\\ 89\\ \$566,470\\ 1\\ \$1,500\\ 145\\ \$668,600\\ 1\end{array}$	\$957 \$653 \$144
No. at 8%	\$6,865 \$8,202 \$2,430 1 \$3,347 3			······	No. at 6% Amount involved No. at $5\frac{1}{2}\%$ Amount involved No. at $5\frac{1}{2}\%$ Amount involved No. at 5% Amount involved No. at $4\frac{1}{2}\%$ Amount involved	381 \$1,116,639 89 \$566,470 1 \$1,500 145	\$957 \$65 \$14
No. at 8%	\$6,865 5 \$8,202 1 \$2,430 1 \$3,347	· · · · · · · · · · · · · · · · · · ·			No. at 6% . Amount involved. No. at $5\frac{1}{2}\%$. Amount involved. No. at $5\frac{1}{2}\%$. Amount involved. No. at $5\frac{1}{6}\%$. Amount involved. No. at $4\frac{1}{2}\%$. Amount involved. No. at $4\frac{1}{2}\%$. Amount involved. No. at 4% .	$\begin{array}{c} 381\\ \$1,116,639\\ 89\\ \$566,470\\ 1\\ \$1,500\\ 145\\ \$668,600\\ 1\\ \$35,000\\ 1\\ \$4,800\\ \end{array}$	\$957 \$65: \$14i
No. at 8%	\$6,865 5 \$8,202 1 \$2,430 1 \$3,347 3 \$6,924 5 \$5,482				No. at 6% . Amount involved. No. at 53% . Amount involved. No. at 5% . Amount involved. No. at 5% . Amount involved. No. at $4\%\%$. Amount involved. No. at 4% . Amount involved. No. at 4% . Amount involved. No. at 4% . Amount involved. No. at 4% .	$\begin{array}{c} 381\\ \$1,116,639\\ 89\\ \$566,470\\ 1\\ \$1,500\\ 145\\ \$668,600\\ 1\\ \$35,000\\ 1\\ 1\\ \$35,000\\ 1\end{array}$	\$957 \$65: \$14i
No. at 8% mount involved	\$6,865 5 \$8,202 1 \$2,430 1 \$3,347 3 \$6,924 5 \$5,482 \$5,482 \$5,482 \$3,524	·······			No. at 6% . Amount involved. No. at $5\frac{1}{2}\%$. Amount involved. No. at $5\frac{1}{2}\%$. Amount involved. No. at 5% . Amount involved. No. at $4\frac{1}{2}\%$. Amount involved. No. at $4\frac{1}{2}\%$. Amount involved. No. at 4% . Amount involved. No. with intrest not given. Amount involved. Total number of Mortgages,	$\begin{array}{c} 381\\ \$1,116,639\\ 89\\ \$566,470\\ 1\\ \$1,500\\ 145\\ \$668,600\\ 1\\ \$35,000\\ 1\\ \$35,000\\ 1\\ \$4,800\\ 17\\ \$86,326\end{array}$	\$957 \$65: \$144 \$6:
No. at 8%	\$6,865 5 \$8,202 1 \$2,430 1 \$3,347 5 \$6,924 5 \$5,482 2 \$3,524 8 3,524 8				No. at 6% Amount involved No. at 5½% Amount involved No. at 5½% Amount involved No. at 5½ Amount involved No. at 4½% Amount involved No. at 4½% Amount involved No. at 4% Amount involved No. with intrest not given Amount involved No. with intrest not given Amount involved Total number of Mortgages, Jan. 1 to date	$\begin{array}{c} 381\\ \$1,116,639\\ 89\\ \$566,470\\ 1\\ \$1,500\\ 145\\ \$668,600\\ 1\\ \$35,000\\ 1\\ \$4,800\\ 17\\ \$86,326\\ \textbf{23,885}\end{array}$	\$957 \$65: \$144 \$6 \$22
To, at 8%					No. at 6%	381 \$1,116,639 89 \$566,470 145 \$668,600 145 \$35,000 1 \$35,000 17 \$86,326 23,885 *\$94,734,750	\$957 \$65: \$144 \$6: \$22 \$82,857
No. at 8%					No. at 6% Amount involved No. at 5½% Amount involved No. at 5½% Amount involved No. at 5% Amount involved No. at 4½% Amount involved No. at 4% Amount involved Amount involved No. at 4% Amount involved No. at 4% Amount involved Amount i	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 23,885 •\$94,734,750 aggregating \$30	\$957 \$65 \$14 \$6 \$22 \$82,857 .021,415, \$
To, at 8%	\$6,865 \$8,202 1 \$2,430 1 \$3,347 \$6,924 \$5,482 \$5,548 \$5,5482 \$5,556 \$5,556 \$5,556 \$5,576 \$5				No. at 6%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 4½%. Amount involved. No. at 4½%. Amount involved. No. at 4%. Amount involved. No. with intrest not given. Amount involved. Total number of Mortgages, Jan. 1 to date. *Does not include two mortgages by Armour & Co., of Illinois. Armou	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 23,885 •\$94,734,750 • aggregating \$30 r Packing Co. and	\$957 \$655 \$144 \$66 \$22 \$82,857 .021,415, g Armour &
To, at 8%	\$6,865 \$8,202 \$2,430 \$3,347 \$5,482 \$5,482 \$3,524 \$5,482 \$3,524 \$3,524 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$5,524 \$5,727 \$5,777 \$5,777 \$5,777 \$5,7	······			No. at 6% Amount involved No. at 5½% Amount involved No. at 5½% Amount involved No. at 5% Amount involved No. at 4½% Amount involved No. at 4% Amount involved Amount involved No. at 4% Amount involved No. at 4% Amount involved Amount i	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 23,885 *\$94,734,750 * aggregating \$30 r Packing Co. and Farmers Loan & 7	\$957 \$65 \$14 \$6 \$22 \$ 82,857 .021,415, g Armour &
No. at 8%	\$6,865 \$8,202 \$2,430 \$3,347 \$3,347 \$5,482 \$5,7277 \$5,7277 \$5,72777 \$5,7277777777777777777777777777777777777				No. at 6% Amount involved No. at 5½% Amount involved No. at 5½% Amount involved No. at 5½% Amount involved No. at 4½% Amount involved No. at 4½% Amount involved No. at 4½% Amount involved No. with intrest not given. Amount involved Total number of Mortgages, Jan. 1 to date. *Does not include two mortgages by Armour & Co., of Illinois. Armou of N. J., and Armour Car Line to F	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 17 \$86,326 23,585 •\$94,734,750 aggregating \$30 r Packing Co. and Farmers Loan & 7 inery, etc.	\$957 \$655 \$144 \$66 \$22 \$82,857 .021,415, g Armour &
No. at 8%. Mo. at 7%%	\$6,865 \$8,202 1 \$2,430 1 \$3,347 \$6,924 \$6,924 \$5,482 \$5,548 \$5,576 \$5,727 \$5,727 \$5,7246 \$6,0344 \$5,2706 \$2,70	46 \$453,059	\$1,350,566		No. at 6%	881 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$35,000 1 \$35,000 1 \$35,000 1 \$35,000 1 \$35,000 1 \$35,000 1 \$35,000 17 \$86,326 23,585 •\$94,734,750 • aggregating \$30 r Packing Co. and Farmers Loan & T inery, etc. UILDINGS. 78	\$957 \$655 \$144 \$64 \$22 \$82,857 ,021,415, g Armour & Frust Co.,
No. at 8%. mount involved. Mo, at 7%%	\$6,865 \$8,202 1 \$2,430 1 \$3,347 \$6,924 5 \$5,482 \$5,482 \$3,524 \$6,924 5 \$5,482 \$3,524 \$6,924 5 \$5,482 \$3,524 \$6,924 5 \$5,482 \$5,727 \$5,1246,034 \$5,2702 \$5,11,000 \$37	46 \$453,059 \$77,870 \$6	71 \$1,350,566 \$137,300 35	56 \$289,450 \$197,375 17	No. at 6%	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 1 \$35,000 1 \$4,800 1 \$35,000 1 \$4,800 1 7 \$86,326 23,885 •\$94,734,750 : aggregating \$30 r Packing Co. and Farmers Loan & 7 inery, etc. UILDINGS.	\$957 \$6551 \$143 \$63 \$22 \$ \$2,\$57 ,021,415, g Armour & Frust Co., \$766
No. at 8%. Imount involved. Imount involved. No. at 7%%. Imount involved. No. at 7%% Imount involved. No. at 7%% Imount involved. No. at 6%% Imount involved. No. at 5%% Imount involved. No. at 5% Imount involved. No. at 5% Imount involved. No. at 5% Imount involved. No. at 5% Imount involved. Imount involved. Imount involved. Imount Imount I	\$6,865 \$8,202 1 \$2,430 \$2,430 \$3,347 \$3,347 \$3,347 \$5,482 \$5,482 \$5,482 \$3,524 \$3,524 \$3,524 \$3,524 \$2,727 \$1,246,034 \$2,703 \$1,207,671	46 \$453,059 \$77,870 \$368,990	71 \$1,350,566 \$187,300 \$187,300 \$992,000	56 \$289,450 \$197,375 \$197,375 \$197,375	No. at 6%	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 17 \$36,326 23,585 *\$94,734,750 aggregating \$30 r Packing Co. and Farmers Loan & 7 inery, etc. UILDINGS. 78 \$699,230 \$42,920	\$957 \$651 \$143 \$63 \$22 \$82,857 ,021,415, g Armour & Frust Co., \$766 \$67
No. at 8%	\$6,865 \$8,202 1 \$2,430 1 \$3,347 8 \$6,924 \$5,482 \$5,482 \$3,524 \$6,924 \$5,482 \$2,33,524 \$6,924 \$5,482 \$5,482 \$2,33,524 \$6,924 \$5,482 \$5,782 \$5,172 \$5,170 \$5,	46 \$453,059 3 3 46 \$453,059 3 3 3 5 3 46 \$453,059 3 3 5 3 5 3 5 3 5 3 5 3 5 3 5 3 5	71 \$1,350,566 \$137,300 35	56 \$289,450 \$197,375 \$141,700	No. at 6%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 4½%. Amount involved. No. at 4½%. Amount involved. No. at 4½%. Amount involved. No. at 4%. Amount involved. Total number of Mortgages, Jan. 1 to date. *Does not include two mortgages, Bar. 1 to date. *Does not include two mortgages, Total Amount of Alterations. Total Amount of Alterations. Total Amount of Alterations. Total Amount of Alterations. Total Amount of Mew Buildings, Jan. 1 to date.	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 1 \$4,800 \$35,000 1 \$4,800 1 \$4,800 \$17 \$86,326 23,885 *\$94,734,750 * aggregating \$30 r Packing Co. and Farmers Loan & 7 inery, etc. UILDINGS. 78 \$669,230 \$42,920 9,355	\$957 \$6551 \$146 \$66 \$22 \$ 82,857 621,415, g Armour & Frust Co., \$766 \$65 \$52
No. at 8%	\$6,865 \$8,202 1 \$2,430 \$3,347 \$ \$6,924 \$6,924 \$5,482 \$5,482 \$3,524 \$3,524 \$5,482\$5,482 \$5,482 \$5,482\$5,482 \$5,48	46 \$453,059 \$20 \$77,870 \$368,990 \$330,000	71 \$1,350,566 \$137,300 \$992,000 4	56 \$289,450 \$197,375 \$11,700 \$141,700	No. at 6%	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 17 \$36,326 23,585 *\$94,734,750 aggregating \$30 r Packing Co. and Farmers Loan & 7 inery, etc. UILDINGS. 78 \$699,230 \$42,920	\$957 \$6551 \$146 \$66 \$22 \$ 82,857 621,415, g Armour & Frust Co., \$766 \$65 \$52
No. at 8% Amount involved	\$6,865 \$8,202 1 \$2,430 \$2,430 \$5,85,202 \$1 \$2,430 \$5,452 \$5,120 \$5,120 \$6,034 \$5,100 \$6,100 \$5,120 \$6,034 \$5,100 \$6,100 \$5,100 \$6,100 \$5,100 \$6,100 \$5,100 \$6,100 \$5,1000 \$7,1000 \$5,15007,671 \$7,1125,5000 \$2,1000 \$2,1000 \$5,1000 \$2,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,1000 \$5,10000 \$5,10000 \$5,10000 \$5,10000 \$5,100000 \$5,1000000000000000000000000000000000000	46 \$453,059 \$77,870 \$368,990 \$3368,990 \$330,000 \$42	71 \$1,350,566 \$187,300 \$992,000 \$992,000 \$992,000 \$992,000 \$31	56 \$289,450 \$197,375 \$197,375 \$197,375 17 \$141,700	No. at 6%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 4½%. Amount involved. No. at 4½%. Amount involved. No. at 4½%. Amount involved. No. at 4%. Amount involved. Total number of Mortgages, Jan. 1 to date. *Does not include two mortgages, Bar. 1 to date. *Does not include two mortgages, Total Amount of Alterations. Total Amount of Alterations. Total Amount of Alterations. Total Amount of Alterations. Total Amount of Mew Buildings, Jan. 1 to date.	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 1 \$4,800 \$35,000 1 \$4,800 1 \$4,800 \$17 \$86,326 23,885 *\$94,734,750 * aggregating \$30 r Packing Co. and Farmers Loan & 7 inery, etc. UILDINGS. 78 \$669,230 \$42,920 9,355	\$957 \$655 \$144 \$69 \$ 822 \$ 82,857 .021,415, g Armour & Frust Co., \$766 \$6 5 \$33,313
No. at 8% Amount involved	\$6,865 \$8,202 1 \$2,430 1 \$3,347 8 \$6,924 5 \$5,482 \$3,524 \$3,524 \$3,524 \$3,524 \$3,524 \$3,524 \$5,482 \$3,524 \$3,524 \$5,482 \$3,524 \$5,482 \$3,524 \$5,482 \$5,727 \$5,727 \$5,727 \$5,727 \$5,1246,034 \$5,727 \$5,1,207,671 \$7,737 \$1,125,503 \$45,625	46 \$453,059 \$77,870 \$368,990 \$330,000 \$30,000 \$42	71 \$1,350,566 \$137,300 \$992,000 4 \$50,000	56 \$289,450 \$197,375 \$197,375 \$197,375 17 \$141,700	No. at 6%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 4½%. Amount involved. No. at 4½. Amount involved. Total number of Mortgages, Jan. 1 to date. Total amount of Mortgages, Jan. 1 to date. *Does not include two mortgages, Jan. 1 to date. PROJECTED B No. of New Buildings. Estimated cost. Total Amount of Alterations. Total Amount of New Buildings, Jan. 1 to date. Total Amt. of New Buildings, Jan. 1 to date. Total Amount of Alteration,	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 1 \$4,800 \$1,7 \$86,326 \$23,885 \$4,920 \$1,7 \$3,932,000 \$4,800 \$1,7 \$3,932,000 \$4,800 \$1,7 \$3,932,000 \$4,800 \$1,7 \$3,932,000 \$4,800 \$1,7 \$3,932,000 \$4,800 \$1,7 \$3,932,000 \$4,800 \$1,7 \$3,932,000 \$4,800 \$1,7 \$3,932,000 \$4,900 \$1,7 \$3,932,000 \$4,900 \$1,7 \$2,920 \$1,900 \$1,700 \$1,700 \$1,900\$1,900	\$957 \$655 \$144 \$69 \$ 822 \$ 82,857 .021,415, g Armour & Frust Co., \$766 \$6 5 \$33,313
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No. at 8%	\$6,865 \$8,202 \$2,430 \$2,430 \$2,430 \$2,430 \$3,347 \$5,482 \$5,227 \$5,12,46,034 \$5,2707,671 \$5,377,877 \$5,1,125,502 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$21 \$5,321,900 \$45,6255 \$5,525 \$21 \$5,505	$\begin{array}{c} & & & & & & \\ & & & & & & & \\ & & & & $	71 \$1,350,566 \$992,000 \$50,000 \$31 \$647,097 \$8 \$1,682,000 1909.	56 5289,450 54 54 54 54 54 54 54 54 54 54	No. at 6%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 5½%. Amount involved. No. at 4½%. Amount involved. Total number of Mortgages, Jan. 1 to date. Total amount of Alterations. Total Amount of Alterations. Total Amount of Alteration, Jan. 1 to date. Total Amount of Alteration, Jan. 1 to date. Date Alteration, Jan. 1 to date. Jan. 1 to date Alteration, Jan. 1 to date. Jan. 1 to date Alteration, Jan. 1 to date Alteration, Jan. 1 to date Alteration, Jan. 1 to date Alteration, Jan.	381 \$1,116,639 89 \$566,470 1 \$1,500 145 \$668,600 1 \$35,000 \$35,000 \$35,000 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 1 \$4,800 1 7 \$86,326 23,885 •\$94,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$394,734,750 \$393,935 \$51,155,516 \$3,932,082 \$31,155,516 \$3,932,082 \$31,155,516 \$3,932,082	\$957 \$655 \$144 \$69 \$22 \$82,857 ,021,415, g Armour & Frust Co., \$766 \$6 5 \$33,313 \$4,940
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*Does not include mortgage of \$50,000,000 given by Armour & Co., Armour Packing Co. and Armour Car Lines to Farmers Loan & Trust Co as trustees covering real estate, rolling stock, etc., in this and other states.

E	TENDED MO	RTGAGES.			
	190	9.	1908.		
	Nov. 12 to 1	18. inc	Nov. 13 to 1	9, inc	
	Manhattan.	Bronx.	Manhattan.	Bronx.	
Total number	41	31			
Amount involved	\$1,498,450	\$619,500			
No.at 6 %	1	4			
Amount involved	\$2,000	\$7,500			
No. at 5½%	2				
Amount involved	\$72,000				
No. at 5%	19	24			
Amount involved	\$963,000	\$595,000			
No. at 41/2%	15	1			
Amount involved	\$387,500	\$6,000		•••••	
No. with interest not given	4	2			
Amount involved	\$73,950	\$11,000			
No. above to Bank, Trust		10			
and Insurance Companies	11	19			
Amount Involved	\$812,500	\$394,500			

\$704,006

THE WEEK.

W HILE there was an absence of 5th av transactions, which W have characterized the market for the past month, there was a very satisfactory amount of business reported. The total foots up seventy-five sales. Of these, eleven were between 24th and 30th sts, between Broadway and 7th. av. All of the sales were to builders for immediate improvement.

Between 30th and 90th sts there were only nine sales reported, none of them being of any importance.

The Bronx is represented in our reports by more than the usual number of transactions, there being twenty-one, of these nine are transactions in vacant property, representing sales of 35 lots.

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November 20, 1909

Washington Heights transactions were all in vacant lots, and there were only six of these, two of them being in the region affected by the 181st st station of the Subway, where there is also a very good demand for stores. All of the stores on 181st st, and also those on St. Nicholas av and Broadway at the same point, are rented. The sale of the Field estate holding in the block bounded by Riverside Drive, Broadway, 149th and 150th sts, is the largest transaction closed on the Heights in some months, and more than likely means its immediate resale to builders for improvement.

THE AUCTION MARKET

THERE were forty-eight parcels offered in the Vesey street salesroom this week one half of the salesroom this week, one-half of them being foreclosures. On Tuesday, Joseph P. Day offered a number of properties at voluntary sales, but met with indifferent success, most of them being bid in.

Wednesday was the interesting day of the week, as over \$600,000 worth of property was sold. Bryan L. Kennelly offered several parcels for the Robert Barkley estate, one being the southeast corner of 8th av and 24th st, consisting of three 4-sty buildings, on a plot 84x75, which was bought by David H. Taylor for \$160,000. Mr. Taylor represented the Gould estate, which owns the Grand Opera House, at the northwest corner of 8th av and 23d st. This purchase gives the estate a plot fronting 200 feet on the avenue and 275 and 245 feet on 23d and 24th sts, respectively.

On the same day Herbert A. Sherman held a successful sale of the properties in the Taylor estate, the whole bringing \$5,000 more than the highest appraisal made for the estate, the total being \$147,650. Samuel Marx, James L. Wells Co. and Hugh D. Smyth each sold a Bronx property at foreclosure.

UNIFORMITY IN RENTS.

While Mr. Clarence T. Coley, of the Douglas Robinson, Charles S. Brown Company was making some remarks at the late Detroit convention of building managers and owners, Mr. W. W. Han-nan, of Detroit, asked him a question regarding the practice here in New York with respect to renting and managing prop-The discussion is reported by Secretary Paterson in erty. "Building Management."

Mr. Hannan (Detroit): I want to ask you a further question which has come up a great deal this last summer in my travels and talks with real estate men all over the country. They have no general rule. A man comes into your office who merely wants you to find a tenant. In this city we charge him 3 per cent of the gross rent. Many persons say to you, "I just want you to find a tenant, I don't want you to look after the prop-I found a firm in Seattle which takes nobody's property erty." unless they take it to care for it, and for that they get 5 per cent. I want to know if that is the rule you use in New York?

Mr. Coley (New York): No, we all rent property at the prevailing renting percentages. We make a lease and collect a certain per cent of the gross net of that lease. If a man rents an office for \$10,000, we collect a certain percentage of the \$10,000 for the making of the lease, paid to us in advance.

Mr. Hannan: My friend suggests possibly you did not quite understand me. This firm in Seattle will not take anyone's property unless they have the care and management of it, for which they get 5 per cent of the monthly remittance. I believe that is the correct principle myself. I have never followed it, but I am going to bring it up before our real estate board here. I was wondering whether you followed any such practice in New York?

Mr. Coley: It is not uniform.

Mr. Hannan: I want to ask another thing: Suppose you have an apartment house where the rents run above \$25?

Mr. Coley: A tenement?

Mr. Hannan: Tenement, as you term them. Does the renting of the ground floor, or first story of the building to a store, depreciate the value of the flats above?

Mr. Coley: No, sir, not when you consider it strictly in the When you get up to rents of \$50, then it does. tenement district.

A Delegate: Would you advise varying the price of apart-ments in the same building? We have some buildings where the lower floors rent for so much and the upper ones for more. So, in the same building we get a tenant who pays \$50 rent, and also get one who pays \$25. My point is this: Is it good policy to mix the tenants who can pay \$50 with the tenants who pay only \$25?

Mr. Coley: I think, in answering that question, that would be considerable objection on those low rentals, \$25 and Thedifference in the way a man dresses, the difference in \$50. his education and general appearance, between a man who can afford to pay \$25 and a man who can afford to pay \$50, is very marked, although that it not the case after you get up into the higher grade apartments. I may be living in an apartment where there are people who pay \$3,000 a year rent. I am only paying \$1,000. I dress as well as he does. I have just as good an education and general appearance. In that case it does not depreciate the property as it would in the lower grades of rent where there is a marked difference between the tenants.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET

BANK ST.—The Clark estate of Brooklyn has sold 42 and 44 Bank , 2 and 3-sty buildings, on plot 40.2×91.3 , near 4th st.

st, 2 and 3-sty buildings, on plot 40.2x91.3, near 4th st. BROOME ST.—P. T. Canavan has sold for Mrs. Schneider 568 Broome st and for Adam A. Schopp 570 Broome st. to Rev. Joseph Shastakas, who will erect a church for Lithuanian Catholics. CANAL ST.—Samuel Zipris has sold for Celia Cahen 41 Canal st. a 4-sty building, 21.10x50, to Max Kobre. The property has been in the possession of the Cahen family for 43 years. The buyer will erect a 4-sty building on the lot, to which he will remove his bank-ing business from 40 Canal st.

CHURCH ST.—The Seymour estate is reported to have sold 286-288 Church st, northwest corner of White st, a 4-sty building on plot 50x50.

COENTIES SLIP.—Hibbard & Lesinsky have bought for a client 31 Coenties slip, a 4-sty building on lot 27.6x45.6, adjoining the southwest corner of South st. Title to the property stands in the name of Clara A. Chandler.

GREENWICH ST.—Duross Co. sold for Anna M. Buthfer 802-4reenwich st, northwest cor 12th st, two 4-sty tenements on plot 1.6x65. The buyer, it is said, will erect an 8-sty business build-ng. This is in the new wine section. 41.6x65. ing.

LEROY ST.-P. B. Brown & Son, in conjunction with C. Carlucci & Co., have sold for Ernest L. Hahn 22 and 24 Leroy st, a 6-sty tenement on plot 44x80.

VANDAM ST.—Wm. R. Mason has sold for Anna E O'Neill 99 Vandam st, a 5-sty building on lot 48x25.2. VARICK ST.—Morris J. Werner has sold through Henry Oppen-heimer and Frank & Kreielsheimer 28 Varick st, a 5-sty building, on lot 25x95, adjoining the northeast cor of Beach st.

13TH ST.—Jeremiah W. Dimick and Gustave Burout are reported to have sold 6, 8 and 10 West 13th st, a 3-sty and basement dwell-ing, on a plot 60x103.3. Last August Geo. A. Plimpton completed the purchase of the adjoining property, fronting 150 ft. on 13th st and 26 ft. in 5th av, for the purpose of erecting a printery. It could not be learned if Mr. Plimpton is interested in the present purchase purchase.

14TH ST.—Duross Co. sold to Douglas Taylor the 4-sty basement and cellar brownstone dwelling 211 West 14th st, on lot 25x120, for Jane G. Jennings. Mr. Taylor owns 209 West 14th st, and with the purchase of this property he enlarges his plot 25x120.

25TH ST.—Henry M. Weill in conjunction with David Goldfarb, has sold for Adolph Altman 158, 160 and 162 West 25th st, plot 66x98.9, and 157 West 24th st, lot 22x98.9. Philip Levey is the uyer. A 12-sty loft building will be erected. buyer.

25TH ST.-William Goldstone is reported to have sold 128 and 0 West 25th st, two 3-sty building, on plot 50x81.8, between 6th 130 West 25t and 7th avs.

26TH ST.—Henry M. Weill has sold for Jeremiah W. Dimick, the carpet manufacturer, 161 and 163 West 26th st, plot 44x108. A 14-sty building is to be erected on that plot.
26TH ST.—S. B. Goodale & Son sold for Leo J. Kreshover 120 West 26th st, 21.5x98.9, and in conjunction with Henry M. Weill for Albert I. Sire No. 118 West 26th st, making a plot 43x98.9. Samuel Metzger is the buyer.

26TH ST.—Margaret T. Johnston has sold the Van Buren, an 8-sty hotel, at 153 East 26th st. The structure is built on a lot 20 ft front and has a frontage of 98.9 ft. on Broadway alley, a 13-ft. wide thoroughfare, which extends from 26th to 27th st, 112 ft. west of 24 ar

-The estate of Mary Koenig has sold 221 West 27th st, lling, on lot 21.6x98.9, about 200 ft. west of 7th av. 27TH ST.a 4-sty dwelling, on lot 21.6x William Goldstone is the buyer.

William Goldstone is the buyer. 27TH ST.—David and Harry Lippman have sold 122 to 130 West 27th st, old buildings, on plot 98.9x98.9, bet 6th and 7th avs. A business building will be erected by the purchaser, who has heneto-fore confined his building operations to apartment houses. With the exception of the 37.6-ft. front plot at 118-120, owned by the Realty Holding Co., and for which negotiations are said to be pending for a re-sale with a loan, the entire south side of this block is now in builders' hands. Frost, Palmer & Co. were the brokers. The Rock-ton Construction Co., Jacob Herb, president, is the buyer. 28TH ST.—T. B. Robertson and S. B. Godale & Son have sold for

28TH ST.-T. B. Robertson and S. B. Godale & Son have sold for Jenny K. Stafford to Ellen Dunne 113 West 28th st, a 3-sty build-ing on lot 21.5x98.9. Mrs. Dunne now owns a plot 43x98.9.

 $29\mathrm{TH}$ ST.-Wm. R. Nelson has sold 118 West $29\mathrm{th}$ st, 3-sty and basement dwelling, on lot $20\mathrm{x}98.9,$ bet 6th and 7th avs. Samuel Metzger is the buyer.

30TH ST.—S. B. Goodale & Son sold for Maria S. Simpson to Will-iam Goldstone 149 West 30th st, near 7th av, a 5-sty tenement on lot 25x100.

43D ST.—David Bath has sold 249 East 43d st, a 5-sty tenement, n lot 20x100.5, to Sothern & Marshall, who owns 247 adjoining.

44TH ST.-Martin & Schmonsees have sold for Joseph. F. Gib-bons the 3-sty dwelling 435 West 44th st, on a lot 20x100.

bons the 3-sty dwelling 435 West 44th st, on a lot 20x100.
51ST ST.—Duross Co have sold to Eugene Gerbereux the 5-sty apartment house 235-237 East 51st st. The buyer recently sold a couple of 2-family houses in Yonkers to the Duross Co.
52D ST.—Buck & Crawford have resold for the Adams Realty Co. to Charles Brendon 46 East 52d st, a vacant lot, 17.6x100.
BOWERY.—B. Wagner has sold for the Callahan estate 119 Bowery, a 4-sty building, on lot 25x100, which has been held by the estate for over twenty years.
6TH AV.—Mrs. A. M. Doyle is reported to have sold the southeast cor of 6th av and 53d st, five 4-sty flats with stores, on plot 100.5x75.

cor of 6t 100.5x75.

10TH AV.—The Brown Realty Co. has bought 194 10th av. a 5-sty building with stores, on lot 26.2x100, between 21st and 22d

NORTH OF 59TH STREET.

JUMEL PL.-Baumann & Osorio have resold for John Soltau to the Newton Realty & Construction Co. the plot 75x100, on the west side of Jumel pl, 166 ft north of 167th st.

77TH ST.—It was announced this week that the contract made in 1907 for the erection of the apartment house at 44 to 50 West 77th st was about to be completed. The transfer, which will shortly take

place, completes an arrangement with the new owners under which the corporation now holding the property erected the building. Upon completion it was to be taken over by the Manhattan Square Apart-ment Association at a price arranged in the contract. The stock-holders of the latter corporation are to own and operate the new building as a co-operative apartment. It is one of the most elabo-rate of the many new apartments erected on the co-operation plan within the last two or three years. It occupies a plot 100x102.2 feet, between Central Park West and Columbus av, facing the Mu-seum of Natural History and overlooking Manhattan Square. SIST ST.—The Frst Church of the Disciples of Christ of 323 West 56th st, has bought the edifice of the Church of the Eternal Hope, at 140 West S1st st, 62.6x102.2. The latter church ceased holding services two years ago. It has been used for the two years by the Free Synagogue, which has a lease on the property until next June. 91ST ST.—Heilner & Wolf have sold 36 West 91st st, a 4-sty and

91ST ST.—Heilner & Wolf have sold 36 West 91st st, a 4-sty and basement dwelling, on lot 18x100.8, between Central Park West and Columbus av. The buyer will occupy the house.

97TH ST.—Louis Kempner has sold for Eva J. Ward 21 West 97th t, a 3-sty dwelling, on lot 18.6x100.11, to a client for occupancy.

st, a 3-sty dwelling, on lot 18.6x100.11, to a client for occupancy. 112TH ST.—Thomas J. O'Reilly sold for the Advance Building Co., to a client for investment. "The Phaeton," 537-545 West 112th st, a 6-sty elevator apartment house, on a lot 100x100.11. The asking price was \$275,000. This house has just been completed, and is of the most modern type of apartment house, with but four apart-ments on a floor. The same broker sold this plot to the Advance Building Co. for improvement last January. 113TH ST.—Thos. J. O'Reilly sold to the Paterno & Son Contract-ing Co. for J. Lichtenauer the plot 50x100.11 on the north side of 113th st, 325 ft. east of Broadway. The purchasers will immedi-ately improve the plot with an S-sty apartment house. 117TH ST.—Mr Bolton Hall sold 419 West 117th st to Mrs. Mary

117TH ST.-Mr. Bolton Hall sold 419 West 117th st to Mrs. Mary E. Brown.

135TH ST.—Henry Oppenheimer and Frank & Kreielsheimer have sold for the Janpole & Werner Construction Co. 487 West 135th st, a 6-sty apartment house, on plot 37x99.11, adjoining the northeast cor of Amsterdam av.

137TH ST.-E. Loewenthal & Son have sold 11 West 137th st, a 6-sty flåt, 36.6x99.11, for Julia Rosch to Elizabeth Sheldon.

146TH ST.—Duff & Brown Co. have sold for I. M. Berinstein a plot 50x100 on the north side of 146th st, 350 ft. west of Amsterdam av.

50x100 on the north side of 146th st, 350 ft. west of Amsterdam av. 146TH ST.—The Scheer & Ginsberg Realty & Construction Co., of which Jacob Scheer is President, has bought a plot 100x100 on the north side of 146th st, 200 ft. east of Broadway. They will break ground immediately and begin the construction of a 6-sty elevator apartment house, which will be a reproduction of the Buckingham Palace apartments at 555 West 147th st. -AMSTERDAM AV.—A. V. Amy & Co. have sold for the St. Luke's Realty Co. to an investor 1088-1090 Amsterdam av, adjoining corner 114th st, a 6-sty new law apartment house with stores, on plot 50 x100.

AMSTERDAM AV.—E. Henry Eckhardt sold 410 Amsterdam av, adjoining the Hotel Lucerne at 79th st, a 5-sty triple flat and store property on lot 25x100 for Joseph M. Door to Annie S. Almy. AUDUBON AV.—Hall J. How & Co. have sold for James Rowan the northwest corner of Audubon av and 174th st, a plot 44x100x53 x100, to Robertson & Gammie, who will erect a 5-sty apartment house on the site.

house on the site. BROADWAY.—William Waldorf Astor has sold the northeast cor of Broadway and 98th st, a plot 100.11x188. The buyers are T. J. McLaughlin's Sons. L. J. Phillips & Co. were the brokers. The price is said to be over \$300,000. MADISON AV.—Clarence E. Hutchinson has sold for Arnold Adler the 5-sty flat, with stores, 2093 Madison av, on a lot 25x96. As part payment the buyer gives 1311 and 1315 St. John's pl, Brooklyn, two 4-sty apartment houses, on a lot 52.8x120. The same broker sold the Brooklyn houses to the present owner last December. Banker to Build on Park Av.

Banker to Build on Park Av.

PARK AV.—George Blumenthal has completed negotiations for the purchase of a plot 100x125 at the southwest cor of Park av and 70th st, part of the present site of the Union Theological Seminary. The 69th st cor, 75x125, was recently purchased by Commodore Arthur Curtis James, and it is said that Mr. James will add another lot to his purchase. The entire avenue frontage, 200x125, will be held by two owners and improved with two handsome residences. Mr. Blumenthal is a member of the firm of Lazard Freres, bankers, and now resides at 23 West 53d st.

100.

RIVERSIDE DRIVE.—The Mitral Realty & Construction Co. have old the northeast cor of Riverside Drive and 181st st, a plot 100x 00. The buyer will erect on the site an 8-sty apartment house. WEST END AV.—Mrs. Julia T. Keeler has sold 798 West End av, 3-sty and basement stone front dwelling on lot 16x80, between 8th and 99th sts a 3-sty and basem 98th and 99th sts.

WEST END AV.—Emanuel Kabelsohn sold 195 West End av, a 5-sty flat, on a lot 25.5x100, at the southwest corner of 69th st. Harriman Estate Sells a House.

Harriman Estate Sells a House. 5TH AV.—Adolph Lewisohn has bought from Mrs. E. H. Harriman the mansion at S81 5th av, just north of 69th st, formerly owned and occupied by Heber R. Bishop. The price paid for the house is reported to have been \$800,000. The deal was negotiated by the Cruikshank Co. Mr. Harriman bought the house last May, and at about the same time acquired the old David Dowe property adjoining at the northeast cor of 5th av and 69th st, intending to unite the two properties into the site for a new residence. The two lots com-bined have frontages of 104 ft. on 5th av and 175 ft. on 69th st. Mr. Lewisohn, it is understood, intends to occupy the house which he has just purchased. Mr. Lewisohn's present home in this city is at 9 West 57th st.

BRONX.

JENNINGS ST.—Herman Roeder has sold to August Schmidt 749 Jennings st, a 5-sty flat on plot 57x57x irregular. MANIDA ST.—Lauter & Blackner have sold for Charles Hillmann the 2-family brick house 725 Manida st, on plot 30x100; also for Mr. Hillman the 2-family brick detached dwelling 720 Manida st, on lot 25x100.

140TH ST.-S. H. Frankenheim & Co. have sold for Gertrude G. Grummon to Louis Teitelbaum the 3-sty dwelling 479 East 140th st, 16.8x100. 141ST ST.-Paul Baumann sold 405 and 407 East 141st st, two 3-

141ST ST.—Paul Baumann sold 405 and 407 East 141st st, two 3-sty private frame dwellings to a builder, who will improve premises. 147TH ST.—Leo Levinson has sold 438 East 147th st, a 5-sty flat on lot 25x100. sty priva 147TH

160TH ST.-O. G. Manns has sold for E. Maline the 5-sty apart-ment house, on plot 33x117, at the southeast corner of 160th st and Forest av

235TH ST.—Shaw & Co. have sold for Mischo & Muller, at Wood-lawn Heights, the plot 290x100 on the north side of 235th st, be-tween Oneida and Kepler avs, to a builder for improvement.

BRYANT AV.-Le Vien & La Velle have sold a 3-sty 2-family brick house on lot 20x100 at Bryant av and Jennings st to a physi-cian, who will occupy it. The house was recently built by the Elviel Realty Co.

INTERVALE AV.—Patrick J. Reville, superintendent of the Bronx Bureau of Buildings, has purchased, together with Edward C. Siesel, the vacant plot, 63x125x irregular, at the northwest corner of 163d st and Intervale av, which it is proposed to improve with a 6-sty elevator apartment house.

LAFONTAINE AV.—Salvat L'Asperches sold for S. Lasala a plot 75x100 in the west side of Lafontaine av, 150 feet north of 178th st. MARION AV.—Salvat L'Asperches sold for Mrs. C. Cronemeyer the private house No 2972 Marion av, 309 feet north of 200th st, on a plot 50x100.

NELSON AV.—W. J. Huston & Son have sold for Peter Hoey to David Anderson the 3-sty brick flat on lot 25x100 on the west side of Nelson av, 50 ft. south of Brandt pl. PROSPECT AV.—E. Loewenthal & Son have sold a plot 50x100 on the northeast cor of Prospect av and 179th st, to a builder for im-mediate improvement.

SOUTHERN BOULEVARD.—The Gaines Roberts Co. sold 102: Southern Boulevard, another of their recently completed 5-sty apart ment houses, with stores. sold 1023

SOUTHERN BOULEVARD.—Salvat L'Asperches sold 2 lots, 50x 100, in the west side of Southern Boulevard, 150 feet north of 187th st.

STEUBIN AV.-O. G. Manss has sold for a client a plot, 75x100 on Steuben av, near 210th st, and four lots on Bailey, near Heath near Heath

TINTON AV.—Tillie Frank has sold the northwest cor of Tinton av and 160th st, a plot of about 7 lots, having frontages of 145 ft. on the av and 120 ft. on the st, to the 174th St. Construction Co., Ignatz Roth, president, for improvement. The seller recently ac-quired the property from the McKinley Realty & Construction Co.

union AV.—Lauter & Blackner have sold for Leo Levinson the plot 40x100 on the west side of Union av, 26 ft. north of 168th st. . VALENTINE AV.—Salvat L'Asperches sold for the Valentine Con-struction Co. a 3-sty frame house at the northeast corner of Valen-tine av and 198th st, and for C. Huber 2 lots, 50x98, in the east side of Valentine av, 405 feet north of 198th st. WASHINGTON AV.—Ettinger Bros. have bought the northwest cor of Washington av and 160th st, a plot 50x100, with two 3-sty houses. .4TH AV.— Shatkin & Sons have hought from the Wood Just

4TH AV.—A. Shatzkin & Sons have bought from the Wood Just Realty Co. a plot of six lots at the corner of 4th av and 222d st, having a frontage of 114 feet on the avenue and 155 feet on the

street

LEASES.

LEASES. S. B. Goodale & Son have leased for a term of years for E. E. Horn to the Sutour Restaurant Co. 269 7th av, near 25th st. Heil & Stern have leased for Gutwillig Bros, all of the loft space in the building at 35 and 37 West 3d st, 90x152. This building was also occupied by George Borgfeldt & Co. Edward McVickar has leased for estate of James D. Layng to N. T. Robb the private stable at 172 East 73d st; store and basement of 109 Fulton st for T. G. Sellew to Isaac Roberts; store and basement of 59 Crosby st. M. & L. Hess leased for the Building & Engineering Co. to Bloom-berg & Goldstein the Sth loft in 928 and 930 Broadway and 17 East 21st st, and for Wiesen & Goldstein to the Imperial Embroidery Co. the 4th loft in 151 to 155 West 25th st. Duross Co. have leased for Mary E. Clark the 3-sty and basement dwelling, 115 West 17th st, to Charles Chiclacos for business pur-poses. They have also leased the store and basement of 364 7th av, in the block adjoining the new Pennsylvania depot, to H. O. Crop-per & Co.

poses. They have also leased the store and basement of 364 7th av, in the block adjoining the new Pennsylvania depot, to H. O. Cropper & Co.
John P. Kirwan has leased for A. E. Scallen to Morris A. Forgotston the store 1450 Broadway; for Klein & Jackson to D. A. Lippincott the store 136 West 42d st; and for Lewis & Conger Co. to Harry Levis the store 136 West 42d st, and for Lewis & Conger Co. to Harry Levis the store 784 6th av.
Amos R. E. Pinchot has leased for a term of 21 years the former St. Mary's school property at 6 and 8 East 46th st, opposite the Windsor Arcade. It consists of a 5-sty and basement structure, on plot 40.8x100.5, and was acquired by Mr. Pinchot last July. The Meridan Britannia Company is the lessee. They are now located at 218 5th av, cor of 26th st.
ST. NICHOLAS AV.—F. W. Woolworth & Co. have leased for a term of ten years the stores at 1415 and 1417 St. Nicholas av. These stores are in the new building recently completed by Gustavus L. Lawrence at the southwest corner of St. Nicholas av and 181st st. All of the ground floor space in the building on the avenue frontage has now been leased.
Frederick Fox & Co. have leased for T. Unterberg the store and basement containing 12,000 square feet of space in the new building just completed at 104-6-S West 37th st, for a long term of years to the Storling Button Co.; for the Sailors' Snug Harbor, 5,000 square feet of space in the building 5 and 7 University pl, to Spero & Stanfield.
The Audubon National Bank, whose present quarters are in the building at the northwest cor of Broadway and 143d st, have secured under lease a large portion of the ground floor and vault space in the building. The bank recently took a two years' lease of the quarters at 143d st. The Audubon is the only national bank on the west side north of 42d st. Its officers are D. S. Mills, President; Emil Schwarz, Vice-President, and William Reimers, Cashier.

Schwarz, Vice-President, and William Reimers, Casher. Heil & Stern have leased for the Meteor Realty Co., in their new building, 40-42 West 17th st, the sixth and seventh lofts to Benj. Levy & Co., and the tenth loft to P. Eisenberg Co.; for Weil & Mayer the sixth loft in the building, 584-586 Broadway, to Epstein & Levy; for the Mendel Estate, the third loft in the building, 104-106 Bleecker St., to Rothschild & Rockwell; for the Realty Hold-ing Co., the ninth loft in the building, 123-133 West 27th st, com-prising a total space of 17,500 square feet to John Fried; also for

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.

The possibilities of profit to the investor, together with absolute safety, will be indicated.

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.

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the Realty Holding Co. the sixth loft in the building, 40-42 West 27th st, to H. Scher & Co.; and the sixth loft in the building, 38-44 West 24th st, to Rosenbaum & Ginther; also the eighth loft in the building, 38-44 West 21st st, to H. M. Kutner. M. & L. Hess have leased for Louis Stern, of Stern Bros., the 12-sty building, 60x208, at Wooster, West 3d and West 4th sts, which will be vacated on Feb. 1 by George Borgfeldt & Co. The new ten-ants who have been secured for these structures are without excep-tion wholesale clothing manufacturers, who will use the space for offices and salesrooms. Their removal to this neighborhcod prom-ises to fix there more permanently than ever the center of the cloth-ing and allied trades and to counteract, so far as at least one line of business is concerned, the general tendency to move north of 14th st. In fact, one of the new tenants of the Borgfeldt Building will actually move southward from quarters near 18th st and 5th av. Another of the tenants will be the firm of Eisner Bros., who have large factories at Red Bank, N. J., and still another will be a large concern with a factory at Woodbine, N. J. Neither of these firms has, heretofore, had headquarters in this city.

SUBURBAN.

WANTAGH, L. I.—Kaseman & Hintz sold for E. F. Kershaw to a buyer for occupancy a ten-room cottage, on a plot 151x200, at a corner of Park and Oakland avs, Wantagh, L. I. EDGEMERE, L. I.—Joseph P. Day has sold for a client ten lots at Edgemere, L. I., having a frontage of 200 feet on Edgemere av and 100 feet on Wave Crest and Rochester avs, respectively. STATEN ISLAND.—Cornelius G. Kolff has sold for Mary and An-gela Brosnan a plot 50x100 on 4th av, near Westervelt av, New Brighton, to William Wilkie, who has started the erection of a private dwelling. Mrs. Mary Ross has sold to Anna Bickert Hoffmann through J

Mrs. Mary Ross has sold to Anna Rickert Hoffmann through J. Sterling Drake the northwest cor of Richmond Turnpike and Cedar pl, Staten Island, adjoining the Moravian Church, a plot 75×150 , with an S-room cottage.

FAR ROCKAWAY.—The Lewis H. May Co. has sold for Mrs. Min-erva P. Calvi to Arthur W. Connable a plot of 19 lots running down from Point Breeze Place to and along Jamaica Bay, at Bayswater, Far Rockaway, L. I.

Duross Co. have sold for the Yonkers Real Estate Exchange an-other of the group of 2 and 3-family dwelling houses, just completed by this company at 94 Elliott av, four blocks from Van Cortlandt Park and adjoining Broadway.

LITTLE NECK, L. I.—Andrew J. Cobe sold for the Cutter Estate 19 acres at Little Neck, at Broadway and Little Neck road, to a syndicate of Syracuse capitalists. This property abuts the Van Nostrand farms acquired recently by the same syndicate.

Nostrand farms acquired recently by the same syndicate. PASSAIC, N. J.—R. & J. Dick Co., of Glasgow, Scotland, purchased two acres of land at Passaic, N. J., between Clifton and Passaic, on the Lackawanna Railroad through Frank Hughes. The J. J. O'Leary Co. has been commissioned to build a large factory from plans by Andrew Barclay, of Glasgow. Pease & Elliman have sold for Mrs. Ridgely Hunt her estate at Highland Falls on the Hudson, known as the William Conger Pell place, to Frederick A. Libbey. The property contains about 20 acress fronting on the river, with a large old-fashioned brick mansion and stable, and is near J. Pierpont Morgan's place. YONKERS.—ELLIOTT AV.—Yonkers Realty Exchange reports the sale of two of the Gerbereux Co.'s 2-family houses, 92 and 94 Elliott av, Yonkers. Duross Bros. are the purchasers, and the consideration stated is \$14,000 each. There are only five of these model two-family dwellings left, and negotiations are pending on some of these. these

NEW JERSEY.—HARRINGTON PARK.—S. Carman Harriot has sold the 175 plots with the exception of about an acre, which is lo-cated at the entrance of the Park, to L. A. Skinner, of New York City. This Park comprises about 110 acres, and was planned by Vaux & Co., whose senior member was associated in designing Cen-tral Park.

STATEN ISLAND.—TOMPKINSVILLE.—The auction sale held by Cornelius G. Kolff last Saturday of the property on the cor of Sher-man av and 1st av, Tompkinsville, resulted in the sale of 8 lots on 1st av, the cor plot bringing \$1,500, and the inside lots \$1,100, the buyers being Walter De Nike and Edgar Sharrott; the sale of 3 lots on Sherman av brought upwards of \$1,100 per lot, the purchaser being Edgar Sharrott.

being Edgar Sharrott. NEW ROCHELLE.—The Clifford B. Harmon Co., which is de-veloping the Pelhamwood tract in Westchester county, has bought from the Luthers and Greene estates a tract of about 40 acres at Winyah and Calhoun avs, New Rochelle. On the property which adjoins the company's present holdings the New York, Westchester & Boston Railway will establish a station. The property will be developed along the same lines as the Pelhamwood tract. EDENWALD.—The Edenwald Land Companies have sold 36 lots on Amundson Hill, Pratt, Wright, Monticello, Seton, Monaghan, Jones and Bracken avs. Among the buyers are William Mulchahy, Carl and Herman Waldman, Maggie O'Neill, E. J. Schick, W. Lynch, Pat-rick Dee, Joseph Levy, John McNamara, Carl Muller, A. Rechenbach, Thomas Griffith, Dominick Grogan, Hannah Frank, H. M. Gold, A. Blumm, Isidore Friedman, John Foley, B. Robbins, Louis Frank, Anna Lassen, Mary J. Manning and Jacob Levine. KATONAH, N. Y.—Mrs. Frank Hunter Potter sold to William

Anna Lassen, Mary J. Manning and Jacob Levine. KATONAH, N. Y.-Mrs. Frank Hunter Potter sold to William Fahnestock of this city, a tract of 100 acres in Maple av, Katonah, N. Y. The purchase price is said to approximate \$75,000, which establishes a new record. Mrs. Potter still owns about 80 acres of her original holdings. On the portion retained stands a farmer's cot-tage, which will be extensively altered from designs by H. B. Price and occupied by Mrs. Potter as her residence. Mr. Fahnestock is also going to build a dwelling for his own occupancy. The property just sold adjoins the holdings of George Nichols and Dr. Turnure.

UNITED REAL ESTATE OWNERS.

A regular bi-monthly meeting of the United Real Estate Owners' Association will be held in Parlor A of the Grand Union Hotel, on Tuesday, Nov. 23. The principal business of the meeting will be the assignment of committees for the ensuing year. An auction of boxes will be held in advance for the annual ball to be held at Terrace Garden, 58th st., between Lexington and Third avs, early in January, 1910.

TITLE OFFICIALS OPTIMISTIC.

It was said this week at the office of the Title Guarantee and Trust Company that it is evident that those about to undertake real estate enterprises need not hold back on account of financial accommodations. Although the real estate market, is, as reported in the Record and Guide last Saturday, a very light market, yet the demand for mortgage investments continues Last week this company supplied to various investors strong. more than one hundred mortgages, aggregating one million dollars.

LAND TITLE REGISTRATION.

Mr. A. N. Gitterman delivered the regular weekly lecture to the Real Estate Class at the West Side Y. M. C. A. last week, his subject being "Land Title Registration." He said in part:

"The present method of recording titles has become too cumbersome. The upkeep of it is a great expense and it necessitates vast storage space for the accumulation of all these voluminous records. The incidental delay, adds greatly to the cost of transferring real estate and the possibility of error is increasing annually. Any expense, tax or tariff added to trading, retards the free and economical exchange of any commodity.

WHEN SEARCHING A TITLE.

"Just for a moment let me call your attention to some of the things that are necessary in searching the title to a house in New York. First, the records of the Register's office are carefully examined and a transcript of all transfers are made. The Surrogate's office is visited next, with a view of finding wills that may have a bearing on the property. The Court records are inspected, to find out any judgments that have been filed against the owner. The County Clerk's office reveals to us all the liens and attachments that have been filed, and the tax books inform us if the taxes are paid up to date, or if they are in arrears. The Department of Public Works may have a bill for water charges—The Tenement House Dept. reveals any violations of this Law.

"Yet, with all these full reports, the title is not freed from attack, as the State does not hold itself liable for any errors that may have occurred in the copying of any of the instruments, and errors are occurring continually, such as the judgment being recorded against a man of similar name, or the name has been transposed. The leaving out of the record if the vendee is married or single. Through these apparently small errors much harm has been done, and future transactions in this piece of property may be delayed until proper adjudication can be had, which may necessitate a lawsuit of years.

"Assume a piece of property of great value has been purchased, and all of this work has been properly done by a careful and conscientious lawyer of ability and good standing. We are morally certain that all the work up to this point is without flaw. Why should this title be liable to attack, if nothing has occurred previous to this transaction? Would it not be far better to record or register these instruments in such a way that all trades in connection therewith in the future should start from this date? Land Title Registration does just this. Land Title Registration secures for the applicant, simplicity, economy and security, instead of tedious and expensive searches and researches.

"In 1853 Mr. Robert Torrens, Commissioner of Customs at Adelaide, Australia, was in charge of the ship registry office of the place. He noted the ease with which ships in transit were registered in the home port, showing not only the participation of the various owners, but the entire history of the ship and all its vicissitudes in its various travels. Mr. Torrens then conceived the idea when put in charge of the Land Registry office at New South Wales, in 1856, that the same method adopted by the seafaring men in registering their ships, could well be done, in connection with ground, which is always situated in the same place and always capable of inspection.

"The Australian provinces at this time were inhabited by remittance men and penal convicts from the home country. These lawless people did not have a high respect for law, in fact it resembled the condition that one finds in a semi-civilized community.

"With this unsettled condition to work upon, and with the Queen's various grants, as a basis, Sir Robert Torrens inaugurated the system which now bears his name, and by it, the owner, adjacent holders and adverse claimants and liens on the property are brought under the eye of the Registrar of Titles, who gives all parties interested an opportunity to be heard, with a view of establishing the merits of the claims made by the presumptive owner. After a specified time, allowing for advertising, and public hearing, an entry is made by the examiner, and a a certificate is issued to the owner, specifying the location of the land, its ownership and encumbrances, and all other details that would affect any transaction in the same. This certificate becomes a negotiable instrument, and by comparison with the original at the registrar's office the exact status of the property can be found on the shortest notice.

HOW TO REGISTER A TITLE.

"The method of proceedure under the Land Title Registration Act, which went into effect February 1, 1909, in this State, provides that the applicant must present a thorough search and examination of the title certified to by an official examiner with an accurate survey to the Supreme Court, with the names of all parties claiming any right or interest in the property. These will receive legal notice to appear and answer a complaint. The notices are to be conspicuously posted on the property and advertised in the newspapers for forty days preceding the hearing. The proceedings are simple, as in 95 per cent. of the cases, there will be no contestants.

"The only pleading is the application signed and sworn to be the owner or prospective owner if the property is under contract. Twenty eight days elapse after notices have been given before the Court takes up the consideration of the application. If the title is then found to be good, a decree of the Court is entered directing the Register to issue to the applicant a certificate of title. In a proceeding properly conducted, every person having possible interest in the land is notified, hence the title is practically established as against the whole world as soon as registered. The time required may be 50 or 60 days, but this does not interfere with the active trading, selling or mortgaging of the property during this time.

"Twenty-six years ago the opposition of the lawyers to Title insurance was a big factor in hindering its early growth, but now that these companies which have done so much for real estate in this city,, are continually helping us, we can look forward, I hope, to the time, not far distant when they will endorse and foster Land Title Registration."

RIVERSIDE AND MORNINGSIDE.

The last regular meeting of the Riverside and Morningside Association was held at the "Hotel Langham," formerly the "Marseille," at Broadway and 103d st., on Nov. Sth. Mr. F. M. Burdick is president of the association and Charles E. Schuyler is secretary. One of the public squares in the neighborhood is named 'Schuyler Square." Other officers and committeemen are Rev. Dr. John P. Peters, rector of St. Michael's, and famous as an explorer of the Holy Land; Rev. E. M. Sweeney, Rev. Dr. Keigwin, J. Aspinwall Hodge, Jr., W. W. Perrine, Myles Tierney, Alexander Walker, William F. Clare, Ward Brower and Vincent Loeser.

The Treasurer reported that a number of members were in arrears for dues, and stated that the work of the Association, which had been so successful in protecting the neighborhood from nuisance, could not go on without money from membership dues. He earnestly requested that all of those owing any dues would forward them to the Treasurer, at No. S20 West End av. The Secretary was requested to notify all of those in arrears by personal letter.

The Local Improvement Committee, through Mr. Loeser, reported that the work on Broadway, of fencing the grass plots in the middle of the avenue, was progressing satisfactorily, and that it was expected that before the beginning of the year, the whole line would be parked from 59th to 122d sts. The Secretary reported that there were no other nuisances complained of.

Mr. Clare, chairman of the Grievance Committee, reported that the work was progressing satisfactorily, and that certain saloons were continued closed on Sundays, but that there was an evident evil in the use of tenements for disreputable purposes. It was suggested that the Clergy of the section hold a meeting to agree upon a basis upon which they could enlist the efforts of the parishioners to assist the Association to rid the section of this disreputable use of flats and apartments, and keep the district as a high-class residential section.

The President stated that he would be away next year, and it would be necessary to elect new officers at the next meeting. He also requested that a nominating committee be appointed to select officers for the coming year, and upon motion, the President was authorized to appoint such a committee. He thereupon appointed Mr. W. F. Clare, Mr. Alexander Walker and Mr. Vincent Loeser, and the Secretary was requested to notify them of their appointment.

There being no further business, the meeting was adjourned until the first monday in December, which will be the annual meeting.

CONCRETE WATER-GATES.

When Metcalf & Eddy, of Boston, consulting engineers to the Boston Finance Commission, made their recent investigation of the Boston Water Department, the concrete plant had but recently been established for the purpose of manufacturing, in an experimental way, reinforced concrete gate and hydrant boxes to replace the wooden boxes heretofore used. The wooden boxes naturally have a very short life when buried in the earth, while the concrete boxes should last for many years, if not indefinitely. These concrete boxes consist of four flat slabs cast in wooden molds.

The force employed at the time of the inspection consisted of five men, two masons and three helpers. The helpers oiled the molds, mixed the concrete and dumped it into the molds, while the masons packed the concrete and placed the steel reinforcement in it. After filling, the molds were placed in a rack and the concrete allowed to set until hard enough to be removed.

The average amount of work done by the force of five men was then eight slabs per day, or two complete gate boxes. During the inspection it took the force but twenty minutes to perform the complete operation of building a slab. Allowing thirty minutes to each slab, this would mean sixteen slabs or four complete boxes per day, just twice the average amount of work which the force had previously been doing. Later, under the spur of inspection, a force of eight men, two masons and six laborers, completed twenty-eight slabs or seven boxes in eight hours. It is, therefore, fair to assume that an output of threequarters of a box per day per man is not excessive.

November 20, 1909

RECORD AND GUIDE



The rule for valuing fractional lots in Man-Neill, has been printed by Henry Harmon Reill, has been printed by The Record and Guide on a sheet of cardboard suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each. Apply at office of The Record and Guide, 11 to 15 East 24th St.

PROGRESS IN PUBLICITY is rapid and sure. Tabloid Circulars, as they are to be published

in the Record and Guide, are a modern and logical development.

SEND FOR SAMPLE SHEETS

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

NOTES REAL ESTATE

The Duross Company have opened a branch office at 369 South Broadway, Yonkers. Their main office is at 155 West 14th st, with a downtown branch at 156 Broadway.

Gillen & Strykes have removed their offices to the Fidelity Building on the northwest corner of 26th st. and 6th av., where they will continue to conduct a general real estate business.

The Title Guarantee & Trust Company has loaned on 5 first mortgages, of \$6,000 each, on the 2-sty. brick and frame dwelling, located on the east side of Perry av., 1119.52 ft. south of 205th st. Each lot is $20 \ \mathrm{x} \ 100$ and each mortgage is for 3 years, at 5 per cent.

The M. Cohen & Brothers' Realty Company has secured a permanent loan of \$450,000 at 4½ per cent. from the Title Guar-antee & Trust Company, on its property 31, 33, 35 and 37 West 27th st, 100x98.9 feet. A 12-sty store and loft fireproof building has just been completed on this plot.

Samuel H. Martin has been appointed branch manager for the Phoenix (Fire) Insurance Company of Hartford, Conn., and the New Jersey Plate Glass Insurance Company of Newark, N. J. With the increased facilities he is now in a position to give all business personal supervision. Full commission will be allowed to brokers.

The West Side Taxpayers' Association held its annual installation of officers last evening at 267 West 34th st. The following are the officers for the ensuing year: George Wenner, M. D., president; Charles Hyass, first vice-president; Philip G. Becker, M. D., second vice-president; Charles A. Schrag, re-cording secretary; Fred Keller, treasurer, and Julius Neke, financial secretary.

The James L. Wells Company found buyers for four two family houses on Undercliff av. at an auction sale conducted on the premises last Saturday. The houses are of recent construction, located just south of the Washington bridge. Francis W. Pollock secured Nos. 1441 and 1443 for \$8,200 and \$6,500 respectively For No. 1389 Charles McGraddy paid \$7,425, and No. 1391 was purchased by John J. Lenihan for \$7,350.

Charles A. Hickey has been appointed receiver of the rents of a mercantile building on the southeast corner of 5th av and 41st st, on plot 19x98.4, in a suit brought by Frank B. Martin against the E. G. Potter Company and others to foreclose a second mortgage made by the E. G. Potter Company on May 5, 1909. Justice McCall has signed an order requiring the receiver

to file a bond of \$3,000. There is a prior mortgage on the property for \$350,000.

Suit has been begun in the Supreme Court by Frank B. Martin and Mary C. Maxwell against the E. G. Potter Company and others to foreclose a mortgage of \$82,500 on the property at the southeast corner of 5th av and 41st st, a plot 19x98.4. mortgage was made on May 4, 1905, by the E. G. Potter Company to Agnes L. Burke. An assignment of the mortgage to the plaintiffs in the suit was filed in the office of the Register on Nov. 15. Solomon Hansford, of No. 41 Wall st., is the attorney for the plaintiff. A lis pendens was filed against the property yesterday.

UNCLASSIFIED SALES

The total number of sales reported is 74, of which 30 were de-The sales reported low 59th st, 23 above, and 21 in the Bronx. for the corresponding week last year were 80, of which 20 were below 59th st, 44 above, and 16 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 201, as against 192 last week, and in the Bronx 145, as against 235 last week. The total amount involved is 5,644,-372, as against 7,177,895 last week.

The amount involved in the auction sales this week was \$1,-167,590, and since January 1, \$53,706,300. Last year the total for the week was \$786,563, and from January 1, \$50,330,659.

for the week was \$186,363, and from January 1, \$20,330,039. RIVERSIDE DRIVE.—The vacant block bounded by Broadway and Riverside Drive, 149th and 150th st, has been sold by the Field Estate to a syndicate of operators. The property will probably be subdivided and resold for improvement with apartment houses. It is understood that the Field estate has been holding the block at a figure around \$600,000. The Field block measures 199.10 ft. on Broadway, 205.4 ft. on Riverside Drive, 333.2 ft. on 149th st and 380 ft. on 150th st, with an area of between 28 and 29 city lots. It is the largest plot held in one ownership along the line of the subway from 137th to 157th st, and the improvement of it will close up one of the few remaining gaps in the almost solid wall of new apartment houses between these two points. Just north of the Field block, from 150th to 151st st, is the property of the Hebrew Sheltering Guard-ian Society, which will probably be put on the market as soon as the society's new buildings in Westchester County have been com-pleted. pleted.

STH AV.—C. A. Christman has bought from the Maze Realty Co. the northeast corner of 8th av and 43d st, on a plot 75.3×100 . There are six 5-sty tenements on the plot.

BROADWAY.—The Bendheim Construction Co. has borrowed \$435,-000 at $4\frac{1}{2}$ per cent. on the apartment houses, which they have erected in the block bounded by Broadway, Wadsworth av, 181st and 1824 at a 182d sts.

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MUNICIPAL IMPROVEMENTS Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90 AND 92 WEST BROADWAY.

Monday, November 22. Bronx Boulevard, opening, from Old Boston Post road to 242d st.

3 p. m. Lane av, &c, opening. 1 p. m. Riverside Drive, opening, from 135th st to Boulevard Lafayette.

p. m. Jerome av, widening, from Cameron pl to 184th st. 2 p. m. Bush st, opening, from Creston av to Grand Boulevard and Con-

Jerome av, widening, from Cameron processing of the formation of the formation of the basis of the b

Ringsbridge av, opening, from 230th st to Broadway. 4 p. m. Tuesday, November 23.
Bronxwood av, &c, opening. 4 p. m. Faile st, opening, from Garrison av to point 183 feet north of Whitlock av. 11 a. m. Cruger av, &c, opening. 11 a. m. Eastern Boulevard, opening, from N. Y., N. H. & Hartford R. R. property to Hunts Point road. 12 m. Boston road, opening, between White Plains road and north line of city. 1 p. m. Wednesday, November 24.

Tremont av, closing, from Eastern Boulevard to Fort Schuyler

Tremont av, closing, from Laboration 1 road. 2 p. m. Tremont av, opening, from Aqueduct av to Sedgwick av. 1 p. m. Lacombe av, &c, opening. 1 p. m. Rosewood st, opening, from Eastern Boulevard to White Plains road, and from White Plains road to Cruger av. 1 p. m. Friday, November 26.

Hull av, opening, from Mosholu Parkway North to Woodlawn road, p m. and 3 p. m. Sedgwick av, &c, widening. 4 p. m. 2

AT 258 BROADWAY.

Monday, November 22.

Westchester av, Rapid Transit. 10:30 a. m. Bulkhead piers, 52d and 53d sts, East River. 11 a. m. New st, adj Manhattan Bridge. 3 p. m.

Tuesday, November 23.

Fort George, Rapid Transit. 10 a. m. Fordham road, dock. 10 a. m. 120th st, dock, Harlem River. 10:30 a. m. Brooklyn Bridge, arches. 2 p. m. Loop No. 1, Rapid Transit. 2 p. m. Onderdonk av, school site. 2:30 p. m.

Wednesday, November 24. Piers 32 and 33, East River. 10:30 a.m. Westchester av, Rapid Transit. 10:30 a.m.

Friday, November 26. Chicago av, school site. 10 a.m. Loop No. 5, Rapid Transit. 11 a.m.

BOARD OF ASSESSORS

140TH ST.—Paving with asphalt block pavement, curbing and re-curbing from Broadway to Riverside Drive. Area of assessment: Both sides of 140th st, from Broadway to Riverside Drive.

55TH ST.—Sewer, bet Av A and East River. Area of assessment: Both sides of 55th st, bet Av A and East River; west side of Av A, from 55th st to 56th st.

167TH ST.—Paving with asphalt block, from Amsterdam av to Edgecombe road. Area of assessment: Both sides of 167th st, from Amsterdam av to Edgecombe av, and to the extent of half the block at the intersecting sts and avs.

Amsterdam av to Edgecomber av, and to the extent of half the block at the intersecting sts and avs.
142D ST.—Extension of sewer, from the end of the present sewer to the Harlem River. Area of assessment: Both sides of 142d st, from Harlem River to Lenox av; east side of Lenox av, from 129th to 142d st, including lots Nos. 58 and 59½ of Block 1739, and both sides of 133d st, from Lenox av to a point about 160 ft. easterly. AUSTIN PL.—Sewer, bet East 149th and East 147th sts, and in East 147th st, bet Austin pl and Southern Boulevard. Area of assessment: Both sides of 147th st, bet Austin pl and Southern Boulevard. Area of assessment: Both sides of 147th st, bet Austin pl and Southern Boulevard is both sides of Austin pl, bet 147th and 149th sts.
BRYANT AV.—Sewer in bet Garrison av and Lafayette av. Area of assessment: Both sides of Bryant av, from Garrison av to Lafayette av; south side of Garrison av; both sides of Seneca av and north side of Lafayette av, between Faile st and Bryant av.
MOTT AV.—Sewer, bet Park av and East 138th st, and in East 138th st, bet Mott av and Walton av, and in Walton av, bet East 138th st to 144th st; north side of 138th st, from Walton av to Exterior st.
MOUNT HOPE PL.—Sewer, bet the west house line of the Grand Boulevard Honerow ave devand

MOUNT HOPE PL.—Sewer, bet the west house line of the Grand Boulevard and Concourse and Monroe av, and in the Grand Boulevard and Concourse (both sides), bet Mount Hope pl and East 176th st, and in the Grand Boulevard and Concourse (east side), bet Tremont av and Echo pl, and bet East 179th st and East 178th st. Area of assessment: Both sides of Grand Boulevard and Concourse, from Mount Hope pl to 176th st; north side of 176th st, from Monroe av

to Grand Boulevard and Concourse; east side of Grand Boulevard and Concourse, Tremont av and Echo pl and bet 178th and 179th sts. TELLER AV.—Regulating, grading, curbing, flagging, laying cross-walks, building approaches and erecting fences, bet East 164th and East 170th sts. Arear of assessment: Both sides of Teller av, bet East 164th and East 170th sts, and to the extent of half the block at the intersecting sts.

TAYLOR ST.—Regulating, grading, curbing, flagging, laying cross-walks, building approaches and erecting fences, from Morris Park av to West Farms road. Area of assessment: Both sides of Tay-lor st, from Morris Park av to West Farms road, and to the extent of half the block at the intersecting sts.

of half the block at the intersecting sts. MINFORD PL.—Paving with wood blocks from Boston road to Jen-nings st, and curbing where necessary. Area of assessment: Both sides of Minford pl, from Boston road to Jennings st, and to the extent of half the block at the intersecting sts. SENECA AV.—Sewer, bet Whittier st and Hunts Point road. Area of assessment: Both sides of Seneca av, from Whittier st to Hunts Point road; both sides of Longfellow av, from Garrison av to Lafay-ette av; both sides of Bryant av and Faile st and Hunts Point road, bet Seneca av and Lafayette av. POGERS PL.—Paving with creo-resinate blocks Rogers pl, from

ROGERS PL.—Paving with creo-resinate blocks Rogers pl, from Dongan st to East 165th st, and curbing where necessary. Area of assessment: Both sides of Rogers pl, from Dongan st to 165th st, and to the extent of half the block at the intersecting sts.

MACOMB'S DAM ROAD.—Sewer, bet Jerome av and West 170th st. Area of assessment: Both sides of Macombs Dam road, from West 170th st to a point about 470 ft. southerly. The Board of Assessors gives notice that all persons interested in the above proposed assessments are requested to present their ob-jections, in writing, to the secretary of the Board, 320 Broadway, on or before December 14, at which time objections will be heard.

MOHEGAN AV .- Sewers, from 176th to 175th sts.

VALENTINE AV.—Receiving basins at the north and southwest cor of 203d st.

14STH ST.-Regulating, etc., from a point 225.7 west of Broadway to easterly line of Riverside Drive. 177TH ST.-Regulating, etc., from Sedgwick av to easterly line of Cedar av, and between Cedar av and a point 160 ft. easterly there-

from. The objections filed against the above assessments after a hearing the Board overruled the objections and ordered the assessment con-

CONDEMNATION PROCEEDINGS. REPORTS COMPLETED

211TH ST.—Opening, from Kingsbridge road to Harlem River. The final report of the Commissioners of Estimate and Assessment will be presented to the Supreme Court for confirmation November 22.

SENECA AV .- Opening from Hunts Point road to Bronx River. 178TH ST.-Sewer, from westerly line of Spuyten Duyvil and Port Morris R. R. to bulkhead line of Harlem River.

EDGEWATER ROAD.—Opening, from Garrison av to Seneca av. The final reports of the Commissioners of Estimate and Assess-ment have been deposited with the County Clerk and will be pre-sented to the Supreme Court for confirmation November 26.

The final reports of the Commissioners of Estimate and Assessment have been deposited with the County Clerk and will be presented to the Supreme Court for confirmation November 26. NORWOOD AV.—Opening, between Mosholu Parkway North and Moodlawn road. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and report has been filed with the Bureau of Street Openings for inspection. Objections must be filed at 90 and 92 West Broadway, on or before Nov. 23. Hearings will begin November 26. Reports will be submitted to the Supreme Court for confirmation February 24. The area of assessment is as follows: The area bounded on the southwest by a line midway between Perry av and Hull av, and on the southeast by the northeasterly side of Moodlawn road, on the northeast by the intersection of the northerly boundary line of the city of New York, with a line parallel to and distant 500 ft, westerly from the westerly intersection with a line midway between Moshoulawn road; thence southeasterly along said line parallel to and distant 1,500 ft, westerly from the westerly line of the Bronx Boulevard; thence southerly along said parallel line to the Bronx Boulevard; thence southerly along said parallel line of the Bronx Boulevard; thence southerly along said parallel line to the Bronx Boulevard; thence southerly along said parallel line to the Bronx Boulevard; thence southerly along said parallel line to the Bronx Boulevard; thence southerly along state parallel line to the southerly line of Barnes av; thence entherly along said line and its outherly form the westerly along said line parallel to and distant 1,500 ft. westerly from the southerly along said parallel line to West Farms road; thence easterly along said lare and line parallel to and distant 100 ft. easterly from the easterly line of Barnes av; thence northerly along said lare mentioned southerly prolongation to its intersection with the southerly prolongation to its intersection with the southerly prolongation to its intersect

ASSESSMENTS.

DUE AND PAYABLE

NEW ST.-Restoring asphalt pavement in front of No. 21. Area of assessment: Lot No. 3 in Block 23.

of assessment: Lot No. 3 in Block 23. PARK AV.—Restoring asphalt pavement in front of No. 1966. Area of assessment: Lot No. 35, in block 1757. 148TH ST.—Re-regulating, regrading, curbing, recurbing, flagging and reflagging, from a point 225 feet 7 inches west of Broadway to the easterly line of 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 and terminating streets.

177TH ST.-Regulating, grading, curbing, erecting fances, con-structing steps and drains, from Sedgwick av to the easterly line of Cedar av, and paving between Cedar av and a point about 160 feet easterly therefrom. Area of assessment: Both sides of 177th st, from Sedgwick av to the Harlem River; both sides of Cedar av, from Sedgwick av to a point about 307 feet northeast of 177th st; both

sides of Sedgwick av, bet Cedar av and Burnside av; both sides of Undercliff av, bet 176th st and Sedgwick av; both sides of Tremont av, bet Montgomery av and Sedgwick av; both sides of Palisades pl, for its entire length; both sides of Popham av, bet 176th st and Montgomery av; also lots Nos. 1, 50 and 58 of block 2885.

MOHEGAN AV.—Sewers, from 175th to 178th st. Area of assessment: Both sides of Mohegan av, from 175th to 176th st; south side of 176th st and north side of 175th st, from Mohegan av to Marmion

203D ST AND VALENTINE AV.—Receiving basins at the north-west and southwest corners. Area of assessment: East side of Grand Boulevard and Concourse, between 202d and 204th sts; north-west corner of 202d st and Valentine av, and both sides of 203d sts, from Valentine av to the Grand Boulevard and Concourse.

JEROME AV AND KINGSBRIDGE ROAD.—Receiving basin at the northeast corner. Area of assessment: Block bounded by Jerome and Morris avs, 196th st and Kingsbridge road.

11STH ST.—Alteration and improvement to sewer, between 3d and Lexington avs. Area of assessment: Both sides of 11Sth st, from 3d av to Park av, including lots Nos. 32a, 32b, 32c, 32d, 32e, 32f and 32g of block 1767; east side of Park av and west side of Lexington av, between 117th and 119th sts; south side of 119th st, between Lexington ave

between Lexington and Park avs. The Comptroller gives notice that the above assessments are now due and payable, that payments made on or before January 10 will be exempt from interest, after that date interest at the rate of 7% per annum will be charged from the date when the assessments be a lien.

139TH ST.—Sewer, between Cypress av and a point about 197 feet esterly therefrom. Area of assessment: Both sides of East 139th , between Cypress and St. Ann's avs.

147TH ST.-Sewer, between Robbins av and St. Mary's Park. Area of assessment: Both sides of 147th st, from Robbins av to Trinity av

av. 186TH ST.—Paving the roadway and setting curb, from 3d to Park av. Area of assessment: Both sides of 186th st, from 3d to Park av, and to the extent of half the block at the intersecting sts. The comptroller gives notice that the above assessments are now due and payable. All payments made on or before January 15 will be exempt from interest.

LIABILITY OF REPRESENTATIVE LANDLORDS.

An interesting case, decided not very long since, was based on the failure of the committee of an incompetent's estate to repair properly an alley or hallway retained in control of the landlord of property leased. Injury resulted, and an action was brought for damages.

The estate of the incompetent could not be held liable, for very obvious reasons, he not being in a josition to contract an obligation.

The question is quite similar to one where an executor or administrator, who is not, as such, in anyway involved with real estate belonging to the decedent whose estate he represents, but if he do assume its control and management he exercises the same functions as an "administrator de sou tort"; that is, one who acts without authority-"butts in"-and as such must likewise assume the responsibilities.

In the case before us, the committee sought to screen itself from the consequences of the negligence exercised in repairs by the claim of its being simply a functionary appointed by a court, and a mere bailiff of the court to take charge of the property.

The particular question had never but once been decided by a court, but in that instance sustaining the defence of immunity on the part of the committee.

In the case before us (Rooney vs. Peoples Trust Co., 61 Misc., 159) this immunity was changed to one of liability for the committee, the court saying: "Here is a grant of independent authority to enter into the relation of landlord and tenant, and it carries with it, necessarily, an assumption of all the rights and duties that ordinarily attend such a relation. If the committee rents the property under its charge in such a way that it retains control over the common passageways used by the various tenants, there is no conceivable reason why it should not be charged with all the duties of a landlord, to the same extent as it is possessed with all the rights of such a legal relation. The reason why it cannot be held liable in its representative capacity is that the estate of the incompetent must not be subjected to a liability for the torts of one who is not his agent in the legal sense. This reason falls far short of exempting the committee individually."

Directors who do not direct are thus not alone in a class who assume responsibilities they do not intend to fully perform, and committees of incompetents and administrators of estates assuming the function of landlords must learn through personal accountability to perform the duties of the relation.

BUILDING LINE ORDINANCES.

At a meeting held between a representative of the Corporation Counsel's office and Nelson P. Lewis, engineer of the Board of Estimate, it was definitely decided that the new code of ordinances now being prepared and expected to be completed by December 1 will not affect any properties that now encroach on the streets. It is the purpose of the new code to include only new buildings that may be erected on present streets and future construction on new streets.

Such property that does encroach will be protected, as far as it can be protected, by the method that has been in force for a long time-through the permits obtained from city departments and officials.

LAW DEPARTMENT

APARTMENT HOUSE HEATING.

"Since the question of using open cars during unseasonable weather has been satisfactorily settled for the good of the public, may I appeal to your valuable paper to kindly take up the question of the heating of our apartments?

'The tenant nowadays is entirely at the mercy of his landlord; no matter how cold the weather is, he will get heat only when the landlord sees fit, sometimes not before Nov. 1, and rarely after March 31.

"Considering the cost of living in New York City apartments, there should be some law regulating so vital a question. "M. H."

As in Spring the "voice of the turtle (?) is heard in the land"search your Scriptures-so, in Fall, possibly even more noticeably, is heard the voice of the tenant-and generally in complaint.

The above communication to one of our contemporaries-the mouthpiece likewise of current Polar complaint—is in point. With "Cook nailed," the correspondent possibly hopes to have "flats heated," become a "next" in its Quixotic efforts to right all wrongs due to extreme cold.

Now, the truth is that all these complaints tending to divert just causes of investigation or remedy, from the forum of proper inquiry, either before or after, to the inflammable, irre-sponsible sympathies of "the people," smack of yellow journalism. What people will read and pay to read becomes the lodestone of journalistic seek-and-find. A man is killed, and the lamb of sacrifice finally selected-usually by newspaper detective work-is at least half-tried before he ever gets to the proper tribunal, a judge and jury. So, of the steam heating of flats; catch the ear of the newspaper public with a cry of insufficient heating, and every calm principle of judgment is thrown aside in a burst of popular sympathy. If a man nowadays ever claims to have fallen among thieves he needs no good Samaritan in the rush of the newspaper "first aid."

As a man selects, or ought to select, his wife, by careful prematrimonial inquiry, so ought an intending tenant to select his proposed home or flat, and obtain either proper binding previous statements as to what he desires, or learn from past or present occupants if the house has a good name, and be likely to suit him in the respects desired.

LIABILITY.

To the Editor of the Record and Guide: One of my clients desires to purchase a drug store on which the existing lease has two years to run. The rent is higher than is being asked for adjoining corners. The seller, who is also the lessee, is willing to sell the store for the amount of the debts plus 10 per cent. What my client desires to know is: Does he make himself in any way liable for the lease in case he purchases the drug business and moves it into the opposite corner?

SUBSCRIBER.

ANS .- The question is somewhat obscure. No man is bound to pay the debts of another unless he assumes them in writing. The question, however, seems to involve the purchase of the drug business, to pay all debts and 10 per cent. bonus; the lease is certainly a debt or obligation of the seller, and as such we assume he would expect to have it covered by an obligation of the purchaser to protect him from its required rent. The best course for you, as a broker to prevent future trouble, is to have this plainly understood by the parties to the transaction, for one of them has got to pay the rent required by the lease, for the two years it has yet to run, unless released by the landlord.

TRESPASS.

To the Editor of the Record and Guide:

How can a builder be compelled to remove sheds that are on private property? Consent was given after they were placed Long since the buildings have been completed and the there builder has promised to remove the sheds three or four timesbut they are still there. Both the builder's sheds and the telephone were placed on the premises during the owner's absence.

Answer.-The removal of sheds placed on your premises by a trespasser can be easily effected with an axe. Coupled, how-ever, with what seems to have been a verbal license by you made after erection, an implied reasonable right to their being there would seem to have been established, and we would advise a thirty days' written notice, requiring removal, to be served on the builder, before proceeding to remove them .- Editor.

HOUSE AND REAL ESTATE OWNERS.

A regular monthly meeting of the House and Real Estate owners' Association of the Twelfth and Nineteenth Wards was held on Friday, Nov. 12, 1909, at Central Turn Hall, 85th st, and Lexington av. The principal business of the evening was revising the constitution.

APARTMENT HOUSES AS INVESTMENTS. By W. W. HANNAN.*

W HEN a builder once determines to erect a large apartment house, he should bear in mind that the addition of two, three or more stories to his original plans will not increase the fixed charges, with the exception perhaps of a slight increase in taxes. The additional revenue that those additional floors will bring, however, more than offsets any possible increase in the expense of conducting the building.

I might better illustrate this point by drawing a comparison with the remarkable increase in the size of the mighty freighters that ply the Great Lakes. We might take, for instance, a steel steamer of the most modern type, about 250 feet long, and a carrying capacity of about 4,000 tons.

The cost of operating that steamer is just as great as the operation of a 600-foot modern leviathan of the Lakes, with a carrying capacity of from 8,000 to 10,000 tons.

COMPARATIVE ECONOMY OF LARGE BUILDINGS.

And so it is with the modern apartment house. You pay your manager, your engineer or fireman, and your elevator men just as much in a six or seven-story building as you do in a ten or twelve-story building. Understand me, I am making these comparisons in round figures, so to speak, permitting a slight variation of perhaps a few dollars in comparative cost. The idea I wish to convey, however, is that the greater income from the greater building reduces in proportion the fixed charges on that property.

In the early life of the large apartment house it was thought essential to the success of that institution that the apartments be equipped for complete housekeeping. To-day, however, the apartment house that has become rid of that feature, and presents to its tenants a well-managed cafe, is, to my mind, the most successful and most lucrative type of apartment house, or apartment hotel, as we have come to term them.

The cafe, however, demands the most exacting attention, as an ill-managed table will do more to injure the reputation of the apartment hotel than any other one element. The cafe, to be successful, must be moderate in price and plain in service. Cleanliness is the cafe's essential. Make the cafe homelike, both in appointments and in service. Make your tenants feel that they are sitting down to a table that provides them with just what they would have were they in their private home. You should remember that the class of tenants which an apartment hotel attracts is such that the cafe is the pivot around which revolves their judgment of the institution.

In this connection, I might say that I find from my experience that the most successful apartment hotel can provide a most satisfactory cafe service for from \$7 to \$12 per week.

RESTAURANT SERVICE.

My reasons for advocating the apartment house with cafe service in preference to that with housekeeping facilities, are principally that it produces a better return on the investment, and at the same time attracts a more decirable class of tenants. There is a desirable element in every large city that wishes to rid itself of the servant problem and the apartment hotel points the way to them.

I do not hesitate to say that the income from the apartment hotel that presents the proper cafe service is from 15 to 20 per cent. higher than from the housekeeping apartment house which cost just as much, if not more, to construct.

You can take an apartment that rents at, we will say \$60, in a housekeeping apartment house, and by converting it into two smaller suites with cafe service in the same building, you can make that same floor space bring \$80 per month.

This class of investment, of course, is beyond the reach of the investor of moderate means. But there is a class of apartment house which is within the reach of the man with practically a mere few hundred dollars, and which brings him a return on his investment which is most satisfactory in every respect. This brings me to the subject of the duplex or two family dwellings.

THE TWO-FAMILY DWELLING.

The two-family dwelling presents an ideal form of investment for the man of small means. With a little plot of ground paid for, he is in a position to borrow the money with which to erect this structure. He then makes one-half of it for his own home and from the other half of the house has a revenue which in time justifies the investment. At the same time, the owner is in a position to care for his property by reason of being right on the ground at all times, and he thus has at once the satisfaction and safety of a home, as well as the assistance and independence which even a limited income carries with it. Ownership of a home is conducive to ideal citizenship. Home ownership breeds a contentment. It makes better men and better women.

Before the advent of the duplex building, many a man was deterred from erecting a home of his own accord because with

*Mr. Hannan is prominent in Detroit real estate circles. This article is a portion of a paper read at the Convention of Building Managers at Detroit, as reported in "Building Management."

the means at hand he could not provide a home which he felt would become his station in life. The two-family building, however, has shown him the way. He now erects such a dwelling at practically the same cost of a single home, of the nature he sought, would have cost him, and he as an income from it which finally gives him absolute ownership.

THE DUPLEX BUILDING.

That is why the duplex building is so popular in every section of the United States, and nowhere more popular than right here in the city of Detroit. I make the claim that the highest type of duplex building is to be seen in the City of the Straits. I could point out to you building after building, which, with casual observation, you would say was a single dwelling, but which is in reality the most ideal form of two-family structure.

In this same class of investment I might mention the three and four-family structure, but of course that calls for a slightly higher investment. It gets just a little beyond the means of the man who, by careful methods, can come into possession of the two-family building.

Do not confuse the four-family building with the four-story apartment house investment. The four-family building ordinarily occupies two floors and in point of attractiveness is a strong competitor to the two-family building, although it does not hold out the appearance of the single dwelling as strongly as does the two-family house.

In a four-story apartment house the top floor must necessarily bring a lower rental than the other floors, by reason of the tiresome stair climbing. That again brings a different class of tenants, generally, than are found on the lower floors of the same apartment house. This should be avoided if possible. Every apartment house should be so constructed as to attract one class of tenants as nearly as possible for every floor, and every apartment in the entire building.

THE "ALLIANCE" AND SUBWAYS.

The Committee of Legislation of the Taxpayers' Alliance of the Bronx, of which committee Harry Robitzek is chairman, has rendered a report on the Subject vs. Subway building as follows:

Three actions were brought by taxpayers and in each there was demanded that municipal authorities of the City of New York be restrained from committing the City to certain proposed contracts for construction of subways and various other public improvements, and to issue corporate stock therefor, on the ground that thereby the provisions of the constitution with respect to limitation of the City indebtedness would be violated.

Upon application being made for preliminary injunction, an order of reference was made to General Tracy, and the Referee was required to take proof of and to report with his opinion the amount in which the city was indebted for any purpose, and in any manner, on June 30th, 1908, in order that the court might be enabled to determine thereupon the amount of existing indebtedness coming under the constitution.

General Tracy thereafter reported as a margin for the City's limit to incur further indebteness approximately one hundred and six million dollars. The Court of Appeals, on the 22d day of October last affirmed the report in all regards, except one, and that is as to whether or not certain outstanding contracts which had been entered into by the city of public improvements should be regarded as public indebteness, and in this regard the Court of Appeals has taken an exception with General Tracy, and has decided that such contracts are to be considered as indebtedness, and as such should be inclusive of the computation above referred to. These contracts amount to approximately fifty-four million dollars. However, notwithstanding this one exception to the referee's report which has been sustained by the Court of Appeals, the aggregate amount of the City's debt limit at this time is over one hundred million dollars, because many improvements have been made since the 30th day of January, 1908, which are now public indebtedness, and to be computed and made part of the account upon which the city may compute its debt limit. Because of the affirmation of this report by the Court of Appeals in all regards except the one specified, the Board of Estimate has taken up the matter of Fourth Ave. subway in Brooklyn and has acquiesced with the Public Service Commission in this regard, and work will be begun in a couple of days.

It is up to the people of the Borough of the Bronx to see that the money now available for the building of new subways will be used for building of additional subways in the Borough of the Bronx.

From a report obtained by your committee, it is learned that the People of the State of New York at a recent election voted against an amendment to the State Constitution exempting certain bonds from being computed as part of the debt limit; even if this report be correct, there will still be sufficient moneys available for the city to build a direct East Side subway.

RECORD AND GUIDE

Manhattan

HE 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.

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Nov. 26. 153d st, s s, 675 w Broadway, 25x99.11, except part about 25x25 taken for Riverside Drive.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated. Nov. 20.

Nov. 20. 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. Nov. 23.

Nov. 23. 11th av, Nos 599 to 603]s w cor 45th st, 75.3x100, 45th st, Nos 600 & 602 | three 4-sty brk tenements and stores and 1-sty frame building in street. Fannie Strauss agt Benjamin L Weil et al; Myron Sulzberger, att'y, 38 Park Row; Eugene N Robinson, ref. (Amt due, \$8,614.70; taxes, &c, \$741.05; sub to a first mort of \$35,000.) Mort recorded March 1, 1906. By Bryan L Kennelly.

Nov. 24.

Nov. 24.Lawrence av |s w cor Ferris av, 275x100.Ferris avWestchester av |n w cor Western av, 300x450xWestern avWestern av, e s, 200 n Westchester av, 275x100.Western avWestern avx s e - to Central av, x e 100Central avx s e - to Central av, x e 100Central avx s e - to Central av, x e 100Central avx s e - to Central av, x e 100Western avCentral avx e 200 to Lawrence av, runs n 400Western avCentral avs e cor Lawrence av, 75x159.Lawrence avSt Agnes av |s e cor Ferris av, 425x220 to Pel-Ferris avHam River, x-x325.Railroad avs e cor Cawrence av, 75x159.Lawrence av-x.-.Westchester av |s e cor St Agnes av, runs s 475St Agnes avs e cor Central av, runs s 25 x eMain avs e cor Central av, 100x200 to 5tSt Marys avs e cor St Marys av, 25x100.Main avs e cor St Marys av, 25x100.St Marys ave e, 125 s Central av, 100x200 to 5tSt Marys avs e cor St Marys av, runs s + xSt Marys avs e cor St Marys av, runs s + xSt Marys ave e cor St Marys av, runs s + xSt Marys ave e cor St Marys av, runs s + xSt Marys ave e cor St Marys av, runs s + xSt Marys ave e cor St Marys av, runs s + xSt Marys av</tr Lawrence av|s w cor Ferris av, 275x100.

Ferris av Ferris av Main av St Marys av Central av, sw cor Western av, 86x205x-, gore, Esmond Stiles agt Perley S Crosler et al

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

THOMAS DIMOND

All Kinds of Iron Work for Buildings OFFICE, 45 WEST 34th STREET West 33d Street Works: {West 33d Street West 32d Street Tel., 1085 Murray Hill

Works: {West 32d Street Tel., 1085 Murray Hill Graham & L'Amoreaux, att'ys, 42 Broadway; Robert L Luce, ref. (Amt due, \$65,863.19; taxes, &c, \$7,928.82.) At 11 o'clock a. m. at Municipal Bldg., 3d and Tremont avs, Bronx, by Joseph P Day. Monroe st, s s, 132 e Corlears st, 44x70, 6-sty brk tenement and stores. Abner Distil-lator agt Rose T Levisohn et al; Davis & Kaufmann, att'ys, 49 Chambers st; James O'Malley, ref. (Amt due, \$9,800.38; taxes, &c, \$853.21; sub to a first mort of \$32,000.) Mort recorded Jan 11, 1907. By Herbert A Sherman. 176th st In w cor Boston rd, Boston rd, Nos 1851 & 1853] 73.2 x 110.4 x 130.11 x 125.3, two 1-sty frame stores and vacant. Lu-ther W P Norris gdn agt Anna H Gerding et al; Norwood & Marden, att'ys, 68 William st; Philip J McCook, ref. (Amt due, \$14,864.79; taxes, &c, \$2,900.) Mort recorded Sept 17, 1907. By James L Wells. Morris av, No 1052, e s, 190 n 165th st, 20x92.6, 3-sty brk dwelling. Louisa B White agt Mid-deboro Realty Co et al; Wm H Hamilton, att'ys, 100 Broadway; Chas W Ridgway, ref. (Amt due, \$7,554.80; taxes, &c, \$754.60.) Mort recorded June 30, 1905. By Joseph P Day. 107th st, No 209, n s, 175 e 3d av, 25x100.11, 4-sty brk tenement. William Hoff et al agt Will-iam Abraham et al; Robert E Bergman, att'y, 3050 3d av, Bronx; Louis B Hasbrouck, ref. (Amt due, \$4,482.09; taxes, &c, \$300.68; sub to a mort of \$8,000.) Mort recorded April 28, 1904. By Herbert A Sherman. Nov. 26.

1904. By Herbert A Sherman. Nov. 26.
163d st, No 286, s s, 158.4 e Morris av, 16.8x
114.10, 2-sty frame dwelling. Otto Bittner et al agt Charles Doll et al; John J O'Brien, ztt'y, 320 Broadway; Benno Lewinson, ref. (Amt due, \$3,281.05; taxes, &c, \$67.40.) Mort recorded July 8, 1904. By Joseph P Day. (Continued on Page 092)

(Continued on Page 923.)



ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVE-MENTS in the BOROUGH OF QUEENS: IST WARD. WILLIAM STREET-SEWER, from the crown north of Wilbur avenue to Payn-tar avenue. WILBUR AVENUE-SEWER, from Crescent to William Streets, and WILLIAM STREET-SEWER, from crown north of Wilbur avenue to Harris avenue. 12TH AVENUE-SEWER from Broadway to Jamaica avenue. HERMAN A. METZ, Comptroller. City of New York, November 11, 1909. (14576) ATTENTION IS CALLED TO THE ADVERTISE-

HERMAN A. METZ, Comptroller. City of New York, November 11, 1909. (14576) ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVE-MENTS in the BOROUGH OF RICHMOND: 3D WARD. CONSTRUCTING A COMBINED SEWER in MORNINGSTAR ROAD, from Tail's Lane to Richmond Terrace: in RICHMOND TER-RACE from Morningstar Road to a point about half way between Van Pelt avenue and Van Name avenue; in PROSPECT STREET, from Morningstar Road to a point about 465 feet east-erly; in SHERMAN AVENUE from Morningstar Road to a point about 465 feet east-erly; in SHERMAN AVENUE from Morningstar Road to a point about 465 feet east-erly; in SHERMAN AVENUE from Morningstar Road to a point about 465 feet east-erly; in SHERMAN AVENUE from Morningstar Road to a point about 465 feet east-erly; in SHERMAN AVENUE from Morningstar Road to the tracks of the Staten Island Rapid Transit Company; in HOUSMAN AVENUE, VAN NAME AVENUE AND BAY AVENUE, from Rich-mond Terrace to the tracks of the Staten Island Rapid Transit Company; in HOUSMAN AVENUE. HERMAN A. METZ, Comptroller. City of New York, November 11, 1909. (14574) ATTENTION IS CALLED TO THE ADVERTISE-

ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVE-MENTS in the BOROUGH OF BROOKLYN: 30TH WARD, SECTION 19. BATH AVENUE-REGULATING, GRADING, CURBING, LAYING SIDEWALKS AND PAVING, between 14th avenue and Bay 18th street and between Bay 19th street and 21st avenue. HERMAN A, METZ, Comptroller. City of New York, November 11, 1909. (14580)

ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVE-INTERPORT IN THE ADVENTION OF MANHATTAN: 12TH WARD, SECTION 7. WEST 14STH STREET -REREGULATING, REGRADING, CURBING, RE-CURBING, FLAGGING AND REFLAGGING, from a point 225 feet 7 inches west of Broadway to the easterly line of Riverside Drive. HERMAN A. METZ, Comptroller. City of New York, November 11, 1909. (14567)

ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of November 13 to 26, 1909, of the confirmation by the Board of Revision of Assessments, and the entering in the bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVE-MENTS in the BOROUGH OF THE BRONX. 24TH WARD, SECTION 10. WEST 17TH STREET-REGULATING, GRADING, CURBING, ERECTING FENCES, CONSTRUCTING STEPS AND DRAINS, from Sedgwick avenue to the east-erly line of Cedar avenue, and PAVING between Cedar avenue and a point about 160 feet east-erly therefrom. 24TH WARD, SECTION 11. MO-HEGAN AVENUE-SEWERS, from East 175th to 176th streets. 24TH WARD, SECTION 12. EAST 203D STREET AND VALENTINE AVENUE-RE-CEIVING BASINS at the northwest and south-west corners. JEROME AVENUE AND KINGS-BRIDGE ROAD-RECEIVING BASIN at the north-east cornet. HERMAN A METZ Computation

HERMAN A. METZ, Comptroller. City of New York, November 11, 1909. (14570)

ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of November 18 to December 2, 1909, of the confirmation by the Board of Assessors, and the entering in the 'Bur-eau for the Collection of Assessments and Ar-rears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX: 23D WARD, SECTION 9. EAST 139TH STREET -SEWER, between Cypress avenue and a point 197 feet westerly therefrom. EAST 147TH STREET -SEWER, between Robbins avenue and St. Mary's Park. 24TH WARD, SECTION 11. EAST 185TH STREET-PAVING THE ROADWAY AND SETTING CURB, from 3d to Park avenues. HERMAN A. METZ, Comptroller. City of New York, November 16, 1909.

City of New York, November 16, 1909. ATTENTION IS CALLED TO THE ADVERTISE-MENT IN THE CITY RECORD of November 19 board of Assessors, and the entering in the Bur-eau for the Collection of Assessments and Ar-rears, of assessments for LOCAL IMPROVE-MENTS in the EIGHTH WARD of the BOROUGH OF BROOKLYN, pursuant to the provisions of chapter 365 of the Laws of 1889, and the act am-endatory thereof, and Chapter 378 of the Laws of 1897, and Chapter 466 of the Laws of 1901, amen-datory thereof. MIST STREET-GRADING AND PAVING, from 24 to 3d avenues. 41ST STREET-GRADING AND PAVING, from 5th to 6th avenues. 43D STREET -GRADING from 5th to 7th avenues. 44TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 44TH STREET-GRADING AND PAV-NG, from 5th to 6th avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 46TH STREET-GRADING AND PAV-NG, from 5th to 6th avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 46TH STREET-GRADING AND PAV-NG, from 5th to 6th avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 46TH STREET-GRADING AND PAV-NG, from 5th to 6th avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 45TH STREET-GRADING AND PAV-NG, from 5th to 6th avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 45TH STREET-GRADING AND PAV-NG, from 5th avenues to 3d avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 45TH STREET-GRADING AND PAV-NG, from 5th to 6th avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 45TH STREET-GRADING AND PAV-NG, from 5th avenues to 3d avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 45TH STREET-GRADING AND PAV-NG, from 5th avenues to 3d avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 45D STREET-GRADING AND PAV-NG, from 5th avenues to 3D STREET-GRADING AND PAVING, from 5th avenues to 3D STREET-GRADING AND PAVING, from 5th avenues. 45TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 52D STREET-GRADING AND PAVING, from 3th to 6t

STREET-GRADING AND PAVING, from 2d to 3d avenues. 55TH STREET-GRADING AND PAV-ING, from 5th to 6th avenues. 57TH STREET-GRADING AND PAVING, between 1st and 2d av-enues. 57TH STREET-GRADING AND PAVING, from 2d to 3d avenues. 57TH STREET-GRADING AND PAVING, from 5th to 6th avenues. 67TH AVENUE-GRADING AND PAVING, from 39th to 41st Streets. 6TH AVENUE-GRADING, from 39th Street to the old city line. 6TH AVENUE-GRAD-ING AND PAVING, from 44th Street to old city line. 7TH AVENUE-GRADING, from 39th Street to old city line. HERMAN A. METZ, Comptroller. City of New York, November 18, 1909.

PUBLIC NOTICES.

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H. A. METZ, Comptroller. City of New York, Department of Finance, Comp-troller's Office, November 12, 1909. (14587)

PROPOSALS.

NOTICE TO CONTRACTORS. TROY, N. Y., November 16, 1909. Notice is hereby given that plans and specifica-tions for the erection and completion of a build-ing called "The Central School," will be ready and may be obtained on and after Monday, No-vember 22, 1909, at the office of the Board of Contract and Supply. A deposit of twenty-five dollars (\$25.00) will be required, such sum to be refunded on the return of the drawings and specifications. Bids will be advertised for on and after Novspecifications. Bids will be advertised for on and after Nov-ember 22, 1909.

(Signed) E. L. GRIMES, City Engineer,

RECORD AND GUIDE

November 20, 1909

ADVERTISED LEGAL SALES.

(Continued from Page 923.)

(Continued from Fage 9:3.)
102d st, No 124, s s, 75 w Lexington av, 25x 100.11, 5-sty brk tenement. Malvina Russom et al agt Moses Ochs et al; Morton Stein, att'y; James Oliver, ref. (Ami due, \$6,804.37; taxes, &c, \$300; sub to a first mort of \$16,000.) By Joseph P Day.
Madison av, No 1584, w s, 50.11 n 106th st, 25x 100, 5-sty stone front tenement and store. Fenimore Realty Co agt Irving Bachrach et al; Davis & Kaufman, att'ys, 49 Chambers st; Adam Wiener, ref. (Amt due, \$5,414.43; taxes, &c, \$540.35; sub to a mort of \$25,000.) Mort recorded May 16, 1906. By Samuel Marx.
113th st, No 239, n s, 150 w 2d av, 25x100.11, 5-sty brk tenement. Stuyvesant Mortgage Co agt Angela De Sisto et al; Carter & Haskell,

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Nov. 19, 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 Advertised Legal Sales. *Indicates that the property described was bid in for the plaintiff's account. account

JOSEPH P. DAY.

- att'ys, 18 Wall st; James Kearney, ref. (Amt due, §4,455.55; taxes, &c, §533,46; sub to a first mort of \$18,000.) Mort recorded July 17, 1906. By Chas A Berrian. 70th st, Nos 424 & 426, s s, 199 w Av A, 38x 100.5, 6-sty brk tenement and stores. Abra-ham Politziner agt Annie Holland et al; Charles Burstein, att'y, S02 Broadway; Marcel Levy, ref. (Amt due, \$16,850.97; taxes, &c, \$---; sub to a first mort of \$32,000.) By Joseph P Day.
- sub to a first mort of \$32,000.) By Joseph P Day.
 9th av, No 484 |n e cor 37th st, 24.9x100, 5-sty 37th st, No 357 | brk tenement and stores. James Everard agt Catharine F Callan et al; David M Neuberger, att'y, 302 Broadway; Gilbert H Montague, ref. (Amt due, \$60,277.77; taxes, &c, \$5,952.80.) Mort recorded Feb 21, 1898. By Bryan L Kennelly.
 146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk ten-

ements. 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.

Nov. 27. No Legal Sales advertised for this day.

Nov. 29.

Rivington st, Nos 255 to 257½, on map Nos 255 and 257, s s, 18.9 e Sheriff st, 56.3x60, 6-sty brk tenement and stores. Eliza J Smith agt Isaac Sloboder et al; A Fred Silverstone, att'y, 150 Nassau st; Royal E T Riggs, ref. (Amt due, \$20,587.27; taxes, &c, \$1,400; sub to a first mort of \$45,000.) Mort recorded Feb 28, 1905. By Joseph P Day.

Broadway, Nos 279 to 283, w s, 50.11 n Chambers st, 50x96.1x50x 94.10, 5-sty stone front store. (Amt due, \$6,749.43; taxes, &c, \$--.) Withdrawn

JAMES L. WELLS. (On the Premises.)

HUGH D. SMYTH.

HERBERT A. SHERMAN.

SAMUEL MARX.

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when about to order any Building Materials. It may save you HUNDREDS and possibly THOUSANDS of dollars, as it contains the names of practically all the important Building Material firms and allied interests in Greater New York. If you do not find just what you want, please write or phone us. We will gladly procure, gratis, just such information as will interest you. Prompt attention given to all inquiries.

RECORD AND GUIDE, Tel. 4430 Madison || E. 24th Street. N. Y.

924

925



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.

CONVEYANCES

Nov. 12, 13, 15, 16, 17 and 18. (No. 99.)

BOROUGH OF MANHATIAN.

- Broome st, No 570, n s, 265 e Hudson st, 22.6x84.3, 2-sty brk dwelling. Adam A Schopp to Joseph Shestokas. Mort \$8,000 and all liens. Nov 15, 1909. 2:578-76. A \$9,000-\$10,000.
- Broome st, No 540, n s, 205 e Hudson st, 22,0884.3, 2-Sty brk dwelling. Adam A Schopp to Joseph Shestokas. Mort X 88,000
 and all liens. Nov 15, 1909. 2:578-76. A \$9,000-\$10,000. nom
 Bayard st, No 53, s s, 175.1 w Bowery, 25,1x85.8x25.2x83.6, 6-sty brk tenement and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Fredrika P and Janet P Ludlam, of Brooklyn. and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:163
 28- A \$15,000-\$32,000.
 Bedford st, No 102, e s, about 60 n Grove st, 22x50, 3-sty frame brk front tenement. Harry G Coss et al to Edward Louvot of Brooklyn. Nov 17, 1909. 2:588-42. A \$6,000-\$6,500. nom
 Canal st, No 357 | n w cor Wooster st, runs n 72.3 x w 13.9 x st wooster st, No 11, 69.4 to st x e 22.8 to beginning, 5-sty stone front loft and store building. Geo W Banta et al to Harriet T Banta. 1-3 part. All title. Mort \$18,000. Nov 11. Nov 12, 1909. 1:228-1. A \$24,000-\$6,500. nom
 Cherry st, No 132, e s, abt 100 s Delancey sf, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Herman Cohen to Nathan Mayer. All liens. Nov 12, 1909. 2:419-6. A \$24,000-\$32,000. nom
 Cherry st, No 139, s s, 253.6 w Market st, 24.9x60.6, 6-sty brk tenement and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Frederika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:250 -76. A \$9,000-\$16,000. Nov 12. Nov 13, 1909. 1:250 -76. A \$9,000-\$16,000. 14,500
 Cherry st, No 141, s s, 228.2 w Market st, 25.3x60.6x25.5x60.6, 6-sty brk tenement and store. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, and Julia P, Frederika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:250 -76. A \$9,000-\$16,000. 14,500
 Cherry st, No 460, n s

- Anger. Sub to ist mort \$---. Nov 12. Nov 18, 1909. 2:328
 -7. A \$17,000-\$33,000. 9,000
 Delancey st, No 290, n s, 25 e Cannon st, 25x100, 5-sty brk tenement and store. FORECLOS, Nov 9, 1909. Edmund J Tinsdale referee to Fannie Mayer. Mort \$18,000. Nov 12. Nov 13, 1909. 2:328-35. A \$16,000-\$28,000. 5,000
 Division st, No 261 (287), s s, abt 130 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.
 Edwin F Walton to Mitchell A C Levy. Mort \$16,000. Nov 10. Nov 13, 1909. 1:287-42 and 43. A \$18,000-\$20,000. 100
 Grand st, No 568, n s, 100 e Lewis st, 25x100, 6-sty brk tenement and store. Harry Breuer to David A Shultz. B & S. Nov 10. Nov 12, 1909. 2:326-57. A \$17,000-\$37,000. non
 Grand st, No 568, n s, 100 e Lewis st, 25x100, 6-sty brk tenement and store. David A Schultz to Andrew J Provost, of Brooklyn. B & S. Morts \$40,000. Nov 10. Nov 12, 1909. 2:326-57. A \$17,000-\$37,000. non
 Greenwich st, No 723, e s, 96 n Charles st, 18.9x68.10x20.8x76.7, 3-sty brk tenement. Harry G Coss et al to Edw Louvot of Brooklyn, N Y. Nov 17, 1909. 2:632-41. A \$6,000-\$7,500. 5.000
- 100
- nom
- nom
- Greenwich st, No 723 (729), e s, 96 n Charles st, 18.9x68.10x20.8 x76.7, 3-sty brk tenement. Edward Louvot to Harry G Coss. Mort \$31,000 on this and other property. Nov 17, 1909. 2:632-41. A \$6,000-\$7,500.

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.

Sth.—A \$20,000—\$30,000 indicates the assessed value of the prop-erty, 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.

- Goerck st, No 8, e s, 125 s Broome st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. FORECLOS, Oct 20, 1909. Geo W Collins, ref, to Thos W Jeralds, of Ashland, Greene Co, N Y. Nov 10. Nov 16, 1909. 2:321-4. A \$14,000-\$24,-000. 20,000

- Gerek sk, No S, e s, 125 s Broome sk, 25x100, 5-sty brik tenement in rear. PORRECLOS, Oct 29, 00, N. 6. No 10, Nov 16, 1000, 2:321–4. A \$14,000, 2000
 Gerek M, No 57, n. s, about 14 0w Market sk, 25x100, 5-sty brik tenement and store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement in rear. Porreclassing the standard store and 5-sty brik tenement and store. Standard store and the Banks et al. to Addisor and the standard store and store. Standard and the standard store and store and the Banks et al. to Addisor and the standard store and store and the Banks et al. to Addisor and the standard store and store and the standard store and store and the standard store and store and the standard store and the standard store and the standard store and the standard store and store and the standard store and store and the standard store and store and the standard store and store standard store and the standard store

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The Brussel Method of Electrical Construction represents the highest development of Modern Engineering DENNIS G. BRUSSEL ELECTRIC XIPPARATUS FOR LICHT HEAT POWER Engines and Generators Installed Also Telephones, Pumps, Motors phone, 15 West 29th St., New York Telephone, 3060 Mad. Sq.

- Park st, Nos S9 to 93 |s s, 63.7 e from n e s Worth st, runs Worth st, Nos 175 and 177 | s 46.10 to n e s Worth st x s e 41.11 x n 71.7 to Park st at point 74.2 w Mulberry st x w 34.5 to beginning, 6-sty brk tenement and stores. PARTITION, Sept 16, 1909. Francis L Archer referee to Jessie P L Robertson of Upper Montclair, N J, Julia P, Fredrika P and Janet P Ludlam of Brooklyn, and Henrietta L Adams, N Y. Nov 12. Nov 13, 1909. 1:161-36. A \$ 28,000-\$55,000. 55,10
 Thompson st, Nos 27 and 29, w s, 100.10 n Grand st, 39.11x100x40 x100, 6-sty brk tenement and stores. Gussie Horowitz to Isaac Cohen. B & S. All liens. Nov 9. Nov 13, 1909. 2:476-40. A \$27,000-\$50,000. other consid and 100
 Washington st, No 215, e s, 52.8 s Barclay st, 26.9x80x27.5x80.8, 7-sty brk factory.
 Greenwich st, No 218, w s, 54.3 s Barclay st, 26.6x80x26.6x-, 5-sty brk factory.
 Henry J S Hall et al INDIVID, EXRS, &c, Wm H Hall to Hall & Ruckel. Nov 16, 1909. 1:84-40 and 44. A \$47,000-\$84,000.
- 100
- Henry J S Hall et al INDIVID, EXRS, &c, Wm H Hall to Hall & Ruckel. Nov 16, 1909. 1:84-40 and 44. A \$47,000-\$84,000
- Water st, No 656, n s, 350 w Jackson st, 26x85.6x25x86.9 w s, 4-sty frame brk front tenement and store and 4-sty brk tenement in rear. FORECLOS, Sept 21, 1909. John H Judge ref to Al-bert Henz. Nov 18, 1909. 1:260-19. A \$9,000-\$16,000. 15,000 Water st, No 296, n s, abt 150 e Dover st, 25.2x109.10x25.1x118.1. w s.

- Water st, No 296, n s, abt 150 e Dover st, 25.2x109.10x25.1x118.1 w s. Water st, No 298, n s, abt 165 e Dover st, 25.7x99.1x24.7x90.9 e s, except parts for Brooklyn Bridge. two 4 and 5-sty brk storage buildings. Wm C Nesmith to James, Charlotte and Sarah F Nesmith, all of Brooklyn. ¼ part. All title. Nov 15. Nov 18, 1909. 1:109 -28 and 29. A \$19,900-\$35,500. nom 4th st W, No 288, w s, 70 n 11th st, 20x60, 3-sty brk dwelling. Jennie M Noble (now Jennie M Cooper) to Ella M Noble. B & S. Nov 11. Nov 12, 1909. 2:623-42. A \$7,000-\$10,000. nom 4th st W, No 288, w s, 70 n 11th st, 20x60, 3-sty brk dwelling. Wm E Noble to Jennie M and Ella M Noble. HEIRS, &c, Eliza J Noble the decd wife of Wm E Noble. B & S and C a G. Feb 28, 1891. Re-recorded from Mar 3, 1891. Nov 12, 1909. 2:623 42. A \$7,000-\$10,000. nom 4th st E, No 233, n s, 100 w Av B, 24.3x96.2, 5-sty brk tenement and stores. Loui Schwartz et al to Tillie and Solomon Klingen-stein EXRS Bernhard Klingenstein. Mort \$37,000. Nov 11. Nov 13, 1909. 2:400-42. A \$18,000-\$30,000. 200 4th st E, No 231, n s, 124.3 w Av B, 24.3x96.2, 5-sty brk tene-ment and stores. Loui Schwartz et al to Tillie and Solomon Klingen-stein EXRS Bernhard Klingenstein. Mort \$37,000. Nov 11. Nov 13, 1909. 2:400-43. A \$18,000-\$28,000. 200 4th st E, No 231, n s, 124.3 w Av B, 24.3x96.2, 5-sty brk tene-ment and stores. Loui Schwartz et al to Tillie and Solomon Klingenstein EXRS Bernhard Klingenstein. Mort \$37,000. Nov 11. Nov 13, 1909. 2:400-43. A \$18,000-\$28,000. 200 9th st, E, Nos 808 and 810 on map No \$10, s s, 120.9 e Av D, 40.9x93.11, 6-sty brk tenement and stores. Regina Lazarus to Hamilton Holding Co. Morts \$42,250 and all liens. Nov 13. Nov 17, 1909. 2:365-part lot 10. A \$ \$...other consid and 100 10th st E, No 216, on map Nos 216 and 218, s s, 250 e 24 av, 25x

- 10th st E, No 216, on map Nos 216 and 218, s s, 250 e 2d av, 25x 92.3, 6-sty brk tenement and stores. Henry Tishman et al stock-holders of Composite Realty Co to Henry Tishman. Confirmation deed. Nov 3. Nov 15, 1909. 2:451-19. A \$17,000-\$29,000.
- 11th st E, No 517, n s, 220.6 e Av A, 25x103.3, 5-sty brk tene-ment and store. Morris Janowitz to Ike Fenster of Brooklyn. All title. Mort 334,200 and all liens. Nov 17. Nov 18, 1909. 2:-405-53. A \$18,000-\$35,000. 12th st E, Nos 326 and 328, on map No 326, s w s, 320.6 s e 2d av, runs s e 37 x s 103.3 x n w x n e to s s St Marks Ceme-tery x e x n x n e 40 to beginning, 6-sty brk tenement and store
- store
- store. 5th st E, No 245, n s, 125 w 2d av, 25x100.5, 5-sty brk tenement. Abraham Schwartz to Rachel Schwartz. 1-5 part. All liens. 5th oct 13. Nov 12, 1909. 2:453-21. A \$19,000-\$45,000. 5:1319 -20. A \$10,000-\$26,000. 10 45th

- nom
- Oct 13. Nov 12, 1903. 2:435-21. A \$15,000-\$45,000. 5.10 ml -20. A \$10,000-\$26,000.
 10
 15th st E, No 512, s s, 195.6 e Av A, 25x- to n s Stuyvesant st, -x-, with all title to c 1 of Stuyvesant st, 4-sty brk tenement. Also all right, title and interest, to all other parcels, adj above, bet s s 15th st, and c 1 of blk bet 15th and 14th sts, and bet el and w s of said premises described above.
 Wm H Kelly to The Church of the Immaculate Conception on East 14th and East 15th sts, 8-9 parts. All title. All liens. Jan 15, 1909. Nov 15, 1909. 3:972-57. A \$8,800-\$10,500. non Same property. Mary K Kelly INDIVID and HEIR Wm H Kelly, Jr, deed to same. All title to undivided part. Q C. Nov 29, 1907. Nov 15, 1909. 3:972. non formation of the store. North River Improvement Co to Laura Bayles of Brooklyn. Mort \$7,500. Nov 18, 1909. 3:766-13. A \$7,000-\$8,500. nom
- \$8,500. 17th st, E, No 618, s s, 288 e Av B, 25x92, 5-sty brk tenement and store. FORECLOSURE. (Oct 28, 1909). Richard H Clarke (Ref) to Henry Tishman. Nov 17, 1909. 3:984-46. A \$7,500 -\$19,500. 20,200

- to Garret S Wright. Nov 15, 1909. 5.150–5. A \$5,500–\$12,-000. Same property. Thos L Hamilton and ano by Charlotte M Hamil-ton GUARDIAN to same. All title. B & S. Nov 15, 1909. 3:-14,500
- ton GUARDIAN to same. All title. D & 14,50 (750).
 27th st W, No 113, n s, 180 w 6th av, 20x98.9, 4-sty stone front tenement. Ernest Harvier to David A Bath. Mort \$18,000. Nov 11. Nov 15, 1909. 3:803-28. A \$19,500-\$21,500. other consid and 1(2th av. 19.8x98.9, 4-sty brk
- 11. Nov 15, 1909. 3:803-28. A \$19,300. other consid and 100 other st, W, No 110, s s, 150.4 w 6th av, 19.8x98.9, 4-sty brk tenement and store. Harry G Coss et al to Edward Louvot of Brooklyn, N Y. Nov 17, 1909. 3:804-47. A \$19,500-\$21,500. nom 29th st. nom
- Edward Louvot to Harry G Coss. Mort \$31,000 her property. Nov 17, 1909. 3:804. no roperty. Edward Louve is and other property. nom

OWER 1060 Mad. Sa. **15 West 29th St., New York** 29th st, W, n s, 55.6 e 11th av. -x-. Agreement as to party wall on boundary line as above. Helena M E and Kath F Lindermann, TRUSTEES Hermine M Schuessler with George G Kane of Mt Vernon, N Y. Nov 12. Nov 17, 1909. 3:701. nom 32d st, E, No 161, n s, 100 w 3d av, 25x98.9, 3-sty brk tenement and store. George Mulligan to Emily C Mulligan. Nov 12. Nov 17, 1909. 3:888-35. A \$18,500-\$20,000. nom 34th st W, Nos 314 and 316, s s, 225 w 8th av, 33.4x98.9, two 4-sty stone front dwellings. Adam J Hafner to City Holding Co. Mort \$56,000. Nov 11. Nov 16, 1909. 3:735-46 and 47. A \$30.000-\$36,000. other consid and 100 37th st W, No 409, n s, 125 w 9th av, 25x98.9, 4-sty brk tene-ment. Charlotte P Browning to Mary B Bausher, of Chicago, III. B & S and C a G. Oct 20. Nov 16, 1909. 3:735-28. A \$9,000-\$12,000. nom 39th st W, No 204, s s, 43.6 w 7th av, 20.6x75.6, 4-sty stone front dwelling. Release dower. Luz Dias Govin widow of Felix Govin y Pinto to Alex P W Kinnan TRUSTEEE Edward M Gedney. Nov 11. Nov 15, 1909. 3:788-51. A \$22,000-\$25,000. nom 4th st W, No 435, n s, 440 w 9th av, 20x1004, 4-sty brk tene-ment. Joseph F Gibbons to George Schwartz. Nov 16, Nov 16, 1909. 4:1054-14½. A \$10,000-\$11,500. other consid and 100 45th st W, Nos 141 to 147, n s, 271.9 e 7th av, 68.7x100.4, three 4 and one 3-sty brk buildings and stores. Patrick J McMahon to Mary C Stewart, of Brooklyn. Q C. Oct 26. Nov 12, 1909. 4:998-12 to 14. A \$148,000-\$15,2000. other consid and 100 45th st W, No 5125 and 127, n s, 450 e 7th av, 33.4x100.5, two 3-sty brk dwellings. Mary E McKesson to Solomon Oppenheimer. B & S. All liens. Nov 16. Nov 17, 1909. 4:999-19 and 19½. A \$44,000-\$46,000. now

- A \$44,000-\$46,000. nom Same property. Solomon Oppenheimer to Moses Weinman. All liens. Nov 16. Nov 17, 1909. 4:999. nom 46th st, W, Nos 121 and 123, n s, 275 w 6th av, 41.8x100.5, 4-sty brk tenement and store and 3-sty brk dwelling. Harriet S James to Moses Weinman. Mort \$47,000. Nov 15. Nov 17, 1909. 4:999-20 and 21. A \$54,000-\$56,000. nom 47th st E, No 341, n s, 79 w 1st av, 21x50.3, 5-sty brk tenement and store. Parshelsky Bros, a corpn to Union Holding Co. All liens. Oct 11. Nov 16, 1909. 5:1340-2242. A \$5,000-\$10,500. 53d st E, No 40. Power of attemport the attack.
- st E, No 40. Power of attorney. Alice M Olcott to R Morgan lcott. Nov 16, 1909. 5:1288. Olcott.
- Olcott. Nov 16, 1903. 5:1288. 53d st W, No 540, s s, 225 e 11th av, 25x100.5, 5-sty brk tenement and store. New Jersey Utility Realty Co to Lewis E Ransom. Mort \$21,000. Oct 30. Nov 12, 1909. 4:1081-55. A \$9,000-\$18,000. other consid and 100
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- 5,223. Sept 10. Nov 18, 1909. 4:1003-49. A \$5,000-\$5,000. other consid and 100 other consid and 100 other st, E, No 157, n s, 95 w 3d av, 20x100.5, 3-sty and base-ment stone front dwelling. FORECLOSURE. (Sept 28, 1909.) Chas L Denks (Ref) to Geo W Short. Oct 19. Nov 17, 1909. 5:1310-31. A \$11,000-\$14,000. \$3,700 over and above 1st mort for 13,000 ith st E Nos 222 to 227 n s 200 m 21 cm 75,1005 the 5-100 55th st,
- 56th st E, Nos 233 to 237, n s, 200 w 2d av, 75x100.5, three 5-sty brk tenements and stores. Louis Stroka, a corporation to Beckle Schlaff. B & S. All liens. Nov 17, 1909. 5:1330-14 to 16. A \$33,000-\$75,000. other consid and 100
- A \$55,000-\$15,000. 56th st W, No 418, s s, 275 w 9th av, 25x78.7x25.2x81.9, 4-sty brk tenement and stores. Philip Liberman et al to Patrick McGinn. Mort \$8,000. Nov 13. Nov 16, 1909. 4:1065-44. A \$9,500-\$13,000. other consid and 100
- 61st st W, No 240, s s, 225 e West End av, 25x100.5, 5-sty tenement. Annie Zimmerman to Jacob M Weiss. All I Nov 16. Nov 18, 1909. 4:1152-55. A \$6,000-\$17,000. liens.

other consid and 100

- 62d st W, Nos 42 and 44, s s, 100 e Columbus av, 60x100.5, 5-sty brk garage. Sarah T McAllister widow to Louise and Heyward H McAllister. Mort \$75,000. June 16, 1905. Nov 13, 1909. 4:1114-60. A \$65,000-\$100,000. no nom G6th st W, No 101.
 White Plains and Gun Hill roads, 19 acres. 224th and 225th sts, block front.
 White Plains road, lot 134 map Olinville.
 Lots 764, 765 and 768 map Wakefield.
 Lots 701 and 664 map Wakefield.
 Lots 701 and 660 map Wakefield.
 Lots 711 map Wakefield.
 Lots 1111, 1153 and 1154 map Wakefield.
 Lots 1111, 1153 and 1154 map Wakefield.
 Lots 110 and 149, map Wakefield.
 Lats 110 and 149, map Wakefield.
 Lats 442, 443, 476, 477, 583, 584, 546, 545 66th st W, No 101.

- Land in Texas. Several mortgages, also cash. Lots 442, 443, 476, 477, 583, 584, 546, 545, 509, 510, 474, 475, 441, 508, 543, 227, 261, 298, and gores 19, 18, 17, 28, 22 and 21 map of Wakefield. Agreement as to sale of properties under deed of trust, also as to payment of commission to the trustees, fees to attorneys and to division of balance, appointment of agents placing of mort-gages, etc. James C Crawford and Wm E Diller asTRUSTEES under deed of trust by Margaret Crawford (recorded Feb 11, 1903, in Westchester Co) with Francis G Crawford, Mary C wife of and Wilbur L Varlan, Sarah C wife of and Daniel M Hopping, James C Crawford and Nettta B his wife, Frances C wife of and Robert M Lowitz and Eliz A wife of and Wm E Diller. July 1. Nov 18, 1909. 4:1138 and A T. nom

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926

Manhattan

NORWOOD Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders. **RICKERT-FINLAY REALTY CO.** 45 WEST 34th STREET

Conveyances

- 73d st W, No 38, s s, 154.11 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Columbus av, Nos 280 to 284 n w cor 73d st, 102.2x50, 4-sty brk 73d st, Nos 101 to 103 tenement and store and 4-sty and basement brk dwelling. James A M Johnston et al EXRS &c Eliz S Potter to Fredk A Clark of Cooperstown, N Y. Nov 12. Nov 13, 1909. 4:1125 -58. A \$19,000-\$38,000; 4:1145-31 and 32. A \$78,000-\$109,000. no

- Clark of Cooperstown, N.Y. Nov 12. Nov 13, 1909. 4:1125 -58. A \$19,000-\$38,000; 4:1145-31 and 32. A \$78,000-\$109,000. 74th st E, No 482, s s, 250 w Av A, 25x102.2, 5-sty brk tenement. Abe Miller et al to Louis Oppenheim and Theo I Jacobus. Mort \$15,000. Nov 12. Nov 15, 1909. 5:1468-35. A \$8,000-\$23,-000. 74th st E, No 234, s s, 233.4 w 2d av, 16.8x102.2, 4-sty stone front dwelling. Herman Hartman to Rebecca Langer. Mort \$8.300. Nov 10. Nov 12, 1909. 5:1428-34. A \$7,000-\$11,000. 74th st E, Nos 421 to 425, n s, 254.6 e 1st av, 62x63.3x62.9x72.11, 6-sty brk tenement and stores. Annie Epstein to The R & S Realty Co. Mort \$45,000. Nov 15. Nov 16, 1909. 5:1469-10. A \$16,000-\$56,000. 74th st E, No 311, n s, 160 e 2d av, 20x102.2, 4-sty stone front tenement. Benjamin Rodezky to Ray Glogau. Mort \$12,500. Nov 17. Nov 18, 1909. 5:1449-7. A \$6,500-\$13,000. 200 79th st W, No 110, s s, 82 w Columbus av, 18x76.8, 4-sty and basement stone front dwelling. Lillie E Kelly to Gurden E Corwith. Mort \$21,500. Nov 15. Nov 16, 1909. 4:1150-36½. A \$13,500-\$19,000. 81st st E, No 229, n s, 254.2 w 2d av, 25.5x102.2, 4-sty brk tene-ment and store and 3-sty frame tenement in rear. FORECLOS, Nov 10, 1909. Adam Wiener, ref, to Harris D Colt TRUSTEE Robert S Bowne. Nov 11. Nov 12, 1909. 5:1527-14. A \$11,000-\$15.009. 83d st E, No 606, s s, 123 e East End av, 25x80.3x25.3x76.10, 5-sty brk tenement. Bernhard Bloch to Jacob Kilsheimer. B & S. Nov 12. Nov 13, 1909. 5:1590-18. A \$7,000-\$16,000. 100 84th st W, No 40, s s, 474.6 w Central Park West, 17.2x102.2, 3-sty and basement stone front dwelling. Henry Steinbach INDIVID and EXR Madeline Steinbach to Ferguson Bros and Forshay, a corpn. Nov 10. Nov 16, 1909. 4:1197-52. A \$12,-000-\$18,000. 85th st E, No 443, n s, 94 w Av A, 25x102.2, 4-sty stone front transmort Louis Volvers to Mave D Hoil. 0. C. Nov 15. Nov 15. 850 Nov 15. Nov 16. 1000. 4:1197-52. A \$12,-000-\$18,000. 85th st E, No 443, n s, 94 w Av A, 25x102.2, 4-sty stone front transmort Louis Volve

- Forshay, a corpn. Nov 10. Nov 10, 1909. 4:1191-32. A \$12,500, 24,000
 S5th st E, No 443, n s, 94 w Av A, 25x102.2, 4-sty stone front tenement. Louis Volker to Mary D Heil. Q C. Nov 15. Nov 18, 1909. 5:1565-21. A \$8,500-\$15,000. 500
 S5th st E, No 323, n s, 300 e 2d av, 25x102.2, 5-sty brk tenement. Bertha Bank to Herman Heinemann. Mort \$24,400 and all liens. Nov 17. Nov 18, 1909. 5:1548-13. A \$9,000-\$22,500. 125
 S6th st E, No 340, s s, 200 w 1st av, 25x102.2, 6-sty brk tenement and store. FORECLOS, Oct 28, 1909. R Burnham Moffat, ref, to Robert Johanson. Nov 15. Nov 16, 1909. 5:1548-35. A \$10,000-\$32,000. \$10,000 over and above 1st mort of 28,000
 S7th st W, No 70, s s, 30 e Columbus av, 20x100.8, 4-sty and basement brk dwelling. King C Gillette to Emily M Roemer. Mort \$23,500. Nov 12. Nov 15, 1909. 4:1200-63. A \$13,500-\$24,000.
- nom ⁿ⁰ 87th st W, No 70, s s, 30 e Columbus av, 20x100.8, 4-sty and base-ment brk dwelling. Lina Gillette to Emily M Roemer. Mort \$23,-500. Oct 28. Nov 15, 1909. 4:1200-63. A \$13,500-\$24,000.

- 500. Oct 28. Nov 15, 1909. 4:1200-63. A \$13,500-\$24,000. nom 88th st E, No 217, n s, 260 e 3d av, 25×100.8 , 5-sty brk tenement. Gustav Kaliski to Rosa Jacobs. Mort \$20,500. Jan 18. Nov 18, 1909. 5:1534-12. A \$10,000-\$22,000. 88th st E, No 418, s s, 256 e 1st av, 25×100.8 , 5-sty brk tene-ment. Joseph Leiterer to Edward Muller. B & S. Mort \$10,-000. Oct 11. (Re-recorded from Oct 11, 1909.) Nov 18, 1909. 5:1567-38. A \$8,500-\$17,500. 5:1562-12. A \$90,000-\$21,000. 99th st E, No 317, n s, 275 e 2d av, 25×100.8 , 5-sty brk tenement. John Schreiner to Herman Loden. Mort \$15,000. Nov 15, 1909. 5:1552-12. A \$9,000-\$21,000. 90th st E, No 313, n s, 225 e 2d av, 25×100.5 , 5-sty brk tenement. John Schreiner to Charles L Holbein. Mort \$15,000. Nov 15, 1909. 5:1552-10. A \$9,000-\$21,000. 90th st E, No 313, n s, 226 e 2d av, 25×100.5 , 5-sty brk tenement. John Schreiner to Mary Loden. Mort \$15,000. Nov 15, 1909. 5:1552-11. A \$9,000-\$21,000. 91th st E, No 313 and 315, n s, 200 e 2d av, 50×100.8 , 5-sty brk tenement. John Schreiner to Mary Loden. Mort \$15,000. Nov 15, 1909. 5:1552-11. A \$9,000-\$21,000. 93d st E, Nos 313 and 315, n s, 200 e 2d av, 50×100.8 , two 5-sty brk tenements. Barbara wife of Charles Reinhart to said Chas Reinhart. Morts \$22,000. Nov 15. Nov 18, 1909. 5:1556-9 and 10. A \$17,000-\$37,000. 97th st, W, s s, at centre line of old Bloomingdale rd (closed), between Broadway and Amsterdam av. Agreement as to re-
- and 10. A \$17,000-\$37,000. no. 97th st, W, s s, at centre line of old Bloomingdale rd (closed), between Broadway and Amsterdam av. Agreement as to re-lease of easements. Q C, etc. The Roman Catholic Church of the Holy Name, owner of land lying east of said c l with Samuel Borchardt, owner of land lying west of said c l. Feb 25. Nov 17, 1909. no. 98th st W, No 25, n s, 325 w Central Park West, 25x100.11, 5-sty brk tenement. FORECLOS, Nov 4, 1909. Geo W Collins. ref to Robert F Smith. Nov 12, 1909. 7:1834-19. A \$12,000-\$28,000. 29,000
- 29.000
- 29,000 98th st W, No 129, n s, 549.1 e Amsterdam av, 24.9x100.11, 5-sty brk tenement. Lena B Fellows to Florence E Fellows. Mort \$12,000. Nov 3. Nov 16, 1909. 7:1853-23. A \$10,900-\$24,000. other consid and 100 98th st W, No 131, n s, 524.3 e Amsterdam av, 24.9x100.11, 5-sty brk tenement. Lena B Fellows to Florence E Fellows. Nov 3. Nov 16, 1909. 7:1853-22. A \$10,900-\$24,000. other consid and 100

- Nov 16, 1909. 7:1853-22. A \$10,900-\$24,000. other consid and 100 98th st W, No 55, n s, 150 e Columbus av, 25x100.11, 5-sty stone front tenement. James C Thomas to Margaret E Napier. Mort \$27,000. Nov 17. Nov 18, 1909. 7:1834-7. A \$12,000-\$24,-000. 000. 01cher consid and 100 98th st W, No 59, n s, 100 e Columbus av, 25x100.11, 5-sty stone front tenement. James C Thomas to Margaret E Napier. Mort \$25,000. Nov 17. Nov 18, 1909. 7:1834-5. A \$12,000-\$25,-000. 01cher consid and 100 99th st E, Nos 66 and 68, s s, 262.6 e Madison av, 37.6x100.11, 6-sty brk tenement and stores. FORECLOS, Nov 15, 1909. Dud-ley F Malone, ref, to Nathan Glassheim and Paul Braus. Mort \$37,500. Nov 16, 1909. 6:1604-41. A \$14,000-\$44,000. 6,100 99th st E, No 67, n s, 75 w Park av, 25x100.11, 5-sty brk tenement. Hyman Littwin and ano to Hannah Kram and Katie Shvev. Mort \$21,000. Nov 11. Nov 12, 1909. 6:1605-33. A \$9,000-\$24,000. 010
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- 34. A and 100
- 99th st. E, No 69, n s, 50 w Park av, 25x100.11, 5-sty brk tene-ment. Hyman Littwin and ano to Hannah Kram and Katie Shyev. Mort \$23,500. Nov 11. Nov 12, 1909. 6:1605—34. A \$9,000—\$24,000. other consid and 10 100th st E, No 68, s s, 123.3 w Park av, 25x100.11, 5-sty brk tene-ment. Charles W Bancker to Oscar C Kunze of Newark, N J. Mort \$22,000. Nov 11. Nov 12, 1909. 6:1605—42. A \$9,000-\$24,000. no \$24,000. nom
- how the provided for the first firs

- Nov 15. Nov 18, 1909. 6:1628-70. A \$6,000-\$7,500. other consid and 100 Same property. Walter Schaad to Alfred W Giallorenzi. Mort \$7,500. Nov 17. Nov 18, 1909. 6:1628. nom 102d st E, No 102, s s, 27 e Park av, 28x75, 5-sty brk tenement. FORECLOS, Oct 28, 1909. Chas M Beattie ref to Betsie Gertner. Nov 15, 1909. 6:1629-71. A \$8,500-\$17,500. 15,000 103d st E, No 56, s s, 180 w Park av, 40x100.11, 6-sty brk tene't. FORECLOS, Nov 4, 1909. Morris Cukor, ref. to Carl Fischer. Nov 4. Nov 16, 1909. 6:1608-46. A \$17,500-\$50,000. 6,500 over and above 1st mort of \$40,000103d st W, No 305, n s, 120 w West End av, 20x100.11, 3-sty and basement and stone front dwelling. Rosa Hyman to Frank Gulden. All liens. Nov 15. Nov 16, 1909. $7:1890-51\frac{1}{2}$. A \$13,600-\$26,000. other consid and 100 108th st E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Hodus Berman to Fannie Siskind. $\frac{1}{2}$ part. All liens. Nov 18, 1909. 6:1614-12. A \$16,000-\$32,000. other consid and 100
- other consid and 100 108th st, E, No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone
- 100th st. E. No 19, n s, 119 w Madison av, 31x100.11, 5-sty stone front tenement. Adolph Katzki to Hodus Berman. Mort \$35,-300. Nov 17, 1909. 6:1614-12. A \$16,000-\$32,000. 0ther consid and 100 109th st E. Nos 108 and 110, s s, 76 e Park av, 38x100.11, two 4-sty brk tenements. Sigmund Lissner to Ricka Cohn. All liens. Nov 17. Nov. 18, 1909. 6:1636-67 and 68. A \$15,000-\$20,-000.
- 1000. 110th st, E, No 78, s s, 129 w Park av, 14x100.11, 3-sty brk tenement and store. Annie Rozinski to Jacob Rozinski. Nov 15. Nov 17, 1909. 6:1615-42. A \$6,500-\$7,000.

- 15. Nov 17, 1909. 6:1615-42. A \$6,500-\$7,000.other consid and 100 110th st, E, No 74, s s, 157 w Park av, 14x100.11, 3-sty brk dwelling. Mitchell A C Levy to Jacob Rozinski. Q C and Correction deed. Nov 12. Nov 17, 1909. 6:1615-43. A \$6,500-\$7,000. nom 111th st W, No 302, s s, 260 e Manhattan av, runs s 106.2 x e 33 x n e 8.6 x n 100 to st, x 39 to beginning, 6-sty brk tene-ment and stores. Lena Weinstein to Joseph Abrahams. $\frac{1}{4}$ part. Morts \$58,000. Nov 15, 1909. 7:1846-20. A \$20,000-\$58,000.113th st, W, Nos 507, 511 and 517, n s, 100 w Amsterdam av, runs n 100.9 $\frac{1}{2}$ x w 125 x s. $0.0\frac{1}{4}$ x w 75 x s 100.9 $\frac{1}{4}$ to street x e 200 to beginning, three 8-sty brk tenements. Paterno Bros, a corporation, to Southern Holding Co. a corporation. Morts \$455,000. Nov 16. Nov 17, 1909. 7:1885-21 to 27. A \$112,000-P \$150,000. other consid and 100 114th st, E, No 28, s s, 79 w Madison av, 20x50.11, 5-sty brk tenement. 114th st, E, No 26, s s, 99 w Madison av, runs s 50.11 x w 1
- tenement. 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 street x e 19 to beginning, 5-sty brk tenement and store. Mary Sherry to Joseph Feinberg. Mort \$35,000. Nov 16. Nov 17, 1909. 6:1619-59½ and 60. A \$15,503-\$30,000. 14 115th st W, No 415, n s, 166.8 e Amsterdam av, 66.8x100.11, 6-sty brk tenement. Fannie G Slattery to Theophile Kick. Mort \$87,-500. Nov 15, 1909. 7:1867-49. A \$35,000-\$115,000. other consid and 16
- 100

- 100
- 822,700. Nov 17. Nov 18, 1909. 7:1946–23. A \$11,000–\$25,-000. other consid and 10 119th st W, No 311, n s. 145 e Manhattan av, 25x100.11, 5-sty brk tenement. James C Thomas to Margaret E Napier. Mort \$25,-000. Nov 17. Nov 18, 1909. 7:1946–24. A \$11,000-\$25,000. Nov 17. Nov 18, 1909. 7:1946–24. A \$11,000-\$25,000. 120th st E, No 538, s s, 418.9 e Pleasant av, 18.9x100.11, 2-sty brk dwelling. FORECLOS, Nov 9, 1909. Patrick J Dobson ref to Jacob S and Michael Friedman. Nov 10. Nov 15, 1909. 6: 1816-35½. A \$4,500-\$5,500. 25 120th st E, No 344, s s, 150 w 1st av, 20x100.11, 3-sty brk dwell-ing. Teresina Satriale to Luigi Pascua. ½ part. Mort \$8,000. Nov 12, 1909. 6:1796-35. A \$5,500-\$9,500. 10 121st st W | s s, 100 e Amsterdam av. 285.2 to w s Morning-Morningside av W side av W x101.10x299 3x100.11, vacant. Fal-con Realty Co to Moritz Falkenau. Nov 11. Nov 12, 1909. 7:1963-19 to 29 and part lot 16. A \$--\$-. other consid and 106 250

other consid and 100

Notice is hereby given that infringement will lead to prosecution.

Conveyances

122d st E, No 417, n s, 221.3 e 1st av, 16.8x100.11, 3-sty stone front dwelling. Estelle E Watkins to Chas C Watkins, Jr. Mort \$4,000. Mar 29, 1908. Nov 15, 1909. 6:1810-9½. A \$4,000-0ther consid and 100
 122d st E, No 112, s s, 112.6 e Park av, 27.6x100.11, 4-sty brk tenement. Marie Jung to Mary Falkenberg. Morts \$13,400. Oct 2. Nov 16, 1909. 6:1770-67. A \$10,000-\$21,000. gift
 123d st E, No 116, s s, 165 e Park av, 25x100.5, 5-sty brk tenement. Bertha Blau to Commercial Trading Co. Morts \$20,200. Nov 13. Nov 16, 1909. 6:1771-65. A \$9,000-\$25,500. other consid and 100
 125th st W, No 525, n s, 400 e Broadway, 25x99.11, 5-sty brk tenement and store. Herman Rein to Ernstina Marks of Brooklyn. Morts \$28,250. Nov 8. Nov 18, 1909. 7:1980-18. A \$11,000 -\$22,000. nom
 126th st E, No 229, n s, 280 w 2d av, 25x99.11, 5-sty brk tene't.

-\$22,000. nom 126th st E, No 229, n s, 280 w 2d av, 25x99.11, 5-sty brk tene't. Catharine Gerlich to Ella Gruning. All liens. May 5. Nov 13, 1909. 6:1791—13. A \$9,000-\$25,000. other consid and 550 128th st E, No 246, s s, 75 w 2d av, 26x99.11, 5-sty brk tenement. Wm S Patten to William McGowan. B & S. All liens. Nov 15. Nov 16, 1909. 6:1792—28½. A \$8,500-\$20,000. nom 133d st W, No 144, s s, 300 e 7th av, 24.9x99.11x24.10x99.11, 6-sty brk tenement and store. Ray Heyman to Annie Moore. All title. Q C and Correction deed. Nov 11. Nov 15, 1909. 7:1917 -51. A \$11,000-\$34,000. nom 133d st W, No 28, s s, 360 w 5th av, 25x99.11, 5-sty brk tene-ment. James C Thomas to Margaret E Napier. Mort \$22,000.Nov 17. Nov 18, 1909. 6:1730—51. A \$10,000-\$22,000.

and 100

100

100

Nov 17. Nov 18, 1909. 6:1730-51. A \$10,000-\$22,000. other consid and 10 134th st W, Nos 65 and 67, n s, 260 e Lenox av, 50x99.11, two 5-sty brk tenements and stores. Paterno Bros, a corpn to Mar-garet E Napier. Mort \$40,500. Nov 16. Nov 18, 1909. 6:1732 -12 and 13. A \$20,000-\$54,000. other consid and 10 134th st, W, Nos 65 and 67, n s, 260 e Lenox av, 50x99.11, two 5-sty brk tenements and stores. Waldeck Company to Paterno Bros, a corporation. Morts \$40,500. Nov 16. Nov 17, 1909. 6:1732-12 and 13. A \$20,000-\$54,000. 100 135th st W, No 116, s s, 250 w Lenox av, 25x99.11, 5-sty brk ten-ement and store. James C Thomas to Margaret E Napier. Mort \$29,000. Nov 17. Nov 18, 1909. 7:1919-44. A \$13,000-\$26,-000. 0ther consid and 10 137th st W, No 111, n s, 208.9 w 5th av, 36,3x99.11, 6-sty brk tene-ment and stores. Julia Rosh to Elizabeth Sheldon, of Mt Ver-non, N Y. Mort \$36,500. Oct 25. Nov 16,1909. 6:1735-28. A \$13,000-\$42,000. 0ther consid and 100 138th st W, No 629, n s, 375 e 12th av, also abt 132 e Riverside Drive, 50x99.11, 3-sty frame dwelling and vacant. Emma C wife of and Edward D Haggerty to Edward Waters. Mort \$13,500. Nov 15, 1909. 7:2087-16. A \$17,000-\$18,000. other consid and 100 140th st W, Nos 24 to 28, s s, 320 w 5th av, runs s 99.11 x w 125 100

and 100

of and Edward D Haggerty to Edward Waters. Mort \$13,500. Nov 15, 1909. 7:2087-16. A \$17,000-\$18,000. other consid and 100 140th st W, Nos 24 to 28, s s, 320 w 5th av, runs s 99.11 x w 125 x n 99.8 x n e 0.4 to st, x e 124.9 to beginning, three 6-sty brk " tenements. Paterno Bros, a corpn, to Margaret E Napier. C a G. Mort \$101,500. Nov 16. Nov 18, 1909. 6:1737-49 to 52. A \$39,000-\$141,000. 140th st, W, Nos 24 to 28, s s, 320 w 5th av, 124.9x99.8x125x 99.11, three 6-sty brk tenements. Landlords Realty Co to Paterno Bros, a corporation. Morts \$101,500. Nov 16. Nov 17, 1909. 6:1737-49 to 52. A \$39,000-\$141,000. 100 145th st W, Nos 531 and 533, n s, 225 e Broadway, 66.6x99.11, two 5-sty brk tenements. Abraham Arndt to Alfred Neuhaus. All title. Mort \$67,000. Nov 12, 1909. 7:2077-10 and 12. A \$32,000-\$70,000. 0ther consid and 100 146th st W, Nos 514 to 524, s s, 180 w Amsterdam av, 120x99.11, three 6-sty brk tenements. Abijah M Dederer to Union Bank of Brooklyn. B & S. Oct 27, 1908. Nov 18, 1909. 7:2077-39 to 43. A \$48.000-\$150,000. 0ther consid and 100 147th st W, Nos 507 and 509, n s, 150 w Amsterdam av, 50x99.11, 6-sty brk tenement. Riverview Construction Co to Jacob Bloch. Mort \$51,000. Nov 11. Nov 12, 1909. 7:2079-25 and 26. A \$20,000-\$--. other consid and 100 Same property. Jacob Bloch to Henry M and Louis Bloch. ½ part. Mort \$51,000. Nov 11. Nov 12, 1909. 7:2079. 0ther consid and 100 148th st W, No 204, s s, 137.6 w 7th av, 37.6x99.11, 5-sty brk tenement. Adam J Hafner to City Holding Co. Mort \$34,500. Nov 11. Nov 16, 1909. 7:2033-40. A \$10,500-\$35,000. 0ther consid and 100 148th st W, No 517, n s, 243 w Amsterdam av, 18x99.11, 3-sty and basement brk dwelling. Carlos M Sarrie to Ketherto 200

 Nov 11.
 Nov 16, 1909.
 7:2033-40.
 A \$10,500-\$35,000.

 other consid and 100
 other consid and 100

 148th st W, No 517, n s, 243 w Amsterdam av, 18x99.11, 3-sty

 and basement brk dwelling. Carlos M Sarria to Katherine Mul

 lins. Q C. All liens. Nov 13.
 Nov 16, 1909.
 7:2080-22.

 A \$7,000-\$12,500.
 other consid and 100

 154th st W, Nos 262 to 268, s s, 100 e 8th av, 75x99.11, two 6-sty
 brk tenements.
 Caroline Frankel to Nathan and Edward Marx.

 Morts \$86,000.
 Nov 12, 1909.
 7:2039-58 and 60.
 A

 \$21,000-\$76,000.
 100
 100

 160th st W, No 550, s s, 287.6 e Broadway, 37.6x100.11, 5-sty brk
 tenement. Lucius H Beers to Philip Laracy. Mort \$39,500.
 Aug

 18.
 Nov 15, 1909.
 8:2118 -18.
 A \$15,000-\$40,000.
 0ther consid and 100

 163d st W. Nos 440 and 452
 other consid and 100
 0ther consid and 100

163d st W, Nos 449 and 453, n s, 275 e Amsterdam av, 75x112.6, two 6-sty brk tenements. John F Fox to Daniel J Mendelson. All liens. Nov 15. Nov 16, 1909. 8:2110-96 and 98. A \$24,000-\$82,000. 178th st W, No 659, n s, 125 w Wadsworth av, 12.6x100, 3-sty brk dwelling. Marie A Arns to Josephine Arns. Mort \$5,000. Nov 15. Nov 16, 1909. 8:2163-21. A \$3,600-\$7,500. 180th at W Alex 200

15. Nov 16, 1909. S:2163–21. A \$3,600-\$7,500. Nov 15. Nov 16, 1909. S:2163–21. A \$3,600-\$7,500.other consid and 100 180th st W, Nos 708 and 710, s s, 254.1 w Broadway, 116.Sx100, two 5-sty brk tenements. Ferguson Bros & Forshay to Sarah Elkin. Morts \$110,000. Nov 15. Nov 17, 1909. S:2176–part lot 39. A \$-\$-. is the remement. Ferguson Bros & Forshay, to Sarah Elkin. Morts \$110,000. Nov 15. Nov 16, 1909. S:2176–part other consid and 100 180th st W, No 712, s s, 370.9 w Broadway, 58.4x100, 5-sty brk tenement. Ferguson Bros & Forshay, a corpn to Lottie B wife Henry Steinbach. Mort \$55,000. Nov 15. Nov 16, 1909. S:2176 —part lot 39. A \$-\$-. nom Av B, No 256, w s, 26 n 15th st, 22x95.6, 5-sty brk tenement. Louis Oppenheim et al to Abe and Samuel Miller. Mort \$5,000.Nov 15, 1909. 3:973–27. A \$11,000-\$14,500.other consid and 100 Audubon av, No 140 | n w cor 172d st, 57x100, 5-sty brk tenm't. 172d st, No 551 | Donald Robertson to Max F Hoberg and Ber-tha A his wife, joint tenants. Mort \$66,000. Nov 15, 1909. S:2129–21. A \$20,500-\$-. Broadway, w s| bet 91st and 92d sts, being Apthorps lane, now| Apthorps lane | closed, extending from w s Broadway, to e s| West End av, w s | bet 91st and 92d sts, being Apthorps lane, now| Apthorps lane | closed, extending from w s Broadway, to e s| West End av, e s| west End av, two 1-sty frame stores and va-cant. West End av, w s | bet 91st and 92d sts, being Apthorps lane, now| Apthorps lane | closed, extending from w s Broadway, to e s| West End av, w s | bet 91st and 92d sts, being Apthorps lane, now| Apthorps lane | closed, extending from w s Broadway, to e s| West End av, w s | bet 91st and 92d sts, being Apthorps lane, now| Apthorps lane | closed, extending from w s Broadway, to e s| West End av, w s | bet 91st and 92d sts, being Apthorps lane, now| Apthorps lane | closed, extending from w s Broadway, to e s| West End av, w s | bet 91st and 92d sts, being Apthorps lane| Next end av, w s | bet 91st and 92d sts, being

cant. West End av, w s | bet 91st and 92d sts, being Apthorps lane Apthorps lane | closed, bet w s of West End av and e s of

Manhattan

 Riverside Drive, es| Riverside Drive, vacant.
 |

 John C L Hamilton to Lucy R Ball, Borough of Richmond. All

 title. B & S. Sept 21. Nov 15, 1909. 4:1239-1½, 4½, 5¼,

 8¼, 10½, 12½, 58½ and 59. A \$66,000-\$66,000; 1251-42½,

 45, 45½, 47½, 48½, 49½, 50½, 51½, 52½, 53½, 57, 57½, 66⅓,

 66 2-3, 67½, 68½ and 69½. A \$53,000-\$53,000. nom

 Broadway, Nos 610 to 618
 | n e cor Houston st, 109.5x196.8 to

 Crosby st, Nos 150 and 152
 | w s Crosby st, x95.5x197.7, two

 Houston st, Nos 2 to 18
 | 6-sty brk and stone loft and store

 buildings. Nathan Seeley and ano to L Bell Caldwell, of Mount
 Vernon, N Y. All title. Sub to life estate of widow of Phineas

 T Barnum. Nov 13. Nov 15, 1909. 2:522-1. A \$560,000-\$680. 000.

 1909. 5:1576-21 to 26. A \$51,000-\$1,000. Nov 11. Nov 12, other consid and 100

 Lexington av, No 189, e s, 78.6 s 32d st, 21x100, 3-sty brk dwelling. George Mulligan to Emily C Mulligan. Mort \$9,000. Nov 12.1099. 3:887-78. A \$20,000-\$21,500. nom

 Lexington av, No 191, e s, 58.6 s 32d st, 20x100, 3-sty brk tenement and store. George Mulligan to Emily C Mulligan. Mort \$10,000. Nov 12, 1909. 3:887-77. A \$19,000-\$22,000. nom

 Lexington av, Nos 1025 and 1027| begins 73d st, n s, 369 w 3d av, 73d st, Nos 149 and 151
 51 to e s Lexington av x102.2, two 5-sty brk tenements and stores. D A Cushman Realty Co to Hermann Elkan. Nov 11. Nov 12, 1909. 5:1408-20. A \$48,000-\$95,000. nom

 Same property. Hermann Elkan to Frieda Hart. Mort \$96,000. Nov 11. Nov 12, 1909. 5:1408. 100

 Madison av, No 1045, e s, 66.2 s 80th st, 19x82, 4-sty stone front dwelling. Herman Wronkow to Fannie Hamlin. Nov 5. Nov 18, 1909. $5:1491-51\frac{1}{2}$. A \$31,500-\$41,000.

 Manhattan av, No 547, w s, 48.5 s 1224 st 15×74 . 0

18, 1909. 5:1491-51½. A \$31,300-\$41,000.
 other consid and 100
 Manhattan av, No 547, w s, 48.5 s 123d st, 15x74, 3-sty and basement stone front dwelling. Ellen Sica to Wm C Bergen. Mt
 \$8,000. Nov 16. Nov 18, 1909. 7:1949-50. A \$6,700-\$11,500.
 other consid and 100
 Park av, No 1647, e s, 64.11 s 117th st, 18x63.4, 2-sty brk dwell-

ing. 117th st E, No 102, s s, 15.10 e Park av, 15.10x64.11, 3-sty brk

ing. 117th st E, No 102, s s, 15.10 e Park av, 15.10x64.11, 3-sty brk dwelling. Estelle E Watkins to Chas C Watkins, Jr. Mort \$0.000. Mar 29, 1908. Nov 15, 1909. 6:1644-69B and 71. A \$10,500-11,-500. Riverside Drive, No 317 | s e cor 104th st, 22x100, 5-sty stone 104th st, No 324 | front dwelling. Emily M Roemer to Alanta E Gillette of Brookline, Mass. Mort \$55,000. Nov 15, 1909. 7:1890-73. A \$38,000-\$70,000. nom Riverside Drive, No 210 | n e cor 93d st, runs n 114.4 x e 152.1 93d st | x s 50 x w 0.0 1-8 x s - x w 0.0 3-8 x s 25.8 to n s 93d st, x w 97.9 to beginning, vacant. Atlas Impt Co to Ferguson Bros and Forshay, a corpn. Nov 13. Nov 15, 1909. 4:1252-34 to 37. A \$138,000-\$138,000. 100 Riverside Drive, No 151, e s, 27 n 87th st, 23.8x100, 5 and 6-sty brk and stone dwelling. FORECLOS. Oct 14, 1909. Richard H Clarke ref to Martin D Wylly. Nov 3. Nov 18, 1909. 4:1249-6. A \$30,000-\$68,000. St Nicholas av, No 121 | n w cor 116th st, 89.1x97x75.11x143.8, 116th st, Nos 201 to 211 | 7-sty brk tenement and stores. Pali-sade Building Co to El Nido Realty Co. Mort \$220,000. Nov 15. Nov 17, 1909. 7:1922-24. A \$85,000- \$240,000. other consid and 100 West End av. No 609 w s. 83.5 n 89th st, 18x90, 4-sty and base-

West End av, No 609, w s, 83.5 n S9th st, 18x90, 4-sty and basement stone front dwelling. Robert Reis to Sarah wife of Robert Reis. B & S. Mort \$20,000. Nov 15, 1909. 4:1250-95. A \$12,000-\$25,000. Nov 15, 1909. 4:1250-95. A other consid and 100
 West End av, No 613, w s, 64 s 90th st, 18x90, 4-sty and basement brk dwelling. Emma V Pepper to Robert Reis. Mort \$16,000. Nov 15. Nov 16, 1909. 4:1250-97. A \$12,000-\$25,000. Other consid and 100

Nov 15. Nov 16, 1909. 4:1250-97. A \$12,000-\$25,000. other consid and 100 West End av| n w cor 95th st, 25.2x54.2x25.6x50.5, vacant. Ade-95th st | laide S, John S, Wm H, and Wm K Browning, EXRS, &c, Wm C Browning to Eugene Higgins. Oct 30. Nov 16, 1909. 4:1253-72. A \$15,000-\$15,000. Same property. Release dower. Therese D wife Wm H Browning to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nom Same property. Release dower. Mary S S wife Henry K Brown-ing to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nom

nom

nom

Same property. Release dower. Lizzie H wife John S Browning to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nor Same property. Release dower. Adelaide S Browning widow of Wm C Browning, deed, to same. All title. Q C. Oct 30. Nov 16, 1909. 4:1253. nor West End av, No 910, e s, 80.9 s 105th st, 20.2x100, 4-sty and basement stone front dwelling. Samuel A McGuire and Alice F, his wife to Mary J McGuire. Q C. Jan 11. Nov 17, 1909. 7:1876-64. A \$15,000-\$25,000. nor 2d av, No 1854 is e cor 96th st 25.8x100. 5-sty by tonework nom

nom 96th st.

 11:13:10-04. A \$15,000-\$29,000.
 nom

 d av, No 1854 |s e cor 96th st, 25.8x100, 5-sty brk tenement

 5th st, No 300| and stores. Harry Wolfe to Mamie Kenny.

 All liens. May 11, 1908. Nov 17, 1909. 5:1558-49. A \$21,

 000-\$33,000.

2d av, No 740, e s, 49.4 s 40th st, 24.8x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. mund Levin. Mort \$25,750. Nov 15, 1909. 3:945-55. A \$12,-500-\$22,000. other consid and 10

200-\$22,000. 2d av, Nos 894 and 896, e s, 50.3 s 48th st, 50.2x100, two 5-sty brk tenements and stores. Emanuel Weiss to Fannie Rottenberg. Morts \$44,800. June 8. Nov 12, 1909. 5:1340-51 and 52. A \$30,000-\$46,000. 2d av, No. 1110

2d av, No 1110, e s, 75.3 s 59th st, 25.1x100, 4-sty brk tenement and store. Samuel Luria to Abraham J Smith. Mort \$22,000. Nov 3. Nov 18, 1909. 5:1351-52. A \$18,000-\$27,000. no

5th av, Nos 2227 to 2231, on map Nos 2227 to 2233 s e cor 136th 136th st, No 2 st, 99.11x100, three 6-sty brk tenements and stores. Paterno Bros, a corpn, to Margaret E Napier. C a G. Mort \$136,500. Nov 16. Nov 18, 1909. 6:1760-73 to 76. A \$45,000-\$135,000.

- 18, 1909. 6:1760–73 to 76. A \$45,000-\$135,000.other consid and 100 Same property. Release mort. Same to same. Nov 17. Nov 18, 1909. 6:1760. other consid and 100 Same property. Margaret E Napier to James C Thomas. Mort \$136,500. Nov 17. Nov 18, 1909. 6:1760. other consid and 100 5th av, Nos 2227 to 2231|s e cor 136th st, 99.11x100, three 6-sty on map Nos 2227 to 2233| brk tenements and stores. Waldeck Co 136th st, No 2 | to Paterno Bros, a corporation. Mort \$136,500. Nov 16. Nov 17, 1909. 6:1760–73 to 76. A \$45,000 -\$135,000. other consid and 100 7th av, No 204 | s w cor 22d st, 25x100, 6-sty brk tene-22d st, Nos 200 to 210| ment and stores. Meyer Freeman et al to Meyer Freeman 4-9 parts, Joseph Freeman 1-3 part and Philip and Jacob Freeman, each 1-9 part. B & S. Morts \$70,-000. Nov 16. Nov 17, 1909. 3:771–46. A \$30,000–\$65,000. nom
- 7th av, No 1970, w s, 50.11 s 119th st, 25x100, 5-sty brk tene-ment and store. Florence I Rosen to Paul Koning. Mort \$36,250. Nov 15, 1909. 7:1924-34. A \$19,000-\$30,000.
- 7th av, No 1970, w s, 50.11 s 119th st, 25x100, 5-sty brk tenement and store. Simon Kahn to Florence I Rosen. Morts \$34,000. Nov 15, 1909. 7:1924-34. A \$19,000-\$30,000.

- Nov 15, 1909. 7:1924–34. A \$19,000–\$30,000. other consid and 100 7th av, No 196, w s, 98.9 s 22d st, 24.7x100, 6-sty brk tenement and stores. Frank Rosen to Meyer and Benjamin Freeman. Mort \$40,000. Nov 8. Nov 12, 1909. 3:771–42. A \$20,000– \$45,000. other consid and 100 9th av, No 788, e s, 125.5 s 53d st, 25x100, 5-sty brk tenement and store. Dora Groll to Karl Groll her husband. Mort \$20,000. Nov 11. Nov 15, 1909. 4:1043–3. A \$20,000–\$31,000. gift 10th av, Nos 567 to 573 |s w cor 42d st, runs w 278.9 x s 98.9 41st st, Nos 505 to 513 | x w 46.3 x s 98.9 to n s 41st st x e 42d st, Nos 500 to 512 | 225 x n 98.9 x e 100 to w s 10th av x n 98.9 to beginning, twelve 6 and 7-sty brk tenements and stores. New York Fireproof Tenement Assoc, a corpn, to Ernest Flagg. Morts \$475,000. Nov 12. Nov 13, 1909. 4:1070–20, 33. A \$290,000–\$555,000. other consid and 100 11th av, No 584, e s, 40.5 s 44th st, 20x65, 4-sty brk tenement and store. Bernadina B Martin to Thomas Martin. Mort \$3,000. July 10, 1906. Nov 18, 1909. 4:1072–63. A \$6,000–\$9,000.100 Pier 2 North River, all right, title and interest to said pier and to bulkhead on w s of West st, adj the n and s s of said pier with wharfage, dockage, &c. Sarah T McAllister widow to Louise and Heyward H McAllister. B & S. All title. June 16, 1905. Nov 13, 1909. 1:15. nom

MISCELLANEOUS.

Certified copy of last will of Sigmund Niggi. Jan 15, 1894. Nov 12, 1909.

- 12, 1909.
 Copy of last will of John Haven, late of Rye, N Y. Aug 13, 1902.
 Nov 16, 1909.
 Order approving bond of Garrard Glenn as TRUSTEE in matter of Wm B Smith and Wm H Osborn INDIVIDUAL and as firm. W B Smith & Co, Bankrupts. Nov 15. Nov 17, 1909.
 Power of attorney. Henry Lieberknecht, of Montelair, N J, to George Lieberknecht of Bloomfield, N J. Oct 25. Nov 18, 1909.

- Power of attorney. Jenny Rosenberg to Adolph Rosenberg. Aug 12, 1907. Nov 18, 1909. Power of attorney. Tryne S Fleischer trading as The Fleischer Co to Charles Berlin. Oct 26. Nov 16, 1909. Revocation of power of attorney. Robert L McCook to John J McCook. Nov 8. Nov 15, 1909. Revocation of power of attorney. Johanna Bluen to Paul M Her-zog. Nov 12, 1909. Revocation of power of attorney. Morris J Bluen to Paul M Her-zog. Nov 12, 1909.

BOROUGH OF THE BRONX.

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

- *Byron st| n w cor 239th st, 100x100, South Mt Vernon. Lillian 239th st | Reiss to Eugene Ballweg. Q C. Nov 17. Nov 18 1909.

- 1909. Casanova st, e s, 182 s Eastern Boulevard, 25x100, vacant. Re-lease mort. The Trust Co of America to East Bay Land & Impt Co. Nov 15. Nov 17, 1909. 10:2767-2768, 2774 and 2775. nom Casanova st, e s, 182 s Eastern Boulevard, 25x100, vacant. East Bay Land & Impt Co to Joseph Lisanti. Nov 16. Nov 17, 1909. 10:2767-2768, 2774 and 2775. other consid and 100 Division st, s e s, in blk bet 176th st and Tremont av, and being at north cor of building called Patent Yellow, runs s e 100 x n e 25 x n w 100 to st x s w 25 to beginning, being lot 26 map Wm Crowther in Bronx, except part for Longfellow st. Lillian J Hertz to James G B E Ford. Nov 15. Nov 16, 1909. 11:3016. nom
- Elsmere pl, No 814 s s, 125 w Marmion av, runs w 25 x s 100 x w Fairmount pl 50 x s 100 to n s Fairmount pl x e 75 x n 200 to beginning, 3-sty brk dwelling and vacant. Release mort. Gustav Beyer to Wm C Bergen. Nov 16, 1909. 11:2954-2955

- Gustav Beyer to Wm C Bergen. Nov 16, 1909. 11:2954-2955. 2,000 Freeman st | s w cor Longfellow av, 109.5x131.9, vacant. Herbst Longfellow av| & Co to Longfellow Realty Corpn. Correction deed. Nov 13. Nov 17, 1909. 11:2993. 10) German pl, No 760 n e cor 157th st, 25x78.11x25x77.9, 4-sty brk 157th st, No 511 | tenement and store. Charles Fischel to old No 751 | Cornelius Daniels and Isidore Teitelbaum. Mort \$18,000. Nov 11. Nov 13, 1909. 9:2360. nom Home st, No 882, s s, 211.1 e Stebbins av, 17.1x69.2x17.1x85.8. 2-sty frame dwelling. Home st, No 884, s s, 228.2 e Stebbins av, runs s 69.2 x n e 36.9 x n w 2.4 x n 42.8 to st x w 24.10 to beginning, 2-sty frame dwelling. Minnie K Van Kirk to Thos H Roff. All liens. Sept 20. Nov 12, 1909. 10:2692. other consid and 100 Jennings st, No 749, n s, 156 e Union av, 57x86.8x70.11x44.6, 5-sty brk tenement. Henry Roeder to August F Schmidt. Mort \$19,500. Nov 12. Nov 15, 1909. 10:2962. 100 *McDonald st, n s, abt 357 e Eastchester road and being lots 228 and 229 map No 1130, of 327 lots Hunter estate, 50x100. Hud-son P Rose Co to John A McDonnell. All liens. Nov 13. Nov 15, 1909. 00

 ND GUIDE
 Bronx
 929

 *Main st
 s w cor Orchard st, 25x100, lot begins 100 e Main st

 Orchard st
 and adj land John Boule, runs n 62.6 to land of Bell

 x e 125 to land of Leviness x s 57.6 x w 125.6 to beginning,
 with strip 16.6 wide x 125.6 in length adj s s of above, City Island.

 Ind.
 Thaddeus C Rolfe to Sarah Gebhardt. Q C. Nov 15. Nov 16, 1909.
 other consid and 100

 Manida st, No 725, e s, 206.8 s Spofford av, 20x70.10 to w s 01d
 Hunts Point road, x 20.2x67.11, with all title to Hunts Point road, 3-sty brk dwelling. Ida Hillmann to Leo Levinson. Morts \$6,500. Nov 16. Nov 17, 1909. 10:2768.
 nom

 Manida st, No 720, w s, 200 s Spofford av, 25x100, 2-sty brk dwelling. Ida Hillmann to Leo Levinson. Mort \$6,000. Nov 16. Nov 17, 1909. 10:2768.
 nom

 *Matida st, s e s, 300 n 241st st and being lot 132 map of Washingtonville, 50x100. Emil Hertsch to Kate wife Emil Hertsch. Nov 15. Nov 17, 1909. 10:2768.
 nom

 *Simpson st No 1083; w s, 359.10 s 167th st, 37.6x100, 5-sty brk tenement. Simpson construction Co to L Estelle Corner, of New Rochelle, N Y. Mort \$39,000. Nov 13. Nov 16, 1909. 11:2975.
 nom

 *Sheil st, n s, 150 w Elwood pl and being lots 755 and 756 map of Laconia Park, each lot 25x100. Arthur J Mace and ano EXRS Malinda G Mace to Louis Horowitz and Henry Naschitz. Mort \$450 and all lines. Sept 22. Nov 18, 1009. 1.005,45.

 *Unnamed 50 ft st, n w, 220 e from road leading to White Stone Ferry st, 25x150, being lot 55 map of S F Meyers at Throggs Neck. Mary A Ford to Thos J Ford her husb

Bronx

- der and Martin Geiszler. Mort \$2,000. Oct 20. Nov 17, 1909. 145th st, No 356, s s, 78.4 e 3d av, 25x100, 2-sty frame brk front dwelling. Louis Seidman to Mark H Cohen. Mort \$6,500. Nov 13. Nov 15, 1909. 9:2306. other consid and 100 148th st, No 517, n s, 100 e Brook av, 25x100, 4-sty brk tene't and 2-sty brk tenement in rear. Kalmin Kalotkin to Mary Rosen. 4-6 parts. All title. All liens. Nov 15. Nov 16, 1909. 9:2275. other consid and 500 150th st, Nos 757 and 759, n s, 44 e Concord av, 50x175, 1-sty frame dwelling, 1-sty frame stable and vacant. Concord av, No 580 | n e cor 150th st, 175x44, 1-sty frame dwell-150th st, No 751 | ing and vacant. Louis Gordon to Concord Av Realty Co. Mort \$16,500. Nov 11. Nov 18, 1909. 10:2642. other consid and 100 152d st, No 258, s s, 100 w Morris av, 25x118x25x117.11, 2-sty frame dwelling. Elizabeth Dusing widow to Geo H Janss. Nov 12, 1909. 9:2441. other consid and 100 153d st, No 407, n s, 74.9 e Melrose av, 20.3x100, 3-sty frame dwelling and 2-sty frame stable in rear. Release mort. Fred-erick Lese to Benjamin Benenson. Nov 16. Nov 18, 1909. 9:2375. nom 153d st, n s, 340.4 w Elton av, 54.8x100. Agreement as to release mont rage of the certain 20.2 sto 10. 153d st, n s, 340.4 w Elton av, 54.8x100. Agreement as to release mont rage of the certain 20.2 sto 10. 153d st, n s, 340.4 w Elton av, 54.8x100. Agreement as to release
- 153d st, n s, 340.4 w Elton av, 54.8x100. Agreement as to release mortgage of the easterly 20.3 of above premises. American Mortgage Co with Fredk Lese. Nov 16. Nov 18, 1909. 9:2375.
- nom

- nom 155th st, No 428, s s, 145 w Elton av, 50x100, vacant. Rockland Realty Co to Thomas D Malcolm Construction Co. Nov 15. Nov 16, 1909. 9:2376. nom 155th st, No 428, s s, 145 w Elton av, 50x100, vacant. Margaretha K Merz to Rockland Realty Co. Mort \$2,000. Nov 3. Nov 15, 1909. 9:2376. other consid and 100 160th st, No 750 | s e cor Forest av, 33x118, 5-sty brk tenement Forest av, No 824| and stores. Ernestine Malino to Max Holtz and Chas K Beidenkopf. Mort \$43,000. Nov 15. Nov 17, 1909. 10:2656. other consid and 100 161st st, No 407 (661), n s, 66.4 e Melrose av, 25x65.3x25x65.9, 2-sty frame dwelling and store. Chas H Lowerre to John Geidel. Mort \$4,000. Nov 15. Nov 16, 1909. 9:2383. other consid and 100
- 163d st, s s, 90 e Ogden av, 25x100, 4-sty brk dwelling. Edward Waters to Edward D Haggerty. Mort \$15,000. Nov 15, 1909. 9:2511. other consid and 100 179th st, s s, 100 w Prospect av, 72x95, vacant. Sophie Knepper to Nora Realty Co. Morts \$13,500. June 1. Nov 18, 1909. 11:-3093.

- Irish st, s s, 100 w Prospect av, 72x35, vacant. Sophie Knepper to Nora Realty Co. Morts \$13,500. June 1. Nov 18, 1909. 11:-3093. nom
 IS0th st, Nos 964 and 968, s s, 36.2 e Vyse av, 80x100x80x99.11, 5-sty brk tenement and stores. Release mort. Encoch C Bell to Forbes Construction Co. Nov 11. Nov 17, 1909. 11:3132. nom
 I81st st, No 65, n s, 150 w Grand av, 50x100, 2-sty brk dwelling. Belmar Investing Co to Jennie Halpert. Mort \$10,000. Nov 15, 1909. 11:3207. other consid and 100
 I86th st, No 462, s s, 220 e Park av, 20x100, 4-sty brk tenement. Bernhard Bloch to Charles Pinzka and Augusta his wife, tenants by entirety. Mort \$8,000. Oct 14. Nov 12, 1909. 11:3039. other consid and 100
 I98th st, No 358, s s, 77.11 w Decatur av, 20x75, 3-sty brk dwell-ing. Wm C Bergen to Mary J Rizzuto. Mort \$6,500. Nov 1. Nov 15, 1909. 12:3283. other consid and 100
 I98th st, No 356, s s, 65 e Marion av, 20x75, 3-sty brk dwelling. Wm C Bergen to Ellen Sica. Mort \$6,500. Nov 16. Nov 18, 1909. 12:3283. other consid and 100
 202d st, late Summit av, n s, 964.3 w Briggs av, late Williams-bridge road, 25x100, except part for Grand Boulevard and Con-course, 2-sty frame dwelling. FORECLOS, Sept 28, 1909. James T Brady ref to James A Woolf. Oct 13. Nov 12, 1909. 12:-3308.
 Same property. James A Woolf to August Sauer. Mort \$6,000 and all lieps. Nov 12, 1909. 12:-3308
- 3308. 6,948 Same property. James A Woolf to August Sauer. Nov 12, 1909. 12:3308. 6,948 Same property. James A Woolf to August Sauer. Mort \$6,000 and all liens. Nov 12, 1909. 12:3308. other consid and 100 205th st, No 199. n s, abt 320.3 s and s w on curve from 206th st and being lot 531 map Geo F and Henry B Opdyke, 24th Ward, 25.11x12³ $\times 25x131$, 3-sty frame dwelling. Abraham Cahn to E Loewenthal & Son, Inc. Mort \$8,000 and all liens. Nov 15, 1909. 12:3312. nom 205th st Ernescliff pl), No 183, n s, abt 474.6 s w and w on curve from 206th st and being lot 525 map of Geo F and Henry B Op-dyke, 28x117.11x25x105.7, w s, 3-sty frame dwelling. Margaret T Conlan t) Mary Christians, of Freeport, L I. Morts \$8,500. Oct 30. Nov 16, 1909. 12:3312. nom *205th st wallace av Adee av

Adee av *Lots 83 to 90 map (No 396) of Adde Park. CONTRACT. Russell Mack with Christabel Flood. Mort \$3,500 July 21. Nov 17, 1909. 7,0 7.000

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Conveyances

*221st st (7th st), s s, 155 w 5th av and being w ½ of lot 212 map Wakefield, 50x114. Caterina Chiavenuto to Lena wife Albert Guidano. Mort \$4,000. July 17. Nov 12, 1909. nom Same property. Albert Guidano to Caterina Chiavenuto. Mort \$4,000. July 17. Nov 12, 1909. nom
*222d st, n s, 531.7 e Barnes av, 25x88.10, Wakefield. Minnie Becker to Augusta Zeller. Mort \$3,200. Oct 27. Nov 12, 1909. other consid and 100
*223d st, late 9th av, n s, 105 e 2d av and being lot 1042 map Wakefield, 100x114. Herman F Kolkmann et al HEIRS, &c, Otto Kolkmann to Anna M Kolkmann widow, their mother. B & S and C a G. Confirmation deed. Nov 10; Nov 15, 1909. nom
*223d st, n s, 275 w Laconia av and being lot 301 map (No 1114a) of 329 lots part Schieffelin Estate, 25x109.6. Release mort. Robert N Quinn to Brownhill Company. July 19. Nov 17, 1909. other consid and 100
*233d st, late 19th st, s s, 280 e 5th av, 50x114, except part for

- of 329 lots part Schieffelin Estate, 25x109.6. Release mort. Robert N Quinn to Brownhill Company. July 19. Nov 17, 1909. other consid and 100 *233d st, late 19th st, s s, 280 e 5th av, 50x114, except part for 233d st, Wakefield. Isth st, n s, lot 55 map Wakefield, 25x114. Leopold Salamon to Albert H Klees. Mort \$500 and all liens. Oct 29. Nov 16, 1909. Other consid and 100 261st st | n e cor Liebig av, 37.6x100, vacant. Fredk P Forster Liebig av| to the Forster Property Builders, a corpn. Nov 15. Nov 17, 1909. 13:3423. Mort \$7,500. Nov 15. Nov 16, 1909. Other consid and 100 *Av E | n w cor 11th st, 108x205, Unionport. Peter Handibode, Jr 11th st| to Martin Pletscher and Elise his wife, joint tenants. Mort \$7,500. Nov 15. Nov 16, 1909. Other consid and 100 Aqueduct av, e s, 462.6 s 183d st, runs e 102.4 to Macombs Dam road x n to lands covered by mortgage made by party 2d part and recorded Sept 11, 1908, x w to av x s to beginning, 2-sty brk dwelling. Release mort. Louis C Tiffany to Wm C Ber-gen. Sept 3. Nov 12, 1909. 11:3211. Andrews av, e s, 488.11 s Fordham road, 56x100, 2 and 3-sty frame dwellings. Henry H Vought et al to Robert Biggart. Mort \$15,-000. Nov 12. Nov 15, 1909. 11:3218. Arthur av, w s, about 175 n 188th st, lot XI map of 70 lots Cedar Hill plot on Powell farm at Fordham, 25x111.10, vacant. Lewis H Gentles to Harry C Phillips of Portchester, N Y. B & S. Nov 9. Nov 16, 1909. 11:3206. Nov 11. Nov 12, 1909. 11:3206. Nov 11. Nov 12, 1909. 11:32,500. Nov 11. Nov 12, 1909. 11:3207. Meduire to Chester Construction Co. Morts \$12,500. Nov 11. Nov 12, 1909. 11:327. Meduire to Chester Construction Co. Morts \$12,500. Nov 11. Nov 13, 1909. 11:327. Meduire to Chester Construction Co. Morts \$12,500. Nov 11. Nov 13, 1909. 11:3225. Mort 14.00. Bendiktes \$20. Int 1. Nov 13, 1909. 11:3225. Medueling. Lizie Muthern to Adah M McDermott. Q C. June 1. Nov 13, 1909. 11:3225. Mether dueling. Lizie Muther estate, 24.7x100. Bendiktes \$20. Inter-sen to Christine Einersen. Morts \$3,700. Nov 11. Nov 12, 1909.

- BOD. Nov 11. Nov 12, other consid and 10
 *Bronxdale av, w s, 189 n 187th st, and being lots 75 and 76 map No 1064 of 107 lots Hudson Park, 50x116x—x96. Michael Costello to Nicola Ricciardi. Nov 11. Nov 12, 1909.
 *Same property 6
- *Same property. Geo F Smith to Michael Costello. Nov 9. Nov 12, 1909.
- 12, 1909. nom *Beech av, n s, 201 e Elm st, 25x100, and being lot 131 map No 981 in Westchester County of Laconia Park. Release mort. Workmen's Sick and Death Benefit Fund of the U S of A to Calce-donio Inciardi. Nov 10. Nov 12, 1909. 400 Bryant av, No 917, w s, 190.3 s Garrison av, 25x100, and being lot 93 map No 1273 of 369 lots, owned by Hunts Point Realty Co, 25x100, 2-sty brk dwelling. Release mort. Bronxland Realty Co. to Chester Construction Co. Nov 9. Nov 12, 1909. 10:2761. 1000
- 1.000 ame property. Chester Construction Co to Michael J McGuire. Mort \$9,000. Nov 9. Nov 12, 1909. 10:2761. Same
- and Pelham Parkway, s e cor Muliner av, 75x165.2x75x 100 *Bronx 160.9.
- *Bronx and Pelham Parkway, s w cor Bogart av, 25x145.11x25x 147.5.

- 147.5. Bogart av, ws, 147.5 s Bronx and Pelham Parkway, 75x100. Theodore Werner to Bankers Realty & Security Co. All liens. Nov 8. Nov 13, 1909. other consid and 100 *Bogart av. Lot 55 and what will be lot 56 blk 45 map (No 1138) Sec 1, Morris Park. Bertha M Schaaf to Wm L and Bertha M Schaaf. Nov 11. Nov 13, 1909. 100 Bailey av, e s, and being lots 107 to 110 map (No 1187) of 272 lots Bailey Estate at Kingsbridge, vacant. Wm W Beidenkopf to Ernestine Malino. Mort \$2,380. Nov 15. Nov 17, 1909. 11:3237. nom Bailey av, e s, 409.5 s on curve from Kingebridge read. 50:100

- 11:3237. nom Bailey av, e s, 409.5 s on curve from Kingsbridge road, 50x100, 2-sty frame dwelling and vacant. Alma E Poole to Geo E Poole. ½ part. Mort \$6,000. Nov 17, 1909. 11:3239. nom Bcseobel av| n w cor 169th st, 139.9x112.6x100.6x82.11, 4-sty brk 169th st | tenement and store and vacant. Cath C Carlin to Thos H Ray. Nov 18, 1909. 9:2506. 500 *Bay av, s s, west lot on map of Francis Scofield Estate on City Island as Nos 13 and 14 on plot 2 on said map, said west lot being 25x100. Gertrude C Stelz to Annie L Burgoyne. All liens. Nov 11. Nov 18, 1909. 10t 30 map (No 76 in Westchester Co) Nov 11. Nov 18, 1909. *Bayside Drive Fublic road to Clasons Point Clasons Point rd. Margt D Kane to Martin J Kane's Hotel & Grove, a corpn. Oct 2. Nov 18, 1909. Eekman av n w cor Oak terrace, 25x100, vacant. Theresa Hirsch-Cak terrace berg to Michael J Tully. Nov 17. Nov 18, 1909. 10:2555. Clay av, No 1224 n e cor 168th st, 34.6x80, 5-sty brk tenement 168th st and stores. A J Schwarzler Co to Kate Schick. Mort \$32,500. Nov 12. Nov 15, 1909. *Columbus av, s s, 78 w Van Buren st and being lot 71 map Van Nest Park, 26x-x25x-. Regent Realty Co to Geo J Silva. All liens. Nov 12. Nov 16, 1909. *Clasons Point road, w s, 265.10 s Westchester av, 50x140.2x50x 128.5. Antonio Amoroso to Hudson P Rose Co. Nov 4. Nov 12, 1909. *Clasons Point road, w s, 215 10 c W 116.7. Mich. being 20

- *Clasons Point road, w s, 215.10 s Westchester av, 51.2x128.4x50x 116.7. Michelangelo Casale to Hudson P Rose Co. Nov 4. Nov 12, 1909.
- 116.7. Michelangelo Casale to Hudson P Rose Co. Nov 4. No 12, 1909. Iasons Point road, w s, 140.10 s Westchester av, 75x116.7x7 121.9. Andrea Manzi to Hudson P Rose Co. Nov 4. Nov 1 5x 12
- Clasons Foint road, w s, 190.10 s Westchester av, $25 \times 116.7 \times 25 \times 118.4$. Release mort. Hudson P Rose Co to Andrea Manzi. Nov 9. Nov 12, 1909.

*Clasons Point road e s. 122.3 n Leland st, 50x102.7 to Leland st, Leland st x55.7x76. Adam Bauer to George Dumrauf. Nov 16, Nov 17, 1909.

Bronx

- other and 100 100
- *Clasons Point road, n e s, intersects e s Underhill av, 52x100x x50.3x98.6. Joseph Keller to George Dumrauf. Mort \$800. Nov 16. Nov 17, 1909. other consid and 10 *Dudley av, s s, 25 w Cornell av, 50x100 and being lots 129 and 130 map No 1131c) of Harrington Estate, Westchester. Fredk J Holderman to Domenico Trionfo. Mort \$650. Nov 16. Nov 17, 1909. nor *Dudley av, s s, 150 w Cornell av, 50x100 and being lots 124 and 125 map No 1131C of Harrington estate, Westchester. Isaac B Reinhardt to Gustave Bernheimer. 1-3 part. B & S. Nov 3. Nov 13, 1909. nor *Devoe av | begins Devoe av, e s, bet 174th and 177th sts. at line nom
- Nov 13, 1909. nom *Devoe av |begins Devoe av, e s, bet 174th and 177th sts, at line Van Nest av | begins Devoe av, e s, bet 174th and 177th sts, at line Van Nest av | bet lands of W W Astor and Domestic Realty Co, runs along said line s e 110.3 x s w 1,006.4 to w s of right of way of N Y, N H & H R R Co x s w on curve 248.5 to line bet lands of Astor and Watson x n w 35.4 x n e 205.10 to e s Devoe av x n e 998 to beginning, contains 2 6.152-10,000 acres. Wm W Astor of London, Eng, to The City & County Contract Co. B & S. Oct 12. Nov 13, 1909. nom Eagle av, No 717, w s, 110 s 156th st, 18x99.2, 2-sty and basement brk dwelling. Isaac Feldman to Israel Newman. Mort \$7,500. Nov 6. Nov 12, 1909. 10:2617. other consid and 100 *Fowler av, e s, 325 s Neil av, 50x100. Release mort. Van Nest Land & Impt Co to Fidelty Development Co. Nov 4. Nov 13, 1909.

- *Fowler av, e s. 325 s Neil av, 50x100. Release mort. Van Nest Land & Impt Co to Fidelty Development Co. Nov 4. Nov 13, 1909. nom
 *Same property. Fidelity Development Co to August Noll of Newark, N'J. Mort \$1,500 and all liens. Nov 4. Nov 13, 1909 100
 *Fordham av orst 5 w cor Billar pl. 55x100. City Island. Geo E Billar pl Leviness and ano to Ella F Liming. All liens. Nov 12. Nov 17, 1909. other consid and 100
 *Gainsborg av, w s, 100 n Tremont rd, 50x100. Tremont Terrace. Mildred H Williams to Edward C Gainsborg. Nov 1. Nov 16, 1909. other consid and 100
 *Game property. Edward C Gainsborg to August Koenig. Nov 6. Nov 16, 1909. other consid and 100
 *Same property. Edward C Gainsborg to August Koenig. Nov 6. Nov 16, 1909. Il:3240. other consid and 100
 *Same property. Edward C Gainsborg to August Koenig. Nov 6. Nov 16, 1909. Il:3240. other consid and 100
 *Igas av, es, 100 s 187th st, 50x87.6, vacant. Domenico Lauria to Tony and Giovanni Ciampoli. Q C. Nov 9. Nov 13, 1909. Il:3240. other consid and 100
 Intervale av, No 2688, e s, 545.3 s Kingsbridge road, 25x127.1x25.4x 123, 2-sty frame dwelling. Bertha Van Gilder to Peter F Mulvey. Mort \$5,000. Nov 17, 1909. Il:3240. other consid and 100
 Intervale av, No 1234, s e s, 219.4 n e Home st, 24.10x51.1x26.3x 59.2, 3-sty brk tenement. Realty Federation of N Y to Margaret Korth of Allentown, Pa. Oct 30. Nov 12, 1909. 11:2974. 100
 *Jones av, e s, 275 s Jefferson av, 50x100. Johanna C Blake to Clinton T Roe, of Whitestone, L I. Nov 15. Nov 18, 1909. nom
 *Ingsbridge terrace| runs n 18.2 x s 16.10 x s w 1.10 to beginning, gore, vacant. Release all title. Q C and C. The City of N Y to Matila Edelstein. Oct 18. Nov 16, 1909. 11:2069. other consid and 100
 *Lydig av, s w cor Muliner av, 50x100 and being lots 31 and 32 blk 55 map (No 1138) Sec 1 of Morris Park. Fidelity Development Co to Margaret J D Lonie. Nov 17, 1909. 11:3265. 111.50
 La Fontaine av, No 2
- Multis at,
 L Estelle Corner to Simpson Construction Co. Nov 13. Nov 16,

 1909.
 11:2795.
 other consid and 100

 *Muliner av, e s, 150 n Lydig av, 200x100.
 book and 100

 Bogart av, w s, 150 n Lydig av, 275x100.
 other consid and 100

 Theodore Werner to Bankers Realty & Security Co. All liens.
 nov 8. Nov 13, 1909.

 *Muliner av, e s, 150 n Lydig av, 200x100.
 book and 100

 Bogart av, w s, 150 n Lydig av, 200x100.
 book and 100

 *Muliner av, e s, 150 n Lydig av, 200x100.
 nother consid and 100

 *Muliner av, e s, 150 n Lydig av, 200x100.
 nother consid and 100

 *Muliner av, e s, 150 n Lydig av, 215x100.
 nom

 Release mort.
 Van Nest Land & Impt Co to Fidelity Development Co. Nov 10. Nov 12, 1909.

 Marmion av
 s e cor 178th st, strip 0.2x156.3 to w s South-Southern Boulevard w.3x156.3.

 Southern Boulevard = ern Boulevard x0.3x156.3.
 Margaret Hanley to Harlem Savings Bank. All liens. Nov 18, 1909.

 150
 Liferer er 25-100.
 Edaemeld.

- *Monaghan av, e s, 150 n Jefferson av, 25x100, Edenwald. Johanna C. Blake to Clinton T Roe, of Whitestone, L I. Nov 15. Nov 18, C Bla 1909. nom
- *North Chestnut Drive, n s, part lot 91 amended map (No 1038) of Bronxwood Park, begins at line bet lots 91 and 92, 28x96.9x 28x96.11.
- 28x96.11. North Chestnut Drive, n s, part lots 90 and 91, same map, be-gins 28 w of line bet lots 91 and 92, 28x96.6x28x96.9. North Chestnut Drive, n s, part lots 89 and 90, same map, begins 56 w line bet lots 91 and 92, 26x96.4x26x96.6, except parts for Cedar now Barnes av. Martin Pletscher to Peter Handibode Jr. Morts \$15,000. Nov 15. Nov 18, 1909. Nowing av w s 250 p 254th st 50x100 wacant Stuard Poalty
- Newton av, w s, 250 n 254th st, 50x100, vacant. Stuard Realty Co to Christian Gaul, of Yonkers, N Y. Nov 3. Nov 18, 1909. 13:3421. other consid and 100
- Ogden av, e s, 107 s 169th st, 50x118, except part for av, vacant. Robert Biggart, Jr, to Henry H and Nathan F Vought. Nov 11. Nov 15, 1909. 9:2518. other consid and 10 other consid and 100
- *Old Clasons Point road, w s, 36.8 (?) s Westchester av, runs w 116.8 x n 75 x e 121.11 to road x s 75.2 to beginning being lots 6, 7 and 8, being a subdivision of lot 1 on map of Clasons Point. Hudson P Rose Co to Andrea Manzi. Nov 4. Nov 12, 1909. no
- nom *Old Clasons Point road, w s, 36.8 s Westchester av, 51.4x140.2x50 x128.5, being lots 11 and 12 on same map. Hudson P Rose Co to Antonio Amoroso. Nov 4. Nov 12, 1909. nor *Old Clasons Point road, w s, 36.8 s Westchester av, 51.4x128.5x50 x116.8, being lots 9 and 10 same map. Same to Michelangelo Ca-sale. Nov 4. Nov 12, 1909. nor
- nom
- nom
- *Pier av, e s, 139.4 n Middletown road, 25.1x116.5x25x119. Tre-mont Terrace. Bankers Realty & Security Co to Julius Berger All liens. Sept 23. Nov 12, 1909. 10 *Parker av, e s, abt 462 s Castle Hill av and being lot 50 map No 957 of 120 lots Daily estate. 100

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St Anns av, No 427 | s w cor 145th st, 49,11x75, 6-sty brk tenement. 145th st | FORECLOS, Nov 3, 1909. Edward L Parris, ref, to Nacie Gartner. Morts \$35,000, and taxes, &c, \$780.28. Nov 16. Nov 17, 1909. 9:2271. 12,500 Southern Boulevard, w s, 150 n 187th st, 50x102.1x49.5x109.9, vacant. Max Borsuk to Bella A Jorn. Mort \$4,500. Nov 15. Nov 16, 1909. 11:3115. other consid and 100 *Seton av, e s, abt 212.6 n Randall av and being n ½ of lot 31 blk 30 map of Sec C, Edenwald, 12.6x100. Release mort. East-chester Savings Bank to Bengt Nelson. Oct 19. Nov 16, 1909. 240

240
*Seton av, e s, 212.6 n Randall av, 37.6x100, Edenwald. Bengt Nelson to Claes G Williams Lindh. Oct 19. Nov 16, 1909. nom
*Syracuse av| n w cor Chestnut st, 100x100, and being lot 181
Chestnut st | map No 1106 in Westchester Co, of Arden property at East and Westchester. City Real Estate Co to Alex P W Kin-nan. B & S. Nov 12. Nov 13, 1909. other consid and 100
Stebbins av, No 1160, e s, 388 n 167th st, 50x100, 2-sty frame dwelling and vacant. August F Schmidt to Henry Roeder. Mort \$2,500. Nov 12. Nov 15, 1909. 10:2692.
other consid and 100

Steuben av, w s, 100 s 210th st, 75x100, vacant. Wm W Beiden-kopf to Ernestine Malino. Nov 15. Nov 17, 1909. 12:3326. nom Southern Boulevard n w s, at e s Union av, runs n e along South-Prospect av | ern Boulevard, 339.5 to w s Prospect av, at Union av | point 123.5 s 149th st, x n 23.5 x w 100 x n w 7.1 x s w 160.10 to e s Union av, x s 178.8 to beginning, vacant. Ernest Sexauer to Jefferson National Realty Company. Mort \$32,000. Nov 16. Nov 17, 1909. 10:2582. Trinity av, No 994 e s 18140 - 4050

since of solution of the second sec

To Hara. Mort \$52,500. Nov 1. Nov 18,109. 10:2671. other consid and 100 falles av, w s, about 400 n 254th st, 50x114.4x50x125.1, vacant. Stuard Realty Co to Christian Gaul, of Yonkers, N Y. Nov 3. Nov 18, 1909. 13:3421. other consid and 100

2,250

Same property. Release dower. Caroline P Heckert wid Jane Cockburn. All title. Q C. Nov 12. Nov 15, 1909. 3395. widow w to 12:-

Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x nom
Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x 100, 3-sty frame tenement and 1-sty frame building and vacant. FORECLOS, Oct 19, 1909. Percival Wilds ref to Antonio Costa, of of Orange, N J. Nov 13. Nov 15, 1909. 12:3322. 4,200
Same property. Antonio Costa to Concetta Natale. Nov 13. Nov 15, 1909. 12:3322. other consid and 100
Vyse av, No 1347, w s, 150 s Jennings st, 25x100, 2-sty frame dwelling.
Vyse av, No 1467, w s, 100 n Jennings st, 25x100, 2-sty frame dwelling.

Vyse av, 1 dwelling.

vyse av, No 1467, w s, 100 n Jennings 35, 25x100, 2-sty frame dwelling.
Magdalena Murcke to Lillian M Fishbough. Morts \$10,900 and all liens. May 19. Nov 12, 1909. 11:2988. nom yse av, No 1467, w s, 100 n Jennings st. -x. 2-sty frame dwelling. Lillian M Fishbough to Charles Reilly. B & S. All liens. Nov 9. Nov 12, 1909. 11:2988. nom valentine av, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99.
Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x98.11x25x99.
Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x98.11x25x99.
Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x98.11x25x99.
Valentine av, No 2868, s e s, 180.9 n e 198th st, 20x95.
Weeks av, No 1654, old No 1659, e s, 175 s 173 d st, 20x95.
Weeks av, No 1654, old No 1659, e s, 95 s 173d st, 20x95.
Weeks av, No 1654, old No 1658, e s, 95 s 173d st, 20x95.
Weeks av, No 1654, old No 1658, e s, 95 s 173d st, 20x95.
Weeks av, No 1654, old No 1651, st, 180x100, nine 3-sty brk dwellings. Isaac Rosenzweig et al to Sarah Samolar. Mort \$17,000. Oct 1. Nov 12, 1909. 11:2792. 100
Walton av, e s, 31.4 n 165th st, 180x100, nine 3-sty brk dwellings. Release mort. Isaac Metzger to Wm E Diller. Nov 10. Nov 13, 1909. 9:2472. 20,000
Walton av, w s, bet 158th and 161st sts. Agreement as to release of easement, etc., to land in bed of Butternut st, adj above. Arrow Realty Co with Wm J Brennan et al. June 26. Nov 15, 1909. 9:2474. nom
Webster av, e s, 170.6 n 187th st, 66.8x135.6x66.4x132.2, vacant. Release mort. Bronx Borough Bank to Irvine Realty Co. Nov 15. Nov 16, 1909. 11:3032. nom
Washington av, Nos 1937 and 1929, w s, 160 s 178th st, 56x150, except part for av, 2-sty frame dwelling and vacant. J C Julius Langbein to Clement H Smith. ½ part. Q C. Mort \$30,000 and all liens. Nov 12. Nov 16, 1909. 11:3034. nom
Washington av, e s, 60.5 n 179th st, 50x25.11 to s e s Quarry road closed, 550x17.6 to beginning, vacant. Ella L

b & S. Nov 15. Nov 18, 1909. 10:2751. other consid and 100 other consid and 100
3d av, w s, 201.2 s 173d st and being lot 205 map Central Mor-risania, part Bathgate farm, 50.1x80.6x50x85.5, with strip bet 3d av and old line of Fordham av, vacant. Wm E Read to Louis E Levy. Mort \$6,000. Nov 16. Nov 17, 1909. 11:2920. other consid and 100
*Lots 24 to 27 and 36 to 43 amended map No 1131 Adee Park. David G O'Hara et al to Albert Taubert. Mort \$11,700. Nov 17. Nov 18, 1909. Plot begins 122 w Union av and 122.11 n 165th st, runs w 69.5 x n 74.2 x e - x s 74.5 to beginning. Union av, w s, being a strip extending from above to w s Union av and used as an alley 2.9 on av x 2.3 in rear x -, vacant.
*22Sth st (14th st), Nos 840 to 846, s s, 405 e Barnes av and be-ing west ¾ of lot 271, map of Wakefield, 75x114. FORECLOS, Nov 10, 1909. Thos F Grady, ref, to Thos A Cryan. Nov 15. Nov 17, 1909. 10:2670 and A T.

LEASES

Under this head Leases recorded, Assignment of Leases and Lease-hold Conveyances will be found. The expressed consideration fol-lowing the term of years for which a lease is given means so much per year.

Nov. 12, 13, 15, 16, 17 and 18. BOROUGH OF MANHATTAN.

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Hester st, No 25. Assign lease. Moses L Braunstein to Ignatz and Sigmund Noschkes. Apr 1, 1907. Nov 13, 1909. 1:312.....nom Hester st, No 25, east store, bakery, &c. Nathan Lubetkin to Moses Braunstein; 5 years from May 1, 1905. Nov 12, 1909. 1740

.1.740 1:312 Assign leas

402.no 11th st, No 327 East, all. Pangrazio G Galgano and ano to Do-menico Venezia; 5 years from Nov 1, 1909. Nov 12, 1909. 2:453

1,000

1.800

.....3,000

Leases



BOROUGH OF THE BRONX.

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 de-scription of the property then follows, then the date of the mort-gage, 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 in-strument as filed. Mortgages against Bronx property will be found altogether at the

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

Nov. 12, 13, 15, 16, 17 and 18.

BOROUGH OF MANHATTAN.

- Armour & Co to FARMERS LOAN AND TRUST CO trustee. 35th st, s s, bet 11th and 12th avs, stores, Nos 3 and 4 (doors 6, 7, 8 and 9 in building) known as Manhattan Market. Leasehold. May 31, due May 31, 1939, 5%. Nov 15, 1909. 3:680. gold bonds \$34,625.18 Armour & Co to FARMERS LOAN AND TRUST CO trustees. 35th st, s s, bet 11th and 12th avs, stores Nos 6 and 7 (doors 12, 13, 14 and 15) in building known as Manhattan Market. Lease-hold. May 31, due May 31, 1939, 5%. Nov 15, 1009. 3:680. gold bonds \$23,046.45 Astor, John J et al exrs Caroline W Astor with Helen S Sillcocks. 76th st, No 137, n s, 363 w Columbus av, 17x102.2. Extension of \$16,000 mort until Nov 1, 1914, at 4½%. Nov 11. Nov 12, 1909. 4:1148. Amundson, Augusta P extrx John A Amundson with Henry S

Burnham, Cath M to TITLE INSURANCE CO OF N Y. 78th st, No 66, s s, 100 w Park av, 17x102.2. Nov 15, 3 years, 5%. Nov 16, 1909. 5:1392. 20,000 Burden, Henry as trustee for Henry Burden with Saml Silverman. Norfolk st, No 169, w s, 275 s Houston st, 25x100. Extension of \$25,000 mort until Nov 15, 1912, at 5%. Oct 16. Nov 12, 1909. 2:355. nom

- of \$22,000 mort until Nov 15, 1912, at 5%. Oct 16. Nov 12, 1909. 2:355. nom Bianco, Angelo and ano to ROYAL BANK of N Y. 63d st, Nos 326 and 328, s s, 325 e 2d av, 50x100. Assign rents to extent of \$1,600. Nov 11. Nov 12, 1909. 5:1437. 1,600 Burns, Helen to LAWYERS TITLE INS AND TRUST CO. 173d st, No 521, n s, 151.3 e Audubon av, 18.9x100. Nov 15, 1909, 5 yrs, 5%. 8:2130. 5,000 Buch, Eliza A L and Emily to Agnes Young. 44th st, No 254, s s, 175 e \$th av, 25x100.4. Prior mort \$5,000. Leasehold. Nov 12, 3 years, 6%. Nov 15, 1909. 4:1015. 500 Brower, Wm W to SEAMENS BANK FOR SAVINGS in City N Y. 103d st, No 248, s s, 136 e West End av, 18x100.11. Nov 12, 1909, 3 years, 4½%. 7:1874. 22,000 Bancker, Chas W to EXCELSIOR SAVINGS BANK of City N Y. 100th st, No 68, s s, 123.3 w Park av, 25x100.11. P M. Nov 11, 5 years, 5%. Nov 12, 1909. 6:1605. 18,000 Same to Helen C Candee of Washington, D C. Same property. P M. Mort \$18,000. Nov 11, 2 years, 6%. Nov 12, 1909. 6:1605. Same to Helen C Candee of Washington, D C. Same property. P M. Mort \$18,000. Nov 11, 2 years, 6%. Nov 12, 1909. 6:1605.

- Bath, David A to Ernest Harvier. 27th st, No 113, n s, 180 w 6th av, 20x98.9. P M. Nov 11, due Aug 12, 1912, 6%. Nov 12, 1909. 3:803. Busch, Albert and Henry Schwartz, Jr to TITLE INSURANCE CO.
- av, 20x98.9. P M. Nov 11, due Aug 12, 1912, 6%. Nov 12, 1909. 3:803. 5,000 Busch, Albert and Henry Schwartz, Jr to TITLE INSURANCE CO OF N Y. Monroe st, No 78, s s, 59.10 w Pike st, 25x81.9x24.9x \$1.10. P M. Nov 12, 1909, 5 years, 4½%. 1:254. 11,000 Blyth, Margery H of Bcrough of Richmond, N Y, to Michael Ber-ardini. Mott st, No 39, w s, abt 200 s Bayard st, 25x93.6x25x 94 n s. Prior mort \$----. Nov 9, 1 year, 6%. Nov 13, 1909. 1:164. 1,028.40 Bloch Laura to Wm A Spencer and and trustees Lorillard Spencer
- 1,025,40 Bloch, Laura to Wm A Spencer and ano trustees Lorillard Spencer for benefit Lorillard Spencer and remaindermen. 9th av, No 519, w s, 49.4 s 39th st, 24.8x100. Nov 12, 5 years, 4½%. Nov 13, 1909. 3:736. 19,000
- 13, 1909. 3:736. 19,000 Babbitt, Searles to TITLE GUARANTEE & TRUST CO. 75th st, No 14, s s, 235 w Central Park West, 20x102.2. Nov 18, 1909, due, &c, as per bond. 4:1127. 25,000 Berliner, Maier and Virginia with UNION DIME SAVINGS BANK. Av A, No 79, w s, 20.8 s 5th st, 27.4x74.3. Extension of \$16,500 mort until Nov 1, 1912, at 4½%. Nov 18, 1909. 2:433. nom Same to same. Same property. Estoppel certificate. Nov 18, 1909. 2:433.

- 1909. 2:433. Battiloro, Michele to Giuseppe D'Allesio. 1st av, No 2123, w s, 25.11 n 109th st, 25x75. Prior mort \$15,000. Oct 29, due Nov 10, 1911, 6%. Nov 18, 1909. 6:1681. 3,000 Bolender, Geo P or Geo and Philip H or Philip; and Lillian wife Adam Spangenberg with BANK FOR SAVINGS IN CITY OF N Y. Amsterdam av, Nos 902 and 904. Extension of two morts for \$13,500 each until Nov 10, 1914, at 4½%. Nov 10. Nov 17, 1909. 7:1876. nom

- 1909. 7:1876. nom
 Battiloro, Michele to American Mortgage Co. 1st av, No 2123, w s, 25.11 n 109th st, 25x75. Oct 29, 5 years, 5%. Nov 17, 1909. 6:1681. 15,000
 Bettels, Charles, of Rockville Centre, L I, to Steffen Dieckmann, of Hoboken, N J. Greenwich st, No 396, w s, abt 25 n Beach st, 24x80. July 20, 3 years, 5%. Nov 17, 1909. 1:216. 20,000
 Benequit, Isaac A with Albert V de Goicouria. 2d av, No 2047, n w cor 105th st, No 253, 24.5x94. Extension of \$29,000 mort until Jan 11, 1912, at % as per bond. Nov 11. Nov 18, 1909. 6:1655. nom
- until Jan 11, 1912, at % as per bond. Nov 11. Nov 18, 1909. 6:1655. nom Corkrey, Robert to Anna N Rogers. 34th st, No 158, s s, 132.10 w 3d av, 23.8x98.9x9.11x99.7. ¼ part. Prior mort \$_____. Nov 18, 1909, 2 years, 6%. 3:889. 1,500 Carnegie Realty Co to Julius Oppenheimer. Certificate as to mort for \$6,500 covering land in Woodbridge, N J. Nov 4. Nov 17, 1909.

- for \$6,500 covering land in Woodbridge, N J. Nov 4. Nov 17, 1909. City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to Davidson & Thomp-son. Lot 16, on Spring st, s s, bet Mott and Elizabeth sts. June 17, 3 years, 7 7-8%. Nov 17, 1909. 2:479. 1,708.41 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to S I & B F Mottley. Lot 60, on 132d st, s s, bet 7th and 8th avs. Sept 20, 3 years, 6%%. Nov 17, 1909. 7:1937. City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1898 and 1901 assessed to C S Aiker. Lot 22, on 69th st, n s, bet Broadway and Columbus av. July 1, 3 years, 6½%. Nov 17, 1909. 4:1141. P328.08 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1893 assessed to Goelet Estate, Grand Central Palace. Lot 7, on Lexington av, w s, bet 43d and 44th sts. July 1, 3 years, 6¾%. Nov 17, 1909. 5:1298. City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 42, on 77th st, s s, bet 2d and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 43, on 77th st, s s, bet 2 and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 43, on 77th st, s s, bet 2 and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. S52.75 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 43, on 77th st, s s, bet 2 and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. S52 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 43, on 77th st, s s, bet 2 and 3d avs.
- City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1905 to 1907 assessed to Thomas Gilbert. Lot 44, on 77th st, s s, bet 2d and 3d avs. July 15, 3 years, 6 3-8%. Nov 17, 1909. 5:1431. 579.38
- 6 5-8%. Nov 17, 1909. 5:1431. 549.38
 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1901 to 1906 assessed to S McMillan. Lot 61, on 106th st, s s, bet Broadway and West End av. Sept 20, 3 years, 6 7-8%. Nov 17, 1909. 7:1877. 3,054.97
 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to J B Harkins. Lot 3, on 7th av, e s, bet 132d and 133d sts. Sept 20, 3 years, 6 5-8%. Nov 17, 1909. 7:1917. 1,762.49

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HECLA IRON WORKS Architectural Bronze North 10th, 11th and 12th Streets **IRON WORK NEW YORK** BROOKLYN.

City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1901 to 1906 assessed to _______. Lot 61, on 106th st, s s, bet Broadway and West End av. Sept 20, 3 years, 67-8%. Nov 17, 1909. 7:1877. 3,054.97
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to J B Harkins. Lot 3, on 7th av, e s, bet 132d and 133d sts. Sept 20, 3 years, 65-8%. Nov 17, 1909. 7:1917. 1,762.49
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1891 to 1893, 1903 and 1907 assessed to Sarah Cimatti. Lot 364, on 87th st, n s, bet Amsterdam and Columbus avs. July 1, 3 years, 642%. Nov 17, 1909. 4:1217. 2,978.10
City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to C Stringer. Lot

- Sarah Chinater. July 1, 3 years, 6½%. Nov 17, 1909. 4:1211. Columbus avs. July 1, 3 years, 6½%. Nov 17, 1909. 4:1211. 2,978.10 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to C Stringer. Lot 34, on Perry st, n s, bet Washington and Greenwich sts. June 17, 3 years, 8%. Nov 17, 1909. 2:633. 541.35 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1902 to 1907 assessed to Maria P Korn. Lot 81, on 82d st, s s, bet West End av and Riverside Drive. July 1, 3 years, 6%%. Nov 17, 1909. 4:1244. LS28.97 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1904 to 1907 assessed to Lundy. Lot 18, on 123d st, n s, bet Lenox and 7th avs. Sept 20, 3 years, 6%%. Nov 17, 1909. 7:1908. 816.84 City of New York to David Lippmann, 198 Broadway. Transfer of tax lien for years 1885, 1892, 1893, 1896, 1899, 1902 and 1907 assessed to A Corrigan. Lot 87, on Riverside Drive, s e cor 116th st. Sept 20, 3 years, 12%. Nov 17, 1909. 7:1896. 3,749.30 City of New York to David Lippmann, 198 Broadway. Transfer Of tax lien for years 10, 3 years, 12%. Nov 17, 1909. 7:1896. 3,749.30 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 192.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1804 to 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1804 to 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1804 to 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1804 to 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1804 to 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1904 to 1907 assessed to J. J. Peters and anno. Lot S. on Pleasant a.y. w. S. bet 1071.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1906 to 190.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1906 to 1907 assessed to J. J. Peters and anno. Lot S. on Pleasant a.y. w. S. bet 1071.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1906 to 1907 assessed to J. J. Peters and anno. Lot S. on Yi, 1900.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1906 to 1907 assessed to S. W Clark. Lot 30.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 1905 to 1907 assessed to S. W Clark. Lot 30.
 City of New York to David Lippmann, 198 Broadway, Transfer of tax lien for years 190.

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 Other State of the second second

- st, No 112. Saloon lease. Nov 10, 41. 1:146. Dresner, Rachel to Lydia K Peterson. 54th st, No 338, s s, 225 w 1st av, 25x100.5. Nov 13, 1 year, 6%. Nov 15, 1909. 5:-1246

- w 1st av, 25,100.5. Nov 13, 1 year, 0%. Nov 13, 1909. 5.-1346. 1,000 Di Dario, Dominick to Lionello Perera. 116th st, No 355, n s, 78 w 1st av, 22x100.11. Prior mort \$16,750. Nov 13, due, &c, as per bond. Nov 15, 1909. 6:1688. 2,000 Dixon, Annie G and John J to Bertha Brasch and ano. Topping av, w s, 100 n 174th st, 32.6x95 (prior mort \$12,000); 1st av, No 2272, e s, 25.2 s 117th st, 20.5x94 (prior mort \$10,000). Nov 12, 1 year, 6%. Nov 18, 1909. 11:2798; 6:1710. 2,291 Degenhardt, Marie to TITLE GUARANTEE & TRUST CO. 73d st, No 205, n s, 80 e 3d av, 27.6x102.2. Nov 18, 1909, due, &c, as per bond. 5:1428. 6,000 Dietz, Frank with Albert V de Goicouria. 129th st, No 549, n s, 122.2 e Broadway, 37.6x99.11. Extension of \$34,000 mort until Feb 7, 1913, at % as per bond. Nov 11. Nov 17, 1909. 7:1984. nom
- nom 170
- $\begin{array}{c} & \text{nom} \\ \text{Decker, Wm F with Charles V Hoffman. 74th st, No 247, n s, 170} \\ e \ \text{West End av, } 20x102.2. \ \text{Extension of $$5,000 mort until Dec} \\ 15, 1910, at 6\%. Nov 16. Nov 18, 1909. 4:1166. 5,000 \\ \text{Elkan, Hermann to MANHATTAN SAVINGS INSTN. 73d st, Nos} \\ 149 \ \text{and 151, n s, } 369 \ \text{w 3d av, runs w 51} \ \text{to Lexington av, Nos} \\ 1025 \ \text{and 1027, x n 102.2 x e 51 x s 102.2 to st. P M. Nov 11,} \\ \text{due, &c, as per bond. Nov 12, 1909. 5:1408. } \\ \text{Same to D A Cushman Realty Corpn. Same property, P M. Prior mort $80,000. Nov 11, 3 years, 6\%. Nov 12, 1909. 5:1408. } \\ \end{array}$
- 16.000
- 16,00 Engel, Geo C with Anna Orth and ano, exrs Wm Orth. 97th st, No 101, n w cor Columbus av, 100x25. Subordination agreement. Nov 1. Nov 12, 1909. 7:1852. no EQUITABLE LIFE ASSUR SOC of the U S with Jacob Sternberg. 143d st, No 261, n s, 100 e Sth av, 37.6x99.11. Extension of \$30,-000 mort until Jan 1, 1913, at 5½%. Oct 28. Nov 12, 1909. 7:-9099 nom
- nom
- 2029. not EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Rufus B Cowing. Claremont av, No 49, s w cor 119th st, 62.6x 100. Extension of \$125,000 mort until Jan 1, 1915, at 4½%. July 26. Nov 16, 1909. 7:1990. not Elkin, Sarah to Ferguson Bros & Forshay, a corpn. 180th st, No 710, s s, 254.1 w Broadway, 58.4x100. P M. Prior mort \$ Nov 15, due July 1, 1914, 6%. Nov 17, 1099. 8:2176. 11,75 nom
- 11.750

Notice is hereby given that infringement will lead to prosecution.

Elkin, Sarah to Ferguson Bros& Forshay. 180th st, No 708, s s. 312.5 w Broadway, 58.4x100. P M. Prior mort \$----. Nov 15, due July 1, 1914, 6%. Nov 17, 1909. 8:2176. 12,250 El Nido Realty Co to Palisade Building Co. St Nicholas av, No 121, n w cor 116th st, Nos 201 to 211, 89.1x97x75.11x143.8. P M. Prior mort \$220,000. Nov 17, 1909, 2 years, 6%. 7:1822. 20.000

- 7:1822. 20,000

- M. Prior mort \$220,000. Nov 17, 1909, 2 years, 6%. 7:1822. 20,000
 Edgar Construction Co to ALBANY SAVINGS BANK. Manhattan st, No 111, n s, 100 e old Broadway, 72x100x64x100.2. Nov 15, 5 years, 4½%. Nov 16, 1909. 7:1982. gold, 95,000
 Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909 7:1982. gold, 95,000
 Same to Jos Hamershlag. Same property. Prior mort \$65,000. Nov 15, demand, 6%. Nov 16, 1909. 7:1982. 46,000
 Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:1982. 46,000
 Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:1982. 46,000
 Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:1982. 5000.
 Fiff, Geo with Isidor Shlivek. 114th st, No 56, s s, 325 e Lenox av, 18.4x100.11. Extension of \$11,000 mort until Apr 4, 1913, at 5%. Nov 16. Nov 18, 1909. 6:1597. nom
 Ferris, Edwin of Montclair, N J, to Sherwood B Ferris of Lake-wood, N J. Washington st, No 183; e s, 20.10 n Dey st, 20.5x46 x19.1x40.6. Prior mort \$15,000. Nov 10, 2 years, 5½%. Nov 13, 1909. 1:82. 5000
 Foster, Cora B with Charles Griffen et al trustees; &c, of Sam-uel Willets. Cherry st, No 482, n s, 21 w Corlears st, 28x50. Extension of mort for \$13,500 to Sept 23, 1912, 5%. Sept 23. Nov 12, 1909. 1:263. nom
 Friedman, Harris to Charles Salomon. 117th st, No 105, n s, 95 w Lenox av, 20x100. Nov 15, 1909, due Dec 1, 1912, 4½%. 7:-1902. 16,000
 Fox, David with Jno T Willets guardian Josiah M Willets. 137th st. No 129 n s, 325 e 7th ay 25x99.11. Extension of \$17.000

- Fox, David with Jno T Willets guardian Josiah M Willets. 137th st, No 129, n s, 325 e 7th av, 25x99.11. Extension of \$17,000 mort until Nov 19, 1912, at 5%. Nov 11. Nov 12, 1909. 7:2006. 137th nom

- mort until Nov 19, 1912, at 5%. Nov 11. Nov 12, 1909. 7:2006. Feifer, Bernard to Corcoran Realty Co. Av A, Nos 174 and 176, n e cor 11th st, Nos 501 and 503 East, 51.7x95.5. Certificate as to reduction of mort. Oct 30. Nov 13, 1909. 2:405. Fischman, Wm to Herbert S Ogden. Houston st, Nos 394 and 396, n s, 301.8 e Av C, 40x65.8 to 2d st, Nos 285 and 287 x40.4x70.9. P M. Oct 15, 5 years, 5%. Nov 16, 1909. 2:371. 22,000 Frank, Louis with Margt A Leonard. 22d st, No 320 West. Ex-tension of \$10,000 mort until Dec 1, 1912, at 4½%. Nov 15. Nov 16, 1909. 3:745. Falkenberg, Mary to N Y SAVINGS BANK. 122d st, No 112, s s, 112.6 e Park av, 27.6x100.11. Nov 16, 1909, due, &c, as per bond. 6:1770. Same to Wm J Campbell. Same property. Prior mort \$14,000 Nov 16, 1909, 1 year, 6%. 6:1770. Nov 16, 1909, 3 years, 6%. 3:771. Freguson Bros & Forshay, a corpn to TITLE GUARANTEE & TBUE CO. Bivoreide Drive No 200 Prior and 100 prior were set of the second second

- Guiterman, Milton S with Lawyers Mortgage Co. 163d st, n s, 210 e Broadway, two lots, each 77.6x99.11. Two agreements as to share ownership in two morts. Nov 11. Nov 12, 1909. 8:2122.
- Getskay Realty Co to North American Mortgage Co.
 Nadsworth av, n w cor 184th st, 179.10 to 185th st x70.
 Prior mort \$155,-000.

 Nov 12, 1909, 1 year, 6%.
 8:2167.
 15,000.

 Same to same.
 Same property.
 Certificate as to above mort.

 Nov 12, 1909.
 8:2167.
 not

 nom 15,000
- 000.Nov 12, 1909, 1 year, 6%.8:2167.15,000Same to same.Same property.Certificate as to above mort.Nov 12, 1909.8:2167.nomGoldberg, David L to Caroline H wife of Hugh Johnston.15thst, No 207, n s, 243.7 w Rutherfurd pl, 36.3x103.3.Nov 12, 5years, 4½%.Nov 15, 1909.3:897.Gould, Lillie B to Marie A K Neuberger.45th st, No 527, n s, 393.9 e 11th av, 18.9x100.5.P M.Nov 15, 1909.3:897.Gertner Betsie wife of and Josef to Eliz Silberhorn.102d st. No
- 4:1074. ertner, Betsie wife of and Josef to Eliz Silberhorn. 102d st, No 102, s, 27 e Park av, 28x75. P M. Nov 15, 1909, 1 year, 5%. 6:1629.

- 3,550

- Gulden, Frank to Rosa Hyman. 103d st, No 305, n s, 120 w West End av, 20x100.11. P M. Nov 15, 3 years, $4\frac{1}{2}\%$. Nov 16, 1909. 7:1890. 20,000 Healy, Florence to Harry C Wingate. Croton st, s s, 189.6 w Am-sterdam av, 25x87 to 165th st, No 511, x25x86.10, except part for 165th st. Nov 1, 3 years, $5\frac{1}{2}\%$. Nov 13, 1909. 8:2123. 6,000 Healey, Margt to John McCarthy. 115th st, Nos 124 and 126, s s, 208.6 e Park av, two lots, each 17.10x100.10. Two morts, each \$6,000. Nov 8, 1 year, 5%. Nov 15, 1909. 6:1642. 12,000 Hoberg, Max F to Donald Robertson. Audubon av, No 140, n w cor 172d st, No 551, 57x100. P M. Prior mort \$66,000. Nov 15, 1909, 3 years, 6%. 8:2129. 10,000 Haines Realty Corpn with METROPOLITAN LIFE INS CO. 5th av, No 12, w s, 28.6 n Sth st, 26.3x100. Extension of \$125,000 mort until Sept 1, 1912, at 5%. Nov 13, 1909. 2:572. nom
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- Hanley, Nora to EMIGRANT INDUSTRIAL SAVINGS BANK 123 st, No 242, s s, 62 w 2d av, 18x50. Nov 16, 1909, 1 year, 44/57 6:1787. 6.
- 6:1787. Hermann, Simon to Julius Pauly. 129th st, No 302, s s, 75 w 8th av, 25x99.11. Prior mort \$14,000. Nov 15, 2 years, 6%. Nov 16, 1909. 7:1955. Hafner, Adam J to Tomahawk Realty Co. Broadway, s e cor 163d st, 99.11x100. P M. Nov 15, 3 years, 6%. Nov 16, 1909. 8:2122. Horner Alexander and Hermy Von Ary with I. Frederic Kornechen

- 8:2122. 15,000 Herzog, Alexander and Harry Von Arx with J Frederic Kernochan et al, trustees Thos B Winthrop. 46th st, No 344 East. Sub-ordination agreement. Nov 18, 1909. 5:1338. nom Horowitz, Isidore with Barnet Printzman. 10th st, No 349 East. Agreement modifying terms of mort. Nov 15. Nov 18, 1909. 2:393. nom Herzog, Alexander to J Frederic Kernochan et al, trustee Thomas Buchanan Winthrop. 46th st, Nos 344 and 346, s s, 100 w 1st av, 40x100.5. Nov 17, 5 years, 5%. Nov 18, 1909. 5:1338. 25,000 Hinz, Albert to John J Schmitt. Water st, No 656, n s, 350 w Jackson st, 26x85.6x26x86.9, w s. Nov 18, 1909, 3 years, 5%. 1:260. 12,000 Haas, Henriette to The American Missionary Association. West

- Jackson st. 26x85.6x26x86.9, w s. Nov 18, 1909, 3 years, 5%. 1:260. 12,000 Haas, Henriette to The American Missionary Association. West End av, No 483, w s, 20 n 83d st, 19.6x79. Nov 18, 1909, 5 years, $4\frac{1}{2}\%$. 4:1245. 18,000 Hamlin, Fannie to ALBANY SAVINGS BANK. Madison av, No 1045, e s, 66.2 s 80th st, 19x82. Nov 18, 1909, 5 years, $4\frac{1}{2}\%$. 5:1491. gold, 35,000 Hebrew Sheltering Guardian Society of N Y Orphan Asylum with Leopold and Julius Merksamer. 117th st, No 366, s s, 100 e Morningside av East, 25x100.11. Extension of mort for \$18,000 to Nov 2, 1911, at 5%. May 20. Nov 16, 1909. 7:1943. nom Hochstim, Annie to Emanuel A Jackson. 11th st, Nos 218 and 220, s w s, 329.6 n w 2d av, runs s w 95 x n w 43.6 x n e 42 x s e 0.6 x n e 53 to 11th st x s e 43 to beginning. Prior mort \$67,500. Nov 16, installs, 6%. Nov 17, 1909. 2:466. 3,000 Isaacs, Barney to Saml Wacht. 1st av, Nos 1225 and 1227, n w cor 66th st, Nos 343 and 345, 50x75. Prior mort \$62,500. Nov 15, 5 years, 6%. Nov 16, 1909. 5:1441. 6,000 Josephthal, Louis M trustee Theresa Josephthal with Barnet Ap-pel. 4th st, No 266, s s, 288.7 e Av B, 24.9x96.3. Extension of \$25,000 mort until Nov 12, 1914, at 5%. Nov 15, 1909. 2:386. nom
- Janeway, Theo C with Jesse B Nichols. 60th st, No 131, n s, 85 w Lexington av, 20x100.5. Extension of \$14,000 mort until Nov 11, 1912, at 4½%. Nov 12. Nov 13, 1909. 5:1395.
- Jackson Geo T to Saml McCauley. 21st st, No 145, n s, 298.2 e 7th av, 19.5x98.9. May 21, 5 years, 4%. Nov 17, 1909. 3:797. 17,625 2,002.45
- The av, 15.5x35.5. May 21, 5 years, 4%. Nov 11, 1505. 5.154. 17,625 Johanson, Robert to LAWYERS TITLE INS & TRUST CO. 86th st, No 340, s s, 225 w 1st av, runs s 102.2 x e 25 x n x e 0.1 x n to st, x w 25 to beginning. Nov 15, 5 years, $4\frac{1}{2}\%$. Nov 16, 1909. 5:1548. 22,000 Kendall, Louis to Annie W Hollister et al exrs Henry H Hollis-ter. Fulton st, No 44, s e s, 75 n w Pearl st, runs s w 23.3 x n w 6.4 x s w 12.9 x n w 16.10 x n e 30.11 to st, x s e 26.9 to be-ginning. Aug 25, 5 years, 5%. Nov 15, 1909. 1:75. 19,000 Kraisman, Ida with Louis Fleischer and Jacob Traum. 5th st, No 718, s s, 260.6 e Av C, 25x96. Extension of \$2,950 mort until Nov 18, 1912, at % as per bond. Nov 8. Nov 12, 1909. 2:374. nom

- Nov 18, 1912, at % as per bond. Nov 8. Nov 12, 1909. 2:374.
 nom
 Koning, Paul to Florence I Rosen. 7th av, No 1970, w s, 50.11 s 119th st, 25x100. P M. Prior mort \$29,000. Nov 15, 1909, 5 years, 6%. 7:1924.
 Koch, Frank to Anna Orth and ano exrs Wm Orth. Columbus av, No 760, n w cor 97th st, Nos 101 to 105, 25.4x100. Nov 1, 5 years, 4½%. Nov 12, 1909. 7:1852.
 Kommel, Louis M. Robt, Bertha, Francis and Jessie; Frances Appel and Fannie Mayper with Abraham Kommel, all being heirs under will Saml Kommel. Agreement as to payment of \$3,000 to party 2d part and that same shall be a lien on the shares of party first part. Nov 6. Nov 12, 1909. 1:256, 257 and 287.
 Kram, Hannah and Katie Shyev to Hyman Littwin and ano. 99th st, No 67, n s, 75 w Park av, 25x100.11. P M. Prior mort \$21,000. Nov 11, 3 years, 6%. Nov 12, 1909. 6:1605.
 Klein, Joseph to Caroline F Zimmer. 104th st, No 216, s s, 193.4 e 3d av, 16.8x100.11. Nov 12, 5 years, 5%. Nov 13, 1909.
 Lief, Frank to Barbara Brodil. 71st st, No 421, n s, 263 e 1st av, 955.

- 6:1653. 6,500 Lier, Frank to Barbara Brodil. 71st st, No 421, n s, 263 e 1st av, 25x102.2. Nov 13, 3 years, 6%. Nov 16, 1909. 5:1466. 2,500 Lamb, Amelia C to TITLE GUARANTEE & TRUST CO. 10th av, No 589, w s, 23.5 s 43d st, 13.6x80. Nov 16, 1909, due, &c, as per bond. 4:1071. 6,500 Lily Waist & Dress Co to Julius Alexander. Certificate as to chattel mortgage for \$1,000 covering property at 138 West 17th st, on demand. at 6%. Nov 16, 1909. ----Leichter, Adolf to Eliza C Farnham. Houston st, No 306, n s, abt 80 e Av B, 22.6x70. Nov 10, 5 years, 5%. Nov 12, 1909. 2:--384. 22,500 Levy, Barnett to Louis Gordon. 115th st, No 36, s s, 433 e Lenox

- 384. 22,300
 Levy, Barnett to Louis Gordon. 115th st. No 36, s s, 433 e Lenox av, 18x100,11. Prior mort \$----. Oct 22, 5 years, 6%. Nov 12, 1909. 6:1598. 5,000
 Levy, Leon with Annie W Hollister et al exrs Henry H Hollister. Fulton st, No 44. Subordination agreement. Nov 15, 1909. 1:-
- Tother St. No 14. Subordination agreement. Nov 15, 1909. 1.-75. nom Laracy, Philip to Lucius H Beers. 160th st. No 550, s s. 287.6 e Broadway, 37.6x99.11. P M. Aug 18, due May 15, 1912, 6%. Nov 15, 1909. 8:2118. 7,000 Landlords Realty Co to EXCELSIOR SAVINGS BANK. 140th st. No 26, s s. 361.8 w 5th av, 41.8x99.11. Nov 15, 1909, 5 years, 5%. 6:1737. 32,000
- 5%. 6:1737. 32,000 Same to same. Same property. Certificate as to above mort. Nov 13. Nov 15, 1909. 6:1737. Levinsohn, David to Lion Brewery. 1st av, No 857. Saloon lease. Nov 11, demand, 6%. Nov 15, 1909. 5:1340. 1.650 Lawler, Hugh J to Fredk T Street. Broadway, s w cor 169th st, No 600, 90x150. Prior mort \$250,000. Nov 11, 3 years, 6%. Nov 12, 1909. 8:2138. 15,000 Lawler, Hugh J with Fredk T Street. Broadway, s w cor 169th st. Agreement as to correction of subordination clause in mort, &c. Nov 18, 1909. 8:2138. nom

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Mortgages

- Limbert, August trustee Fredk Gebhard with Geo F Anger. Can-non st, No 64. Extension of \$22,000 mort until Nov 12, 1912, at 5%. Nov 12, Nov 18, 1909. 2:328. nom Louvet, Edward to LAWYERS TITLE INS & TRUST CO. 29th st, No 110, s s, 150.4 w 6th av, 19.8x98.9; Bedford st, No 102, e s, abt 60 n Grove st, 22x50; Greenwich st, No 723, e s, 96 n Charles st, 18.9x68.10x20.8x76.7. Nov 17, 1909, 5 years, 4½%. 2:588, 632 and 3:804. 31,000 Lawyers Mortgage Co to Hyman Cohn and ano. 113th st, Nos 135 and 137, n s, 290 e Park av, 41x100.11x irreg x100. Extension of \$40,000 mort until Dec 1, 1914, at 5%. Nov 8. Nov 17, 1909. 6:1641. nom
- of \$40,000 mort until Dec 1, 1914, at 5%. Nov 8. Nov 17, 1909. 6:1641. nom Laracy, Philip to Caroline M Butterfield et al, trustees Fredk Butterfield. 46th st, No 536, s s, 375 w 10th av, 25x100.5. Nov 15, 1909, 3 years, 5%. 4:1074. 12,000 Levy, Louis to Thos W Jeralds of Ashland, N Y. Goerck st, No 8, e s, 125 s Broome st, 25x100. P M. Nov 15, 5 years, 5%. Nov 16, 1909, 2:321. 21,000 Middle-Town Realty Co to Milton S Guiterman. 163d st, n s, 210 e Broadway, two lots, each 77.6x99.11. Two certificates as to two morts for \$78,000 each. Nov 11. Nov 15, 1909. 8:2122.

- Middle-Town Realty Co to Milton S Guiterman. 163d st, n s, 210 e Broadway, two plots, each 77.6x99.11. Two morts, each \$78,000. Nov 11, 5 years, 5%. Nov 12, 1909. 8:2122. 156,00) Middle-Town Realty Co to Joseph Schere. 163d st, n s, 210 e Broadway, two lots, each 77.6x99.11. Two morts, each \$10,500. Two prior morts, each \$78,000. Nov 12, 1909, due Dec 1, 1910, 6%. 8:2122. 21,000 Same to same. Same property. Two certificates as to above morts. Nov 12, 1909. 8:2122. MUTUAL BANK with TITLE GUARANTEE & TRUST CO. 56th st, No 61 West. Subordination agreement. Nov 11. Nov 12, 1909. 5:1272. nom Mandelbaum, Max with Cilly wife of and Henry Friedman. 5th

- nom 5th Mandelbaum, Max with Cilly wife of and Henry Friedman. 5th st, No 739 (294), n s, 220 w Av D, 23x97. Extension of \$23,-000 mort until Nov 12, 1914, at 5%. Nov 12. Nov 13, 1909. 2.375
- Nos 201

- 000 mort until Nov 12, 1914, at 5%. Nov 12. Nov 13, 1909. 2:375. nom Mercantile Trust Co with Ellie R Moloney. West End av, Nos 201 and 203. Extension of \$40,000 mort until Dec 1, 1914, at 5%. Nov 8. Nov 15 1909. 4:1181. nom Mercantile Trust Co trustee James H Hyde with Sarah Rosenthal. 9th av, No 234. Extension of mort for \$22,000 to Jan 23, 1913, at 4½%. Nov 10. Nov 15, 1909. 3:748. nom MERCANTILE TRUST CO with Sidonia Weiss. 28th st, No 329 West. Extension of mort for \$15,000 to Jan 1, 1913, at 4½%. Nov 6. Nov 15, 1909. 3:752. nom Michaels, Alfred to MUTUAL LIFE INS CO of N Y. 93d st, No 325. n s, 300 w West End av, 75x100.8. Nov 4, due, &c, as per bond. Nov 15, 1909. 4:1252. 110,000 McInerney, Caroline to Nora Driscoll. Manhattan av, No 136, e s, 51.3 s 106th st, 17x70. P M. Prior mort \$9,000. Nov 12, due, &c, as per bond. Nov 15, 1909. 7:1841. 3,000 McDonald, John P to Eliz K Dooling. 2d av, No 1458, e s, 27.2 n 76th st, 25x88.8. Prior mort \$14,000. Nov 15, 1 year, 5%. Nov 16, 1909. 5:1451. 1,000 McManus, Guillemina to Alex P W Kinnan, trustee Edw M Gedney. 39th st, No 204, s s, 43.6 w 7th av, 20.6x75.6. Nov 13, due, &c, as per bond. Nov 15, 1909. 3:788. 2,500 Miami Realty Co to Penco Realty Co. Audubon av, No 141, n e cor 172d st, 94.6x95. Nov 18, 1909, 5 years, 5%. 8:2129. Same to same. Same property. Certificate as to above mort.

- 132,500Same to same. Same property. Certificate as to above mort.Nov 16. Nov 18, 1909. S:2129.Miami Realty Co to Penco Realty Co. Audubon av, s e cor 173d st.100x95. Nov 18, 1909, 5 years, 5%. S:2129.137,500Same to same. Same property. Certificate as to above mort.Nov 16. Nov 18, 1909. S:2129.Mullins, Bridget E to Vahan Z M Boyajian. 3d st, Nos 43 and 45,n w cor Wooster st, Nos 233 to 237, 42x74.10.Prior mort\$47,000. Apr 26, demand, 6%. Nov 17, 1909. 2:538.1,250Meyer, Max with TITLE GUARANTEE & TRUST CO.Madison st,No 401, n s, 150 e Jackson st, 25x65.2 to Grand st, No 557,x28x79.Subordination agreement. Nov 11.Nov 17, 1909.1:265.
- 1:265. nom Newman, Henry to Carnelia B Schwartz. 40th st, Nov 11, 1909. i 10th av, 25x98.9. Prior mort \$12,000. Nov 9, due, &c, as per bond. Nov 15, 1909. 3:737. 1,000 N Y Press Co, a corpn, to WINDSOR TRUST CO as trustee. Spruce st, Nos 21 and 21½, n w cor William st, Nos 187 and 189, runs n 37.1 x n w 58.4 x s w 22.9 to Spruce st x e 62 to begin-ning. Prior mort \$130,000. Nov 3, 5 years, 5%. Nov 13, 1909. 1:102. gold bonds, 25.000
- nins a 51.1 x 1 w 36.4 x 5 w 22.3 to splate st x 60.2 to 52 min.
 ning. Prior mort \$130,000. Nov 3, 5 years, 5%. Nov 13, 1909. 1:102. gold bonds, 25,000
 Napier, Margt E to Paterno Bros, a corpn. 140th st, Nos 24 to 28, s s, 320 w 5th av. runs s 99.11 x w 125 x n 99.8 x n 0.4 to s s 140th st x e 124.9 to beginning; 5th av, Nos 2227 to 2231, s e cor 136th st, 99.11x100; 134th st Nos 65 and 67, n s, 260 e Lenox av, 50x99.11. P M. Prior mort \$—. Nov 16, installs, 6%. Nov 18, 1909. 6:1737, 1732 and 1760. 15,500
 Oppenheimer, Solomon to Mary E McKesson. 46th st, Nos 125 and 127, n s, 450 e 7th av, 33.4x100.5. P M. Nov 16, 3 years, 4½%. Nov 17, 1909. 4:999. 40,000
 Oppenheim, Louis and Theo I Jacobus to Samson Lachman. 74th st, No 482, s s, 250 w Av A, 25x102.2. P M. Prior mort \$15,000. Nov 12. Nov 15, 1909. 2 years, 6%. 5:1468. 2,500
 O'Neill, Eugene to Leopold Frank. 52d st, No 347, n s, 325 e 9th av, 20x100.5. Nov 12, 5 years, 4%. Nov 15, 1909. 4:1043. 6,000
 Porges, A Joseph to Lion Brewery. Forsyth st, Nos 168 and 170. Saloon lease. Nov 5, demand, 6%. Nov 15, 1909. 2:421. 3,000
 Parshelsky Bros, Inc or Union Holding Co to American Mortgage Co. 47th st, No 341, n s, 79 w 1st av, 21x50.3. Certificate as to mort for \$7,000. Oct 29. Nov 16, 1909. 5:1340.
 Person, Chas A with Irving Bachrach and Isaac Schmeidler. Lexington av, No 1715. Agreement as to amount due on mort and subordination agreement. Oct 20. Nov 18, 1909. 6:1635. nom
 Person, Chas A with Irving Bachrach and Isaac Schmeidler. Lexington av, No 1715. Agreement as to amount due on mort and subordination agreement. Oct 20. Nov 18, 1909. 6:1635. nom
 Penco Realty Co with Lawyers Mortgage Co. Andubon av, No 141, n e cor 172d st, 94.6x95. Agreement as to share ownership of mort. Nov 18, 1909. 8:2129. nom gold bonds, 25 Nos 24

- Penco Realty Co with Lawyers Mortgage Co. Audubon av, s e cor 173d st, 100x95. Agreement as to share ownership in bond and mortgage. Nov 18, 1909. 8:2129. Quinlan, Francis J to American Mortgage Co. Horatio st, No 13, n s, 61.6 w 4th st, 18.9x87.6. Nov 15, 1909, 3 years, 5%. 2:-627. 6,500
- n s, 61.6 w 4th st, 18.9x87.6. Nov 15, 1505, 5 years, 5, 6,500 627. 6,500 Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Pell st, No 25, on map Nos 25 and 27, s s, 63.3 w Doyers st, runs w 31.3 x s 66.6 x e 5.7 x n 60.10 to beginning. P M. Nov 12, 3 yrs, 4½%. Nov 13, 1909. 1:162. 13,000 Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Hen-rietta L Adams of N Y, to TITLE INS CO of N Y. Park st, Nos 89 and 93, s s, 63.7 e Worth st, runs s 46.10 to n e s Worth st, Nos 175 and 177, x s e 41.11 x n 71.7 to Park st x w 34.5 to beginning. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:161. 25,000
- 25,000 Robertson, Jessie P L, of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams, of N Y, to TITLE INS CO of N Y. Monroe st, Nos 36 to 40½, s s, 82 w Market st, runs s 48.7 to n w s Hamilton st, Nos 41 to 47, x s w 92.8 x n 75.3 to Monroe st x e 91.1 to begin-ning. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:253. 32,000 Republic of Panama with Nichola and Michelina Mangiere. Mott st, No 121, n w cor Hester st, Nos 177 and 179, 49.10x62.8. Ex-tension of \$63,000 mort until May 5, 1914, at 5%. Nov 17, 1909. 1:237. nom Ross. Katherine wife David with Eliz M Bunting and ano 121st
- Ross, Katherine wife David with Eliz M Bunting and ano. 121st st. No 312, s s, 241.6 w 8th av, 33.6x100.11. Extension of \$22,000 mort until Oct 12, 1914, at 5%. Oct 4. Nov 16, 1909. 7:1947. nom
- n Regenbogen, Betsy to TITLE GUARANTEE & TRUST CO. Madi son st, No 401, n s, 150.1 e Jackson st, 24.10x65.3 to Grand st No 557, x27.10x79.1. Nov 16, due, &c, as per bond. Nov 17, 1900 1:265. Madi 18,000

- No 557, x27.10x79.1. Nov 16, due, &c, as per bond. Nov 17, 1909, 1:265. 18,000 Rozinski, Jacob to Henry P A Clausen. 110th st, Nos 74 to 78, s s, 129 w Park av, 42.6x100.11. Nov 15, 5 years, 5%. Nov 17, 1909. 6:1615. 25,000 Rand, Mary to Daniel London. Av D, No 77, n w cor 6th st, No 753, 22.9x52. Prior mort \$----. Nov 16, due May 15, 1911, 6%. Nov 17, 1909. 2:376. 1,000 Robertson, Jessie P L of Upper Montclair, N J, Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams, of N Y, to TITLE INS CO of N Y. James slip, No 15, w s, 47.4 n South st, 26x37.2x25.10x36.9. P M. Nov 12, 3 yrs, 4½%. Nov 13, 1909. 1:110. 4,500 Robertson, Jessie P L, of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Cherry st, No 141, s s, 228.2 w Market st, 25.3x60.6x25.5x60.6. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:250. 65,000 Rice, Wm P to Martin Keppler. Cooper st, s s, 150 e Academy st, 100x100. Nov 12, due &c as per bond. Nov 13, 1909. 8:2238. 10,000 Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Cherry st, No 141, s s, 228.2 w Market st, 25.3x60.6x25.5x60.6. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:250. 65,000 Rice, Wm P to Martin Keppler. Cooper st, s s, 150 e Academy st, 100x100. Nov 12, due &c as per bond. Nov 13, 1909. 8:2238. 10,000

- 100x100. Nov 12, due &c as per bond. Nov 13, 1909. 8:2238. 10,000
 Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Cherry st, No 139, s s, 253.6 w Market st, 24.9x60.6. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:250.
 Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams of N Y, to TITLE INS CO of N Y. Bayard st, No 53, s s, 175.1 w Bowery, 25.1x85.8x25.2x83.6. P M. Nov 12, 3 yrs. 4½%. Nov 13, 1909. 1:163.
 Robertson, Jessie P L of Upper Montclair, N J, and Julia P, Janet P and Fredrika P Ludlam of Brooklyn, N Y, and Henrietta L Adams, of N Y, to TITLE INS CO of N Y. Henry st, No 42, s s, 338.10 w Market st, 25.4x99.9x25.4x99.11. P M. Nov 12, 3 years, 4½%. Nov 13, 1909. 1:277.
 Republic of Panama by Wm N Cromwell its fiscal agent with Emma L Schirmer. 65th st, Nos 312 and 314 East. Extension of mort for \$33,000 to Nov 1, 1914, at 4½%. Nov 11. Nov 12, 1909. 5:1439.
- L Schirmer. 65th st. Nos 64.2. for \$33,000 to Nov 1, 1914, at 4½%. Nov 11. Nov 1. for \$33,000 to Nov 1, 1914, at 4½%. Nov 11. Nov 1. Scharz, 1909, 11. Rosen, Florence I to LAWYERS TITLE INS AND TRUST CO. 7th av, No 1970, w s, 50.11 s 119th st, 25x100. Nov 15, 1909, 5 years, 5%. 7:1924. 29,000 Rosenfeld, Benj to T H Simonson & Son Co. 100th st, No 305, n s, 100 e 2d av, 40x100.11. Prior mort \$44,000. Nov 9, due April 23, 1912, 6%. Nov 12, 1909. 6:1672. 1.000 R & M Realty Co to City Mortgage Co. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Building loan. Nov 15, demand, 6%. Nov 16, 1909. 7:2011. 2,000 Same to same. Same property. Certificate as to above mort. Nov 16, 1909. 7:2011. Schwartz, Geo to Jos F Gibbons. 44th st, No 435, n s, 440 w 9th av, 20x100.4. P M. Nov 15, 3 years, 4½%. Nov 16, 1909. 4:1054. 3,000

- Schwartz, do. 4. P. M. Nov 15, 5 years, 12,77
 av, 20x100.4. P. M. Nov 15, 5 years, 12,77
 3,000
 Sinclair, Eliza G to TITLE GUARANTEE & TRUST CO. 57th st. No 425, n s, 206.5 e 1st av, 19.3x100.4. Nov 16, 1909, due, &c, as per bond. 5:1369.
 Stern, William with Daniel Schwartz, of Yonkers, N Y. 88th st. No 532, s s, 171 w East End av, 25x100.8. Extension of mort for \$13,000 to Feb 14, 1915, at 4½%. Nov 7. Nov 15, 1909.
 5:1584.

- No 532, s s, 171 w East End av, 25x100.8. Extension of mort for \$13,000 to Feb 14, 1915, at 4½%. Nov 7. Nov 15, 1909. 5:1584. nom Silverson & London Construction Co to Jos Silverson and ano. Riverside Drive, No 552, e s, 86.6 n 127th st, runs n 75 x e 141.11 x s 92.7 x s w 30.1 x w 174.4 to beginning. Prior mort \$190,000. Nov 15, 1 year, 6%. Nov 16, 1909. 7:1995. 10,000 Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:1995. Spanier, Louis with Wilson M Powell. 12th st, No 526, s s, 270.6 w Av B, 25x103.3. Extension of \$28,500 mort until Nov 22, 1914, at 5%. Nov 1. Nov 12, 1909. 2:405. nom Smith, Gertrude L with Marie W Hancox. 101st st, No 100, s e cor Park av, 16x100.4. Extension of \$8,000 mort until Oct 10, 1912, at % as per bond. Nov 16. Nov 18, 1909. 6:1628. nom Suydam, Lambert with Erste Gorlicer Chevra Machiska Emes, a corpn. Lewis st, No 101½, w s, 58 n Stanton st, 22.2x49.10x22.2 x50.1. Extension of \$9,000 mort until Oct 15, 1914, at 5%. Nov 12, 1909 2:330. nom

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INTERIOR

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Spanier, Joseph with Congregation Sheveth Achim. Ridge st, No 26, e s, 125 s Broome st, 25x72. Extension of mort for \$2,000 to May 1, 1912, at 6%. Nov 8. Nov 12, 1909. 2:341. nom Scanlan, Michael J to EMIGRANT INDUST SAVINGS BANK. 18th st, No 359, n s, 60 e 9th av, runs n 22.5 x e 2 x n 24.10 x e 18 x s 47.3 to st, x w 20 to beginning. Nov 15, 1909, 1 year, 4½%. 3:742. 1,500

x s 47.3 to st, x w 20 to beginning. Nov 15, 1909, 1 year, $4\frac{1}{2}$, 3:742. 1,500 Schwartz, Morris, Benj, Elinore, Fannie and Solomon by Abraham Schwartz their guardian, and Rachel Schwartz to Wolf Brand. 12th st, Nos 326 and 328, on map No 326, s w s, 320.6 s e 2d av, runs s e 37 x s 103.3 x n w —to point 339.5 s e 2d av x n e — to s s St Marks Cemetery x e — to s e cor St Marks Ceme-tery x n —to land Wm Beard x n e 40 to beginning. All title. Nov 12, 1909, 4 years, 6%. 2:453. 2,500 Sigloch, Louis to V Loewer's Gambrinus Brewery. 11th av, No 623, s w cor 46th st. Saloon lease. Nov 9, demand, 6%. Nov 12, 1909. 4:1093. 1,200 Stern, Morris H with Frederic de P Foster. 2d av, No 1315. Ex-tension of \$15,000 mort until Nov 10, 1914, at 4½%. Nov 3. Nov 12, 1909. 5:1424. nom Smith, Robert F to Hermine Smith et al. 9Sth st, No 25, n s, 325 w Central Park West, 25x100.11. P M. Nov 12, 1909, 3 years, 4½%. 7:1834. 8,000 Shields, Nelson T to TITLE GUARANTEE & TRUST CO. 56th st, No 61, n s, 99.5 e 6th av, 22.9x100.5. Prior mort \$46,500. Nov 12, 1909, due, &c, as per bond. 5:1272. 2,500 Spring, Anna R with Wm C Amend. 64th st, No 154, s s, 200 e Amsterdam av, 20x100.5. Extension of \$18,000 mort until Nov 1, 1912, at 5%. Nov 1. Nov 17, 1909. 4:1135. nom Seventy-Sixth St Co with METROPOLITAN LIFE INS CO. West End av, No 336, s e cor 76th st, No 256, 79.4x100. Extension of \$425,000 mort until Nov 1, 1912, at 5%. Nov 10. Nov 17, 1909. 4:1167. nom

1909. 4:1167. nom Southmayd, Maria C, of Middletown, Conn, to TITLE GUARANTEE & TRUST CO. Greenwich st, No.829, e s, 55 n Horatio st, runs e 30 x s 5 x e 30 x n 25.1 x w 60 to st x s 20 to beginning. Nov 16, due, &c, as per bond. Nov 18, 1909. 2:627. 2,500 Swan, Edward H and Theo A exrs Lucretia A Brydon with Annie Gotthelf. Lawrence st, Nos 54 and 56. Extension of \$42,000 mort until Mar 1, 1912, 5½%. Mar 5. Nov 18, 1909. 7:1966. nom

nom

 nom

 Shurman (C N) Investing Co to Louis Kendel. 54th st, No 432,

 s s, 383.4 e 10th av, 16.8x53.6x16.2x52.3. P M. Prior mort

 \$\$3.225. Nov 17, 1 year, 6%. Nov 18, 1909. 4:1063. 395

 Solomon, Leah to Kate V Barnum. Clinton st, No 171, w s, 100

 s Grand st, 25x100. Nov 17, 1909, 5 years, 5%. 1:313. 30,000

 Schmidt, Herman A, Chas D Donahue and Walter A A Wells to

 TITLE GUARANTEE & TRUST CO. 86th st, No 218, s s, 225

 e 3a, 22x100. Nov 3, due, &c, as per bond. Nov 17, 1909.

 5:1531.

 e 30 a. 5:1531. 14,000

7:2038. 74,000 Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909. 7:2038. 74,000 Same to Hague Realty Co. Same property. P M. Prior mort \$74,000. Nov 15, 1 year, 6%. Nov 16, 1909. 7:2038 8,231.33 Taylor, Washington H with Henry S Friend, trustee Eva Friend. West End av, No 42. Agreement as to ownership of bond and mortgage. Nov 15. Nov 16, 1909. 4:1153. 7 Thomas, James C to Margt E Napier. 5th av, Nos 2227 to 2233, s e cor 136th st, No 2, 99.11x100. Prior mort \$. Nov 17, 2 years, 6%. Nov 18, 1909. 6:1760. 7,000 Travers, Mary widow to Geo McCay. 51st st, No 321, n s, 265 w 8th av, 20x100.5. Nov 16, 1 year, 6%. Nov 17, 1909. 4:1042. 1,500

1,500

8th av, 20x100.5. Nov 16, 1 year, 6%. Nov 17, 1909. 4:1042. 1,500 Trusch, Bernard of Brooklyn, N Y to UNION TRUST CO of N Y. Essex st, No 137, w s, 125.1 n Rivington st, 25x89.1. Nov 15, 5 years, 4½%. Nov 17, 1909. 2:411. 25,000 Same to Levy Sobol. Same property. Prior mort \$25,000. Nov 16, 2 years, 6%. Nov 17, 1909. 2:411. 2,000 Tishman, Henry to Wilson M Powell, a treasurer of the Monthly Meeting of N Y of the Religious Society of Friends. 17th st, No 618, s s, 288 e Av B, 25x92. P M. Nov 17, 1909, 3 years, 5%. 3:984. 14,000 Todd, Perry C and Margt S of Montclair, N J to Donna M Davis. 8th st, Nos 397 and 399, n s, 77.3 e Av D, runs e 51 x n 94.5 x w 48.1 x s 46.5 x w 3.1 x s 48 to beginning. 1-3 part all title. Nov 12, due Dec 1, 1912, 5%. Nov 17, 1909. 2:365. 4,500 TITLE GUARANTEE & TRUST CO with Charles Thorley, a corpn. 70th st, No 344, s s, 484.6 w West End av, 28.6x101.8x12.9x100.5. Extension of mort for \$13,000 to Nov 1, 1912, at 5%. Nov 1. Nov 16, 1909. 4:1181. nom Uhlig, Caroline to Packard & Co. Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100. Assign rents to extent of \$2,400. Nov 17, 1909. 7:1867. 2,400

Union Holding Co to American Mortgage Co. 47th st, No 341 n s, 79 w 1st av, 21x50.3. Nov 10, 5 years, 5%. Nov 16, 1909 5:1340.000

5:1340. 5:1340. Same to same. Same property. Certificate as to above mort. Oct 13. Nov 16, 1909. 5:1340. Van Praag Realty Co to John J Halstead and ano trustees for Christina Halstead, &c, under will Pearson S Halstead. 112th st, Nos 522 and 524, s s, 375 w Amsterdam av, 50x100.11. Nov 15, 1909, due Nov 1, 1914, 4½%. 7:1883. Same to same. Same property. Certificate as to above mort. Nov 15, 1909. 7:1883. Wiesenberg, Rachel and Morris to FRANKLIN SAVINGS BANK. 118th st. Nos 161 and 163, n s, 190 w 3d av, 45x100.11. Nov 16, 1909, 5 years, 4½%. 6:1767. Walker, Julia G wife Keitt P to Caroline B Sexton. S1st st, No 44. s s, 200 w Park av, 19x102.2. Nov 16, 1909, 3 years, 4½%. 5:1492. 40,000 Watt, Thomas L, of Scarsdale, N Y, to Louis M Schwan. Lenox av,

\$500,000 50.000

5:1492. Watt, Thomas L, of Scarsdale, N Y, to Louis M Schwan. Lenox a 7th av, 139th st, and 140th st, the block. Prior mort \$500,00 Nov 13, due June 1, 1910, 6%. Nov 15, 1909. 7:2008. 50 Wright, Garret S to Anna M Jeroloman. 26th st, No 355, n s, 1 e 9th av, 22x98.9. P M. Nov 15, 1909, 3 years, 5%. 3:750. 11 11,000 w 2d

BOROUGH OF THE BRONX.

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

Under this head the * denotes that the property is new Annexed District (Act of 1895). Armour & Co and Armour Packing Co and Armour Car Lines to FARMERS LOAN AND TRUST CO as trustees. Brook av, w s, 87.9 n 152d st, late Rose st, runs n w 133.11 x n e 50 x n w - to Bergen av, x n e 50 x s e 175 to Brook av, x s w 102.6 to be-ginning; also land in Cook Co, Ill, Douglas Co, Neb; Wyandotte Co, Kan; Woodbury Co, Iowa; Tarrant Co, Texas; Hennepin and Ramsey counties, Minn, and Kings Co, N Y, also all rolling stock, &c. June 1, due June 1, 1939, 4½%. Nov 15, 1909. 9:2361. gold bonds, \$50,000,000 Altman, Rebecca and Joseph Simerman to LAWYERS TITLE INSURANCE & TRUST CO. 146th st, s s, 390.2 w Brook av, runs s 100 x w 9.9 to ws Mill Brook x n 0.5 to w 30 x n 100 to 146th st x e 34.9 to beginning. Nov 13, 5 years, 5%. Nov 16, 1909, 9:2290. Same to same. 146th st, s s, 350 w Clifton av; also 340 w Brook av, 50.2x100. Nov 13, 5 years, 5%. Nov 16, 1909. 9:2290. (a),000

w s, 50 9:2302 8.000

belani, Aubr 10 DRT DOCK SAVINGS INSTR. Wills av, NO 253, w.s. 50 n 139th st, 25x106. Nov 12, 1909, due, &c. as per bond. 9:2302. 8,000
Barry Edward A and Arthur J to HARLEM SAVINGS BANK. Prospect av, w.s. 33 s 178th st, three lots, each 29x100. Thrremorts, each \$15,500. Nov 12, 1909, 5 years, 5%. 11:3093. 46,500
Brener, Saml to American Baptist Home Mission Society. Brook av, w.s. 184.11 s Westchester av, runs w 68.6 x s w 30.7 x e 82.9 to Brook av x n 27.1 to beginning. Oct 27, 3 years, 5%. Nov 12, 1909. 9:2294. 2,000
Same and Jonas Weil with same. Same property. Subordination agreement. Oct 27. Nov 12, 1909. 9:2294. nom
Benenson, Benjamin to American Mortgage Co. 153d st, n.s. 340.4 w Elton av, 54.8x100. Building Ioan. Nov 11, 1 year, 5½%. Nov 12, 1909. 9:2375. 20,000
Brown, Isaac to Prospect Investing Co. 167th st, s s, 113.3 w Hall pl, runs w 25 x s 21.5 x w 25 x n 18.8 x w 25 x n 146.11 to st, x e 75 to beginning. Building Ioan. Nov 10, due Sept 30, 1910. 6%. Nov 15, 1909. 10:2691. 60.000
Same and Irvine Realty Co with same. Same property. Subordination agreement. Nov 13. Nov 15, 1909. 10:2691. nom
Bergen, Wm C to Clairville E Benedict guardian James A Benedict and ano. Aqueduct av, e.s. 537.6 s 183d st, 37.6x101.8 to McCombs Dam road, x37.6x102.2. Nov 13, 3 years, 5%. Nov 15, 1909. 11:3211. 11.000
Blanchard, Rachel A with German Evangelical Lutheran Church of St Paul in City of N Y. Topping av, e.s. 109 s 17.6th st, 25x 95. Extension of \$5.500 mort until Oct 1, 1912, % as per bond. Nov 12. Nov 13, 1909. 11:2800. nom
*Brennfleck, Henry to Killan Klauer. Plot begins 740 e White Plains road at point 920 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. Nov 15, 1909, 3 years, 5%. 3,500

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e 9th av, 22x98.9. P M. Nov 15, 1909, 3 years, 5%. 3:750. 11,000 Wolt, Betsie to Sigmund Levin. 24th st, No 230, s s, 195.2 w 2d av, 24.4x98.9. Prior mort \$22,500. Nov 15, 1909, installs, 6%. 3:904. Notes. Werner, Rebecca to Moses Goodman. Norfolk st, No 113, w s, 151.7 s Rivington st, 25x100. Prior mort \$21,500. Nov 18, 1909, 5 years, 6%. 2:353. Wallach, Hayman and Max Zucker to Rose Schreiber. 8th st, No 316, s s, 288.6 e Av B, 19.10x97.6. Prior mort \$25,750. Nov 16, 3 years, 6%. Nov 17, 1909. 2:390. Waldeck Co to Southern Holding Co. 5th av, No 2229, e s, 37.6 s 136th st, 37.5x100. Prior mort \$41,909.09. Nov 16, due, &c, as per bond. Nov 17, 1909. 6:1760. Waldeck Co to Southern Holding Co. 5th av, No 2227, e s, 74.11 s 136th st, 25x100. Prior mort \$30,363.64. Nov 16, due, &c, as per bond. Nov 17, 1909. 6:1760. Waldeck Co to Southern Holding Co. 5th av, No 2231, s e cor 136th st, No 2, 37.6x100. Prior mort \$55,727.27. Nov 16, due, &c, as per bond. Nov 17, 1909. 6:1760. Waldeck Co to Southern Holding Co. 5th av, No 2231, s e cor 136th st, No 2, 37.6x100. Prior mort \$55,727.27. Nov 16, due, &c, as per bond. Nov 17, 1909. 6:1760. Wolf, Fannie to Max Lipman. Forsyth st, Nos 55 and 57, w s, 51.8 s Hester st, 50x99.11x50x100. Prior mort \$82,000. Nov 1, 2 years, 6%. Nov 17, 1909. 1:302. BOROUGH OF THE BRONX.

Mortgages **RECORD AND GUIDE**

November 20, 1909

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of Portland Cement is too favorably known in EVERY COUNTRY

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GERMAN AMERICAN ANNUAL CAPACITY 3,000,000 BBLS SEE PAGE 132 IN "SWEET'S" les Offices ay, N. Y. City "THE ABSOLUTELY SAFE CEMENT FOR FULL PARTICULARS 45 B GERMAN ALSEN ON HI -----

Brook Construction Co to Manhattan Mortgage Co. Clinton av, e s, 107 s 180th st, 41x120.9x46x120.9. Prior mort \$_____. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:3094. 30,000 Same to same. Same property. Certificate as to above mort. Nov 17, 1909. 11:3094. Same to same. 180th st, s s, 80.6 e Clinton av, 41.6x107. Prior mort \$_____. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:2004

 11:3094.
 30,000

 Same to same.
 Same property.

 Nov 16.
 Nov 17, 1909.

 Same to same.
 180th st, s s, 40 e Clinton av, 40.6x107.

 Nov 16.
 Nov 17, 1909.

 Same to same.
 180th st, s s, 40 e Clinton av, 40.6x107.

 Nov 16.
 Nov 17, 1909.

 Same to same.
 Same property.

 Certificate as to above mort.

 Nov 16.
 Nov 17, 1909.

 Same to same.
 Same property.

 Certificate as to above mort.

 Nov 16.
 Nov 17, 1909.

 Nov 16.
 Nov 17, 1909.

 Same to same.
 Clinton av, s e cor 180th st, 107x39.9x107x40.

 Prior mort \$______.
 Nov 16, due, &c, as per bond.

 Nov 17, 1909.
 11:3094.

11:3094.40,000Same to same. Same property. Certificate as to above mort.Nov 16. Nov 17, 1909. 11:3094.Benenson, Benj to Geo H Coutts. 153d st, n s, 320 w Elton av,20.3x100. Nov 17, 1909, due, &c, as per bond. 9:2375.6,500Bell, Enoch C of Nyack, N Y with LAWYERS TITLE INS & TRUSTCO. 166th st, n s, 90.8 w Union av, 2 lots, each 37.6x149.3.Certificate and declaration as to ownership, extension, etc, of two
bonds and morts. Nov 1. Nov 17, 1909. 10:2671.Booth, Vincentine T with Thomas Donnelly. Plympton av, e s,
at w s Boscobel av, runs s along Plympton av, 73.4 x e 23.11 x e
46.3 to Boscobel av x n 61.9 to beginning. Extension of mort
for \$2,000 to June 22, 1912, at 6%. June 24. Nov 17, 1909.
9:2521.

9:2521. nom Baum Realty Co with METROPOLITAN LIFE INS CO. Bathgate av, e s, 274.2 n 174th st, 42x110. Extension of mort for \$32,500 to Nov 1, 1912, at 5%. Nov 4. Nov 18, 1909. 11:2922. nom Bolton, Lavinia M to BRONX BOROUGH BANK. Vyse av, No 1901, n w s, about 190 n Boston road, adj land heretofore sold by Walker to Ward, runs n w 150 x n e 50 x s e 150 to av, x s w 50 to beginning. Prior mort \$----. Nov 16, due, &c, as per bond. Nov 17, 1909. 11:2992. 1,100 Bergmann, Wm C E to Fredk W Wottrich. Marmion (Marion) av, n w s, about 48.9 n 178th st, and being n ½ of lot 161 map East Tremont, 66x150. Nov 17, 3 years, 5½%. Nov 18, 1909. 11:-3107. 3,000 Cleland, Henry to Eliz MacCarthy. Park av a c. 217.4 a 1700.

Cleland, Henry to Eliz. MacCarthy. Park av. e s, 217.4 s 179th s 41.5x100. Sept 30, due May 5, 1912, 5%. Nov 12, 1909. 11:3055 st. 30,000

Cohen, Mark H to Louis Seidman. 145th st, No 356, s s, 78 av, 25x100. P M. Nov 13, 2 years, 6%. Nov 15, 1909. 9:2306 1.500

*Campagna, Leonardo to Henry Chamberlaine. 223d st, late 9th av, s s, 330 w 4th st or av, 25x114, Wakefield. Nov 15, 1909. 3 years, 5½%. 3,000 Cushing Realty Co to Kate Moore. 236th st, s s, 25 e Oneida av, 25x100. Nov 15, due, &c, as per bond. Nov 16, 1909. 12:3370. 5,000

av, 20×100. Nov 15, due, &c, as per bond. Nov 16, 1909.
12:3370. 5,000
Same to same. Same property. Certificate as to above mort. Nov 15. Nov 16, 1909.
*Chester Improvement Co to Albert Mamlock. Parker av, s s, 175 e Lyon av, 25×130. Prior mort \$3,800. Nov 16, 1909. 1 year, 6%. 1,000
*Same to same. Same property. Certificate as to above mort. Nov 16, 1909.
*Chester Same. Same property. Certificate as to above mort. Nov 16, 1909. 1, 900.
*Cilentano, Francesco to Peter Handibode Jr. Lafayette st, w s, plots 3 and 4 on subdivision of plot 455 map (29 in Westchester Co) of Unionport. 50×108. Prior mort \$5,000. Nov 17, 2 years, 6%. Nov 18, 1909.
*Caffrey, Jerome T to Jacob Cooper. Plot begins 740 e White Plains road at point 400 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mort \$3,000. Nov 17, 2 years, 6%. Nov 18, 1909.
*Diehl, John to Fred M Weiss. Fort Schuyler road, w s, 155 n Marrin st, 25x-x25x91. Building Ioan. Nov 9, 3 years, 512%. Nov 13, 1909.
*Diener, Louisa B to Louisa Schaefer. 172d st, w s, 131 s Gleason arguments and the form of 213 Gleason proceeding 25x 100.

Marrin st. 25x-x25x31. Building Ioan. Nov 9, 3 years, 5½%. Nov 13, 1909.
*Diener, Louisa B to Louisa Schaefer. 172d st, w s, 131 s Gleason av, and being lot 621 map No 313 Gleason property, 25x100. Nov 12, due Jan 1, 1913, 5%. Nov 15, 1909.
*Davis, Vivian W and Willis O to Rufus L Scott. Schofield st, n s, 50 e land Geo Byles, runs e 150 to Long Island Sound x n e 119 x w — to point 50 e land Geo Byles x s 119 to beginning City Island. Nov 16, 1909, 1 year, 6%. 300
*Del Donno, Luigi to Herbert S Ogden et al, exrs Edwin R Butler. Columbus av, ss, 125 e Garfield st, 50x100 and being lots 489 and 490, map Van Nest Park. Nov 15, due Nov 1, 1914, 5%. Nov 16, 1909. 5,000
*Dumrauf, Geo to Adam Bauer. Clason Point road, e s, 122.3 n Leland st, 50x102.7 to Leland st x55.7x76 and being lots 5 and 6 map No 1099 126 lots, being a subdivision of plot 23 on map Clasons Point. P M. Nov 16, 3 years, 5%. Nov 17, 1909. 1,400
Ennis, Sara E to TITLE GUARANTEE & TRUST CO. Decatur av, No 3262, e s, 235.4 n 207th st, 25x190 to w s Parkside pl. Nov 18, 1909, due, &c as per bond. 12:3355. 4,000

& W Construction Co to Florence A Gallagher. Brook av, w s, 40 s 137th st, 40x100. Prior mort \$33,000. Nov 15, 3 years, 6%. Nov 17, 1909. 9:2264. 6,00 Ε 6.000

Nov 11, 1305. 5:2204.
*Einersen, Christine to Aline Gundersen. Wright st, w s, and being lot 107 map No 1130 of 327 lots Hudson Park, 26x96x—x100. P
M. Nov 11, due & as per bond. Nov 12, 1909.
500
Froma Realty Co to Alice M Doremus of Allenhurst, N J. West Farms road, e s, 438.5 n 174th st, runs n 130 x e 29 to bulkhead on w s Bronx River x s w — x w 15 to beginning. Nov 12, 1909, 1 year, 6%. 11:3020.
Same to same property. Certificate as to above mort

me to same. Same property. Certificate as to above mort. Nov 12, 1900. 11:3020. Same

Friedman Construction Co to LAWYERS TITLE INS & TRUST Co. West Farms road, s e s, 197.8 n e Hoe av, 50x96.9x50.11x 86.10. Building loan. Nov 15, 1 year, 6%. Nov 18, 1909. 10:2751. 33,500

Same to same. West Farms road, s e s, 147.8 n e Hoe av, 50x 86.10x50.11x76.11. Building loan. Nov 15, 1 year, 6%. Nov 18, 1909. 10:2751. 31,500 Same to same. Westchester av, n w s, 191.11 n e Hoe av, 50x 96.9x76.11. Building loan. Nov 15, 1 year, 6%. Nov 18, 1909. 10:2751.

Bronx

oe av, 50x Nov 18, 70,000

96.9x76.11. Building loan. Nov 15, 1 year, 6%. Nov 18, 1909. 10:2751. 70,00 Same to same. West Farms road, s e s, 147.8 n e Hoe av, runs n e 100 x s e 96.9 x s e 96.9 to Westchester av, x s w 100 x n w 76.11 x n w 76.11 to beginning. Certificate as to 3 morts aggre-gating \$135,000. Nov 18, 1909. 10:2751. — Files, Geo W to Arthur M Reese. Lind av, w s, 202.6 n Lawrence av, 25x100. ½ part. Nov 5, 1 year, 6%. Nov 16, 1909. 10:2527. 43 434

434 Forster Property Builders, a corpn to Park Mortgage Co. 261st st, n e cor Liebig av, 37.6x100. Nov 15, due Oct 1, 1912, 5½%. Nov 17, 1909. 13:3423. Same to same. Same property. Certificate as to above mort. Nov 15. Nov 17, 1909. 13:3423. Same to Fredk P Forster. Same property. P M. Prior mort \$8,000. Nov 15, due Apr 1, 1913, 6%. Nov 17, 1909. 13:3423. Construction Co. to LAWYERS TIME LNS & TRUST 400

2,025 Forbes Construction Co to LAWYERS TITLE INS & TRUST CO. 180th st, No 964, s s, 36.2 e Vyse av, 40x99.11. Nov 17, 1909, 5 years, 5%. 11:3132. 29,000 Same to same. 180th st, No 968, s s, 76.3 e Vyse av, 40x100x40x 99.11. Nov 17, 1909, 5 years, 5%. 11:3132. 29,000 Same to same. 180th st, Nos 964 and 968, s s, 36.3 e Vyse av, 80x 100x80x99.11. Certificate as to two morts for \$29,000 each. Nov 17, 1909. 11:3132. Grimm, Louis to Fritz Hartz and ano. Minford pl, w s, 34 n 172d st, 33x67; 172d st, n s, 67 w Minford pl, 33x100. Prior mort \$29,000. Nov 11, due, &c, as per bond. Nov 16, 1909. 11:2977. 4,500 mort \$1 11:2977

172d st. 33x67; 172d st. n s. 67 w Minford pl. 55x100. Frior mort \$29,000. Nov 11, due, &c. as per bond. Nov 16, 1909. 11:2977. 4,500 Geidel, John to Anna M Lowerre. 161st st. No 407, n s. 66.4 e Melrose av. 25x65.3x25x65.9, except part for street. P M. Nov 15, 3 years, 5%. Nov 16; 1909. 9:2383. 1,000 Getz, Edward G and Lillie L to Perry Avenue Construction Co. Perry av. s e s 199.6 s w 205th st. 20x100. Prior mort \$6,000. Nov 15, due May 15, 1910. 6%. Nov 16, 1909. 12:3345. 1,000 Gomprecht, Carrie, Lena Aronson and Samuel Rosenthal to Bar-bara Heffernan, gdn Wm Poll. Southern Boulevard, w s. 333.3 s 182d st. 67.1x147.3x66x135.10. Prior mort \$..., Aug 10, 2 years, 6%. Nov 16, 1909. 11:3111. 7,000 *Gorton, Eliz to Helena Meier of College Point, L I. Plot begins 240 e White Plains rd at point 595 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. Nov 15, 3 years, 6%. Nov 16, 1909. 800 *Same to Mary Eagan. Same property. Nov 15, due Dec 1, 1912, 5½%. Nov 16, 1909. 500 Gaul, Christian, of Yonkers, N Y, to Stuard Realty Co. Valles av, w s. about 400 n 254th st, 50x114.4x50x125.1 Nov 3, 3 years, 5½%. Nov 18, 1909. 13:3421. 560 Gaul, Christian, of Yonkers, N Y, to Stuard Realty Co. Newton av, w s, 250 n 254th st, 50x100. P M. Nov 3, 3 years, 5½%. Nov 18, 1909. 13:3421. 640 Gareiss, Augustus with Max Borsuk. Southern Boulevard, w s, 150 n 187th st, 50x102.1x49.5x109.9. Extension of \$4,500 mort until Feb 20, 1911, at 6%. Nov 16, 1909. 11:3115. nom *Giaccomazzi, Maria to Robert N Quinn. 223d st, n s, 275 w La-conia av, 25x109.6 and being lot 301 map 329 lots part Schief-felin Estate. July 19, 3 years, % as per bond. Nov 17, 1909. Gartner, Nacie to Bernard Vogel. St Ann's av, No 427, s w cor 145th st, 49.11x75. P M. Prior mort \$35,000. Nov 16, due

5 000

1.000

nom

nom

Jan B. State. July 13, 3 years, % as per bold. Nov 17, 303...
Gartner, Nacie to Bernard Vogel. St Ann's av, No 427, s w cor 145th st, 49.11x75. P M. Prior mort \$35,000. Nov 16, due Dec 1, 1912, 6%. Nov 17, 1909. 9:2271.
Hitchcock, Jennie C to Fredk G Laemmle. Nelson av, No 1018, e s, 200.6 n 164th st, 25x70.10x25.2x69.6. Prior mort \$5,000. Nov 13, due & c as per bold. Nov 15, 1909. 9:2512.
Hynes, Mary S with James H Spellman. Ogden av, No 1172, e s, 84 n 167th st, -x-. Extension of \$3,000 mort until Nov 1, 1912, at 5%. Nov 15, 1909. 9:2516.
*Hauser, George with Herbert S Ogden et al exrs Edwin R Butler. Lincoln st, w s, 100 s Columbus av, 50x100. Subordination agreement. Nov 15, 1909.
*Horowitz, Louis and Henry Naschitz to Arthur J Mace and ano. Sheil st, n s, 150 w Elwood pl and being lots 755 and 756 map Laconia Park, 50x100. P M. Sept 22, 3 years, 6%. Nov 18, 1909.

450 44 Horton, Lydiard to Edw S Burghard. 137th st. No 461, n s. 620.10 w Willis av, 16.8x100. Nov 16, 1 year, 5%. Nov 17, 1909. 9:2282.

1,000

9:2282. 1,000 Irving Construction Co to UNION DIME SAVINGS BANK. Honey-well av, s e cor 179th st, 32.6x85. Nov 18, 1909, due, &c, as per bond. 11:3122. 22,000 Same to same. Same property. Certificate as to above mort. Nov 18, 1909. 11:3122. 32,000 Same to Frank Hertel. Same property. Prior mort \$22,000. Nov 18, 1909, 2 years, 6%. 11:3122. 4,000 Same to same. Same property. Certificate as to above mort. Nov 18, 1909. 11:3122. 4,000

Investors Mortgage Co with Kate Moore. 236th st, s s, 25 e Oneida av, 25x100. Subordination agreement. Nov 15. Nov 25 e Oneida av, 25x100 16, 1909. 12:3370. nom

Irvine Realty Co to Sarah E Bruce. Webster av. e s. 170.6 n 187th st. 33.4x133.10x33.2x132.2. Nov 16, 1909, due Nov 1, 1912, 5%. 11:3032. 16,000

 1912, 5%.
 11:3032.
 16,000

 Same to same.
 Same property.
 Certificate as to above mort.

 Nov 15.
 Nov 16, 1909.
 11:3032.

 Same to Blanche W Cameron, extrx Henry R Moore.
 Webster av,

 e s, 203.10 n 187th st.
 33.4x135.6x33.2x133.10.
 Nov 16, 1909.

 due Nov 1, 1912, 5%.
 11:3032.
 16,000

 Same to same.
 Same property.
 Certificate as to above mort.

 Nov 15.
 Nov 16, 1909..
 11:3032.

 Janss, Geo H to Harriet Balcom of Norwalk, Conn.
 152d st.
 No

 258, s s, 100 w Morris av, 25x118x25x117.11.
 Nov 12, 1909.
 3 years, 5%.
 9:2441.

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November 20, 1909

Mortgages





Kemp-Jones Realty Co to Thomas Donnelly. Plympton av, e s, at w s Boscobel av, runs s along Plympton av, 73.4 x e 23.11 x e 46.3 to Boscobel av x n 61.9 to beginning. P M. Prior mort \$2,000. Nov 17, 1909, 1 year, 6%. 9:2521. 2,000
Kemp-Jones Realty Co to Clinton S Harris. Plympton av, w s, at s w s Boscobel av, runs n along Plympton av 33.6 x n w on Boscobel av 24.7 x w 58.4 x e 53.7 to beginning. Certificate as to mort for \$10,000. Oct 22. Nov 15, 1909. 9:2522.
Kemp-Jones Realty Co to Clinton S Harris. Plimpton av, n w s, 550 n e 170th st, runs n e 30.6 to Boscobel av x n 24.7 x w 58.4 x e 53.7 to beginning. Oct 20, 3 years, 5%. Nov 12, 1909. 9:2522.

- 9:2522. 10,000 Korth, Margt of Allentown, Pa to Theone H Loscarn. Intervale av, No 1234, s e s, 219.4 n e Home st, 24.10x51.1x26.3x59.2. Oct 30, 5 years, 5%. Nov 12, 1909. 11:2974. 8,000 Kelly, Martin S to J C Gaffney Construction Co. Simpson st, No 1083, w s, 359.10 s 167th st, 37.6x100. P M. Prior mort \$26,000. Nov 11, 3 years, 6%. Nov 12, 1909. 10:2726. 9,000 Kelly, Wm C with Hudson Mortgage Co. 178th st, s s, 80 w Daly av, 80.7x81.4. Subordination agreement. Nov 12. Nov 15, 1909. 11:3121. nom Kronenberger (Lawrence) Construction Co to Franz Flory. Seabury

15, 1909. 9:2279. nom *McDonnell, John A to Hudson P Rose Co. McDonald st, n s, 280 w Stillwell av, and being lots 228 and 229, map No 1130 of 327 lots, Hunter Estate. P M. Nov 13, 3 years, 5½%. Nov 16, 1909. 837.87 *Same to same. Rhinelander av, s s, 100 e Eastchester rd, and

1909. to same. Rhinelander av, s s, 100 e Eastchester rd, g lot 249, same map, 31.6x100x6.9x103.2. P M. Nov

being lot 249, same map, 31.6x100x6.9x103.2. P M. Nov 4, 3 years, 5½%. Nov 16, 1909. 412.50 Muller, Diedrich to GERMAN SAVINGS BANK. Home st, n e cor Forest av, 22.10x100x22.11x100. Nov 16, 1909, due Nov 1, 1910, 5%. 10:2662. 15,000

Malcolm (Thomas D) Construction Co to Enoch C Bell. 155th st, No 428, s.s. 145 w Elton av, 50x100. Bldg Loan. Nov 15, 1 year, 6%. Nov 16, 1909. 9:2376. 23,000
Same to same. Same property Certificate as to above mort. Nov 15. Nov 16, 1909. 9:2376. 32,000
Same to Rockland Realty Co. Same property. P M. Nov 15, 1 year, 6%. Nov 16, 1909. 9:2376. 32,250
McGuire, Michael J to Samuel F Reynolds. Belmont av, No 1992. e s, about 100 s 179th st and 75 n from s s lot 185 on map Ryer Homestead, runs e 94.6 x n 10.10 x n 14.3 x w — to pt 100 s 179th st x s 27.2 to beginning. Prior mort \$8,000. Nov 11, 2 years, 6%. Nov 12, 1900. 11:3079. 4,500
Mortgage Investing Co with Lawyers Mortgage Co. St Anns av, e s, 85 s 137th st, 40x101.7x irreg x102.8; St Anns av, e s, 45 s 137th st, 40x102.8x40x103.10. Two agreements as to share ownership in two morts. Oct 27. Nov 15, 1909. 10:2549. nom
Mara, John to Lamont McLaughlin trustee William Murray, Gun Hill road, n w cor De Kalb av, 25.5x115.11x25x120.9. Nov 12, 5 years, 5%. Nov 13, 1909. 12:3328. 350
*Mackenzie, Annie F wife Archibald T to Eliz K Dooling. Taylor av (Harrison av), w s, 150 s McGraw av, 25x90. Nov 1, 3 years, 5½%. Nov 17, 1909. 11:3122. 2,000
Mellwin Realty & Construction Co to Fridolin C Mehler. Honeywell av, e s, 24.11 n 178th st, two lots, each \$8,000. Nov 17, 1 year, 6%. Nov 18, 1909. 11:3122. 2,000
Marx (John) Construction Co to Sophie Knepper. Washington av, w st 00 s l69th st, 35x150, except part for av. Certificate as to mort for \$1,230. Sept 22. Nov 18, 1909. 9:2390. 300
*Moer, Sudo ad being lots 335 to 337 map 370 lots McGraw est. Nov 16, 1909. 335 to 335 map 370 lots McGraw est. Nov 16, 1909. 335 to 335 map 370 lots McGraw est. Nov 17, 1909. 2490
*Monterosso, Olimpia wife Rocco to Louis D Riggio et al. Plot begins 195 white Plains road at point 95 n along same from Mortis Park av, runs n 25 x w 100 Nortis Park av. Nov 16, 3 years, 5½%. Nov 17, 1909. 3000

210th st, 75x100. P M. Nov 13, 5 years, 22,000 12:3326. 2,000 *Noll, August of Newark, N J, to Fidelity Development Co. Fowler av, e s, 325 n Neil av, 50x100. P M. Nov 4, 1 year, % as per bond. Nov 13, 1909. 1,500 Noble & Gauss Construction Co to Jessie C Strauss. Eagle av, w s, 300 s 156th st, 37.6x99.1. Prior mort \$27,000. Nov 10, due &c as per bond. Nov 13, 1909. 10:2617. 4,000 Natale, Concetta to Rosalie G F Barr et al trustees William Barr for Gillian W B Bailey. Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x100. P M. Nov 15, 1909, due Nov 1,012, 514. 12:3222. 2,000

for Gillian W B Bailey. Villa av, Nos 3183 and 3185, w s, 138.4 s Van Courtlandt av, 50x100. P M. Nov 15, 1909, due Nov 1, 1912, 5½%. 12:3222. 2,000 *Niner, Harriet of Brooklyn, N Y and Stephen E Carmina to Herman Lowenstein. Edwards av, n e cor Latting st, 50x100 and being lots 138 and 139, map 1084 of Seton Homestead. Nov 6, 3 years, 6%. Nov 16, 1909. 1,700 O'Hara, David G and John J to Albert Taubert. Home st, old line, s s, at w s Union av, old line, 100x70, except part for av. P M. Prior mort \$52,500. Nov 17, 3 years, 6%. Nov 18, 1909. 10:2671. 12,000 Pinzka, Charles to Eliza Miller. 186th st, No 462, s s, 220 e Park

b) Hara, David G and John J to Albert Taubert. Home st, oid life, 1909.
b) S, at w s Union av, old line, 100x70, exceept part for av. P.M. Prior mort \$52,500. Nov 17, 3 years, 6%. Nov 18, 1909.
b) 10:2671. 12,000
Pinzka, Charles to Eliza Miller. 186th st, No 462, s. s. 220 e Park av, late Vanderbilt av, 20x100. Nov 11, 3 years, 6%. Nov 12, 1909. 11:3039. 1,000
Pinzka, Charles to TITLE GUARANTEE & TRUST CO. 186th st, No 462, s. s. 220 e Park av, 20x100. P.M. Nov 3, due, &e., as per bond. Nov 12, 1909. 11:3039. 7,500
Same to Solomon Katz. Same property. P.M. Prior mort \$7,500. Nov 11, 3 years, 6%. Nov 12, 1909. 11:3039. 2,000
Power, Irene with Atlas Investors Co. Westchester av, n e cor Robbins av, 76.677.91.12.4x110. Extension of \$30,000 mort until Dec 1, 1912, at 5%. Nov 11. Nov 16, 1909. 10:2644. nom *Pieper, Frank to John Struckmann. 234th st (20th av), ns, 206 e 2d stor av, 25x114. Building loan. Nov 17, 1909. 4,000
Proebsel, Anna to Charles Massoth. Honeywell av, se s, at n e s 181st st, 70.11x29.4x68.4x19.3; 178th st, n e s, at s e s Mohegan av, runs s e 143.4 x n e 36.4 x n w 145.2 to av x sw 31.2 x s 4.6 to beginning. Nov 13, 3 years, 6%. Nov 15, 1909. 11:3123 and 3125. 2,000
Peters, Marie Q of Arlington, N J, to Anna Weiler widow. Clinton av, ws, 132.2 n Boston road, runs s 31.5 x w 28 x s 2.4 x w 60.2 x n 31.1 x e S8.2 to beginning. Prior mort \$18,000. Nov 15, 1909. 11:3123 and 3125. 5000111.2x150x123.4. Nov 15, 1900. due &e as per bond. 9:2537. 6,000
Pikington, Catherine to William Klauberg. Undercliff av, e s, 125 s Boscobel pl. 150x111.2x150x123.4. Nov 15, 1900. due &e as per bond. 19:2537. 6,000
Perry Avenue Construction Co to TITLE GUARANTEE AND TRUST CO. Perry av, s e s, 119.6 s w 205th st, six lots, each 20x100. Six morts each \$6,000. Nov 15, due, &e, as per bond. Nov 16, 1909. 12:3345. 6,000
Same to same. Same property. Four certificates as to above morts. Nov 15. Nov 16, 1909. 12:3345. 6

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November 20, 1909



Poughkeepsie Savings Bank with John and Nicholas Schlemmer. 138th st, s s, 37.4 e Brook av, 38.11x100. Extension of \$32,-500 mort until Oct 30, 1914, 5%. Nov 6. Nov 15, 1909. 9:2265. nom

940

- 500 mort until Oct 30, 1914, 5%. Nov 6. Nov 15, 1909. 9:2265. nom Same with same. 138th st, s s, 76.4 e Brook av, 38.8x100. Ex-tension of \$32,500 mort until Oct 30, 1914 at 5%. Nov 15, 1909. 9:2265. nom Same to same. Valentine av, e s, 152.8 n 181st st, 20x118 to Tiebout av x 20x118.3. Prior mort \$7,500. Nov 15, due, &c, as per bond. Nov 16, 1909. 11:3144. 2,000 *Quarg, Frederick 0 to Fredk I Hoffman. Fowler av, w s, 125 n Rhinelander av, 25x142.4, and being lot 50 blk 46 map No 1138 Sec 1 Morris Park. Prior mort \$4,000. Nov 13, due Dec 1, 1912, 6%. Nov 15, 1909. 1,300 Reilly, John J to TITLE GUARANTEE & TRUST CO. Manida st, w s, 17.3 s Spofford av, runs w 42.2 x n 17.9 to Spofford av x w 7.8 x s 100 x e 50 to Manida st x n 82.8 to beginning. Nov 15, 1909, due &c as per bond. 10:2768. 1,000 Rizzuto, Mary J to Wm C Bergen. 198th st, No 358, s s, 77.11 w Decatur av, 20x75. P M. Prior mort \$6,500. Nov 1, installs, 6%. Nov 15, 1909. 12:3283. 3,000 *Ricciardi, Nicola to Michael Costello. Bronxdale av, w s, 189 n 187th st, and being lots 75 and 76 map 1064 of 107 lots Hudson Park, 50x116x-x96. P M. Nov 4, 3 years, 5%. Nov 12, 1909. 2,100 Rothenberg. Ettie and Lena Segal to John G Clegg. Washington

- Park, 50x116x—x96. P. M. Nov 4, 6 years, 6 years, 70, 2,100
 Rothenberg, Ettie and Lena Segal to John G Clegg. Washington av, No 1285, w s, 75 s 169th st, 25x89.9x25x89.8. Nov 16, 3 years, 5%. Nov 18, 1909. 9:2390. 7,000
 *Riley, Wm A, John Cornacchia and Lorenzo Scinto to Eliz K Dool-ing. Tremont av, n s, at s s Tacoma st, 100x25x—x62, and being lot 382 blk L amended map (No 514) of Mapes Estate, West Farms, except part for Tremont av. Oct 15, 3 years, 5½%. Nov 18, 1909. Novtement Boule-
- Farms, except part for Tremont av. Oct 10, 6 Jours, 6 201 7,500 18, 1909. gold 7,500 Schwartz, Samuel to American Mortgage Co. Southern Boule-vard, s w cor Tremont av, late 177th st, 109.9x95.10x100x50.6. Nov 18, 1909, 3 years, 5½%. 11:2960. 15,000 *Stickel, Margaretha to Mary I Ehrgott. Glebe av, e s, 101 s Lyon av and being lot 36 blk A map Dore Lyon property, West-chester, 25.5x115.9x26.9x107.8. Nov 17, 3 years, 6%. Nov 18, 1909

- chester, 25.5x115.9x26.9x107.8. Nov 17, 3 years, 6%. Nov 18, 1909. 4,500 Schmidt, August F to Henry Roeder. Jennings st, No 749, n s, 156 e Union av, 57x86.8x70.11x44.6. Prior mort \$19,500. Nov 12, 5 years, 5%. Nov 15, 1909. 10:2962. 9,000 Schmitz, William and Gustav Eulenstein with Franz Flory. Seabury pl, e s, 275 s 172d st, 37.6x100. Subordination agreement. Nov 12. Nov 15, 1909. 11:2977. nom Sender, Fanny and Blanche Kronethal with Annie Dorf. Boston av, No 974. Extension of \$18,000 mort until Dec 1, 1914, at 5%. Nov 3. Nov 13, 1909. 10:2621. nom Schick, Kate to A J Schwarzler Co. Clay av, No 1224, n e cor 168th st, 34.6x80. P M. Prior mort \$---. Nov 12, 3 years, 6%. Nov 15, 1909. 9:2427. 4,500 Schaefer, Sarah J wife Charles Jr to Emma K Janss. Vyse av, e s, 172 s 180th st, 35x112.11x35x113.6. Prior mort \$18,000. Nov 15, 1909, 3 years, 6%. 11:3132. 3,000 Sauer, August to James A Woolf. 202d st, late Summit av, n s, 964.3 w Briggs av, late Williamsbridge road, 25x100, except part for Grand Boulevard and Concourse. Nov 12, 1909, 3 years, 6%. 12:3308. 6,000
- 6%. 12:5303.
 Simpson Construction Co to Edna E Patterson. Morris av, e s, 88.3 n 174th st, 75x85; Morris av, e s, 263.3 n 174th st, 25x 85. Nov 15, due, &c, as per bond. Nov 16, 1909. 11:2795.

- 6,00 Same to same. Same property. Certificate as to above mort. Nov 16, 1909. 11:2795. Schrag, Louis with BOWERY SAVINGS BANK. Monroe av, No 1871. Extension of \$6,000 mort until Nov 8, 1912, at 4½%. Nov 8. Nov 16, 1909. 11:2801. Scheuerman, Clyde E to Russell W Tether. 3d av, late Fordham av, w s, 25 s w 173d st, 37.8x98.11x37.6x—; also 3d av, late Fordham av, w s, 62 s 173d st, 37.8x95.3x37.6x98.11. ½ part. Nov 12, due &c as per bond. Nov 13, 1909. 11:2920. Salm, Moses to Abraham Kaufman. Valentine av, No 2868, s e s, 180.9 n e 198th st, 25x99x25x99.2. P M. Prior mort \$—. Nov 9. 3 years, 6%. Nov 12, 1909. 12:3302. Nov 1,50 nom
- 220. 3,500 2868, s e s, \$----. Nov
- 1.500

BUILDING LOAN CONTRACTS. ORDERS.

Nov. 11.

- Nov. 11. 103d st. Nos 311 & 313 East. Gertrude K Bren-nan agt Angela M Milano et al; Alfred L M Bullowa, att'y; Francis A Dugro, ref. (Amt due, \$4,106.) 88th st. No 503 East. Theresa Schappert agt Philip Lynch; Emile A Hassey, att'y; John J Freedman, ref. (Amt due, \$13,116.31.) Av St Nicholas, n e cor 172d st, 94.6x125. John H Behrens agt Kingsway Construction Co; Albert J Shaw, att'y; Warren S Burt, ref. (Amt due, \$22,053.95.) Nov. 12
- Nov. 12.
- Nov. 12. 5th av, n w cor 137th st, 49.11x62.6. Mary Rosenberg agt Samuel Schenker; Feltenstein & Rosenstein, att'ys; Albert Blumensteil, ref. (Amt due, \$17,719.07.) 137th st, n s, 62.6 w 5th av, 51.6x99.11. John Staudt agt Samuel Schenker et al; Gustav Lange, Jr, att'y; Lauren Carroll, ref. (Amt due, \$13,342.32.) Lexington av, n w cor 33d st, 26.8x100. Bridget Clare agt Thomas H Monroe; James L Clare, att'y; Francis S McAvoy, ref. (Amt due, \$1,066.33.)

- att'y: Francis 5 Active, Francis 5 Active, 1997 \$1,066.33.) 133d st, No 26 West. Emma Britz agt Sarah Balagur: Thompson, Koss & Warren, att'ys; David Thomson, ref. (Amt due, \$14,151.83.) Nov. 13.
- 149th st. No 400 West. Germania Life Ins Co agt John F Cockerill et al; Dulon & Roe, att'ys; Adam Wiener, ref. (Amt due, \$20,-795.90.)

- 3d av, n e cor 168th st, runs e 337 to Fulton av, x n 41.8 x w 111.1 x n 87 x w 60.10 x n 50 x w 180 x s 176 to beg. Emigrant Industrial Savings Bank agt Joseph F Schnugg; R & E J O'Gorman, att'ys; Gilbert H Montague, ref. (Amt due, \$57,215.28.)
 West Houston st, n s, 35.10 w Hancock st, 26 x100. Domingo T y Moran agt Samuel Bachner et al; Lemuel Skidmore, att'y; Julius J Frank, ref. (Amt due, \$37,558.88.)
 5th av, w s, 24.11 s 135th st, 25x90. Domingo T Moran agt Mary Hirshfield; Lemuel Skid-more, ait'y; Charles Leslie, ref. (Amt due, \$23,546.25.)
 Nov. 15

Nov. 15.

Madison av, No 747. Florence H Von Asten agt Hubbard W Mitchell; Eisman, Levy, Corn & Lewine, att'ys; David Thomson, ref. (Amt due, \$4,635.71.)

Nov. 16.

95th st, n s, 125 w 2d av, 25x100.8. Virginia K White agt Ignatz Weisberger et al; Louis F Reed, att'y; Chas W C Bates, ref. (Amt due, \$15,249.16.)

Nov. 17.

- 133d st, s s, 107 w 5th av, 28399.11. Jacob Platt agt Louis Lese; F P Hummel, att'y; Fred R Rich, ref. (Amt due, \$9,689.32.)
 164th st, Nos 434 & 436 West. Pine Moon Realty Co agt Max S A Wilson et al; W Bennett Marx, att'y; Edwin D Hays, ref. (Amt due, \$10,855.23.)
 112th st, No 37 West. Morris Levy agt Virginia A Tappenden et al; Elek J Ludvigh, att'y; Ashley T Cole, ref. (Amt due, \$3,-763.33.) 763.33.)

Bronx

- Same to same. Valentine av, No 2870, s e s, 205.9 n e 198th st, 25x98.11x25x99. P M. Prior mort \$----. Nov 9, 3 years, 6%. Nov 12, 1909. 12:3302. 1,500 *Thorn, Thos R to MUTUAL LIFE INSURANCE CO OF N Y. Have-meyer av (Av B), s e cor Houghton av (5th st) runs s 108 x e 105 x s 108 to n s Quimby av (4th st) x e 100 x n 216 to Houghton av x w 205 to beginning, Unionport. Nov 12, 1909, due, &c, as per bond. 6,000
- risolini, Achille to Hudson P Rose Co. Bassett av, w s, 650 s Saratoga av, 25x100. P M. Nov 9, 3 years, 5½%. Nov 13, 1909. 32

- while is, shifter to part process it is the start is the

- 3144.

- 3144.nomWright (Wm H) & Son, Inc to Arena A Wright. Briggs av, No2671, w s, 301.11 n 194th st, 18.9x90.6x17.6x88.7. Nov 15, 3years, 5%. Nov 18, 1909. 12:3300.Same to same. Same property. Certificate as to above mort.Nov 15. Nov 18, 1909. 12:3300.*WASHINGTON SAVINGS BANK with Henry Blumenstock. Muliner av, w s, 229.6 s Neil av, 50x105x50x103.4. Extension of twomorts for \$500 each until Oct 27, 1910, at 6%. Nov 10. Nov 17, 1909.

LIS PENDENS.

Nov. 13. No Lis Pendens filed this day.

Nov. 15, 51st st, n s, 150 e 7th av, 50x100. Edward Hoc-tor agt Eliza Hoctor et a1; partition; att'ys, R & E J O'Gorman.

R & E J O'Gorman. Nov. 16. Plimpton av, w s, 75 s 170th st, 201.7x100x irreg. John Norton agt James C Picken et al; action to foreclose mechanics lien; att'ys, Mc-Loughlin & Martin. St Nicholas av, No 930. Isidor Bleiman agt Chas P Feibusch et al; action to enjoin, &c; att'ys, Weschler & Rothschild. Bronx Terrace, w s, lot 1218 and gore 108, map of Village of Wakefield, Bronx. Frank M Ab-bott agt Wm E Diller; specific performance; att'y, H B Bradbury. Stanton st, No 121. Essex st, Nos 154 & 156. Emily S Garside agt Sola Roth et al; action to cancel lease; att'y, H A Vieu. Nov. 17.

- - Nov. 17.

- 2d st, s s, 187.11 e 1st av, 25x105.11. Grand st, n e cor Goerck st, 25x75. Grand st, n s, 25 e Goerck st, 25x75. Annie Drucker agt Wilhelmina Singler et al; admeasurement of dower; at'y, J P Niemann. 98th st, No 287 East. Israel Freiman agt David Liebgold et al; action to foreclose mechanics lien; att'ys, Fried & Fried. 151st st, s s, 220.3 e Morris av, 24.6x118.5. Al-fred J Schmitt agt Louise Schmitt et al; par-tition; att'y, J S Jenkins.

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Boston rd, No 966. Amelia Fetzer agt John Fetzer et al; partition; att'y, R H Bergman. Madison av, No 766. Bertha Ullman agt Jean-ette Busse; partition; att'ys, Cahn, Nordlin-ger & Landauer.

Nov. 18.

- 86th st, No 437 East. Montgomery st, No 62. Philip Rosenberg, trustee, agt Hyman Rubin et al; action to set aside conveyance, &c; att'y,
- Philip Rosenberg, trustee, agt Hyman Real-et al; action to set aside conveyance, &c; att'y, A Palmer.
 181st st, s s, 100 w Audubon av, 125x119. Stand-ard Plumbing Supply Co agt William H Bing-ham Plumbing & Contracting Co et al; action to foreclose mechanics lien; att'y, S T Stern.
 8th st, No 315 East. Santiago P Cahill agt David J Simon et al; action to cancel deeds; att'y, W D Stiger.
 129th st, No 543 West. Northern Bank of N Y agt William Gunn et al; notice of levy; att'y, C L Hoffman. Nov. 19.

Nov. 19.

- Nov. 19.
 Soth st, Nos 33 to 37 East. Amsterdam Building Co agt The Thirty-five East Thirtieth Street Co et al; notice of levy; att'y, Robert W Bernard.
 137th st, Nos 627 & 629 East. Arthur G Muhlker agt Richard Krother et al; action to set aside deeds; att'ys, A & H Bloch.
 1st av, No 954. Emma B Miller agt Jacob Hoffman Brewing Co et al; action to foreclose mechanics lien; att'y, E I Herbst.
 Broadway, n w cor 179th st, 111.4x170.2. Max Salmon agt McDowell Construction Co; action to foreclose mechanics lien; att'y, B J Kelly.
 Prospect av, w s, 125 n 167th st, 223.7x108.2x irreg. Steiman Realty Co agt Pincus Lowenfeld et al; specific performance; att'y, W B Hopping.

FORECLOSURE SUITS.

Nov. 13. 97th st, No 125 West. Daniel B Freedman agt George Smith, Jr, et al; att'y, A L Wescott. 58th st, n s, 303.11 w Av A, 18.1x100.4. Maria C Langschmidt agt Abraham Rose et al; att'ys, Hull, Arnold & Eberhardt.

- Huil, Arnold & Eberhardt. Nov. 15.
 Crotona av, w s, 125 n 187th st, 50x100.
 Elm st, Nos 85 to 93.
 Henry K S Williams agt John M Cornell; att'ys, Shiland, Shoemaker & Hedges.
 58th st, n s, 311 e 6th av, 22x100.5. Sydney Bernheim agt Geo W Falk et al; att'ys, Rose & Putzel.
 14th st, n s, 326 e 2d av, 25x103.3. Rosehill Realty Corp agt Giulio Legnani et al; amended; att'ys, Bowers & Sands.
 18th st, Nos 648 & 650 East. Thomas M Blake agt John McDermott et al; att'y, P J O'Beirne.
 Cherry st, Nos 402 to 406. James A Trow-bridge agt Caroline E Miles et al; att'y, A L Wescott.
- bridge agt Caronne E miles et al, acc, acc, acc, wescott. 83d st, No 606 East. Chas C Busch et al agt Frederick Lesser et al; att'y, T Smith. 26th st, No 336 East. Adolph Pawel agt Adolph S Miller et al; att'y, J Pawel. 13th st, No 234 East. Mutual Life Ins Co of N Y agt Louis Lese et al; att'y, J McKeen. Nov. 16.

- agt Louis Lese et al; att'y, J McKeen. Nov. 16. 5th av, s w cor 126th st, 20.10x85. George Wad-dington, trustee, agt Emily G Painter et al; att'ys, Robinson, Biddle & Benedict. 2d st, n s, 120.2 w Av A, 20.2x100, Bronx. Richard Friedlander agt Philip R Lryendecker et al; att'ys, Lindsay, Kalish & Palmer. 152d st, n s, 350 w Courtlandt av, 50x100. Henry H Jackson agt Johnston United Realty Co et al; att'y, S H Jackson. Tilden av, w s, lot 668, map of Laconia Park, Bronx.

- ai, tuty, w s, lot 668, map of Laconia Park, Bronx.
 Ist st, s s, lot 653, map of Laconia Park, Bronx.
 Two actions. Frank Koch agt A Shatzkin & Sons et al; att'y, A Caccia.
 5th av, s e cor 41st st, 19x98.4. Frank B Martin et al agt E G Potter Co et al; att'y, S Hanford.
 182d st, s s, 120.3 e Washington av, 18x61.7x irreg. Josephine F Geiger et al agt Hillside Realty & Construction Co et al; att'y, Oakes, Van Amringe & Schurz.
 56th st, No 240 West. Amy A C Montague agt Frederick J Kelly; att'ys, Earle & Russell. Nov. 17.
 Lots 135, 136 & 137, map of 336 lots, property

- Lots 135, 136 & 137, map of 336 lots, property of Sisters of Charity, situated on Eastern Boule-

- vard, opposite Country Club, Bronx. Chas V Gabriel agt Edw J Gallagher et al; att'y, B E Rabell. Water st, Nos 23 & 25. Broad st, Nos 105 to 107. Northern Bank of N Y agt Adolph Hollander et al; att'y, C L Hoffman. 95th st, No 229 East. Geo S Runk agt Liss-berger & Jacobs Realty Co et al; att'y, F P Hummel. Lots 4, 48 & 49, map of 336 lots, property of Sisters of Charity, situated on Eastern Boule-vard, opposite Country Club, Bronx. Chas V Gabriel agt Wm P Rooney et al; att'y, B E Rabell.
- st, Nos 127 & 129 East; two actions. John D Meyer agt John H Yockel; att'y, J M 83d H Ruck
- Ruck. Broadway, w s, whole front between 10Sth and 109th sts, 201.10x100. Caroline Hecht agt Manhasset Realty Corporation et al; attys, Guggenheimer, Untermyer & Marshall. 175th st, No 1030½ East. Robert H Bergman agt August Frank et al; atty, H K Davis. Sth av, No 2573. Mary S Leech agt Wm A Egner et al; att'y, H Swain. Nov. 18. One half of lots 5 to 7 man of Estate of Ormin

- Egner et al; att'y, H Swain. Nov. 18.
 One half of lots 5 to 7, map of Estate of Orrin P Fordham, City Island.
 Parcel of land under waters of Long Island Sound in front of and adjacent to the uplands of Ezra L Waterhouse, Town of Pelham, con-taining 1.67 acres.
 Rosalie A Williams agt Chas H Collison et al; att'y, D Mathewson.
 14th st, n s, 326 e 2d av, 25x103.3. Rosehill Realty Corp agt Giulio Legnani et al; amended; att'ys, Bowers & Sands.
 165th st, n s, 145.5 e Boston av, 16.4x40xirreg. Gertrude Bougman agt Ida E King et al; att'y, Black, Varian & Somers.
 Brook av, w s, 55.6 n St Pauls pl, 22.3x35x20.8x 34. Irving S Balcom-agt Abraham Shatzkin et al ;att'y, B F Gerding.
 136th st, n s, 95 w Brown pl, 50x100. Alice S Anderson agt Nellie B Bogart et al; att'y, M J Horan.
 Clinton av, No 1996. Richard C Burns agt Samuel Lewis et al; att'y, A S Weltfisch.
 Martha av, w s, 55 n 238th st, 20.1x100. Caro-line Forster agt German Real Estate Co; att'y, S Miehling.

- line Forster S Miehling.

Nov. 19.

- Nov. 19. 97th st, No 106 East. John J Mahoney agt Rachel Weissman et al; att'y, D P Mahony. 97th st, No 118 East. Same agt John Donohue et al; att'y, D P Mahony. 97th st, No 108 East. Same agt Michael Lupo-witz et al; att'y, D P Mahony. Av A, e s, 118.6 s 18th st, 19.6x95.6. Josephine D Kumpf extrx agt Moses Selig et al; att'y, J H Mahan. 113th st, Nos 339 & 341 East. Louis C Tiffany gdn agt Abraham Norwalk et al; att'ys, De Forest Bros. 83d st, No 606 East. Chas C Busch et al agt Frederick Lesser et al; amended; att'y, T Smith.

Frederick Lesser et al; amendea; atty, 1
Smith.
Tth av, w s, 22 n 33d st, 19.2x61.2xirreg. Franklin Savings Bank in the City of N Y agt Louis Voelker et al; att'y, W M Powell.
Cherry st, No 362. Lawyers Mortgage Co agt Tillie Heicklin et al; att'y, G Cary.
35th st, No 209 East. City Real Estate Co agt Helen McCartney et al; att'y, Allen & Sabine.

JUDGMENTS

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

Nov

- 13 Burger, Rudolf & Clara-T & E Casselma 74.94 13*Bradley, Gordon & Winfield H-R H Hick et al

- Co.

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13 Doyle, Andrew M-Columbia Mantel 15 Donnelly, Richard-W S Verplancks...319.67
15 Donato, Narciso C-Edward Thompson Co.
15 De Palo Thempson Participation (1997) 19 Goldman, Barnet or Barney-A Schlesinger Co. .74.78 13 Federman, Charles—D Meyerowitz et 691.84 16 Frank, Moe—Aaron Buchsbaum Co..... et alcosts, 94. 19 Hollander, *Herman & David-G Willcomb 10 Frank, Moe—Aaron Buchsbaum Co.....costs, 27.67
16 Feigenbaum, Nathaniel—J L Davis et al.79.79
16 Fitzgerald, John J—F J Parker......173.15
17 Fellows, John A et al—A Molyneaux...234.84
17 Fuller, Ella G H—C E Kankke......228.41
17 Fribshenberg, Louis et al—J Arnauer...60.95
17 Feldman, Henry—John Ruszits Fur Co...86.28
17 Friedman, Solomon—L Crone....costs, 23.88
17 Freystadt, Daniel O—M L Ernst et al.3,475.82 19 Harris, Abraham A-Peoples Bank & Trust 19 Harris, Abraham A. 2007 (Construction) (Construction)

19 Ireland, John B et al-B F Goodspeed. 693.80 13 Jackson, Geo G et al-F P Maupai.....305.27 15 Johnson, Rufus et al-People, &c.....100.00 15 Jenkins, Wm T, James A & Annie S-E L Suktes 19 Johnson, Walter D et al-Night & Day Ba 162.37 19 Johnson, Walter D et al-C S Rosenblat. 318.2

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...307.27 18 Mullins, Eliza—D Schumer 18 Mandel, Henry et al—Central Union Gas 49 72 18 Michzels, L 18 Meyer, Lou 18 McCarthy, 19

16 Sears, Richard H—R A Foster...... 16 Stern, David & Joseph*—Barrett Mfg g Co. . 419.61 . 424.31 . .80.07 16 Schwartz, Harry & Witten and Deterministic 119.65
16 Shernitsky, Solomon-Schwarzschild & Sulzberger Co
128.49
16 Schinofsky, Israel-Swift & Co.....107.43
17 Spooner, F Edw-Eastman Kodrk Co...92, 76
17 Schwartz, Katie-S Mitchell
17 Swartz, Katiehber S Wartz et al.....465.01
17 Shaughnessy, Henry adm-Standard Dairy Co
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16 Velebil, Alfred—Eichler Pub Co.....2 16 Van Ness, Frank B et al—J M Bromleg 19 Williams, Samuel J-Impervious Pack kage 129.47 850.20 16 Yanacopoula, Amelia G-Gillies Coffee CORPORATIONS.

GEORGE DOAN TRIBUNE BUILDING, 154 NA RUSSELL SPECIALTY: Building Business, Mechanics' Liens, Etc. 7 Years' Practical Building Experience. 13 Years Lawyer.

16 David Mayer Brewing Co-E J Knauer. 376.49 16 Film Import & Trading Co-A Martinez. 18 A J Peyton & Co-Evening Post Job Print Office 18 Traction R R Equipment Co-the sam illman Pfeffer 19 Southern Boulevard R R Co-M J Stoi 19

19 J Gordon Smith Co-American Glue Co.32.81 19 Sackett Plaster Board Co-Amsterdam Drill-

SATISFIED JUDGMENTS.

Nov. 13, 15, 16, 17, 18 and 19. Abrams, Iszac et al-J Greenberg. 1909.1,021.53 Abramson, Abram G-J Bluestein. 1909.2,594.06 Andrews, Frank M-H T J Fuehrman. 1907. 421.72 Andrews, Frank M-H T J Fuenrman. 1907 434 Anderson, Ruth et al-R J Brown et al. 1908 434.72 2.61Anderson, Wilma et al-R J Brown et al. 19 . .112.61 .52.91.168.46 .531.91 .231.07 .109.32 1909. 2,256.201.629.49De Angelo, Antonio-C S Horton et al. 1909 Goodman, Abraham—M Smith et al. 1907. (Goodman, Abraham—M Smith et al. 1907.614.83 (Same—S Seigel. 1907 Gunn, Wm A—W C H Brown, 1909......500.00 Hurst, James—People, &c. 1908.....500.00 Huben, Julius—A B Berk. 1909.......250.26 Johnson, Robert—J Green. 1909.......175.00 Kennedy, Frank—M Rosenfield et al. 1909. 140.64 .54.01.898.34 7.15.00Rubin, Jacob L et al-J Greenberg, 1909.1.021 53 Reohr, Chas D et al-R J Brown et al. 1908.

Tempany, Hewlit-Philip Ruxton (Inc). 1909 31.68

 Tempany, Hewlit-Philip Ruxton (Inc).
 1905.

 Taylor, Ralph P-L Sachs.
 1908.
 69.40

 Trauter, Geo C et al-W I Kollisch et al.
 1903.
 68.22

 will Ered et al-W I Kollisch et al.
 1903.
 68.22

 Trauter, Geo C et al-W I Kollisch et al. 1903. 68.22 Will, Fred et al-W I Kollisch et al. 1903. 68.22 Whiteley, Seth H-Trust Co of America. 1909.

CORPORATIONS.

Bergen Realty Co et al-G R Simpson. 1909. 538.87 13.17.96.41875.17

¹Vacated by order of Court. ²Satisfied on ap-peal. ³Released. ⁴Reversed. ⁵Satisfied by exe-cution. ⁶Annulled and void.

MECHANICS' LIENS

Nov. 15.

Nov. 16.

129

man 134-Kossuth av, s e cor Concord st or 239th st, 100x50. Tremont Moulding Mill agt Mina Muller and Antonio Meredino.......650.00 135-3d av, No 2141. Christian Blayer agt Otto Meier and Joseph Epstein.......196.00

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Nov. 17.

Nov. 18.

Nov. 17, 1909.

Nov. 17, 1909. Editor of Record and Guide: The lien which Vincent LoRe & Co. has filed against us we consider unjust. We will bond the same immediately and contest it. REHBOCK CONSTRUCTION CO.

BUILDING LOAN CONTRACTS.

Nov. 13.

Lot 57, map of Seton Homestead, Bronx. Fred M Weiss loans John Diehl to erect a -sty building; - payments\$2,500



, Nov. 16.

Nov. 17.

Nov. 19.

SATISFIED MECHANICS' LIENS.

Nov. 13.

3d av, No 137. Sam S Glauber (Inc) agt John Doe et al. (March 24, 1909)......\$175.00

Nov. 15.

Nov. 16.

Nov. 17.

had

Nov. 18.

Nov. 19.

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

ORDERS.

Fox st, n e cor 167th st. Loek Plumbing & Construction Co on Altro Realty Co to pay E F Keating Co.....\$1,221.63

ATTACHMENTS.

Nov. 11.

E T Burrowes Co; Geo T Parsons; \$2,036.29;

- L Levy. Lindheimer, Leopold & Albert; International Hide & Skin Co; \$793.64; Hays, Kaufman & Lindheim. Cleveland Trust Co; Sallie S Brown; \$3,400; Breed, Abbott & Morgan.

Nov. 12.

Ellis, Chas E; Nathan Bieder, trustee, &c; \$196,860; Cohen, Creevey & Richter. Stoddard, Rose C & Chas P; Harry M Bishor; \$1,600; Goldsmith & Rosenthal.

Nov. 13.

- Richardson Construction Co; Eugene C Worden; \$41,427.75; McLaughlin, Russell, Coe & Sprague.
 Appley, Chas H, Ethel D, Leonard G, Frederick E, Walter & Herbert L; also Lillian M A Oliver, Julia E Bogart & Elva R A Heckler; Joseph D Gallagher et al; \$120,000; T Cleveland.

Nov. 15, 16 and 17.

No Attachments filed these days.

CHATTEL MORTGAGES.

Nov. 12, 13, 15, 16, 17 and 18.

AFFECTING REAL ESTATE.

AFFECTING REAL ESTATE. De Rosa, H. 628 Mead st, Bronx..Seward Eng Co. (R) \$350 Ferguson Parkway Garage. 110th st and Cen-tral Park West..Raisler Heating Co. Heat-ing Plant. S50 Le Roy Construction Co. 190th st and Cres-ton av..Union Stove Works. Ranges. — Mountain Const Co. Bathgate av and 188th st ..E N Y Refrigerator & W Working Co. Mantels. 630 Minsky & Engel & Steuer. 195-7 Chrystie.. Maintenance Co. Elevator. 200

945



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